

Chapelton of Elsick

Masterplan Statement
Phase 1, Cairnhill
June 2012





1.0 Introduction

- 1.1 This Phase 1 Masterplan Statement sets out the key elements of the first phase of Chapelton of Elsick. This first phase, known as Cairnhill, will include approximately 1744 dwellings and associated retail, office space, parkland, school and community buildings.
- 1.2 This Masterplan Statement is designed to accompany the Chapelton Development Framework. The Development Framework sets out the main components of Chapelton as a whole, and provides the context within which future phases will fit. In addressing key over-arching issues, the Development Framework introduces the vision for the development of 4,045 housing units and associated uses that will ultimately comprise the new town of Chapelton.
- 1.3 This Masterplan Statement articulates the detailed design plans for Cairnhill, the first phase of Chapelton. Notably, this Statement details the design philosophy informing the masterplan, as well as the design process. The Statement then provides detailed information on various aspects of the masterplan, including the road hierarchy, proposed uses, and key areas of the neighbourhood.



FIGURE 1: THE CHAPELTON OF ELSICK DEVELOPMENT FRAMEWORK

- 1.4 As Chapelton moves forward, Masterplan Statements will be created for each phase, offering detailed information on the design plans and facilities comprising each neighbourhood. Currently, the town is envisioned to include four neighbourhoods between 2011 and 2023, each of which has been broken down further into sub-phases. (See Figure 2) These Masterplan Statements will continue to be generated within the context of the Development Framework, and will indicate any ways in which the plan for Chapelton evolves as the town is built.
- 1.5 All applications for detailed planning or Matters Specified in Conditions submitted within the boundary of the masterplan will be in conformity with that masterplan as well as the over-arching Development Framework.
- 1.6 Several other documents can also provide clarification on the design approach for Chapelton, including the Chapelton Planning and Design Statement, the Phase 1A Planning, Design and Access Statements, and the Chapelton Pattern Book for Phase 1A.
- 1.7 The Chapelton Pattern Book provides information on the inspiration behind Chapelton's architectural and urban forms, and provides analyses of Chapelton's block structures, including plans for landscaping, setbacks, and car parking on each block. The Pattern Book is designed to serve as both a resource for residents interested in the settlement's design, and a tool for housebuilders involved in the scheme.
- 1.8 When taken together, the Phase 1 Masterplan Statement, Development Framework, Pattern Book, Planning and Design Statements and other planning application materials provide a full explanation of the plans for Chapelton. This Phase 1 Masterplan Statement differentiates itself by focusing exclusively on the plans for the first neighbourhood.

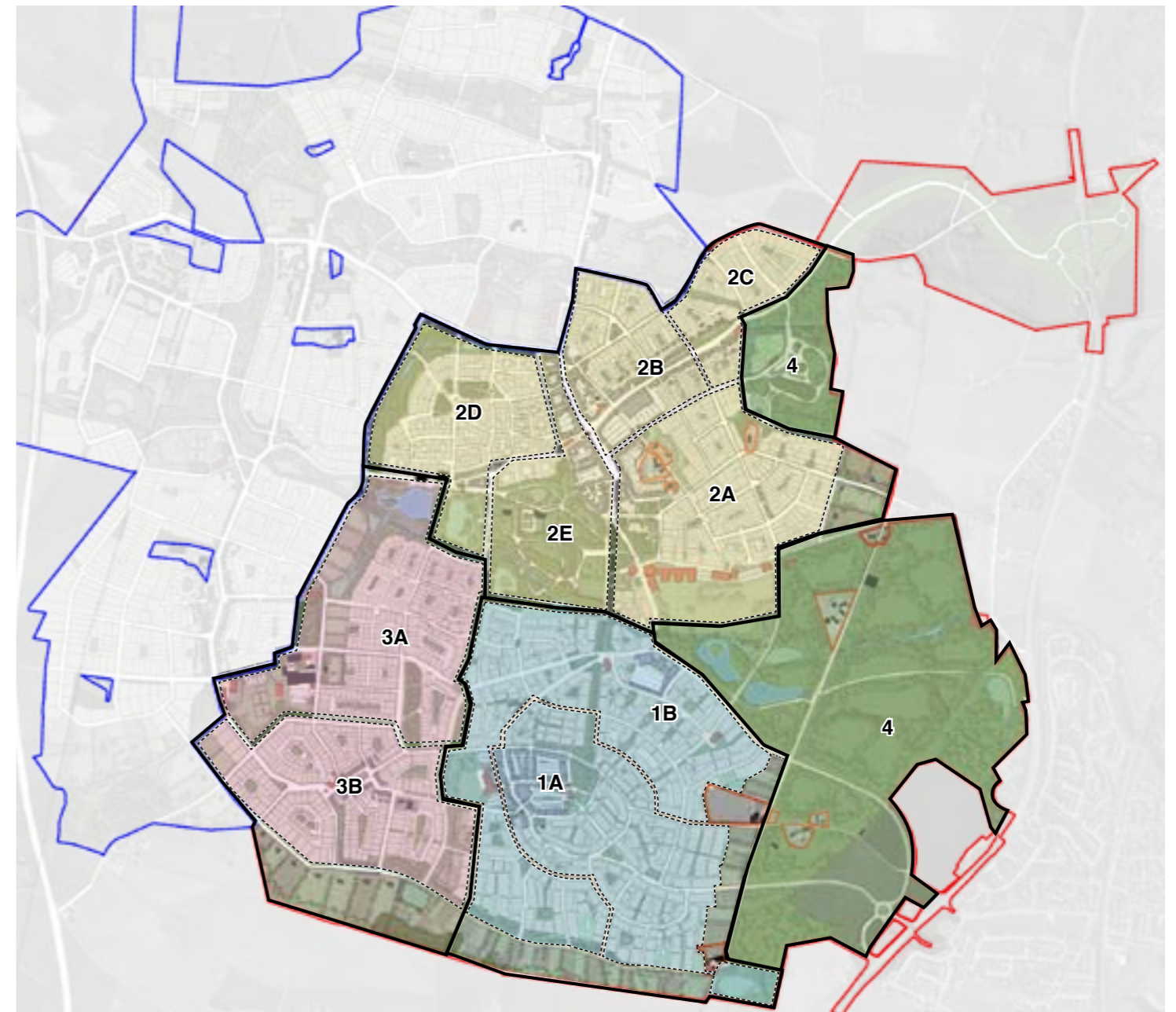


FIGURE 2: CHAPELTON PHASING PLAN, 2011-2023

- Shops, Offices and Mixed-Use Buildings
- Potential Locations for Buildings of Civic Importance
- Existing Buildings
- Predominantly Residential Development
- Open Space
- Agricultural Plots
- Streets
- Ponds
- Detention Basins



FIGURE 3: CAIRNHILL MASTERPLAN

2.0 The Phase 1 Masterplan

2.1 As Chapelton's first neighbourhood, Cairnhill offers an indication of how Chapelton will develop in the long-term. Like Chapelton's future neighbourhoods, Cairnhill will include a mix of housing, shops, offices, community amenities and public green spaces. These elements have been designed to fit within a balanced and harmonious design framework.

2.2 Cairnhill is located in Chapelton's southeast quadrant, in close proximity to the existing development at Newtonhill. This adjacency will allow for Newtonhill residents to easily access the shops and parks in the Cairnhill centre. (See Figure 4)



FIGURE 4: CHAPELTON'S REGIONAL CONTEXT, INCLUDING PROPOSED REGIONAL BUS ROUTE FOR THE SETTLEMENT

2.3 Cairnhill will be developed in two phases, currently known as Phase 1A and Phase 1B. Phase 1A will include all housing bordering a new main road from Newtonhill, and the neighbourhood centre. Phase 1B will include additional housing radiating beyond the initial core as well as some additional community buildings and a corporate headquarters. (See Figure 5)

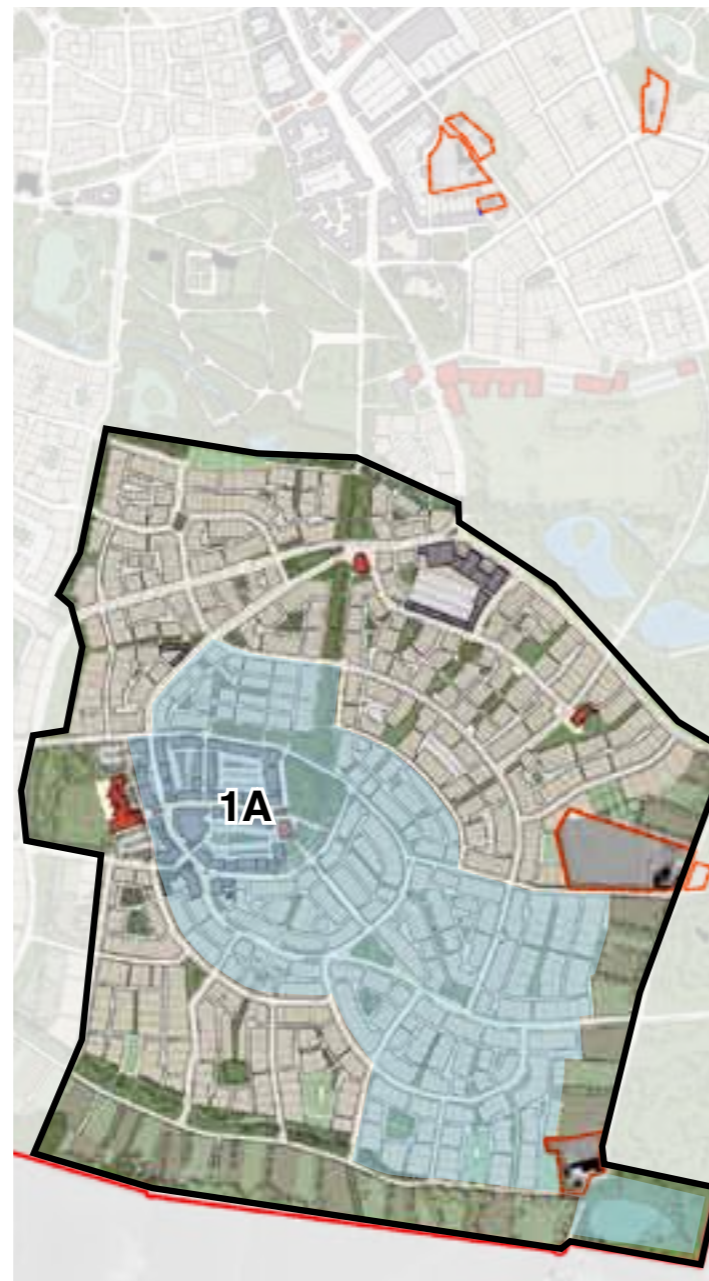


FIGURE 5: CAIRNHILL PHASING PLAN

2.4 Cairnhill will be accessed via a new roundabout on the Newtonhill interchange, which will be upgraded to accommodate the additional traffic. The main roads off the roundabout will then run directly to the Cairnhill centre, and to the town centre, allowing regional drivers to access their destinations easily. (See Figure 6)

2.5 In total, Cairnhill will feature 1744 dwellings units of a mix of sizes and types. The housing mix follows guidelines for affordability, including 25% affordable units of a variety of sizes and types. This approach allows for an architecturally diverse streetscape, caters to a wide segment of the market, and should allow people of many ages, incomes and inclinations

2.6 Cairnhill will also be unique within Chapelton on account of its topography. The neighbourhood is located on a hill, with the neighbourhood centre developed on the hilltop, with views to the sea. Care has been taken to design a road network which works with the topography to maximise views whilst maintaining access for buses and the disabled. A Quality Audit has also ensured that the neighbourhood plan adheres to high quality urban design and place-making principles whilst balancing the challenges of the site topography with the need to develop an inclusive environment.

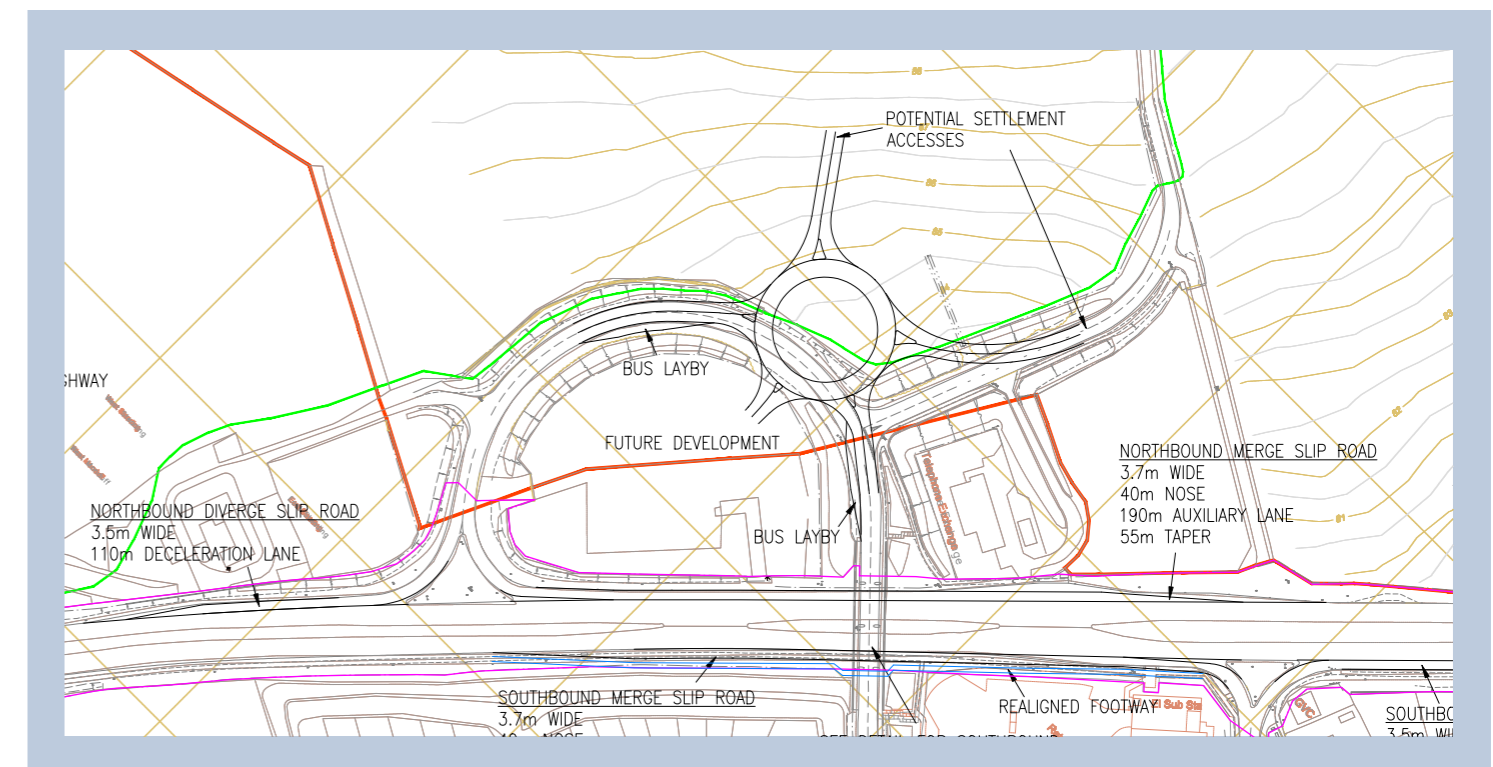


FIGURE 6: NEWTONHILL JUNCTION PROPOSAL

Design Philosophy and Priorities

- 2.7 The designs for Cairnhill, and all other areas of Chapelton, have been carefully considered and developed in line with the principles of good urbanism. All elements of the masterplan have been crafted to bring together a lively mix of uses and house types, and to create well-balanced streetscapes. These design principles have been articulated throughout the planning and development process.
- 2.8 All of Cairnhill's different uses are located within a single 'pedestrian shed' – an area designed to be traversed on foot. In fact, Chapelton is designed as a network of neighbourhoods each of which occupies a pedestrian shed. The Cairnhill pedestrian shed is approximately five minutes from centre to edge, with a cluster of facilities, including shopping, a community hall or civic hall and a school in the centre. Such a concentration of facilities should not only lessen residents' dependence on their cars but also engender a sense of community. (See Figure 7)
- 2.9 Cairnhill's location on a hilltop provides unique opportunities in terms of views and sense of place. Accordingly, the Phase 1 masterplan has aimed to maximise views through careful street design, allowing for sea views by a high number of houses and the public spaces in the neighbourhood centre. Similarly, prominent civic views are framed and celebrated, such as the views of the local school and civic hall.



FIGURE 7: CAIRNHILL PEDESTRIAN CATCHMENT AREAS



FIGURE 8: LOCAL ARCHITECTURAL AND URBAN DESIGN PRECEDENTS, INCLUDING MONTROSE AND FOCHABERS

- 2.10 Whilst Cairnhill features a variety of house types, it also features many different densities. Whilst the Cairnhill centre features shops, flats and higher-density buildings, other streets feature terraced houses and yet others feature detached houses of a lower density. This balance has been intentional: the aim is to provide a diverse set of environments coherently united through a shared street network and architectural standards. The development of these different types of environments is regulated by a tool called the transect, which measures the environment from urban to rural. Cairnhill features a range of 'transect zones' with a dense and vibrant neighbourhood centre gradually transitioning to mid and lower density development before the edge of the green belt. (See Figure 9)
- 2.11 All of Chapelton and Cairnhill are designed to be rooted in the design traditions of northeastern Scotland. Whilst not strictly traditionalist, house designs often follow the precedents of historic homes in the area. Street and park designs also follow traditional approaches, at times referencing nearby towns such as Montrose and Stonehaven.



FIGURE 9: A GENERAL IMAGE OF THE TRANSECT, RANGING FROM RURAL TO URBAN

3.0 Thoroughfare Network

- 3.1 The Chapelton and Cairnhill thoroughfare networks are designed to balance the needs of cars and pedestrians. The networks include roads of a variety of sizes and types, alongside dedicated pedestrian and cyclist routes designed for both everyday and recreational travel. This mix of roads allows for visual variety and the design of a coherent settlement in which roads have different characters in different areas.
- 3.2 The thoroughfare network is designed to easily accommodate a local bus service, which will run between each neighbourhood centre. This bus route has informed the masterplan and the gradients and turning radii proposed for each street. (See Figure 10)
- 3.3 The entire Chapelton network builds from the existing network of roads on the site, preserving the traces on the land and allowing for smooth connections. This approach not only allows for maximum efficiency, but also allows the settlement to follow the contours of the land and preserve existing views. Accordingly, several of Cairnhill's main roads are derived from existing roads on the site. These roads include one of the roads to the neighbourhood from Newtonhill, and a road from the south of the site to the neighbourhood centre. (See Figure 11)
- 3.4 Cairnhill's roads follow a traditional block pattern, intended to allow for maximum connectivity. This connectivity will allow for travel through the settlement by alternative routes, avoiding the bottlenecks that are often associated with cul-de-sac development.



FIGURE 10: PROPOSED BUS ROUTE FOR THE ENTIRE SETTLEMENT

- 3.5 These blocks often include interior roads, also known as pends, wynds or closes. These different street types will provide a quieter environment for residents preferring to avoid through traffic. The roads themselves may feature shared gardens or play space, to promote a community feel amongst neighbours. While these interior roads may not always connect through blocks, they typically include pedestrian connections allowing for easy access to the main roads and shopping areas.



FIGURE 11: CAIRNHILL STREET PLAN

- 3.6 Within this established street network, Cairnhill also includes a network of paths designed specifically for pedestrian and cyclist use. These routes connect in with similar regional routes, including the National Cycle Route, Aberdeenshire Cycle Route 5 and the Causey Mounth Trail. When taken together, these routes offer opportunities for both scenically traversing Chapelton and accessing the region at large by cycle or foot.

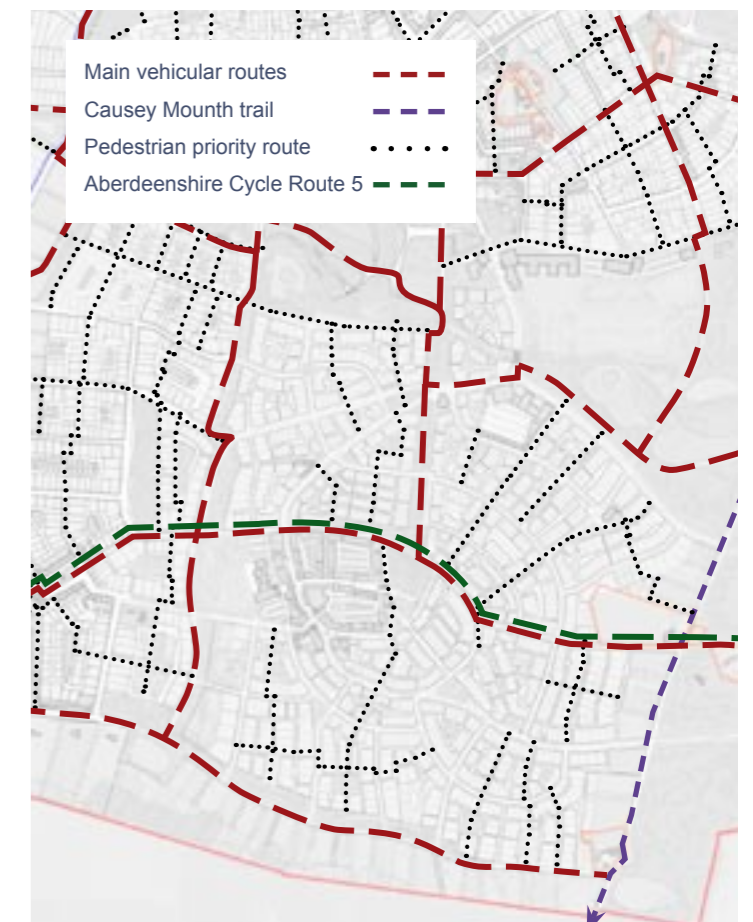


FIGURE 12: PEDESTRIAN AND CYCLE ROUTES

Street Types and Hierarchy

3.7 Cairnhill's blocks feature roads of many types, which are designed to adhere to a hierarchy. Categories within this hierarchy include main thoroughfares, local thoroughfares and other streets, including internal streets. Each category of road is designed to accommodate a different traffic flow, with main streets accommodating the highest number of cars, and other roads the least. With each category, a number of different types of roads have been designed to best suit the site and the neighbourhood structure. (See Figures 13 and 14)

3.8 Main thoroughfares are Cairnhill's main connecting roads and are designed to link Cairnhill with the rest of Chapelton, as well as Newtonhill.

These thoroughfares are typically the widest, designed to accommodate the highest volume of traffic. The routes are also designed to connect directly areas of interest: for example, a main thoroughfare runs from Newtonhill to the Cairnhill centre, and another runs along the edge of Cairnhill, connecting Newtonhill to the eventual town centre. Bus routes will primarily run along main thoroughfares.

3.9 Main thoroughfares are typically designed to accommodate traffic in both directions, and provide parallel parking. Most of the main thoroughfares in Chapelton comprise two parking lanes of between 2.25 and 2.5 metres each, two travel lanes of 3 metres each and pavements on each side of varying width. The Pattern Book provides detailed commentary on

the associated landscaping, frontage and design rules for each of these street types.

3.10 Local thoroughfares link main thoroughfares to other streets. These roads are designed to provide direct connections, and may sometimes take steeper approaches, with alternative routes available for those who choose them.

3.11 Local thoroughfares are designed at a slightly smaller scale than main thoroughfares, indicating that they will accommodate cars travelling more slowly.

3.12 Other streets are primarily residential, and are designed for a lower volume and speed of traffic. These roads are unlikely to be used by those from Newtonhill and Portlethen visiting Chapelton generally. Rather, they offer connections to residential streets to be used by homeowners and their visitors.

3.13 Other streets may then include two parking lanes and two travel lanes.

3.14 The Phase 1 masterplan includes a number of specialised roads that do not adhere to the descriptions above. These are typically roads along a unique part of the community, which have been designed for a specific function. For example, the connecting road on the southern portion of the site, which provides views of the green belt, is designed as a rural parkway. This road has been designed without parking lanes, and instead includes verges and landscaping on each side, along with a dedicated footpath. Another unusual road within the masterplan is the road through the neighbourhood centre, which is designed as a shared surface. This design approach will allow regional visitors to the neighbourhood centre more convenient parking less likely to disturb the flow of traffic.

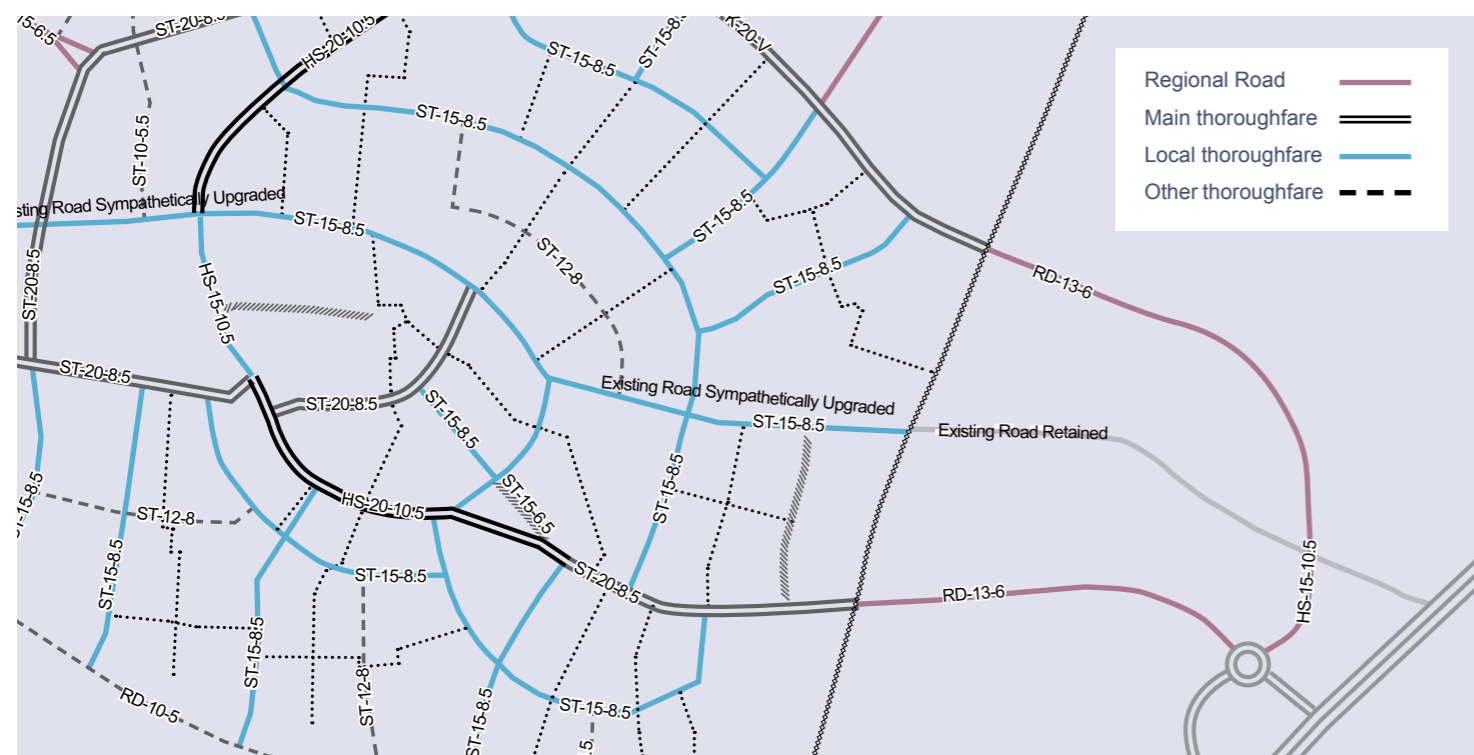


FIGURE 13: CAIRNHILL THOROUGHFARE HIERARCHY

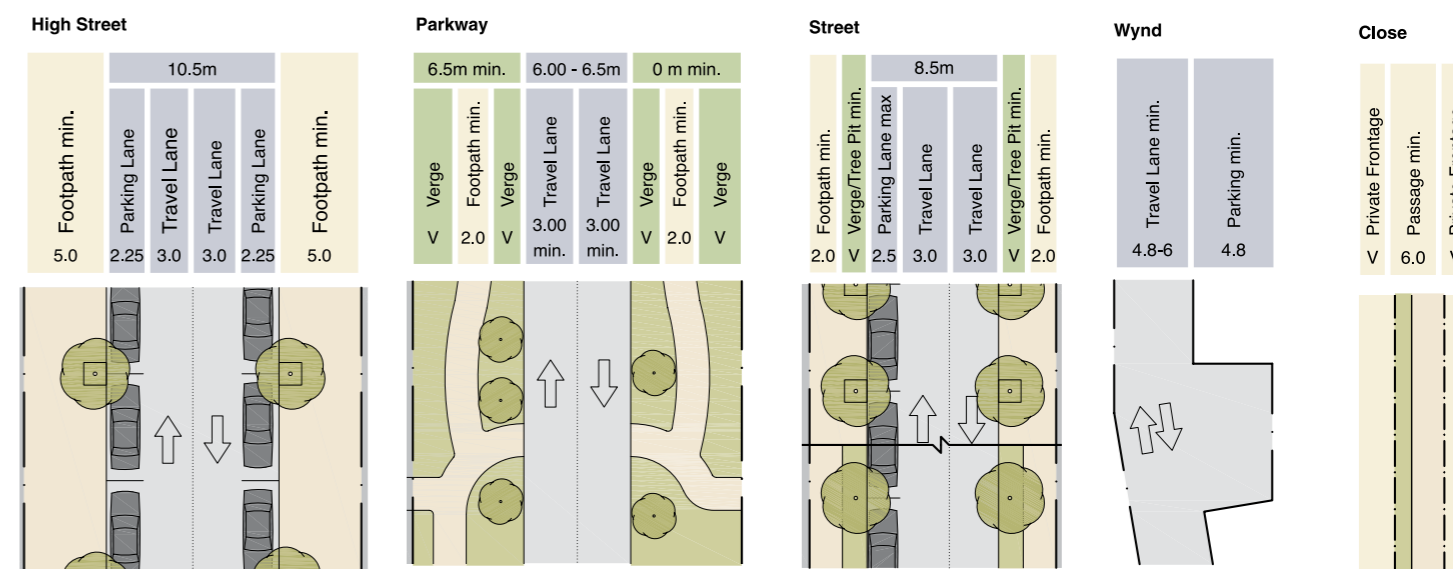


FIGURE 14: SAMPLE OF CAIRNHILL STREET TYPES, INCLUDING MAIN THOROUGHFARES, LOCAL THOROUGHFARES AND OTHER STREETS

4.0 Uses

- 4.1 Cairnhill includes a variety of uses, including houses, shops, offices, parkland, community facilities and a school. These are designed within a coherent neighbourhood framework, with the majority of the activities concentrated in the neighbourhood centre. The aim is to provide a variety of functions within a pleasant environment, encouraging residents to walk to their daily needs and, in the long-term, seek employment in Chapelton. Key uses are introduced in more detail below.



Small cottage



Cottage



Farmstead house

Housing

- 4.2 The vast majority of buildings within Cairnhill are houses, including units of many types. Approximately thirty different housing designs will be used throughout Cairnhill, most of which were designed specifically for Chapelton. Many of these types can be developed with more than one façade, allowing for increased streetscape variety.

- 4.3 The Cairnhill house types are introduced in detail in the Chapelton Pattern Book, which includes detailed block plan for each block of the town's first phase. The Pattern Book also provides information on the architectural styles and approach, including references to historic buildings that inspired Chapelton's architects. In the long-term, Chapelton may adopt a Design Code rather than a Pattern Book. A Design Code allows for a wider variety of house types, providing that each conforms with requirements for setbacks, building heights and other categories ensuring a balanced public realm.



Terraced house



Semi-detached house



Detached house



FIGURE 15: A SELECTION OF HOUSE TYPES WITHIN CAIRNHILL

Commercial Space

4.4 Commercial space, including office space and retail space, will be located throughout Cairnhill, with both shops and offices in walking distance of every home. The vast majority of this retail will be developed in Phase 1A, the first phase of Cairnhill, which includes the neighbourhood centre.



FIGURE 16: COMMERCIAL SPACE WITHIN CAIRNHILL

4.5 A site for a headquarters building has also been provided as demand for such accommodation is likely to materialise before the town centre comes forward. The building will also be helpful in supporting services in Cairnhill neighbourhood centre.



FIGURE 17: CAIRNHILL CORPORATE HEADQUARTERS BUILDING PLAN

4.6 Beyond traditional commercial and office space, the Cairnhill centre includes shopping, office space and 'flex' units – houses designed to easily accommodate home offices for a live/work lifestyle.

4.7 Proposals for an industrial and storage/distribution park at Newtonhill will also come forward in due course. Whilst this area is being developed separately from Phase 1, it is located in close proximity. Phase 1 is thus likely to prove a desirable residential location for prospective employees.



FIGURE 18: LIVE/WORK UNITS, INCLUDING SHOPS ALONG THE HIGH STREET IN CHAPELTON'S SECOND PHASE



FIGURE 19: CAIRNHILL LANDSCAPE STRATEGY

PARKS AND GREEN SPACE

4.8 Chapelton is designed to incorporate significant parkland and green space, with Cairnhill offering an exemplar of this approach. The neighbourhood includes green space of a variety of types, including school playing fields and neighbourhood parks.

4.9 These green spaces are designed to adhere to a network of green corridors, which run the length of the site. This strategy should allow residents to traverse the town through parks.

4.10 A key green space in Cairnhill is Dubbis Stile, a greenway running from the neighbourhood centre to the Town Centre of Phase 2. This greenway is an existing route, planted with mature trees. Preserving the character of this space was a key aim of the masterplan, and the road has been designed for pedestrians only on account of its steep gradient. The atmosphere of this road, and its direct connection to the retail hub of Chapelton, will encourage pedestrian activity and movement between Cairnhill and the centre.

4.11 The most central green space within Cairnhill is the neighbourhood green, on the eastern edge of the Cairnhill centre. The green is located at the high point of the hill, allowing for views to the sea and the town below. Situated adjacent to the activity of the neighbourhood centre, the green is likely to become a popular place to gather.

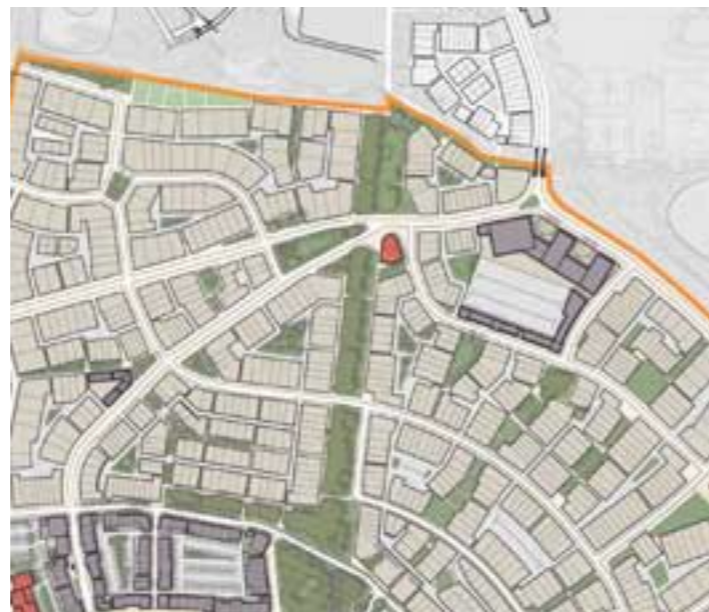


FIGURE 20: DUBBIS STILE PLAN



FIGURE 21: CAIRNHILL NEIGHBOURHOOD PARK

4.12 A number of other smaller green spaces are located across Cairnhill, tucked within, or in very close proximity to, each residential block. These green spaces include neighbourhood parks, allotments and pocket parks, all of which are scaled to serve their immediate residential surroundings. The approach to landscaping, planting and aesthetics differs from park to park: each is designed to best fit its surroundings and fit cohesively within the street network.



FIGURE 22: SMALLER GREEN SPACES WITHIN CAIRNHILL

Schools

- 4.13 Schools will be a focal point of the community of Chapelton. The town will eventually include both primary schools and a secondary school. The schools will be designed to draw in the wider community through their dual use functions, be they sports, recreation, meeting space or adult learning.
- 4.14 Phase 1 will include the first school to be constructed. Located in close proximity to the neighbourhood centre and its amenities it is intended to be a primary school (although it may provide 'all ages' provision in its early years, in advance of a secondary school which will be delivered in the latter stages of the town).

- 4.15 The school will grow alongside the Cairnhill community, expanding to accommodate the growing population. Initial designs for the Cairnhill school seek to take advantage of its sloped site, thus allowing for outdoor access from both levels: a ground floor entry from the neighbourhood centre to the west, and a lower ground floor exit onto the gardens and sports pitches to the east.
- 4.16 Whilst utilising traditional materials, such as stone and timber, the school will offer an opportunity for a more contemporary response to the Scottish vernacular. Large areas of glass, for example, could be used to provide a bright learning environment and allow transparency through the buildings, to celebrate the schools' educational mission.



FIGURE 23: CAIRNHILL SCHOOL



FIGURE 24: ILLUSTRATIONS OF CAIRNHILL SCHOOL

Infrastructure

- 4.17 Infrastructure within Cairnhill includes environmental mechanisms to ensure energy efficiency, and that all homes achieve required sustainability standards. These facilities may include a CHP (Combined Heat and Power) Gas Boiler.
- 4.18 An off-site water main, a new foul water pumping station, an electricity substation and further electrical upgrades will also be a part of the new town.
- 4.19 Infrastructure will be phased alongside the development of the neighbourhood as a whole. An initial indication of the phasing of infrastructure is provided in the table opposite. Further detail will be provided through the planning application process.
- 4.20 A detailed Sustainable Urban Drainage Scheme (SUDS) has been prepared for Phase 2a. Taking advantage of the existing topography, Cairnhill will be drained to an extended detention basin at the southeast corner of the site. The northern part of the neighbourhood will be drained to a new pond adjacent to the Elswick Burn.
- 4.21 As discussed previously, the access strategy for Cairnhill involves upgrades to the existing Newtonhill interchange. This will initially comprise the relocation of existing bus stops, and the upgrading of the Newtonhill interchange to accommodate a new roundabout.
- 4.22 Social infrastructure will also be phased within the Infrastructure Plan. This will include a primary school and a site for a civic building, such as a church.

Phase	Item
1A	Gas Main Connection New Foul Water Pumping Station 6.5KM Water Main (Off Site) Electricity Sub Station (new or upgrade) Newtonhill Junction - Bus Stop
1A	New Screening Plant (connection to PFI)
1A	Energy Centre 1 - CHP Gas Boiler Site for Civic Hall Neighbourhood Recycling Point Newtonhill Junction - Upgrade
1B	Further Electrical Upgrade (TBA)

5.0 Key Areas of Phase 1

Neighbourhood Centre

- 5.1 Cairnhill is designed to include areas of many different characters. These are designed with differing densities, building types and landscapes in line with the areas' urban and rural characters.
- 5.2 Each block within the neighbourhood is designed differently, to suit best its topography and position within the town as a whole. The Chapelton Pattern Book provides more information on the detailed design of each block.
- 5.3 Amongst these blocks a number of 'key areas' include clusters of different uses, and are likely to become areas of focus for both Chapelton residents and visitors from Newtonhill, Portlethen and elsewhere in the Aberdeenshire area. These areas include the neighbourhood centre, neighbourhood arrival area and northern corporate headquarters.
- 5.4 The Cairnhill neighbourhood centre is designed to be the centre of activity in Cairnhill, and to cater to all of residents' daily needs. Accordingly, the centre includes shops, a supermarket, offices, the primary school, and the civic hall. All of these facilities have been designed to sit within an attractive environment conducive to shopping and community gathering.
- 5.5 Green space is a key part of the vision for the neighbourhood centre. A substantial neighbourhood park extends from the civic hall at the end of the high street, down the crest of the hill. The park also extends northwards along Dubbis Stile, providing a pleasant pedestrian connection from the neighbourhood centre to the Phase 2 town centre.
- 5.6 Given the likely volume of visitors to Cairnhill, the centre has been designed to accommodate not only Chapelton residents, but also visitors. Adequate car parking has been proposed, shielded within blocks. Car parking has also been designed adjacent to the school, in line with established school standards.



FIGURE 25: CAIRNHILL NEIGHBOURHOOD CENTRE

Neighbourhood Arrival

- 5.7 The entrance to Cairnhill, from Newtonhill, is designed to function as the entrance to Chapelton as a whole, for the long term. Accordingly, the space has been designed to provide a distinctive and memorable entrance, appropriate to the town's character.
- 5.8 As indicated, Cairnhill's main entry road comes into the neighbourhood from Newtonhill, via the Newtonhill Junction. The Junction has been designed to accommodate additional traffic and to route traffic to both the town and the associated business land development at Newtonhill.
- 5.9 The road then passes through the green belt, which provides Chapelton with a natural 'buffer' to preserve its rural character.
- 5.10 The first blocks of houses in Cairnhill are designed at a lower density, with density increasing with travel towards the neighbourhood centre. This design approach allows for a transition from the countryside to the neighbourhood's active retail centre, and allows many residents to return to town without crossing through the busiest area.
- 5.11 All of the houses lining Chapelton's main entry roads will include the materials and design mechanisms most often in use in Chapelton. Notably, many of these houses will have white render facades, with slate roofs.
- 5.12 A public square situated along the approach road to Chapelton will be the first significant public space.



FIGURE 26: APPROACH FROM NEWTONHILL

Northern Corporate Headquarters

- 5.13 The corporate headquarters building, located on the northern edge of Phase 1, will eventually become another centre of activity in Cairnhill. The business and office development is sized to accommodate a corporate business and could be designed in line with a specific company's needs.
- 5.14 The corporate HQ building is designed in close proximity to the Phase 2 town centre, to allow occupants easy access to its retail offerings.
- 5.15 The HQ building also overlooks the country park, allowing for scenic views even as the town develops into a larger settlement.
- 5.16 Dedicated parking for the HQ is shielded by other small-scale retail or live/work development, which may cater to HQ occupants.



FIGURE 27: CAIRNHILL CORPORATE HEADQUARTERS



6.0 FURTHER INFORMATION

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