

Monymusk Masterplan Report

Residential Development: ALDP EH1

Kirkwood Homes Limited
August 2013



Contents

- 1.0 Introduction and Vision
- 2.0 Context: Planning Policy Review
- 3.0 Site Analysis and Appraisal
- 4.0 Developing the Design and Layout
- 5.0 Community Engagement
- 6.0 Procedural Requirements
- 7.0 Finalised Masterplan

Figures

- Figure 1: Location Plan
- Figure 2: ALP 2006 Monymusk Insert
- Figure 3: ALDP 2012 Monymusk Insert
- Figure 4: Landscape Site Appraisal
- Figure 5: Topographical Survey
- Figure 6: Conceptual Drainage Layout
- Figure 7: Landscape Design Principles
- Figure 8: Evolution of Masterplan Principles
- Figure 9: Draft Phase 2 Layout
- Figure 10: Community Event Poster
- Figure 11: Feedback Form
- Figure 12: Finalised Masterplan
- Figure 13: Finalised Phase 2 Layout
- Figure 14: Public Open Space Provision
- Figure 15: Street Elevation (St Andrews Frontage)

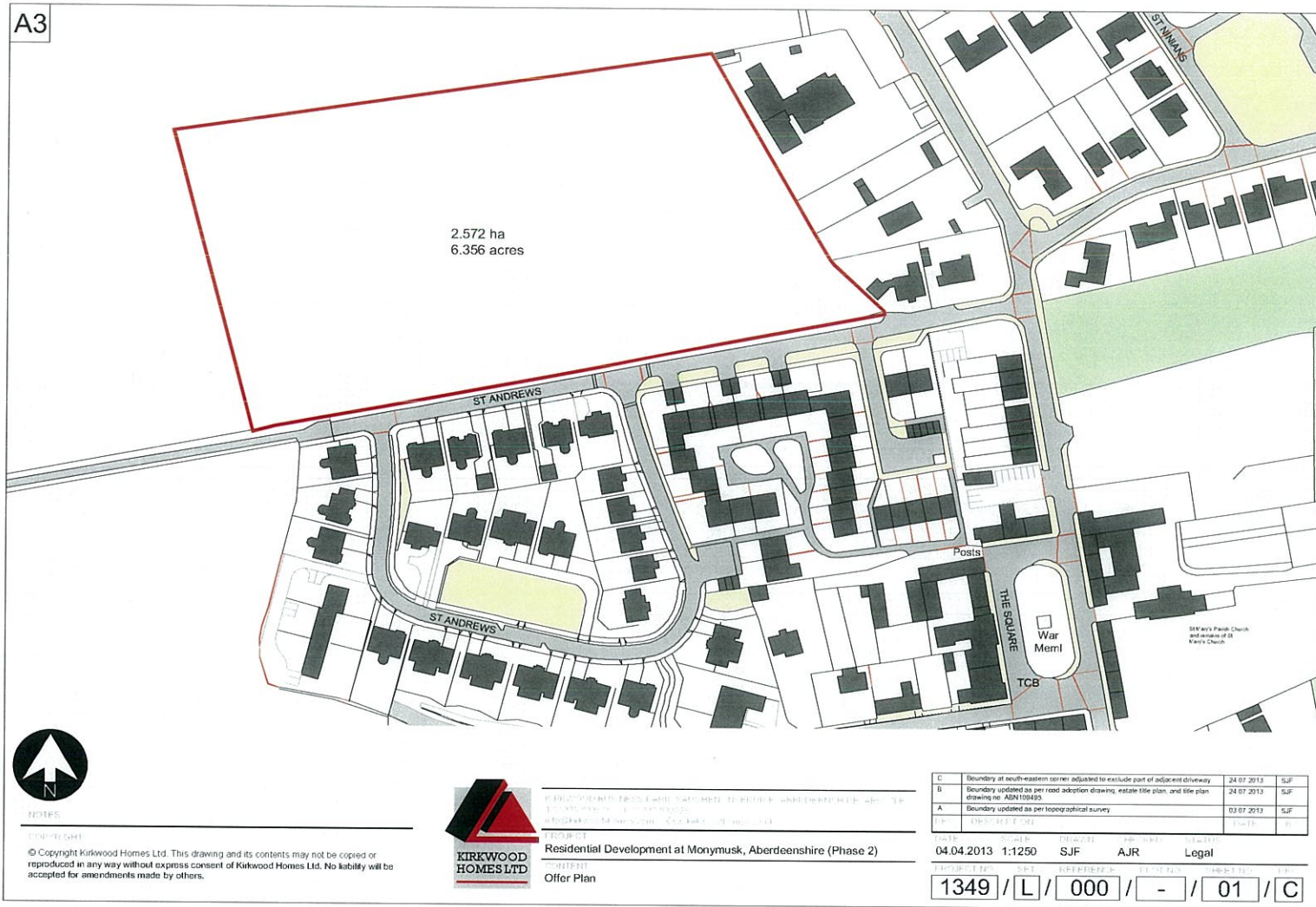
- Appendix 1: Community Consultation Exhibition Boards
- Appendix 2: Topographical Survey
- Appendix 3: Conceptual Drainage Layout



1.0 Introduction and Vision

- 1.1 Kirkwood Homes Limited is promoting a high quality and deliverable residential development at Monymusk, which lies 4 miles west of Kemnay. The site, shown on figure 1, is located immediately to the west of the village and access is to be taken from St Andrews.
- 1.2 The site is allocated, along with land to the south that is currently under construction, in the Aberdeenshire Local Development Plan (LDP) as site EH1. EH1 is carried forward from the previous Local Plan and there is a requirement for a masterplan to be prepared for the site.
- 1.3 Strutt & Parker on behalf of the Monymusk Land Company prepared an initial Masterplan for the future expansion of Monymusk in 2007. This was the culmination of a comprehensive planning and consultation process with the village between April and November 2005 that sought to identify a context for sustainable and managed growth in the period to 2015. The Masterplan set out a phasing programme for three key expansion areas on the west of the village around St Andrews, with the initial phase identified to the south and including Gloies and Kirktown steading buildings. This phase is currently being developed by Kirkwood Homes and is nearing completion.
- 1.4 As the first Masterplan was approved in 2007 and covered the land to the north and south of St Andrews, it therefore requires updating to reflect current circumstances.
- 1.5 Identifying housing numbers additional to that allocated could be considered as a departure from the LDP although the recent grant of planning permission in principle for 44 houses on the allocated land to the north of St Andrews clearly supersedes the LDP position and sets an appropriate context for this Masterplan and for a detailed planning application.
- 1.6 The Masterplan vision therefore seeks to provide a sympathetic expansion to Monymusk which is contained within an acceptable landscape context, will support the local primary school, is designed to a high quality in terms of layout and landscaping and will provide a new footpath link to the school and additional useable open space.
- 1.7 The site location is shown in Figure 1 below.

Figure 1: Location Plan



2.0 Context: Planning Policy Review

Scottish Planning Policy (SPP)

- 2.1 Scottish Planning Policy is Scotland's national land use policy statement and provides high-level development guidance. Designing Streets (March 2010) and Designing Places (June 2010) also provide specific policy in relation to place making.

Aberdeen City and Shire Structure Plan

- 2.2 The Aberdeen City and Shire Structure Plan was approved by Scottish Ministers in August 2009. The Structure Plan allocated 36,000 houses to Aberdeenshire, with 3,700 houses allocated for local growth within the Aberdeen Housing Market Area for Aberdeenshire, within which Monymusk is located, for the period up to 2030. One thousand of these houses have been allocated for the period up to 2016. The Structure Plan advocates that new development needs to focus on communities and should relate to local needs and this is reflected in the Local Development Plan housing allocation for Monymusk.

- 2.3 The Main Issues Report for the new Aberdeen City and Shire Strategic Development Plan (which will replace the Structure Plan) was published for consultation in October 2011. There is no proposed change to the current Structure Plan Vision and Spatial Strategy with the emphasis remaining on a high growth strategy across the region.

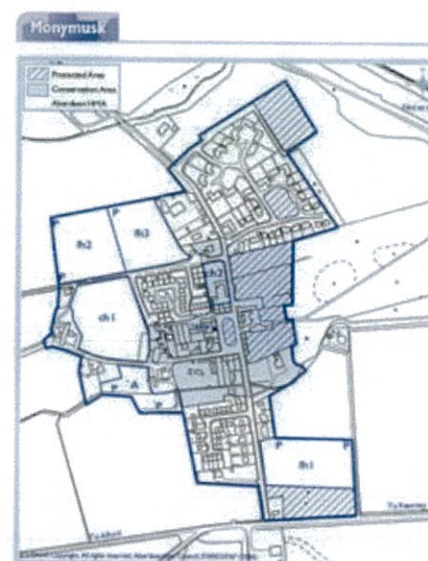
Aberdeenshire Local Plan 2006

- 2.4 The application site was allocated within the Aberdeenshire Local Plan (ALP) as future housing land (fh2 and fh3) with an indicative allocation of 30 houses. The principle of residential

development was therefore established through ALP and as the ALP allocations are indicative, the proposal for 44 houses is in accordance with this Plan.

- 2.5 As a site allocated through ALP, other ALP policies such as open space standards still apply.

Figure 2: ALP 2006 Monymusk Insert



In Monymusk there are three main opportunities for new development:

- Site ch1 is suitable for around 13 houses.
- Site ch2 is suitable for special needs housing.
- Site A is suitable for around 10 houses.

Project areas (strategic landscaping) are shown as Sites P

Future housing land is shown as Sites fh1(13), fh2(1) & fh3(11)

There is a requirement for the submission of a master plan, to be approved by the Planning Service in advance of the granting of planning permission for development on any of the sites allocated for housing.

For a full explanation of the land use allocations in the Plan's schedules, and the main policies which relate to them, please see the Glossary.

Aberdeenshire Local Development Plan 2012 and Supplementary Guidance

- 2.6 The Aberdeenshire Local Development Plan (ALDP) 2012 states that the key planning objectives for Monymusk are:
- To meet local housing need;
 - Sustain local services including the Primary School; &
 - Preserve the Conservation Area.
- 2.7 Site EH1, i.e. an existing housing site carried forward from the previous Local Plan, is allocated within the Aberdeenshire Local Development Plan for up to 43 houses.

Figure 3: ALDP 2012 Monymusk Insert



- 2.8 The current plan indicates that a Masterplan is required for the site and albeit that a previous Masterplan was prepared and approved for the wider site, it is appropriate to update and provide an appropriate context for applications for planning permission.
- 2.9 Other LDP requirements include the provision of 25% Affordable Housing, consideration of appropriate education contributions towards Alford Academy and a possible contribution towards a replacement health centre at Kemnay.
- 2.10 In developing the design and layout for the Masterplan, regard has also been taken of the range of Supplementary Guidance and advice available from Aberdeenshire Council where applicable to ALP sites.

Planning History

- 2.11 The subject land benefits from "Planning Permission in Principle for Erection of Residential Development of up to 44 Units". Granted on 28th January 2013, the reason for the decision confirms that "The development has been fully assessed and it is considered to equate to an acceptable provision of new housing units on land allocated in the settlement of Monymusk for residential development within the Local Plan." The Report of Handling confirms that at the time of assessment, this application was determined under the policies of the Aberdeenshire Local Plan 2006.
- 2.12 The PPIP was granted with an associated Section 75 Agreement covering the delivery of Affordable Housing and appropriate education contributions and the principle of up to 44 houses has therefore been set.



Proposal of Application Notice

- 2.13 A Proposal of Application Notice (ENQ/2013/0879) was submitted for the subject land on 9th May 2013 for "Residential Development; 44 units (including 11 Affordable) Infrastructure and Open Space". The earliest date for application was 2nd August 2013.
- 2.14 Public consultation on the proposals was carried out through a public event held on 25th June 2013 in Monymusk Village Hall. The consultation sought views on the proposals for the second phase of development to the north of St Andrews, in accordance with the original Masterplan and the recent PPIp for the 44 dwellings. In addition, views were also sought on how the emerging Masterplan could lead into a further phase of development that would be brought forward in an integrated way in the future. The results of this consultation are considered later in this document.

Local Development Plan 'Bid'

- 2.15 Land to the north has recently been the subject of a 'development bid' for inclusion in the Aberdeenshire Local Development Plan 2016, i.e. effectively being promoted as a third phase residential allocation as previously identified in the 2007 Monymusk Masterplan.
- 

3.0 Site Analysis and Appraisal

- 3.1 The site equates to approximately 2.656ha and is currently utilised as agricultural land. Immediately to the south of the site lies the existing residential area of St Andrews and the phase 1 site currently under construction. Directly to the east lies Monymusk Primary School and two further residential properties.

Landscape and Ecology

- 3.2 The site is characterised by a rich and contrasting pattern of open farmland and small, intimate landscapes contained by shelterbelts and estate woodland. Settlements are scarce and Monymusk sits unobtrusively in a broad stretch of the River Don valley. To the north, west and south this valley is surrounded by a range of hills including Bennachie, Mither Tap and Piffichie Hill. This rugged range of hills protects the valley from the prevailing westerly winds creating a temperate climate with the benefit of higher than average temperatures throughout the year. To the east the landform softens to more familiar rolling hills and valleys stretching out towards Aberdeen.
- 3.3 Land use comprises mixed agriculture with the sandy loam soils and climate favouring a range of cereal crops. Woodland is mixed but is dominated by numerous coniferous plantations. The site itself is in agriculture, currently under a crop of barley, is largely flat with just a gentle fall to the south east. Whilst surrounded and visually contained by woodland, there is no vegetation on site that would conflict with development. A biological data search has been carried out through NESBREC and there are no designations that would affect development of the site.

- 3.4 The village is well connected to the wider countryside with core path routes to Piffichie Hill in the west and the Don riverside to the east. The landscape around Monymusk House to the north of the village is listed in the Inventory of Gardens and Designed Landscapes 1997.
- 3.5 The SNH online mapping system does not identify the site as falling within a SSSI, SPA, SAC, NNR, NSA, Ramsar Site or any other environmental designations that would affect its development.
- 3.6 The landscape site appraisal is shown in Figure 4 below.

Figure 4: Landscape Site Appraisal



Landscape Site Appraisal

The site appraisal has reviewed environmental, physical and visual characteristics to define the following principles for development

- retain the existing landscape pattern, retaining existing tree belts to provide shelter and screening for new development
- respect existing topography to minimise cut and fill
- provide connections within the new development to the rest of the village and to the existing path network to the wider countryside
- integrate the new built form and landscape into the existing fabric of the village
- plant tree belts on the perimeter of development to provide shelter and visually contain development

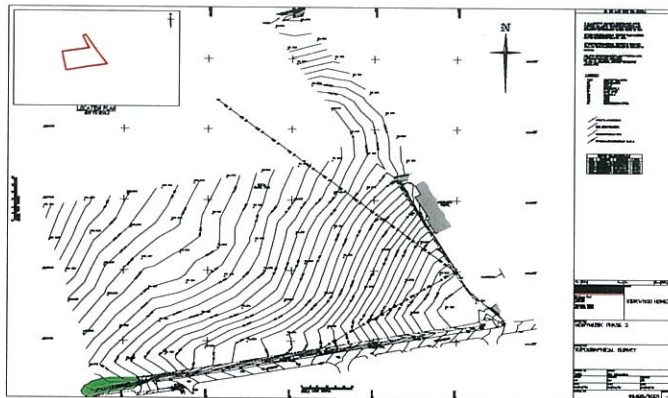
History and Archaeology

- 3.7 The site is not within a Conservation Area and according to the records of Historic Scotland, there are no listed properties on the site, nor are there any other features of archaeological interest. The Monymusk Historic Garden / Designed Landscape lies to the east, i.e. on the opposite side of the settlement.
- 3.8 A programme of archaeological works has however been agreed and will be carried out by Cameron Archaeology in line with the agreed Written Scheme of Investigation dated 8th May 2013.

Levels, Drainage and Services

- 3.9 The site generally falls from Northwest to Southeast, from an elevation of around 101.80m AOD to 94.40m AOD, at a gradient of around 1 in 36.

Figure 5 (and Appendix 2): Topographical Survey



- 3.10 There are no existing public sewers running through the proposed development site. However there are existing foul and surface water sewers within the existing vicinity to the south, within St Andrews, serving the existing residential properties. Scottish Water have confirmed capacity is available within these sewers to service the proposed development.
- 3.11 In accordance with Aberdeenshire Council and SEPA current policies, a Drainage Assessment including Sustainable Urban Drainage Strategy will be submitted with any planning application for the site. This will outline the drainage principle for the development and dictate the SUDS measures to be put in place to provide the required treatment levels.
- 3.12 Surface water flows from the development will be attenuated on site to the equivalent greenfield run-off rate to reduce the impact on the downstream sewers and watercourse. Foul flows will discharge direct into the existing foul sewer system within St Andrews.

Figure 6 (and Appendix 3): Conceptual Drainage Layout

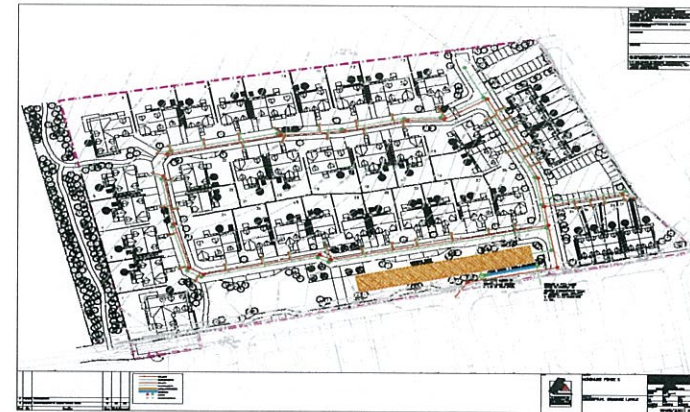


Figure 7: Landscape Design Principles



Landscape Design Principles

The proposed site layout is based on the following principles and is based on the findings of the landscape appraisal.

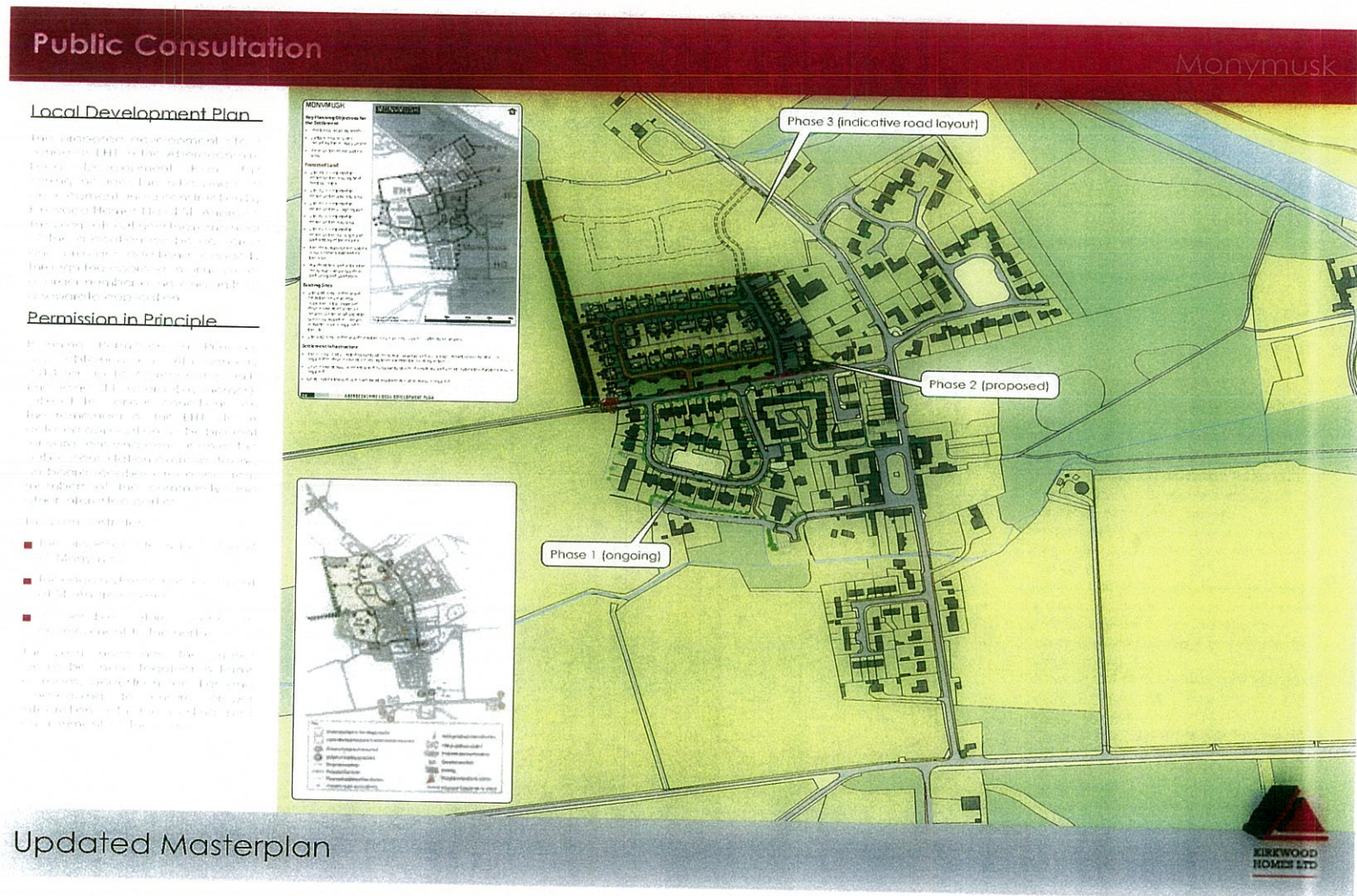
- respect the existing landscape pattern, retaining as much existing vegetation as possible and reinforce planting to provide additional shelter and screening
- respond to the unique local characteristics of the village both in terms of design, detail and materials
- developing in sustainable parcels that are in scale with the grain of the village
- create a permeable layout that encourages walking and cycling with good linkages to the wider network of core paths
- pedestrian prioritisation through shared surface streets with reference to the principles of Designing Streets
- creating a hierarchy of open spaces including formal greenspace, street and natural areas all in accordance with Aberdeenshire Council's open space requirements
- sustainability, incorporating on-site SUDS

KEY

- street pattern
- - - pedestrian routes
- perimeter structure planting
- green space

Evolution of Masterplan Principles

Figure 8: Evolution of Masterplan Principles (Phases 1, 2 & 3)



4.0 Developing the Design and Layout

- 4.1 A detailed technical assessment of the masterplan site was undertaken. In accordance with masterplanning principles the core aims are to provide a linked place that is not seen as a stand-alone development but rather the proposals for phases 2 and 3 compliment phase 1 whilst evolving with the requirements of Designing Streets and Designing Places. Please refer to Figures 7, 8 and 9 below.

Access and Connectivity

- 4.2 The development therefore takes cognisance of the Policy produced by the Scottish Government, including 'Designing Streets' and 'Designing Places', to ensure a coherent and attractive design is produced.
- 4.3 Appreciative of the existing network of paths in the village, the pedestrian network has been designed to encourage walking throughout the village and the wider countryside network. Pedestrian links should be developed to provide easy access to important destinations within the village such as the primary school, shops, church and public open space and recreation areas. In laying out new development in accordance with Designing Streets, Policy Statement for Scotland, the streets, pavements and shared surfaces will all combine to create the core pedestrian network.

Land Use and Infrastructure

- 4.4 The proposed land use is restricted by the Local Development Plan allocation to residential. This is further reaffirmed by the PPIp for up to 44 houses.
- 4.5 The site is conveniently located for Monymusk Primary School and other services / uses in the village such as Monymusk

Stores and Post Office, The Grant Arms Hotel, The Bennachie Public Bar and the Monymusk Arts Centre. For other community uses such as health, secondary education and wider shopping and employment opportunities there is a requirement to travel further afield.

Street Layout and Servicing

- 4.6 The street structure and site layout has been designed as an appropriate response to the rectangular shape of the site. The street layout subscribes to the philosophy advocated by Designing Streets with the provision of a 6.5m shared surface for the main house frontages, with a 5.5m housing road connecting into St Andrews. This housing road terminates at the northern boundary of the site and has been designed to facilitate future access to a potential 'phase 3' development which is subject of a bid to the next LDP.
- 4.7 All 33 private dwellings will have their own curtilage parking and a private car park will provide two spaces for each of the 11 'affordable' units. Visitor parking is catered for through the provision of 11 visitor parking spaces and a school overflow car park is provided adjacent to the pedestrian footpath / link in the sites north east corner.
- 4.8 The proposed street layout is suitable for service access and complies with the appropriate standards. Street lighting will be designed to be energy efficient in accordance with Aberdeenshire Council standards.

Open Space and Landscaping

- 4.9 The masterplan presently proposes well in excess of the minimum open space standard as required by Aberdeenshire Local Plan 2006 planning policies. Please refer to figure 14 for detail of location and calculation.

4.10 Apart from maximising the potential of its attractive rural setting through its layout and architecture, the existing village offers a variety of public open spaces, both formal and informal, that the new development aims to incorporate. The formality of the "square" will be introduced as "greens" to provide a setting for the new buildings and to provide overlooked recreation spaces distributed throughout the development and connected by a permeable pattern of shared surface streets which themselves provide further open space opportunities.

4.11 Perimeter structure tree and hedge planting will help integrate the new development into the surrounding landscape. Formal planting within the streets and greens will provide a means of traffic calming and provide a tangible link with the village, visually and from a wildlife point of view.

Density

4.12 In accordance with the policies of the Local Development Plan, the Masterplan layout proposes a mix of house types and sizes (3, 4 and 5 bedrooms) to meet housing need both in terms of affordable housing and market demand. Building heights will be one and a half and one and three quarter storey and generally in keeping with the successful phase 1 development.

Security and Adaptability

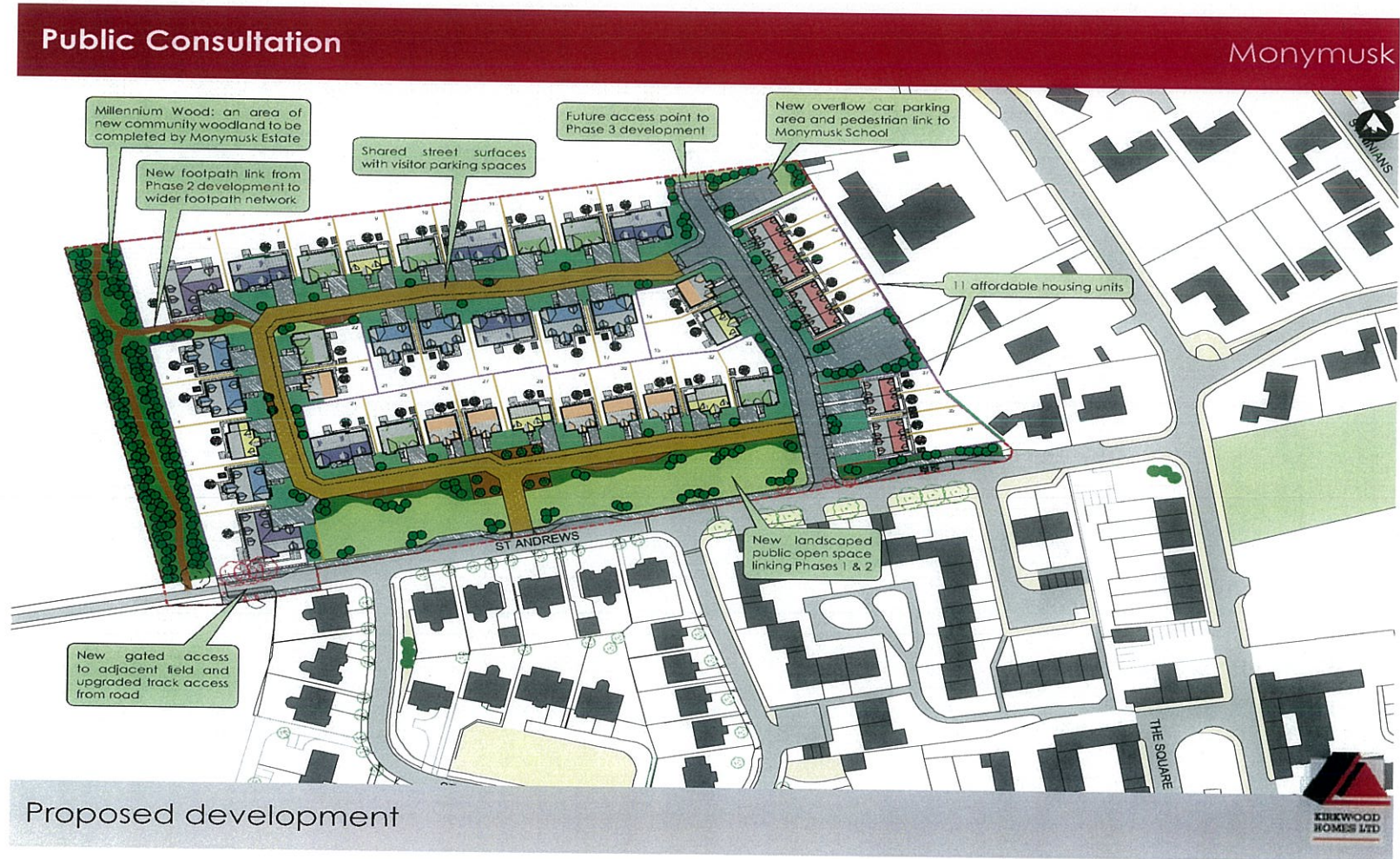
4.13 The Masterplan layout has been designed following the principles set out in "Secured by Design" with natural surveillance of streets, footpaths and open space being designed into the layout. The Masterplan has also been designed to allow for a further, phase 3, expansion to the north should this be supported through the review of the current Local Development Plan.

Building Design and Materials

4.14 Building design and materials will reflect the character of phase 1, i.e. a reflection of the scale and contemporary style of the Aberdeenshire rural vernacular whilst working within the parameters set by commercial viability, modern construction requirements and market demand.

Draft Phase 2 Layout

Figure 9: Draft Phase 2 Layout (for Community Consultation)



5.0 Community Engagement

- 5.1 An important part of preparing a Masterplan is recognising that public consultation and gaining the support of consultees is essential for the successful delivery of proposals. The public consultation for the Masterplan and the upcoming planning application has therefore been run in tandem to avoid confusion and duplication.

Figure 10: Community Event Poster



Public Exhibition

- 5.2 The public exhibition was held in Monymusk Village Hall on 25th June 2013 and the event ran from 3pm to 8pm. An advert giving notification of the exhibition was placed prior to the event in the Deeside and Donside Paper and the Inverurie Herald and posters were also distributed in key locations within the area. A press release was also issued to the media to help publicise the event. Representatives from the developers were in attendance to provide information and discuss the emerging ideas for the development of the site and the future development land to the north (see Appendix 1 for Exhibition Boards). Around 40 people attended the event and 19 responses (18 questionnaire forms and 1 e-mail) were returned at or after the event.
- 5.3 The consultation sought views on the proposals for the second phase of development to the north of St Andrews, in accordance with the original Masterplan and the recent PPIP for the 44 dwellings. In addition, views were also sought on how the emerging Masterplan could lead into a further phase of development to the north that would be brought forward in an integrated way in the future. This approach is entirely consistent with approved 2007 Masterplan Report.
- 5.4 The consultation documentation made clear that the proposed development site is allocated as EHI in the Aberdeenshire Local Development Plan and that this allocation includes the initial phase of development under construction by Kirkwood Homes Limited at St Andrews. The consultation plan also set out how the remainder of the allocation, i.e. north of St Andrews, will be delivered through the principles set by the PPIP for the larger number of 44 houses, the detail of which will be considered as a separate application.

- 5.5 In summary, the public consultation plans illustrated:
- the proposed site in the overall context of Monymusk;
 - the ongoing Phase 1 development at St Andrews; and
 - a possible future phase 3 development directly to the north.

- 5.6 The plan showed how the phases would be linked together in terms of roads, pedestrian facilities and landscaping to ensure proper integration with the existing built environment of the village.

Cluny, Midmar and Monymusk Community Council

- 5.7 Formal consultation was undertaken with the Community Council through the Proposal of Application Notice (POAN) process and a response is awaited. Kirkwood Homes have also offered to address and update the Community Council at a future meeting.

Feedback and Analysis from Consultation Event

- 5.8 The comments received at the public consultation event focused on the following issues:
- Concern regarding scale of proposal and social impact on local facilities;
 - Phase the development over a longer period;
 - Will block off a right of way;
 - Do not route buses through the new development, too dangerous;
 - Concerns regarding surface water run off;
 - 44 houses brings beneficial support to the school roll;
 - Support for direct pedestrian access to the school;
 - Concern regarding traffic impact onto St Andrews;
 - Opposition to the proposed bus stop on St Andrews;
 - Affordable housing supported, request for 2 bed

- properties;
- Support for the proposals as bring more life to the village;
- Concern regarding construction vehicles using St Andrews;
- Support for the proposals as it supports local services;
- A need for more family housing to support pupil numbers at primary school;
- Loss of views to the hills;
- Trees on St Andrews should be removed as too large;
- Greenspace is a good idea;
- Impact of building site next to current housing;
- Financial contribution should be made to local play group;
- Junctions need to be adequate for volume of traffic;
- Not enough room in current phase driveways for three cars;

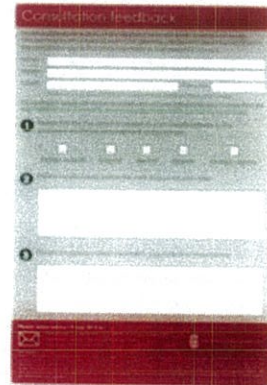
- 5.9 All comments received will also be reported in detail in the public consultation report that will be submitted with the future planning application.

Response to Consultation

- 5.10 Kirkwood Homes were very much encouraged by the level of community interest in the proposals for the site and the future land to the north. Following the event, the proposals were therefore also forwarded to Aberdeenshire Council for comment and feedback. In response to both a number of changes were made to the plan to take account of the following:
- Reconfiguration of house types to provide a more consistent street scene reflective of character of Monymusk;
 - Proposed housing at eastern and western end of St Andrews turned to facilitate direct access and

- frontage to St Andrews:
- Proposed Bus Stop on St Andrews omitted;
 - Reconsideration of key boundary treatments to include stone dykes;
 - School overflow car park capacity increased;
 - Public Open Space increased; &
 - On street parking increased.

Figure 11: Feedback Form



6.0 Procedural Requirements

Community Engagement

- 6.1 Details of the community engagement undertaken are considered earlier in Chapter 3 of this report which details the procedures and processes that were followed, the feedback received and how that has influenced the final plan. A more detailed report on the pre-application consultation will be submitted with the future planning application for the site.

Developer Contributions

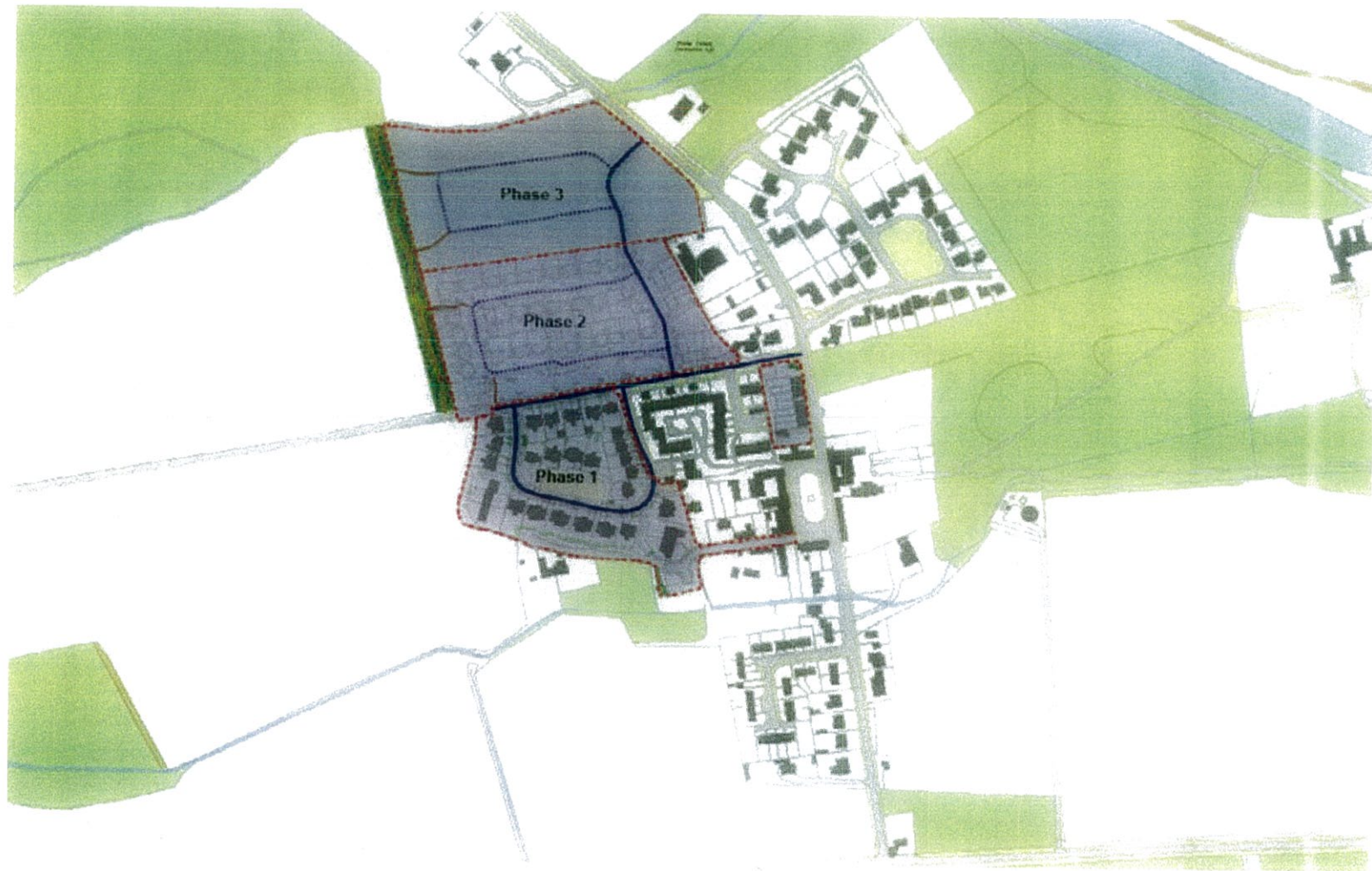
- 6.2 A planning gain package for the site has already been agreed through the current PPIP. This includes the following:
- Affordable Housing (25%) - 11 units.
 - Secondary Education - Financial Contribution.

Phasing and Management

- 6.3 The phasing strategy for the site will logically commence at the site entrance albeit detailed phasing will be influenced by market demand at the time of release. It is envisaged that the housing will be completed over a period of approximately 5 years depending on market demand. Management arrangements will be put in place for future maintenance of the public open space and SUDS and the landscaped open space areas will be designed to be low maintenance.

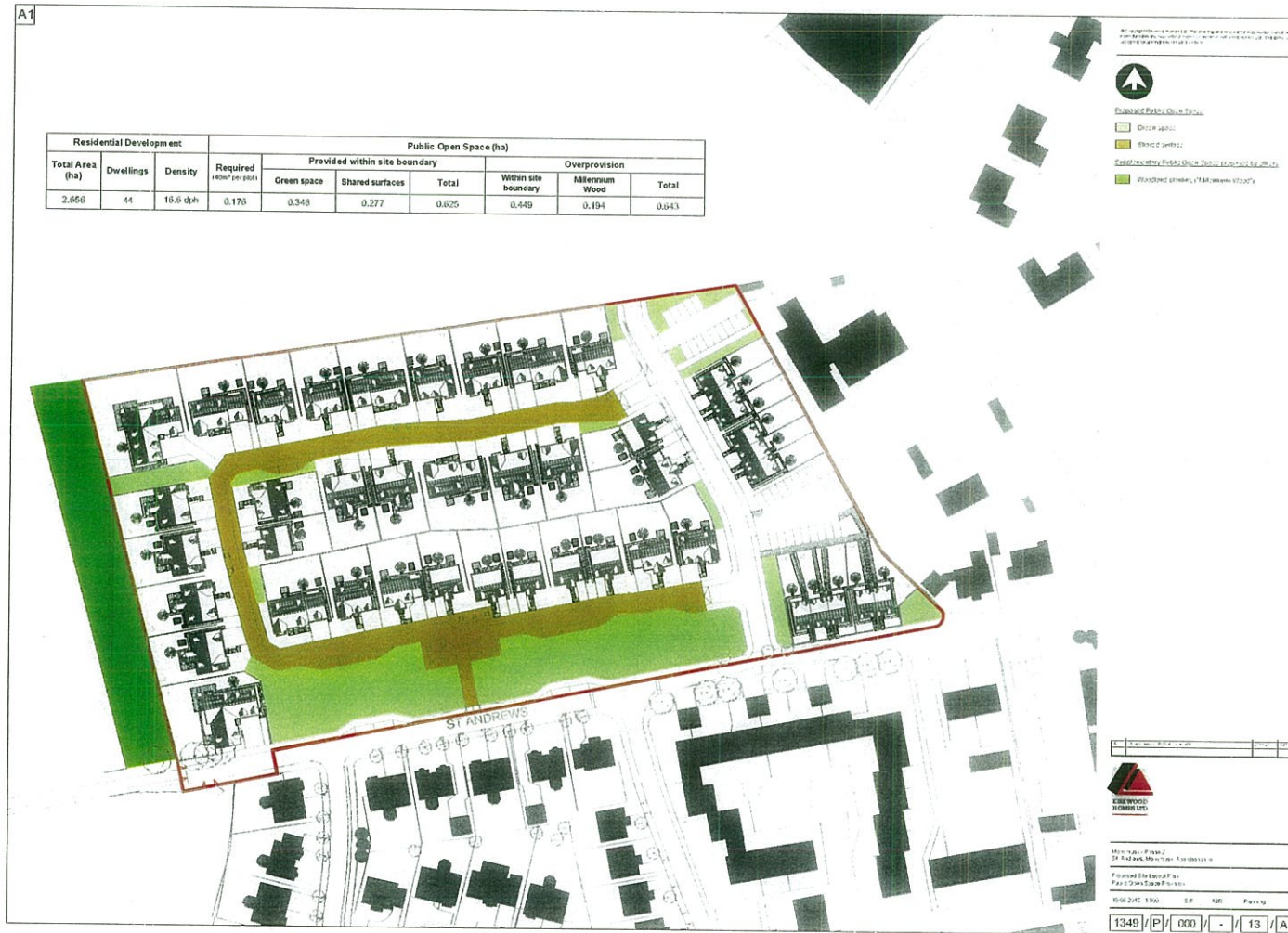
7.0 Finalised Masterplan, Phase 2 Layout, Open Space Provision and Phase 2 Street Elevation

Figure 12: Finalised Masterplan



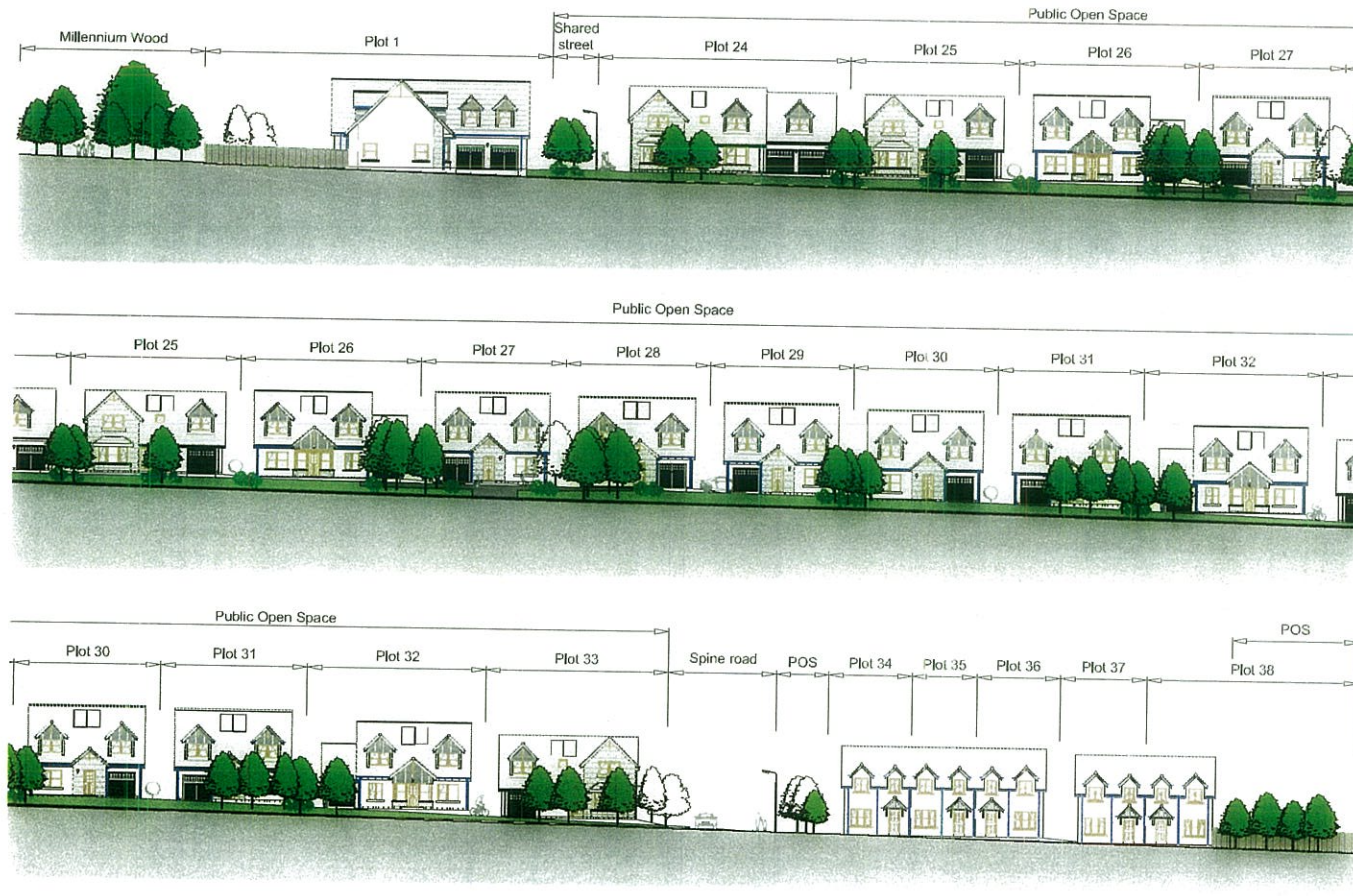
Finalised Phase 2 Layout: Public Open Space Provision (for application for planning permission)

Figure 14: Public Open Space Provision



Street Elevation

Figure 15: Street Elevation (St Andrews Frontage)



Public Consultation

Monymusk

Welcome

Welcome to this exhibition being held by Kirkwood Homes Ltd, in conjunction with Monymusk Estate, to seek the views of the community on our proposals for a second phase of development on site EH1 to the north of St. Andrews, Monymusk.

Update to the Masterplan

An initial masterplan for future expansion of Monymusk was prepared by Strutt & Parker on behalf of the Monymusk Land Company in 2007. This was the culmination of a comprehensive planning and consultation process in the village between April and November 2005 which sought to identify a context for sustainable and managed growth in the period up to 2015.

The masterplan set out a phasing programme for 3 key expansion areas on the west of the village around St. Andrews, with the initial phase identified to the south and including Glais and Kirktown steading buildings. This phase is being developed by Kirkwood Homes Ltd and is nearing completion.

This consultation seeks views on our proposals for the second phase of development to the north of St. Andrews, in accordance with the original masterplan and a recent Planning Permission in Principle for up to 44 dwellings, including 11 affordable homes. We are also seeking your views on the updated masterplan which sets out how a further phase of development could be brought forward in an integrated way in the future.



Dam



Phase 2 development (site EH1)



Phase 1 development



Path towards Monymusk House



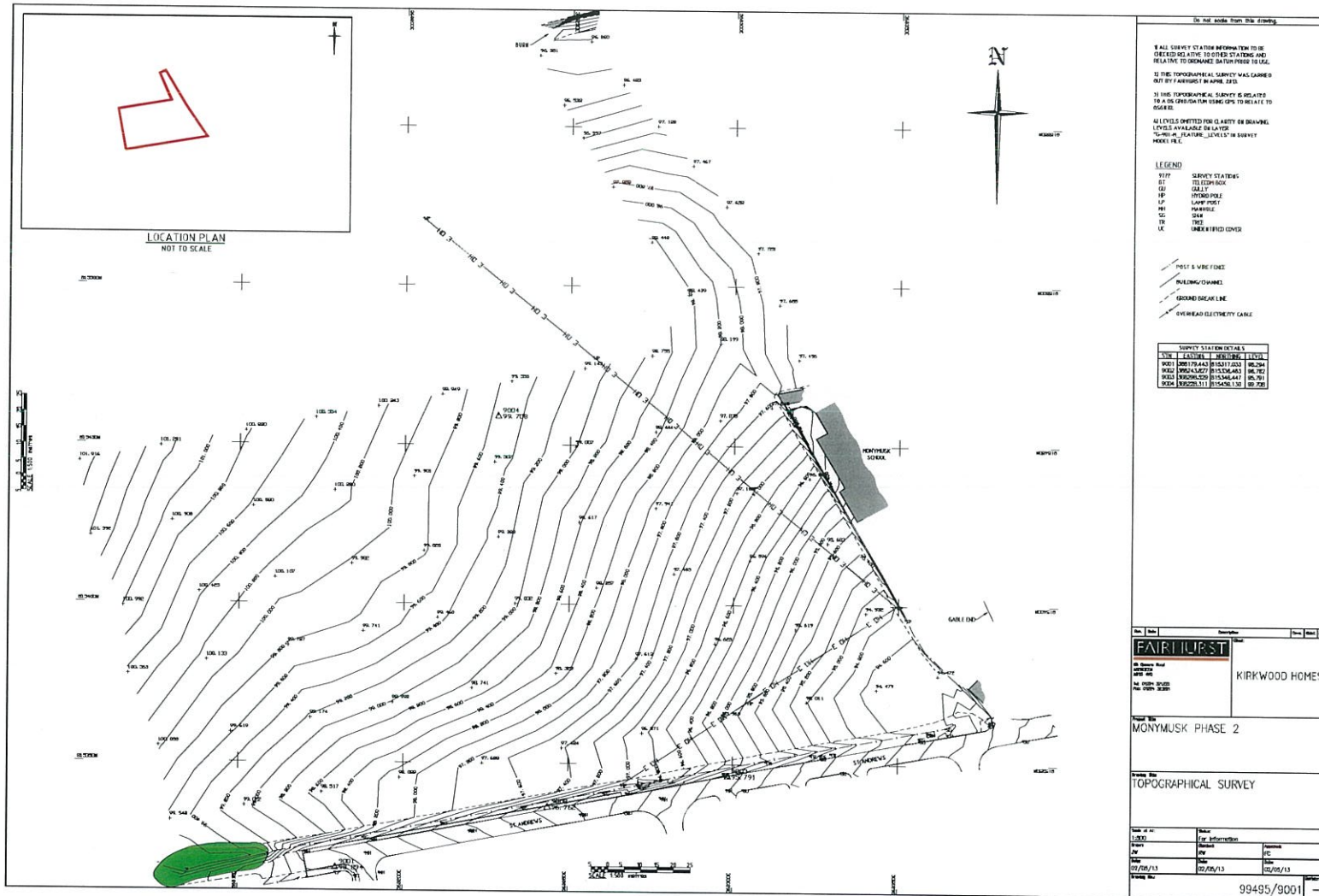
The Square



Introduction



Appendix 2: Topographical Survey



Do not scale from this drawing.

1) ALL SURVEY STATION INFORMATION TO BE CHECKED RELATIVE TO COVER STATIONS AND RELATED TO BOUNDARY DATUM POINTS (B.D.P.).

2) THIS TOPOGRAPHICAL SURVEY WAS CARRIED OUT BY FAIRHURST IN APRIL 2013.

3) THIS TOPOGRAPHICAL SURVEY IS RELATED TO A DESIGN FOR DRIVING TO BE LATER OBTAINED.

4) LEVELS OMITTED FOR CLARITY OR DRAWING LEVELS AVAILABLE ON LAYER 'TOPO - FEATURE_LEVELS' IN SURVEY DRAWING FILE.

LEGEND

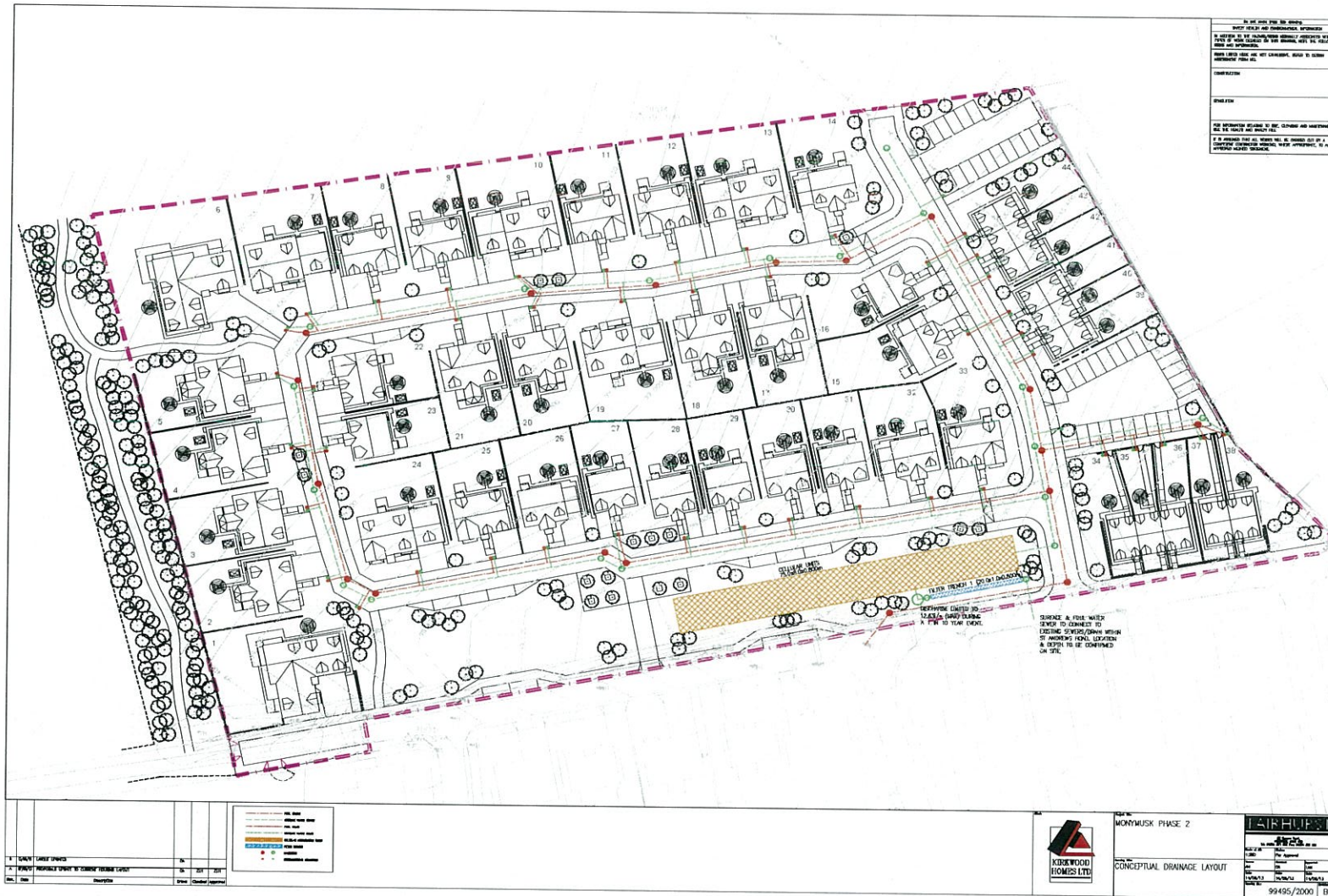
- STYF SURVEY STATIONS
- STI TO TOPOGRA
- CU DULLY
- IP HYDRO PILE
- LP LAMP POST
- PH PAVEMENT
- SM SIGN
- TR TRAIL
- UK UNEXPOSED COVER

POST & WIRE FENCE
PAVING/CONCRETE
GROUND BREAK LINE
OVERHEAD ELECTRICITY CABLE

SURVEY STATION DETAILS			
NO.	EASTING	NORTHING	TYPE
1001	151540.00	86120.00	STYF
1002	151540.00	86120.00	STYF
1003	151540.00	86120.00	STYF
1004	151540.00	86120.00	STYF

Client Name	Description	Drawn	Checked
FAIRHURST	KIRKWOOD HOMES		
Project No.	MONYMUSK PHASE 2		
Drawing No.	TOPOGRAPHICAL SURVEY		
Scale of 1:1000	Date:	Drawn:	Checked:
02/09/13	02/09/13	02/09/13	02/09/13
Drawing No.	99495/9001		

Appendix 3: Conceptual Drainage Layout



Public Consultation

Monymusk



Proposed development



Public Consultation

Monymusk



View from Phase 1 development towards Phase 2



Proposed Street Elevation along St. Andrews towards Phase 2



View of Phase 1 development from St. Andrews

Street scenes

