

Kincardine O'Neil Master Plan

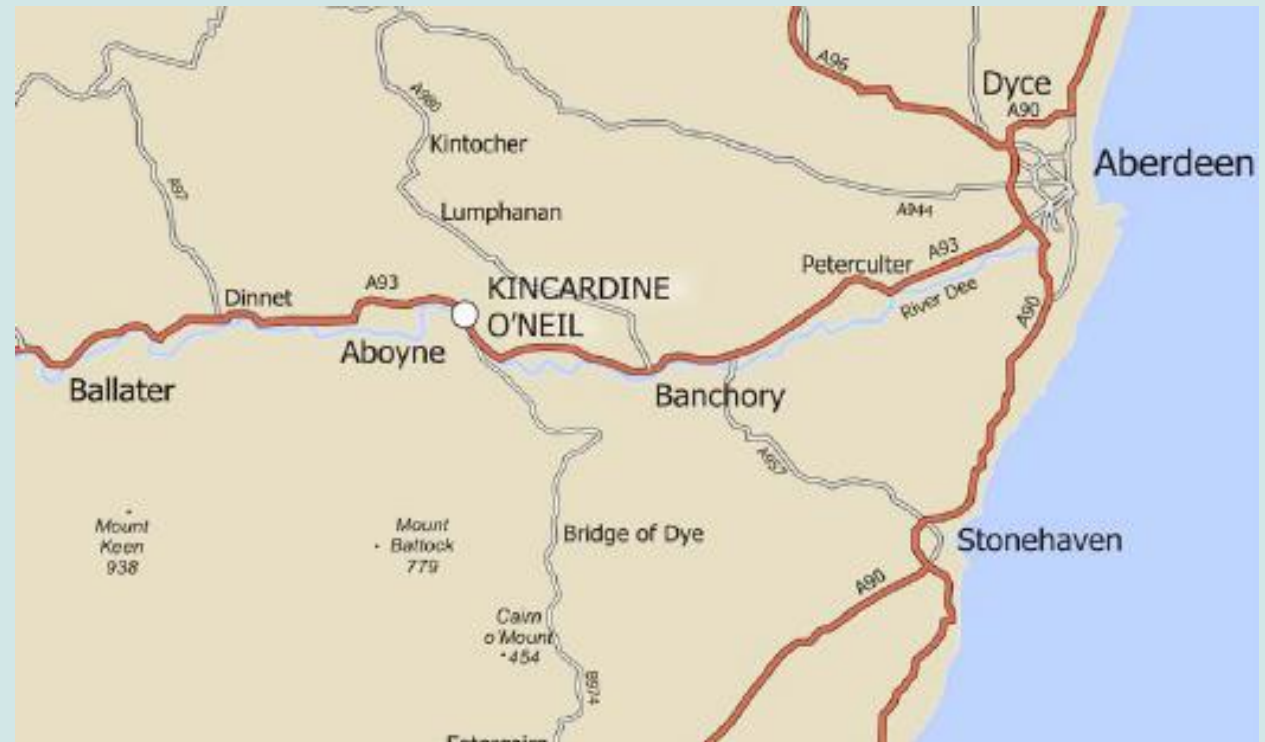


The Location

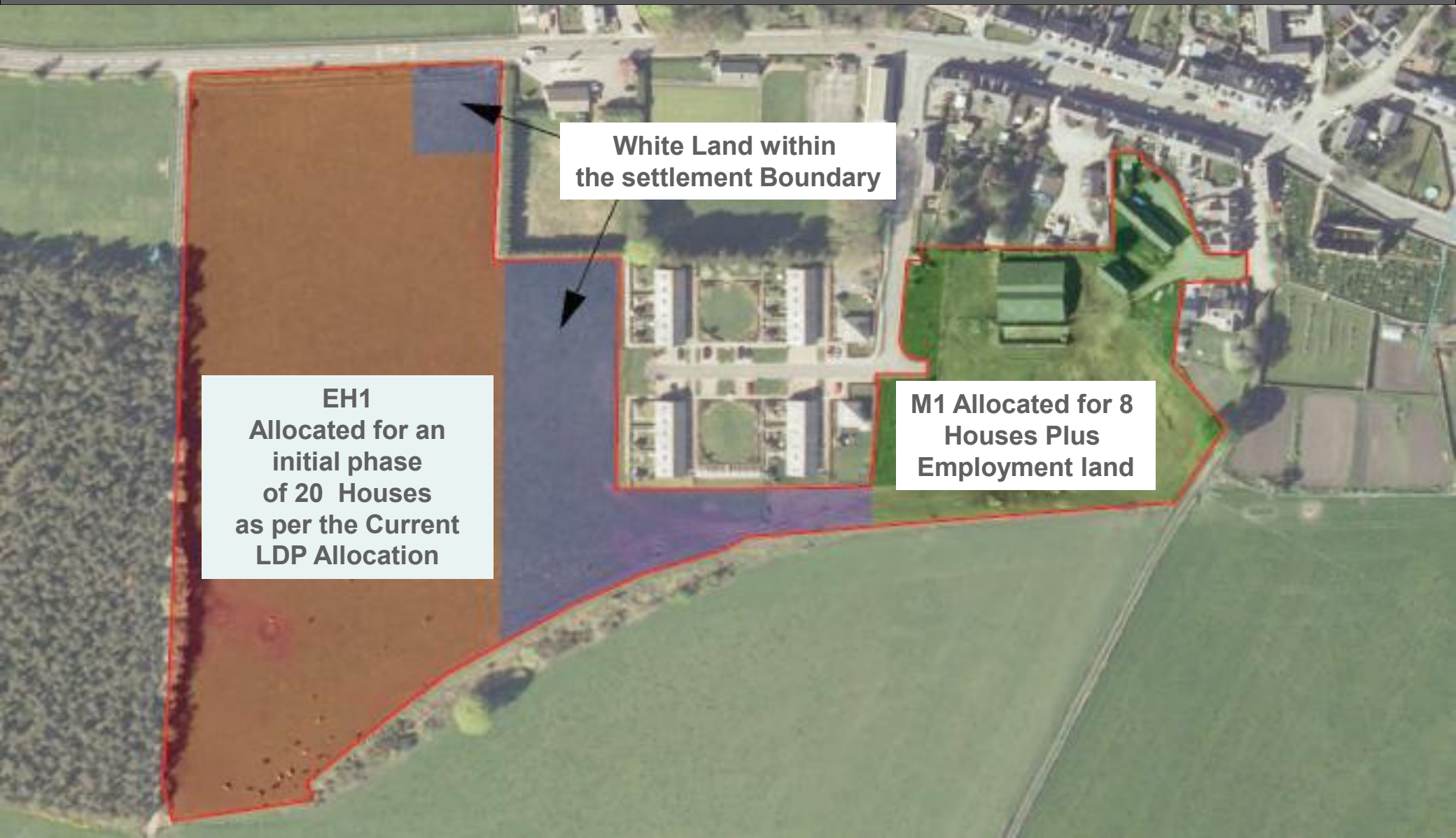
Kincardine O'Neil located within Aberdeenshire is a small historic village situated on the A93 beside the River Dee, between the larger settlements of Banchory and Aboyne and 25 miles west of the city of Aberdeen.

Today, Kincardine O'Neil has a population of around five hundred, it is served by a primary school, a village hall and bowling green, a post office, two churches, a general store, a filling station and a few other small shops including a visitors centre, there is also a log cabin sales business on the Western edge of the village.

Much of the land in and around the village, together with a number of properties, are owned by the Kincardine Estate. The Estate has been actively involved in bringing forward infill development within the village. The most innovative of these projects has been Canmore Place, an affordable housing scheme of 14 units developed in conjunction withy Scottish Homes.



Master Plan Site



White Land within
the settlement Boundary

EH1
Allocated for an
initial phase
of 20 Houses
as per the Current
LDP Allocation

M1 Allocated for 8
Houses Plus
Employment land

Site Context & Vision

The master plan site incorporates three sites within the settlement boundary of Kincardine O'Neil, firstly the EH1 site with 20 homes as per the allocation within the current LDP, secondly the M1 site with 8 homes leaving good space (4000m²) for future employment as per the current LDP, and thirdly the infill land between the EH1 and the M1 sites that falls within the current settlement boundary in line with Aberdeenshire planning policy.



Analysis & Appraisal – Sunlight

The largest site boundary is to the South of the site with elevated views towards the river Dee, throughout the design process there has been a conscious effort to position the rear or side gardens so that they are Southerly facing to maximise passive solar gain whilst taking advantage of the views.

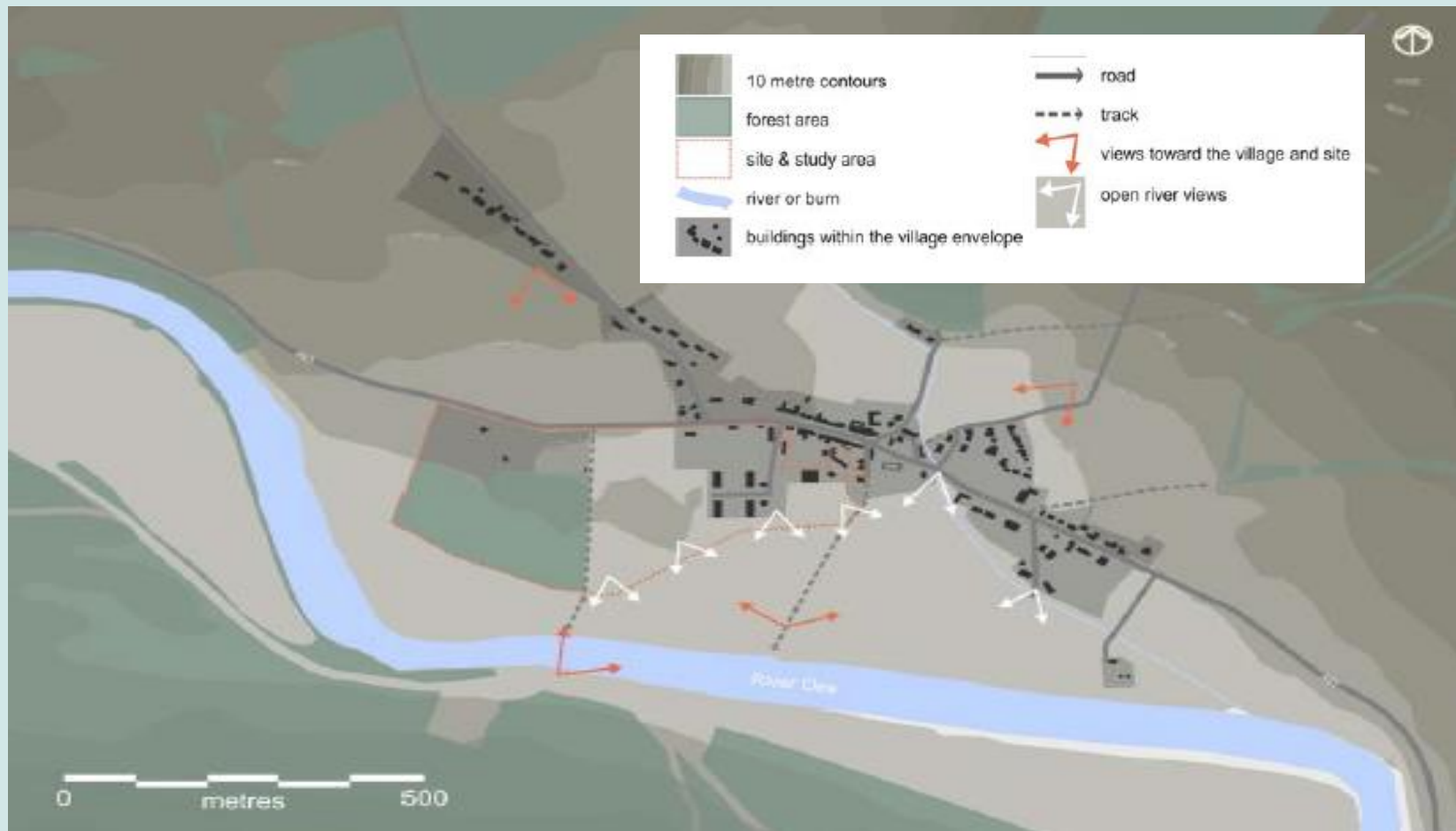


North



Analysis & Appraisal - Topography

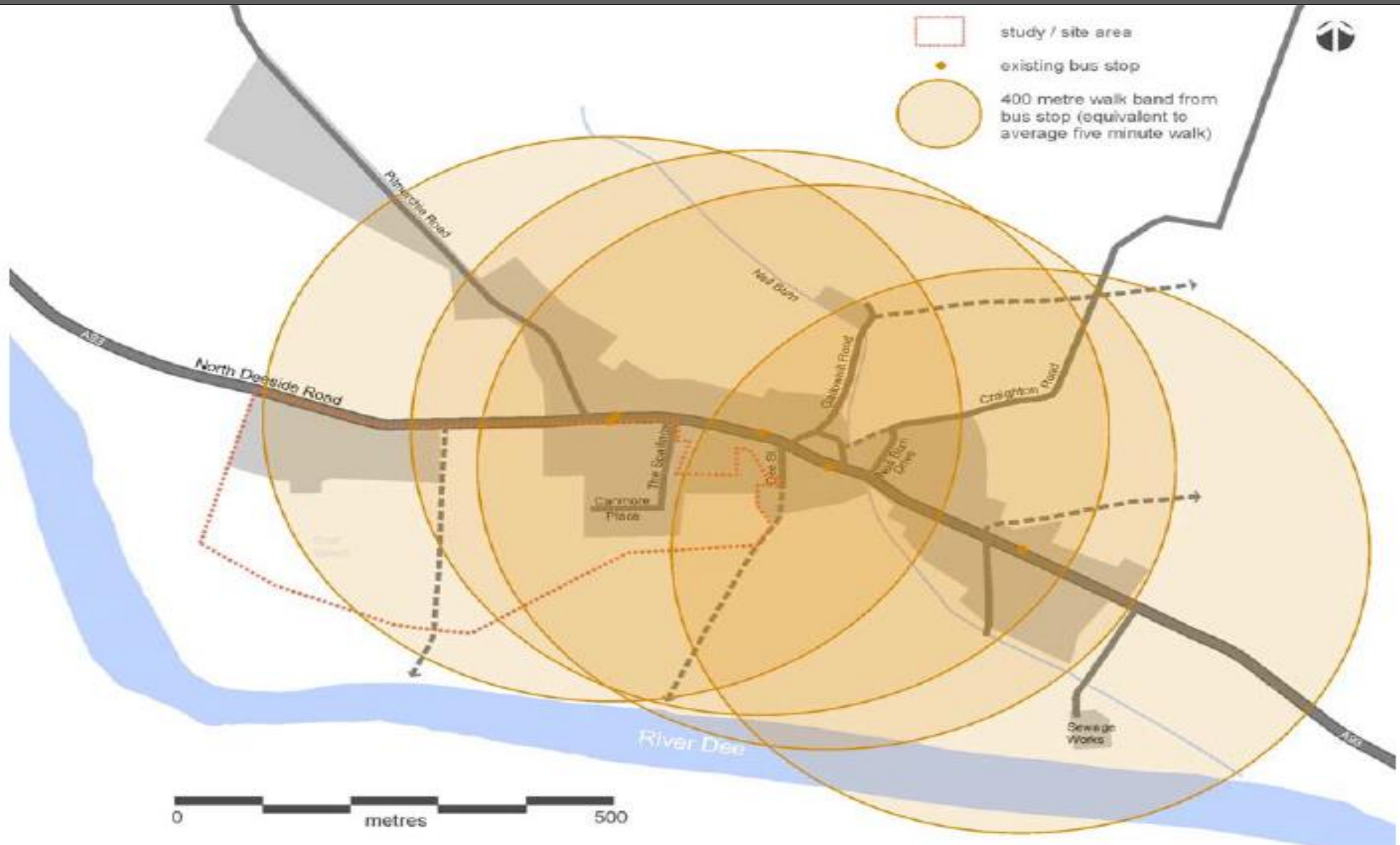
The master plan site is generally level with variations of 1-2metres throughout with the highest spot in the middle of the site which then gradually slopes away in all directions, there are no development constraints in terms of Topography.



Analysis & Appraisal – Amenity



Analysis & Appraisal – Public Transport



Analysis & Appraisal – Ground Plan

Ground Plan Existing Settlement

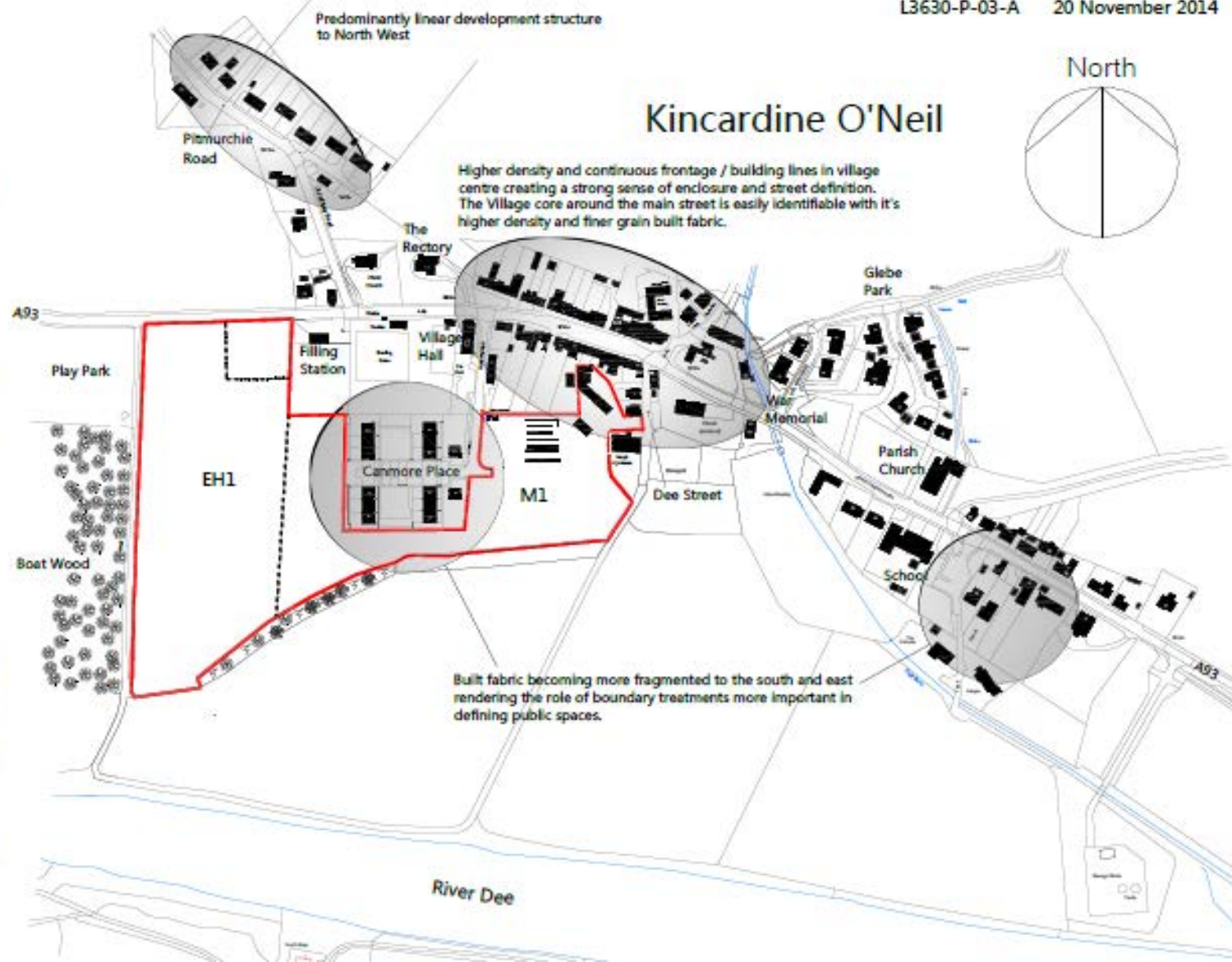
Kincardine O'neil has developed in a traditional manner with the dense core, with later development accessed via short connecting streets, such as Dee Street already in place.

The figure ground plan opposite shows how the building layout varies from fine grain to looser grain and how the various patterns of spatial enclosure are formed and help identify routes.

Away from the centre the built fabric becomes less dense and more fragmented in pattern, resulting in less enclosed streets and spaces. The old "Cochran Village" houses east of the primary school are perhaps the only other group of buildings which form a more continuous building line set close to the road creating a more defined level of street enclosure.

This variance in the settlement structure and its levels of spatial enclosure together with its bends and changes in building orientation and local topography creates interest and richness in the streetscape which is an important part of the village character.

New development should seek to expand upon and enrich this experience of moving through streets via a sequence of varied spaces that make up the village.



Ground Plan : Proposed Development

The proposed development will connect the existing village and surrounding landscape features via various avenues retaining the walkable neighbourhood.

Pedestrian access to existing facilities including filling station shop, general store, post office, village hall and school will be available via footpaths interconnecting various existing streets with the new development.

Safer route to school via footpath links through Canmore Place into Dee Street indicated by green dashed line. Alternatively via The Spailings.

The figure ground plan opposite shows how the building layout varies from fine grain to looser grain and how the various patterns of spatial enclosure are formed and help identify routes.

Away from the centre of the village the existing built fabric becomes less dense and more fragmented in pattern, resulting in less enclosed streets and spaces.

The proposed development tends to follow this general principle initially retaining the historic terraced and close to street frontages on the Spailings and also along the main street (A93) gently leading and merging into the village centre.

The development includes a range of affordable housing units likely to be affordable rent, or low cost home ownership : 4 No x 1 bed studios, 3 No. x 2 bed and 3 No. x 3 bed houses of varying designs which create a more dense layout around Canmore Place. The affordable units will be built to the same high standards with materials matching the market value properties ensuring these units are not distinguishable in appearance or location.

The new development seeks to expand upon and enrich the experience of moving through streets via a sequence of varied spaces that make up the village. The key building created to form a sense of whereabouts within the development added to the very high quality build with traditional design features and material choice will ensure the design is compatible with the existing historic character of the village.

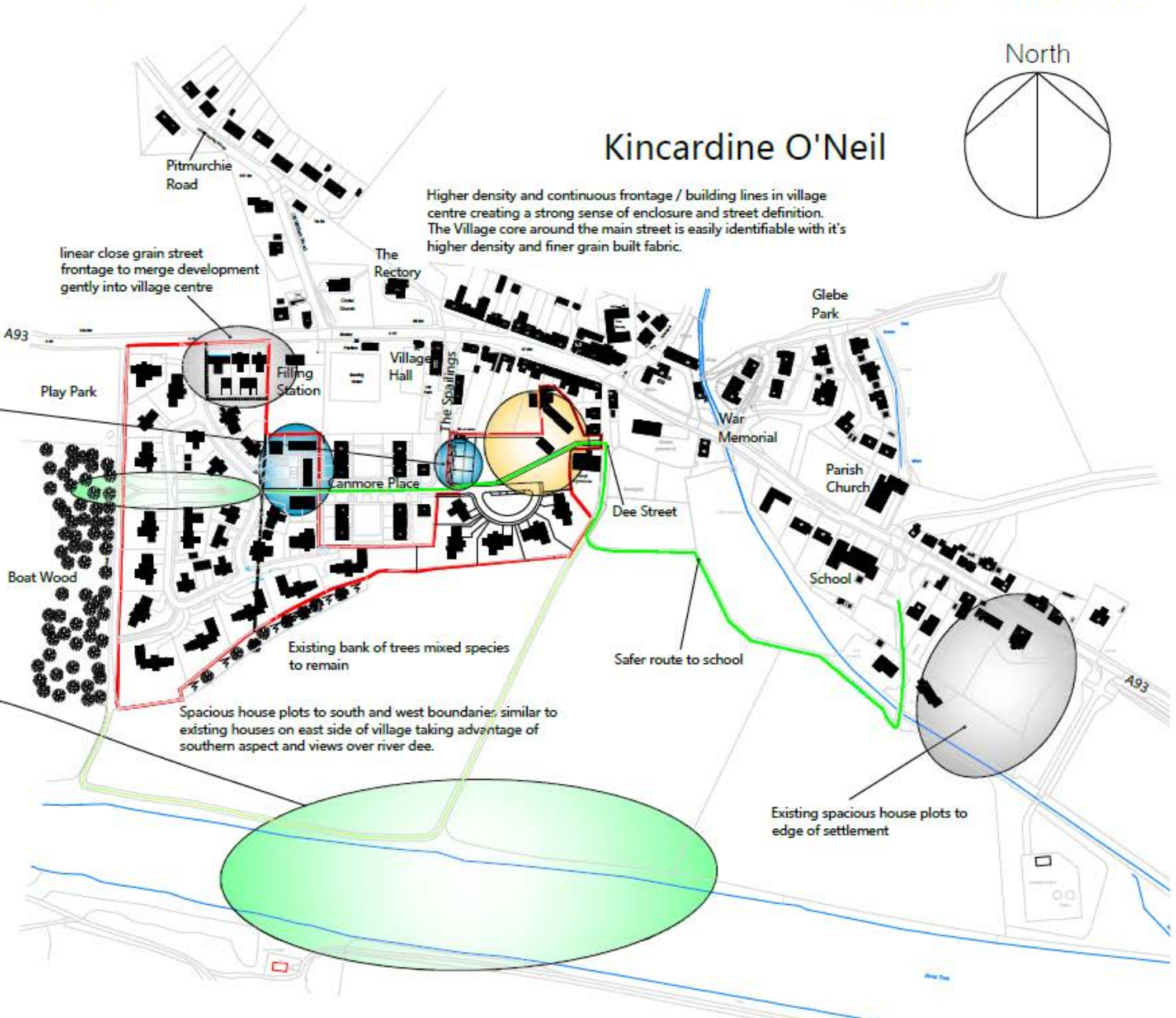
Careful attention to existing drystone dykes (possibly re-built where necessary), existing cherry trees adjacent to the Boat Wood track and southern bank of mature trees of various species are amongst existing features retained.

The connectivity or permeability for pedestrians within the village to gain access to the wider landscape through the new development and variety of walking routes offers good opportunity within the proposed open space / river walk and existing Boat Wood for bio-diversity enhancement.

Employment land area : It is proposed that the existing more modern farm building would be demolished and removed from site. It is the intention to retain and convert the older more traditional vernacular buildings into potential units for small business use. It will be important and part of any future marketing exercise for this land and pending planning application that the mixed use is both compatible with and permits an enjoyable access through this part of the development again linking the village with the new development as a whole.

Any future planning application will include the following documents : Construction Method Statement (taking account of River Dee SAC), Drainage Assessment and SUDS selection methodology, Baseline Ecological Survey.

As the Kincardine O' neil village and surrounding area holds significant historic interest with records dating back to the 12th Century the development proposal will also contribute to this by providing an art form monument the design of which can be further discussed and the site area will be subject to an archaeology survey and report to be approved by Aberdeenshire Council prior to any development work commencing on site.



Kincardine O'Neil

Higher density and continuous frontage / building lines in village centre creating a strong sense of enclosure and street definition. The Village core around the main street is easily identifiable with it's higher density and finer grain built fabric.

linear close grain street frontage to merge development gently into village centre

A93

Play Park

Filling Station

The Rectory

Village Hall

The Spailings

Canmore Place

Dee Street

Glebe Park

War Memorial

Parish Church

School

Boat Wood

Existing bank of trees mixed species to remain

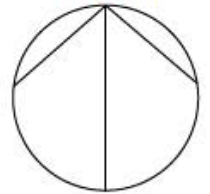
Safer route to school

Spacious house plots to south and west boundaries similar to existing houses on east side of village taking advantage of southern aspect and views over river dee.

Existing spacious house plots to edge of settlement

A93

North



Ground Plan : Access & Street Design

The proposed development will gain vehicular access via two main roads both off the existing A93.

The existing access via "The Spailings" will be extended into the M1 planning policy allocated site and will serve the new housing and employment land where necessary, although the access into or through the employment land would be for emergency access only. A footpath link through the employment land connecting the village with the new development and providing a safer route to the school is proposed.

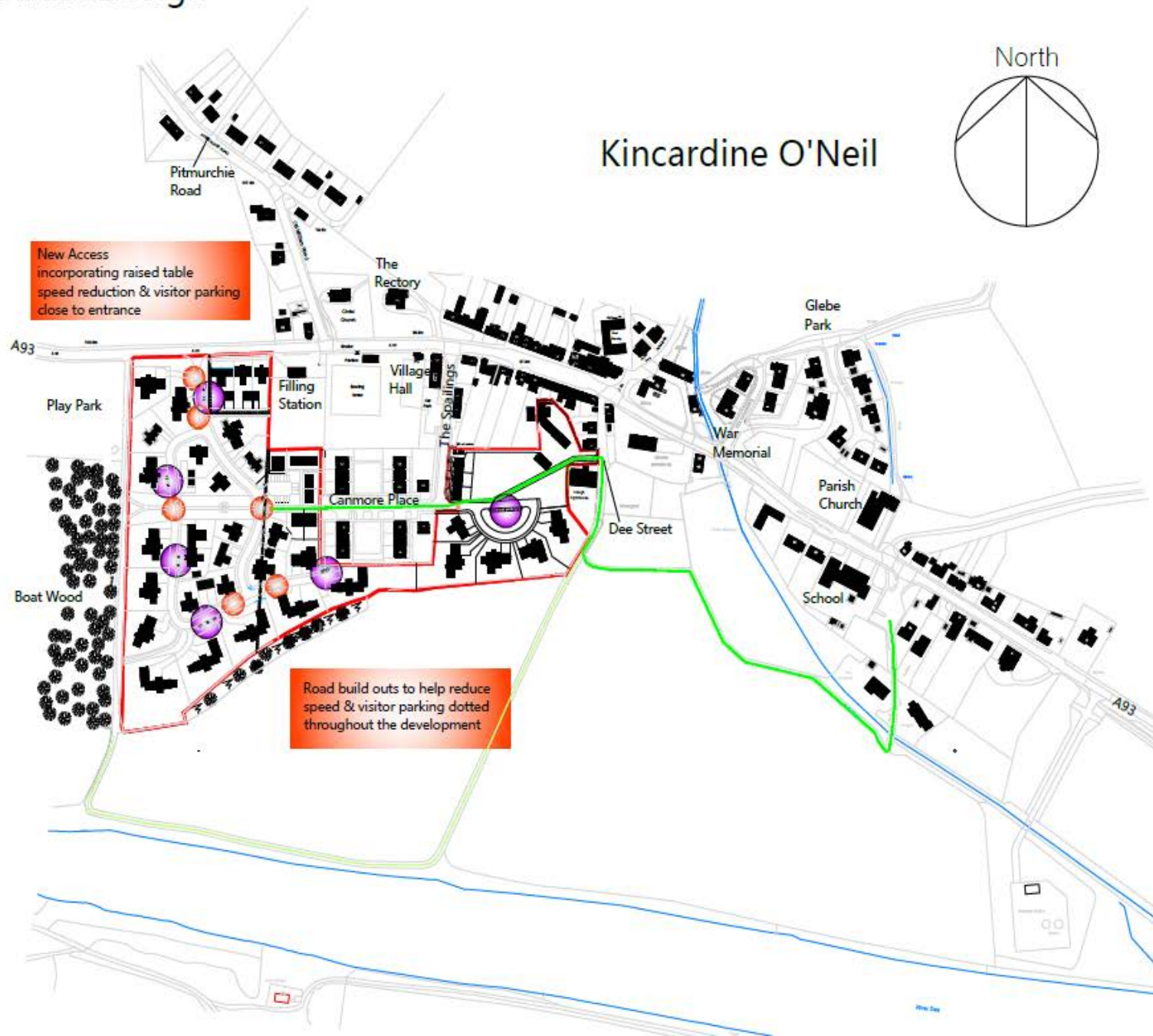
A new access is proposed off the A93 into the development approximately mid-way between the filling station and the play park.

The new street layout will include a design of speed reducing measures and a footpath over the majority of the development. The footpath providing an additional purpose for locating services.

It is proposed that early discussion will take place between the Developer and Agent with the Local Roads Authority on the detailed design to include Street Engineering Design, Quality Audit and any Non-Standard detailing requirement such as traditional style street lighting to match the existing village style throughout.

Resident parking is proposed within each house plot with driveways and garage parking to provide at least 2 spaces for 3 bedroom (or less) houses and 3 spaces for 4 bedroom houses and above.

Visitor parking is indicated as V1, V2 etc with a total provision of at least 11 spaces in the main part (EH1 and infill space) of the development and 4 spaces in the M1 area. This allocation is based upon 1 space for every 4 houses.



Analysis & Appraisal – Vehicle Access to EH1

The access proposed to serve the EH1 and Infill section of the site is directly onto the A93, the proposed junction is within the 30mph zone and visibility in both directions is good.



Proposed junction looking left



EH1 / Infill



Proposed junction looking right

Analysis & Appraisal – Vehicle Access to M1

The access proposed to serve the M1 section of the site is the adopted road known as The Spailings, the junction where this meets the A93 is within the 30mph zone and visibility in both directions is good.



Junction looking left



Junction looking right

We understand that it will be a planning condition that prior to any construction works taking place we must commit to carrying out the appropriate site investigations.

We understand that it will be a 7% - 10% area of the site that will be exposed and this will be witnessed by an approved consultant qualified in this area of expertise.

The river walk for pedestrians offers various opportunities for interpretation (the first recognised bridge across the Dee was built here in the 12th or 13th centuries). Furthermore the proposed memorial within the development could be used to commemorate various historic aspects of the community (the establishment of a hospital in 1233 AD, King Edward I visiting in 1296 AD with an army, King James V who visited the village in disguise, or the village's claim to be the oldest in Deeside as the original church was founded in the 5th Century by St Erhard, now patron saint of the village and who used to have a feast day held in his honour on the 24th August each year).

We are keen to work with the councils Archaeology department to progress a feature / monument to mark and inform visitors of the villages interesting past.

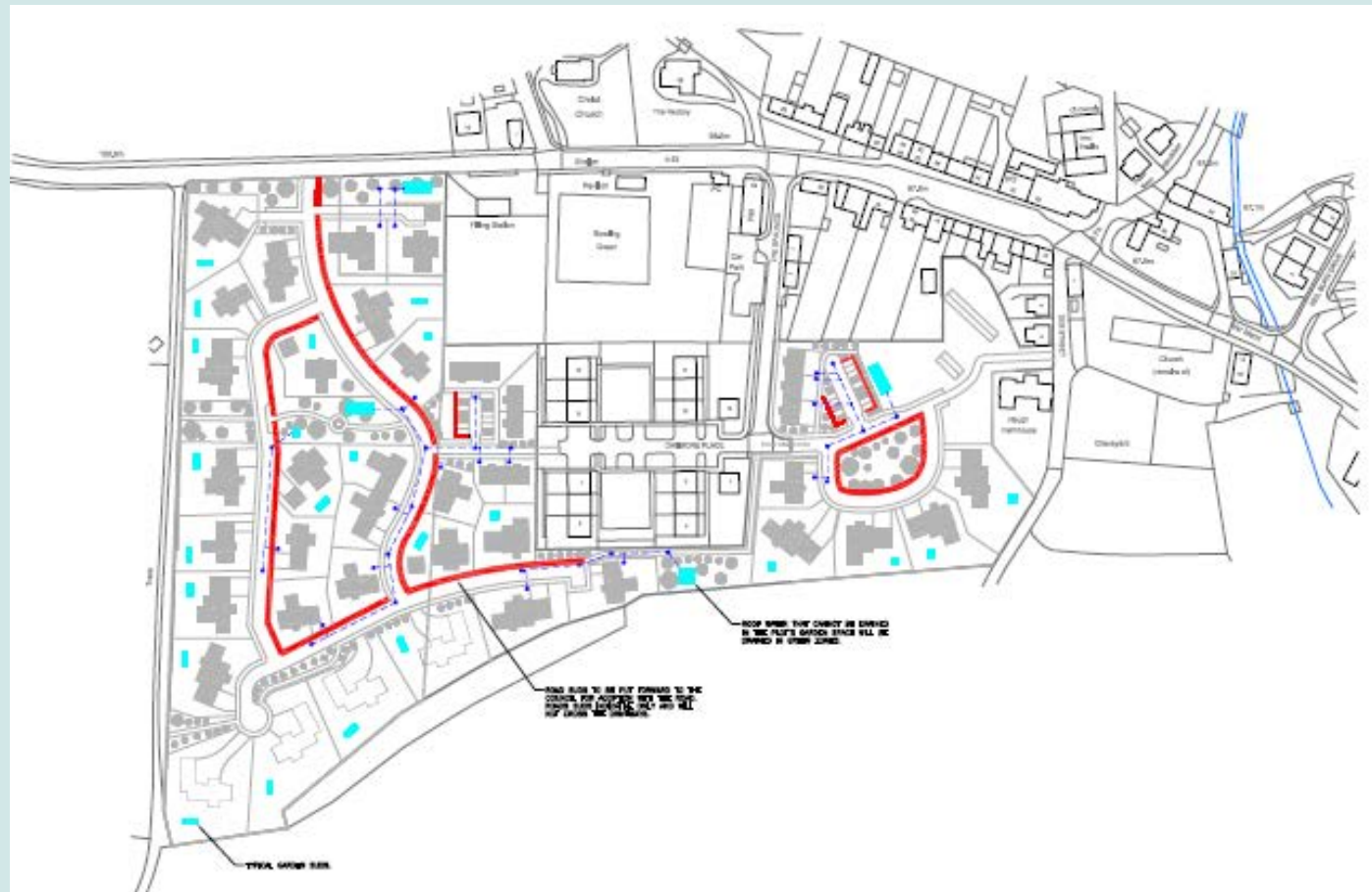
We aim to create an open space and links that all members of the public can enjoy to the river and boat wood, we also intend to plant out areas of the open space with trees or hedging to encourage biodiversity from these natural areas into the proposed development.

We have suggested a dry stone cairn in the middle of the open space to provide interest but also encourage biodiversity within the development.

We have designed links throughout the development to make the walk to the shop, post office, primary school etc more enjoyable but most importantly safer by minimising the requirement to walk along the busy A93 wherever possible.

Analysis & Appraisal – Surface Water Drainage

Site investigation indicates that infiltration will be suitable and is the current base case allowing all surface water to be dealt with within the site. Please note that the below layout is an older version for initial drainage design only and that on the following page also.



Analysis & Appraisal – Foul Water Drainage

The foul sewer will be connected to the existing sewer within Canmore Place that then runs through the M1 site, the design of M1 has kept the sewer line within a road through the M1 site. The invert levels confirm that with some cut and fill the EH1 site can be connected to this sewer without the need for a pump and without the need to extend the sewer within the A93 reducing disruption to residents and traffic.

Please note that the layout is an older version for initial drainage design only.

Scottish Water have confirmed capacity for 20 units at the moment and subject to planning permission they have suggested an upgrade in capacity for June 2017. As a contingency civil engineering and discussions are underway with Scottish Water to look at installing a tank within the site to discharge foul waste during off peak hours.

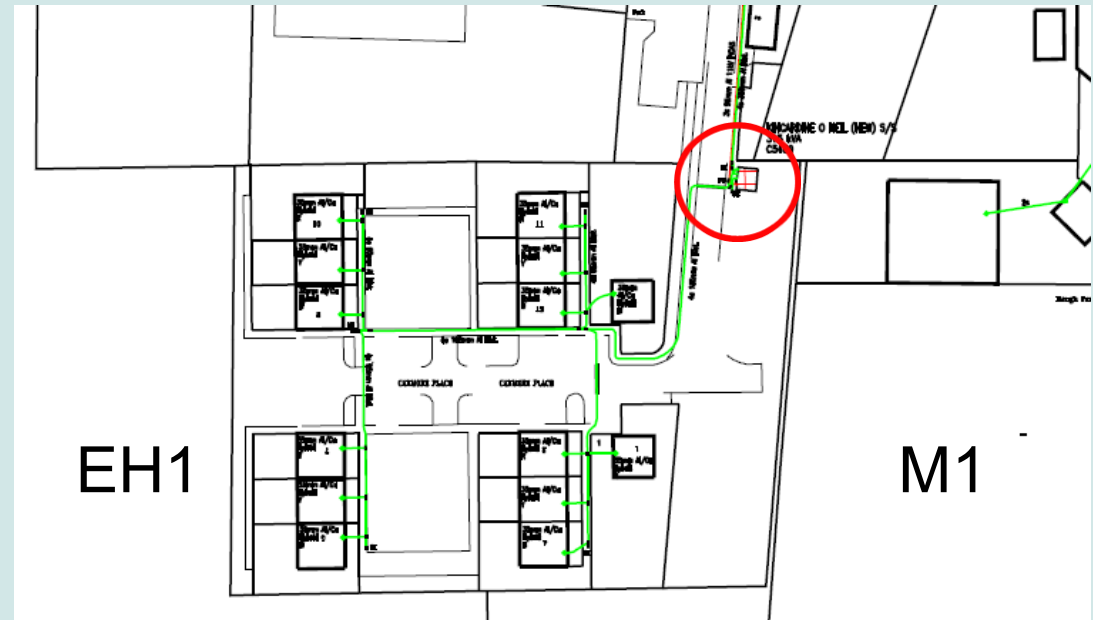


Analysis & Appraisal – Services

Power – there is a new substation within the M1 site and power can easily be connected to EH1 also

BT – No Constraints.

Fresh water – Scottish Water confirm no capacity issues and that there is a suitable 100mm connection at Canmore Place



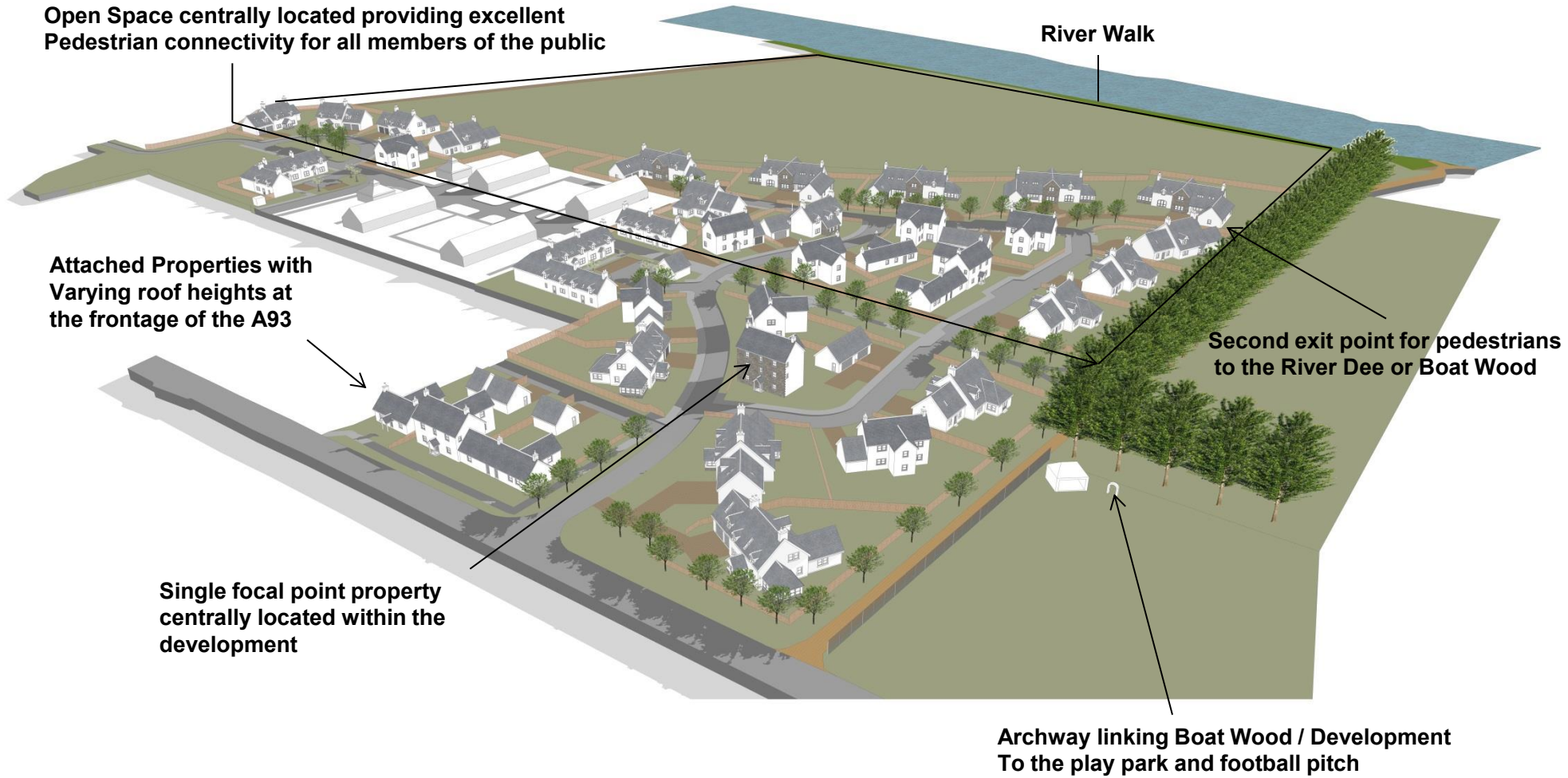
Whilst taking reference from Aberdeenshire's Planning supplementary guidance and other sources, the design has focussed on many features akin to the local area and the village itself whilst taking advantage of the good amenities available to the residents of the development and the wider community:

- **At the entrance of the proposed development where it fronts the A93 we have designed and placed some terrace properties with varying roof heights to try and keep the street line through the village.**
- **Designed with connectivity to amenities such as the park, the river walk, the Boat Wood at the forefront and at the same time providing excellent connectivity to the shop, post office and school.**
- **Avoiding the need for a road through Canmore Place, we have designed a pedestrian link through Canmore Place as it links the entire development and wider area to the amenities. This is the same thought process for Dee Street to the East of M1.**
- **We propose to use the heritage style street lights already present along the main street and in Canmore Place.**
- **We have provided a large open space that connects the village to the river walk, boat wood and the park / football pitch that will be in line from Dee Street at the M1 site all the way through M1, Canmore Place the EH1 development and exiting at Boat wood, the open space through the development will be welcoming and provide good light and security as it is at the centre of the proposed development and not tucked away.**

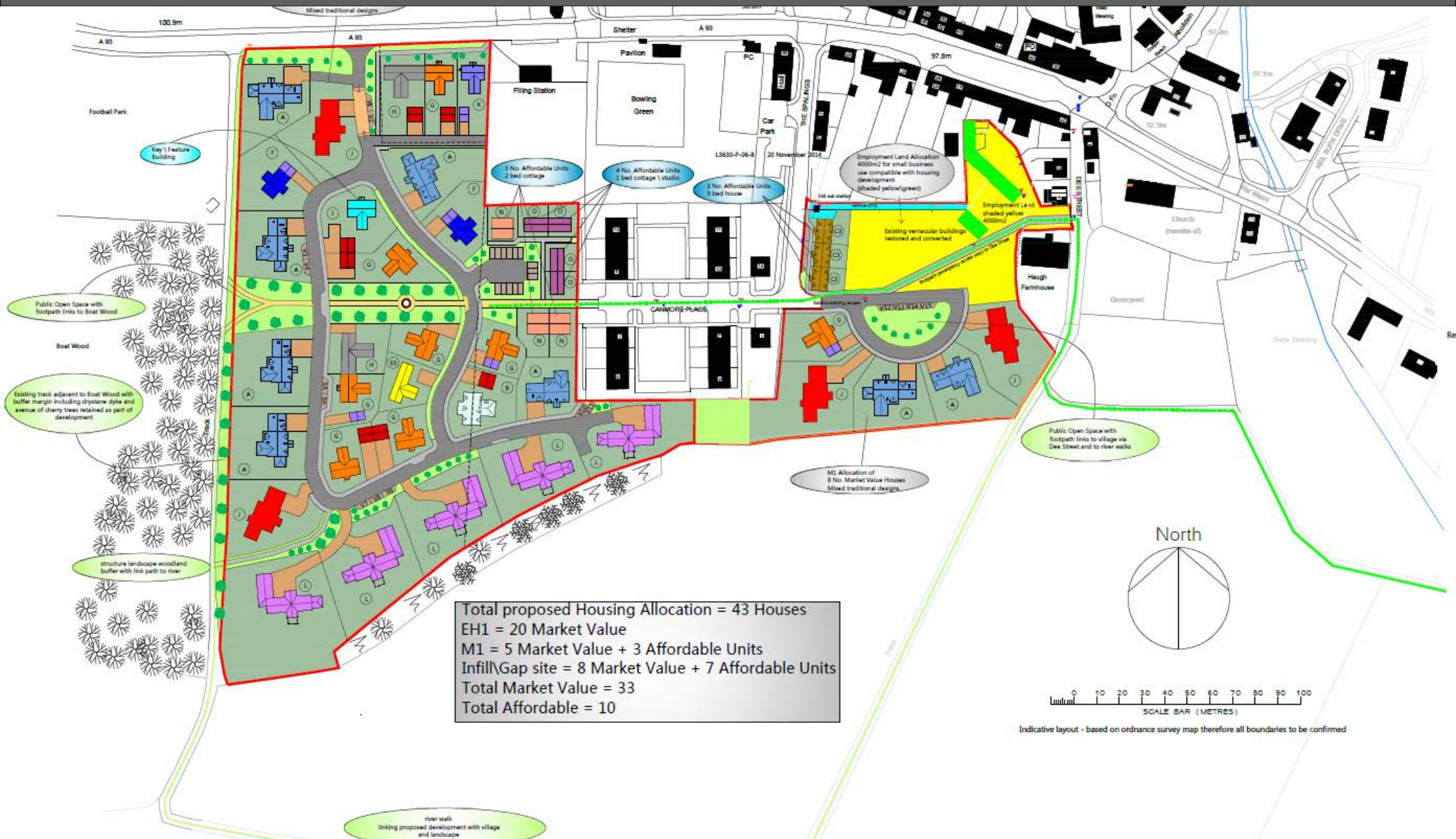
Kincardine O'Neil Masterplan

Mixed Use Development

A Mixed use development including Housing, Affordable Housing and Employment Land, Site East and West of Canmore Place, Kincardine O'Neil



Site Layout



Total proposed Housing Allocation = 43 Houses
 EH1 = 20 Market Value
 M1 = 5 Market Value + 3 Affordable Units
 Infill/Gap site = 8 Market Value + 7 Affordable Units
Total Market Value = 33
Total Affordable = 10

Affordable Housing

We have incorporated the required affordable housing requirements as advised by the housing department – 4 x 1 bedroom, 3 x 2 bedroom and 3 x 3 bedroom homes. 10 affordable homes in total.

Kincardine O'Neil Masterplan Mixed Use Development

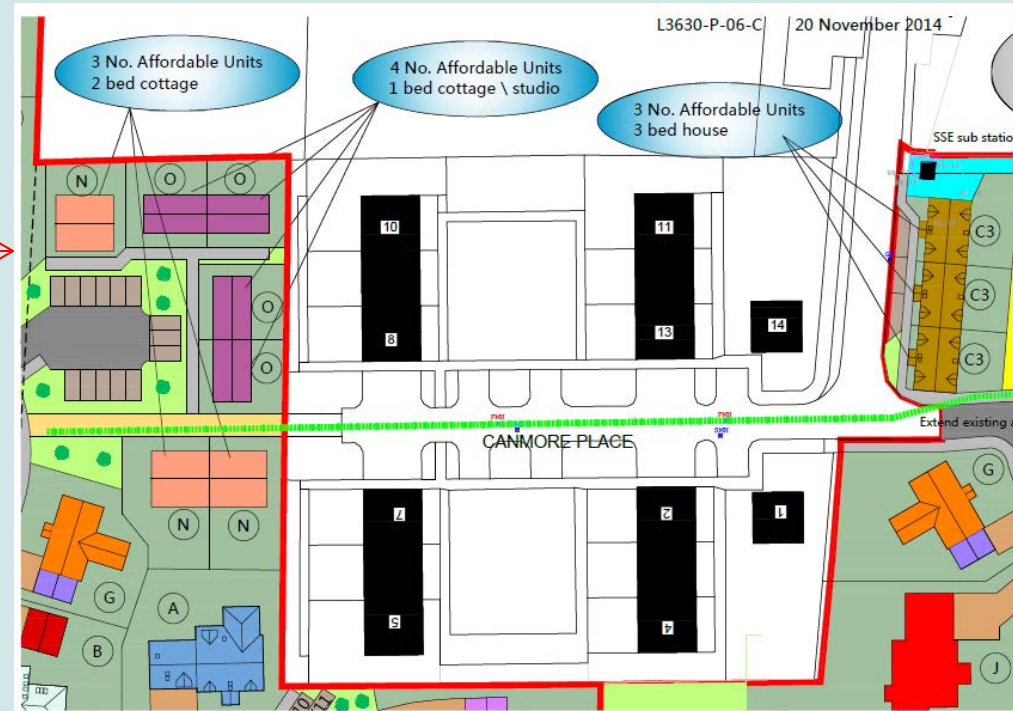
A Mixed use development including Housing, Affordable Housing and Employment Land,
Site East and West of Canmore Place, Kincardine O'Neil



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Snowdrop
Developments

roundhouse
architecture



Open Space / Connectivity



Street View



Street View 2



Street View M1 Site



Local Materials / Architecture

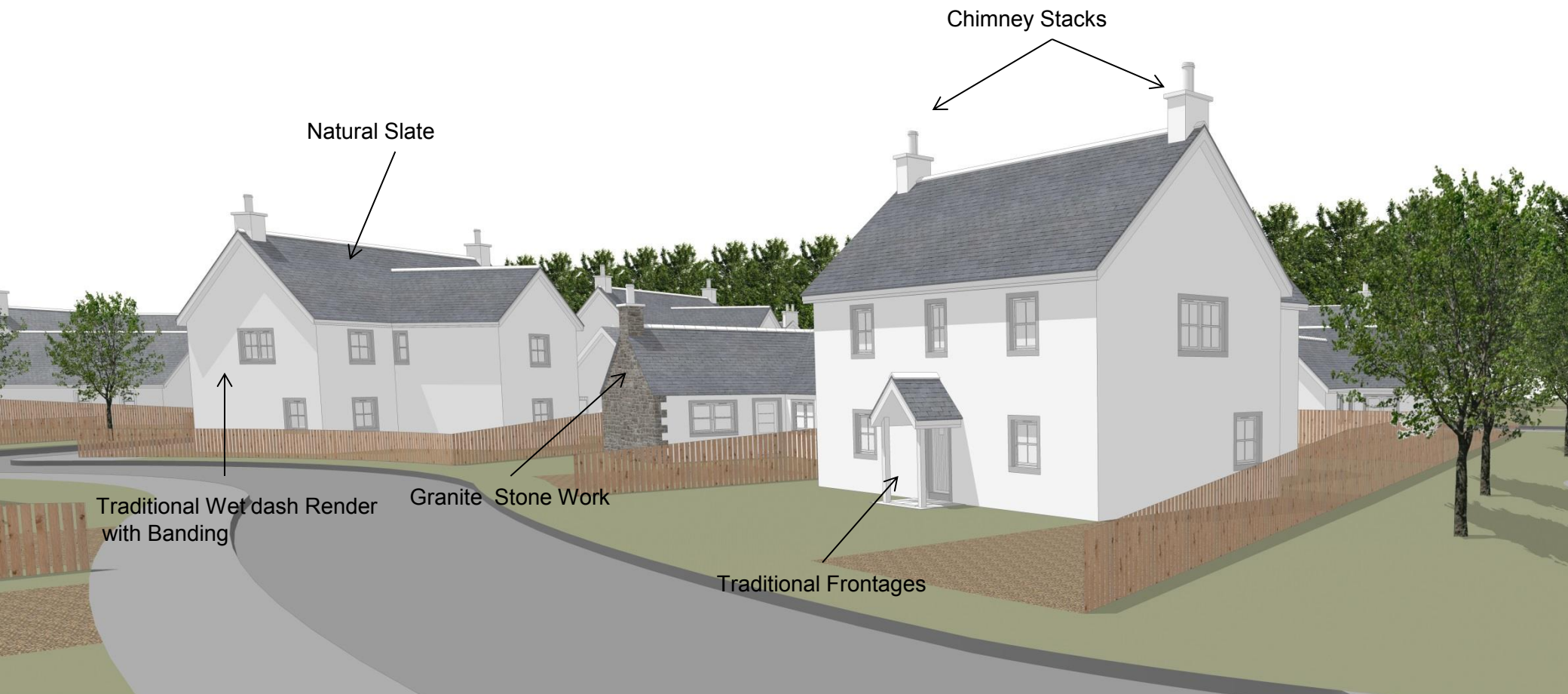


Property Design / Material Considerations



- The design of the properties and materials used must be of the highest standards and in keeping to the local area.
- The properties must be able to blend in quickly and become a part of the village.
- The layout must incorporate traditional features such as dry stone dykes, possible monument within the open space and granite stone work.
- All roofs must be finished in natural slate and all gutters and down pipes in a cast iron style.
- Windows must be painted timber and not plastic.
- Traditional wet dash render (white) must be used in place of dry harling with some granite stone built in.
- There must be a good mix of properties including affordable homes.
- There should be a single house that is a focal point for the development which in turn eases public orientation.
- There should be a good mix of roof heights as the village is made up of a variety of house types with various roof heights.

Property Design / Material Considerations



Materials

(Granite will be used in Kincardine O'Neil, Below example only)



Property Performance / Sustainability



- Energy rated A windows and the use of an Ultrawall timber frame system allows for a foil vapour control barrier to be installed within the walls meaning the houses achieve a high U value and excellent air tightness.
- We install wood burning stoves and water saving taps as a standard.
- Currently we install solar panels to assist with hot water to our affordable homes.
- As a company we follow a fabric first approach coupled with good workmanship to achieve a good performing home that is sustainable.

Development Phasing



The development will be built in phases, likely to be 3 phases starting from the EH1 site working towards the M1 site.

The build rate will be dependant on sales however we do not expect to exceed 15 properties per year.

We expect to start delivering properties in Early 2016.

We will plan our construction methodology carefully once the site layout is approved with a strong focus on minimising disruption to existing households.

Employment Land



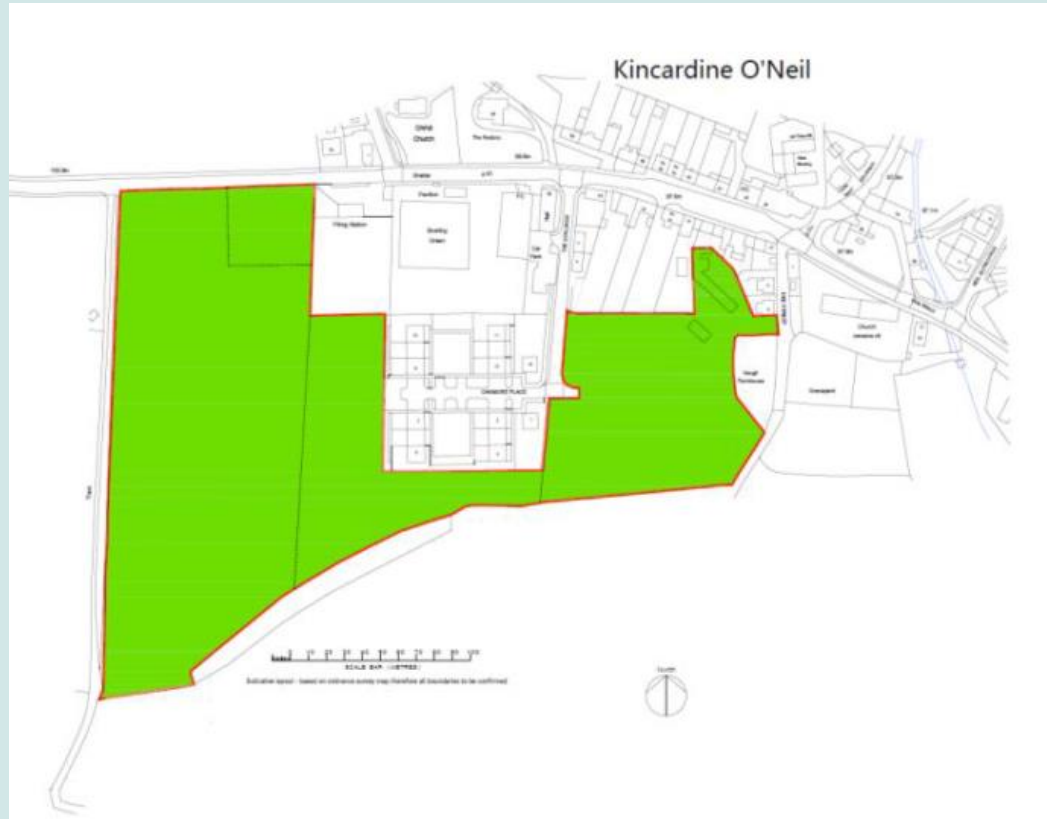
We have left indicated 4000m² of possible employment land within our site plan, the employment land will be dealt with via the current land owner.

There are existing steadings on the area and we would plan to tidy up the area for the new properties during phase 3 of the development.

We do not envisage any sort of industrial business taking up the employment land, maybe a smaller type of business like a local joiners workshop etc.

Public Notice

- The mid Deeside Community council was presented with the proposal on the 9/9/14
- The Advert to the right was in the Deeside Piper Newspaper on the 12/9/14
- The notice and the plan below have been displayed in the Kincardine O'Neil post office, filling station and village hall since the 5/9/14
- We understand the notice was published in the local newsletter also.



Public Notice – Major Residential Development Consultation

Notification is hereby provided by Roundhouse Architecture Ltd on behalf of Clients **Snowdrop Developments (UK) Ltd** in association with Kincardine Estate of an open door Public Presentation to be held in the Kincardine O'Neil Village Hall on Saturday 27th September 2014 between the hours of 10.00 to 16.00hrs. for Mixed Use Development Including Housing, Affordable Housing and Employment Land Address: Site East and West of, Canmore Place, Kincardine O'Neil. Snowdrop Developments (UK) Ltd, a local company working in association with the Kincardine Estate in preparing a Master Plan for a major residential development within the village of Kincardine O'Neil extend an open invitation to all members of the public to view the Master Plan presentation, ask questions and put forward any comments or suggestions at the public event. This proposal will be fully displayed with posters \ drawings at the public event. Alternatively, written submission or feedback on the proposal will be accepted by Roundhouse Architecture Ltd on behalf of our client (the prospective applicant) for a period no less than 12 weeks following the date of the public event dated 27th September 2014.

All written feedback received from the community will be welcomed and will be collated and summarised in any planning application although it must be made clear that comments made to the prospective applicant during the public event or any other pre-application meeting are NOT representations to the planning authority. If the applicant submits a planning application, there will be an opportunity to make representation on that application to the planning authority – Aberdeenshire Council. Aberdeenshire Council guidance states material used during the initial consultation presentation may alter in some way before the final proposal is submitted as a planning application to the planning authority. Further details are available upon request and all correspondence should be addressed to :
Roundhouse Architecture Ltd, The Roundhouse,
Lochside Road, St Cyrus, DD10 0DB
email : info@roundhousearchitecture.com
www.roundhousearchitecture.com

Public Consultation Event

The public consultation received very positive comments from the public that attended throughout the day:

Comments

Looks Really Good and is much needed for the community.	Would like to see trees remain along A93
Good for local Business and trades.	A93 floods on opposite side of the road and sometimes onto development side of road.
Pleasantly surprised by the layout design and mix of houses.	Very Pleasing in appearance and must keep the school going.
Please retain the wild cherry trees on the track to the river.	Great to see good quality homes coming to the village.
Good mix of properties and like the 3 storey key building.	Good material choices.
Keen on more families to boost school numbers and support the local shop / business.	The pedestrian connectivity is well designed.

