



From mountain to sea



18024 – Former Ellon Academy Redevelopment Sites

Masterplan Design Statement

21 February 2020

Revision 06



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01 | Background

1.1 Requirement for a masterplan

In 2016 the new Ellon Academy campus (illustration 1.) opened on the outskirts of Ellon which left two significantly sized sites vacated in Ellon Town Centre (identified as OP2 on illustration 2).

Knowing that these sites were due to become vacant Aberdeenshire Council's Planning team identified them as being development opportunities. The following is an extract from ABERDEENSHIRE LOCAL DEVELOPMENT PLAN | 2017 :

OP2: Former Academy and Academy Annex Site :

"Allocation: Provisionally mixed use options are being explored including housing, affordable housing, community uses, and office space.

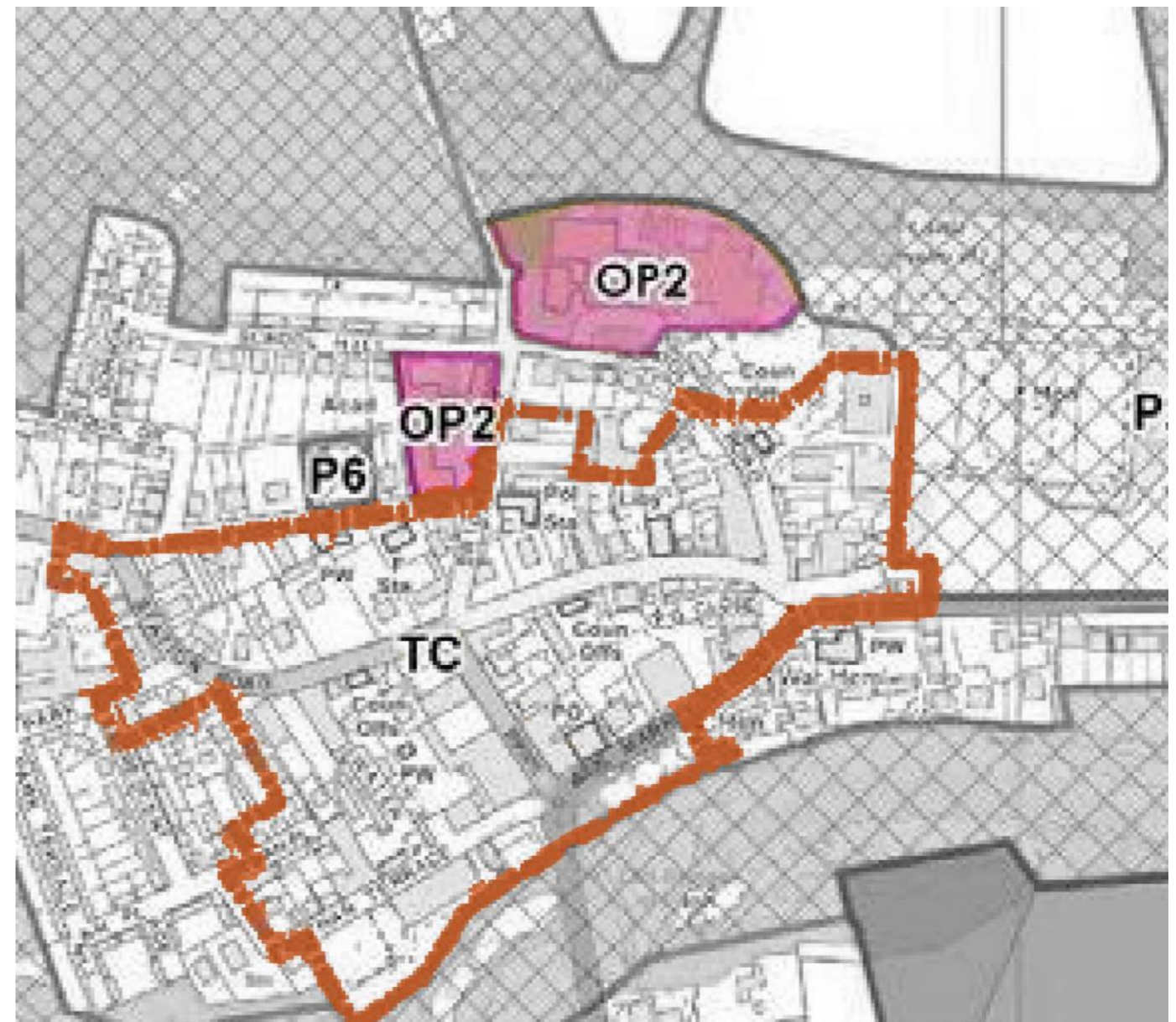
This is a new allocation and due to the significant size a masterplan will be required.

Due to the prominent and central location of the site within Ellon, careful consideration of the layout will be required to ensure that the advantages of the site's location are fully realised in the masterplan. The split site gives opportunity for a development with a mix of uses.

It is expected that the masterplan will include active travel links to the town centre and to the recreational open spaces to the north of the site. Links to the existing adopted core path to the north of the site should also be included as part of the design."



1. The new Ellon Academy



2. Extract from the Local Development Plan



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01 | Background

1.2 An Identified Need

The following needs have been identified by Aberdeenshire Council to serve the Ellon area :

1.2.1 Residential - Affordable Housing

- Part of Aberdeenshire Council programme to deliver new build affordable housing
- Homes to meet identified local need with capacity to meet particular demand
- A mix of types and sizes

1.2.2 Residential - Extra Care Housing

- Residential accommodation with additional facilities for wardens/carers.
- Providing supported living in which the service users occupy their own tenancies
- A new service development will ensure appropriate affordable housing is provided to those who require support to allow them to sustain and improve their health to live as independently as possible

1.2.3 Commercial - Aberdeenshire Council Offices

- An integrated approach to vacate leased properties and into a single facility owned by Aberdeenshire Council
- A modern office environment to assist collaborative working and ensure effective support to service delivery
- Keeping a local presence within Ellon to support Town Centre First Principles

1.2.4 Public Service - Family Resource Centre

- Children's Services priority is to establish Family Resource Centres within all major settlements in Aberdeenshire.
- Provide targeted, timely, single and multi-agency programmes of support to children and their families
- Enhances focus on early interventions and giving children the best possible start in life
- Contribute to the development of multi-agency support and promotion of partnership working
- Enable larger groups of children/parents/carers to be worked with

In addition to Aberdeenshire Council's requirements there has been an additional identified need for the following :

1.2.5 Health & Care HUB

- A new Health & Care Centre to be developed by NHS Grampian



Aberdeenshire Council housing



Aberdeenshire Council housing



Aberdeenshire Council Office , Buchan House, Peterhead



Fraserburgh Family Resource Centre

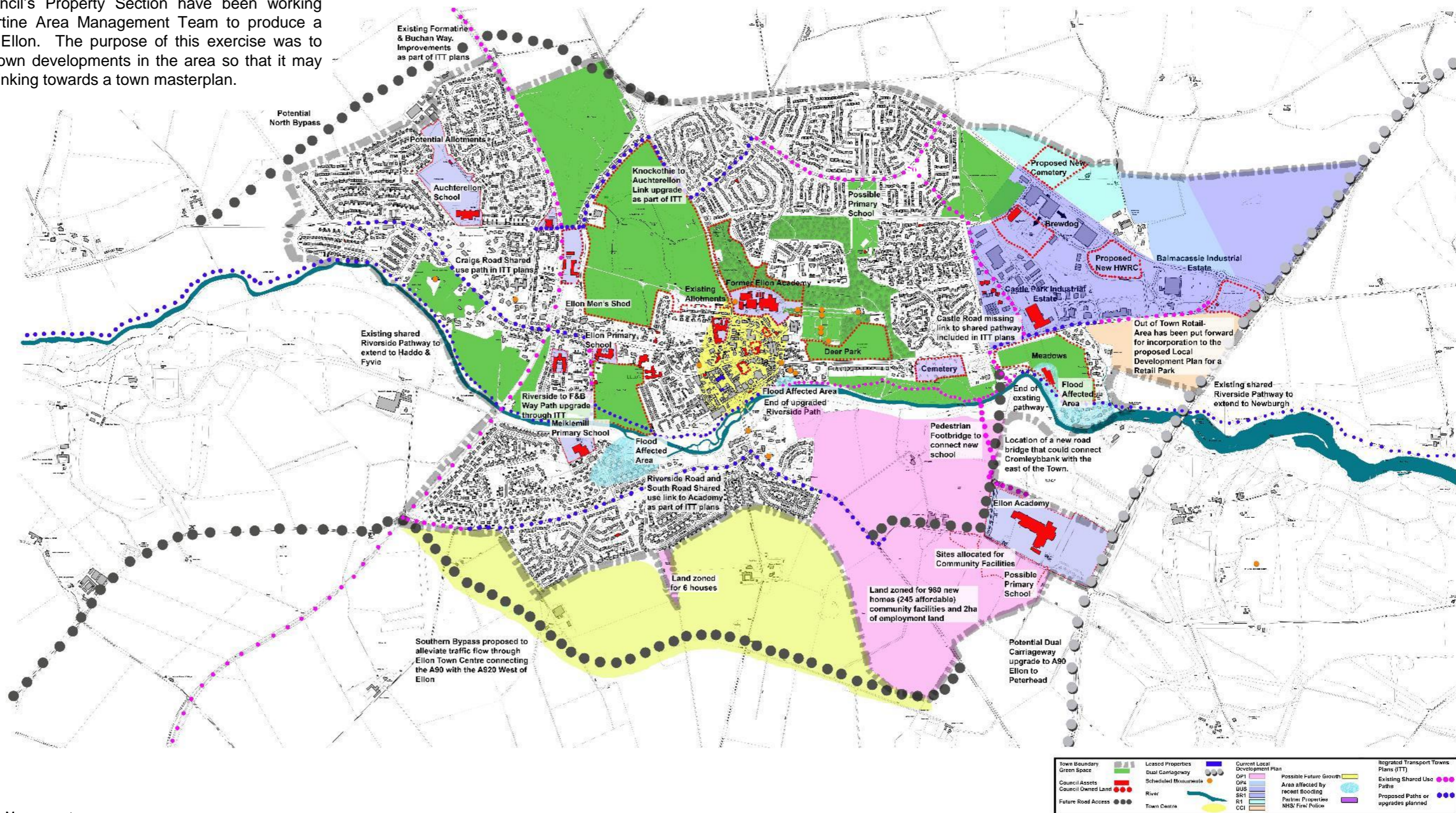


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01 | Background

1.3 Settlement Plan

Aberdeenshire Council's Property Section have been working closely with Formartine Area Management Team to produce a settlement plan for Ellon. The purpose of this exercise was to collate all of the known developments in the area so that it may begin to structure thinking towards a town masterplan.





From mountain to sea

01 | Background

1.4 Location & Sites

Ellon is located approximately 16 miles north of Aberdeen and is situated alongside the banks of the River Ythan.

The town is well defined in terms of uses as shown by the adjacent diagram :

- Historic Town Centre in the centre
- Modern suburban residential developments surrounding north, west and south areas (generally separated from the town centre)
- Industrial development to the east
- Potential large future residential expansion to the south/east of the town – in proximity to the new Ellon Academy Campus

The town centre is relatively modest in overall scale and is defined by green space on all sites :

- River Ythan on the southern edge
- Golf course to north west
- Woodland to north
- Ellon Castle & Gardens to east

The town has predominantly become a commuting town, supporting Aberdeen, with recent housing developments having closer proximity to road networks out of the town rather than good connections to the town centre.

The two sites subject to this masterplan application sit just outside the defined Town Centre (as the current Local Development Plan) but are very much part of the town centre settlement 'zone'.





From mountain to sea

01 | Background

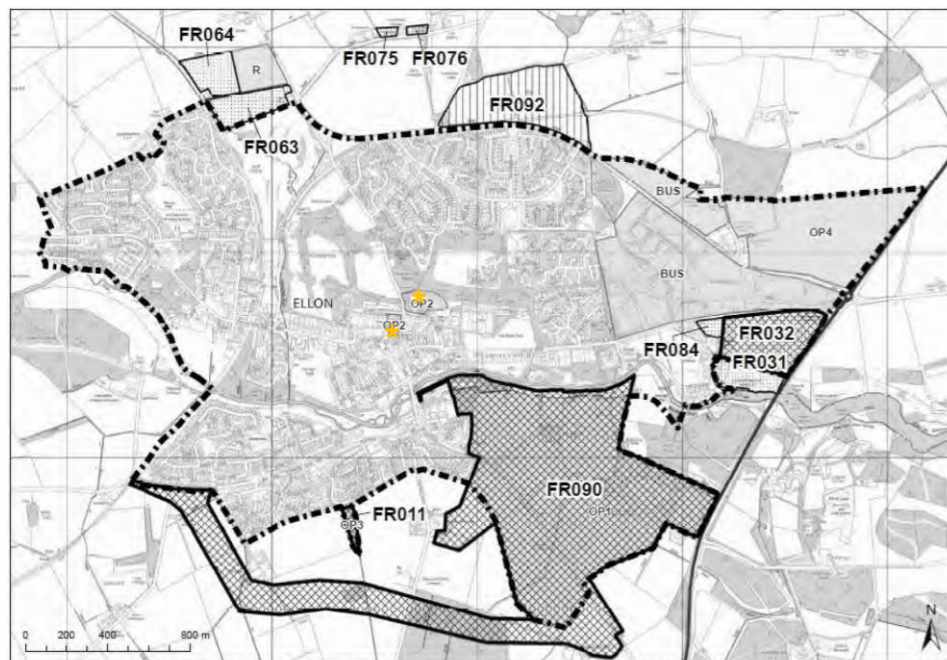
1.5 Local Development Plan 2021

The following is an abstract from the Aberdeenshire Local Development Plan 2021 – Main Issues Report which was reported to Formartine Area Committee on 30 October 2018 :

“ Ellon is a market town situated low within the Ythan river valley, characterised by its winding river and by large areas of park and woodland in the town’s centre. The town is a service centre in Formartine and forms a key settlement within the Aberdeen to Peterhead Strategic Growth Area, Energetica Corridor and the Aberdeen Housing Market Area. As such, a key planning objective for Ellon will be to deliver strategic housing and employment allowances.

Ellon has an important role to play as a major service centre, with a variety of services located in the town. A key planning objective will be to sustain these services and enhance community facilities. Planning Objectives :

- **Help contribute to the overall sense of place in the community**
- **Enhance the role of the settlement as a service centre**
- **Meet local housing need in the settlement**
- **Meet housing need in the wider strategic growth area**
- **Support local services and facilities**
- **Preserve the amenity of the settlement**
- **To support economic development in the Energetica Corridor “**



Extracted map from Aberdeenshire Local Development Plan 2021 – Main Issues Report

Aerial view of sites from Google Maps



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02 | Masterplan Objectives

In line with **Planning Advice Note (PAN) 83 : Masterplanning** the key objectives of a masterplan is to successfully respond to **Context, Identify, Connectivity** and ensure that subsequent detailed proposals for each site responds to **key design principles**.

In response to PAN 83 this document has been structured to explain the objectives of this masterplan proposal :

- 2.1 Context
- 2.2 Identity
- 2.3 Connectivity
- 2.4 Key Design Principles



Aerial View of North Ellon



From mountain to sea

02 | Masterplan Objectives

2.1 Context

2.1.1 Site 1 - Town Centre & Residential

The south part of this is on the immediate edge of the designated town centre which is shown in light blue on the adjacent diagram. The town centre edge bounds both the south and eastern edges of the site.

The north part of the site is Schoolhill which is a residential street characterised by a mixture of house types.

The western edge of the site bounds onto residential development and is distinctly 'back lane' in character.

Bridge Street, a key route entering into the town centre when travelling from the north, bounds the entire length of the east boundary of the site.

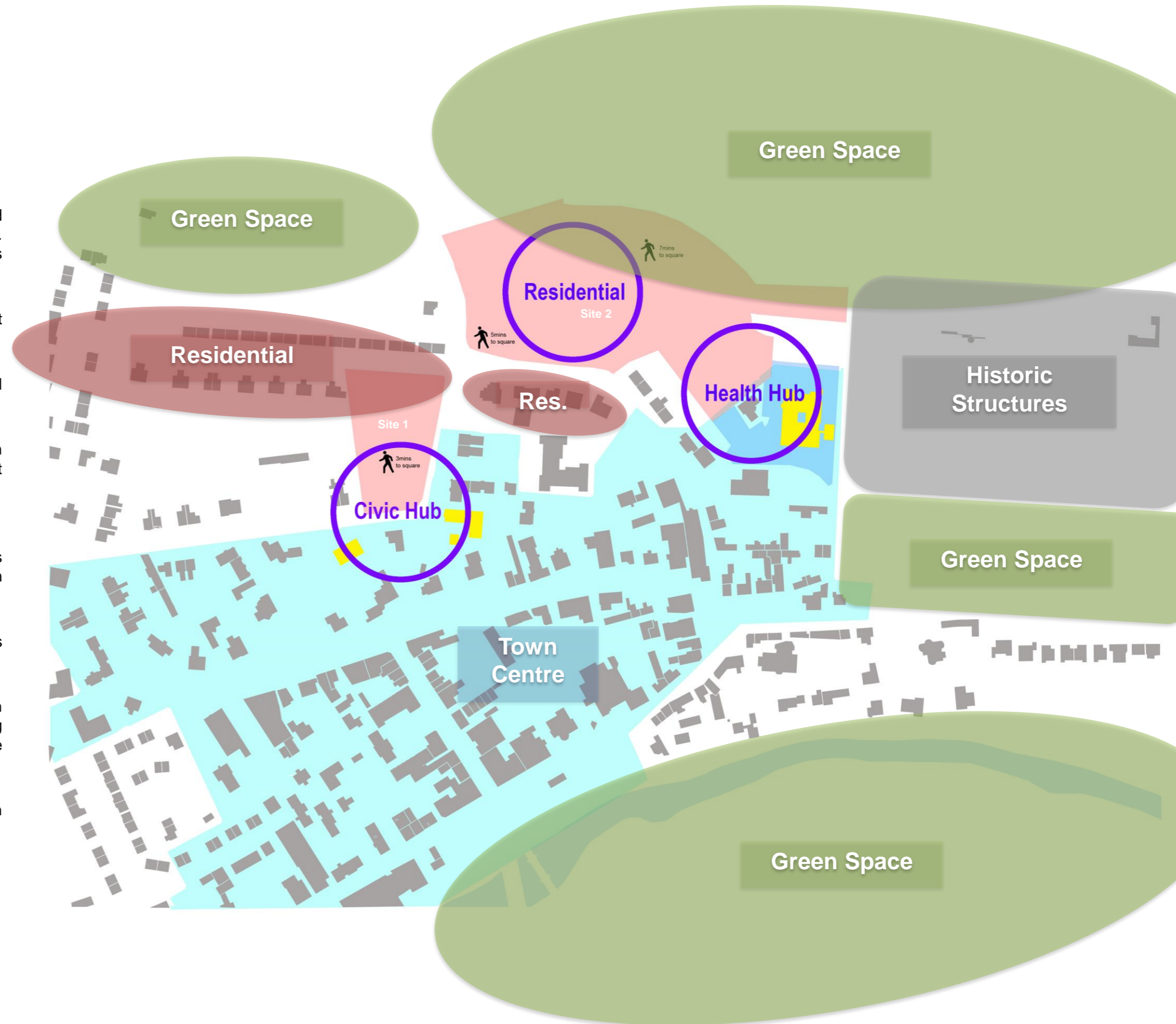
2.1.2 Site 2 - Residential / Health / Landscape / History

The south part of the site bounds onto Schoolhill Road which is largely residential in character. The east part of the site has an existing health use – Ellon Medical Group.

East of the site is Ellon Castle and its associate listed structures which provides this site with a distinctive historic setting.

The entire north edge of the site is bounded by woodland which acts as a buffer between the town centre and suburban housing beyond. The woodlands have numerous footpath links and are key green space asset to the town.

Bridge Street, a key route entering into the town centre when travelling from the north, bounds the west boundary of the site.





From mountain to sea

02 | Masterplan Objectives

2.2 Identity

It is suggested that there is an opportunity for a series of new ‘hubs’ to suit the new uses and to ensure the site uses are grouped appropriately. Each hub would have its own identity and ensure an appropriate response to its setting.

2.2.1 Civic Hub

A local Authority presence close to the Town Centre with close adjacencies to partners Police Scotland and Fire Scotland will provide opportunities to improve collaborative working between public services. This is seen as part of the town centre development site and it is hoped that by keeping a key employer within proximity of the town centre that it will provide economic benefit to local businesses. This also allows an opportunity to present a ‘civic’ presence on the site which did previously exist with the original school building – reinstatement of this principle.

2.2.2 Residential Hub

A mixed development of Extra Care Housing & Social Housing for Rent with good connectivity to the Town Centre and Local Services. The walking distance to the town centre should assist in providing an economic benefit to town centre businesses. Also ensuring town provisions are easily accessible for residents without the requirement to use a car or public transport.

2.2.3 Health Hub

Aberdeenshire Council have been working closely with NHS Grampian and the Health and Social Care Partnership to provide an opportunity for improved facilities and integrated Health and Care Services within the Town Centre of Ellon. There is an existing health centre and dental practice on the easterly side of site 2 so the intention is to extend





From mountain to sea

02 | Masterplan Objectives

2.3 Connectivity

The primary circulation route, Bridge Street becoming Golf Road, goes north between both sites and provides both with good immediate access in and out of the town centre. It is envisaged that main vehicular access points to both sites will be from this route.

Site 1 is contained in terms of use with access largely contained to parking associated with the proposed office facility.

Site 2 is more complex in that it's a larger development site, contains a mix of uses, needs to accommodate a right of access to Ellon Castle and a separately owned / operated health provision by NHS Grampian.

In terms of wider context, there is a requirement for proposals to align to the Ellon Integrated Travel Town Masterplan (EITTM) and this is provided as an appendix at item 8.4. When each site develops to a detail planning application stage consultation will be carried out with Aberdeenshire Council's Strategy Development Team within Transportation to ensure proposals coordinated with the EITTM.





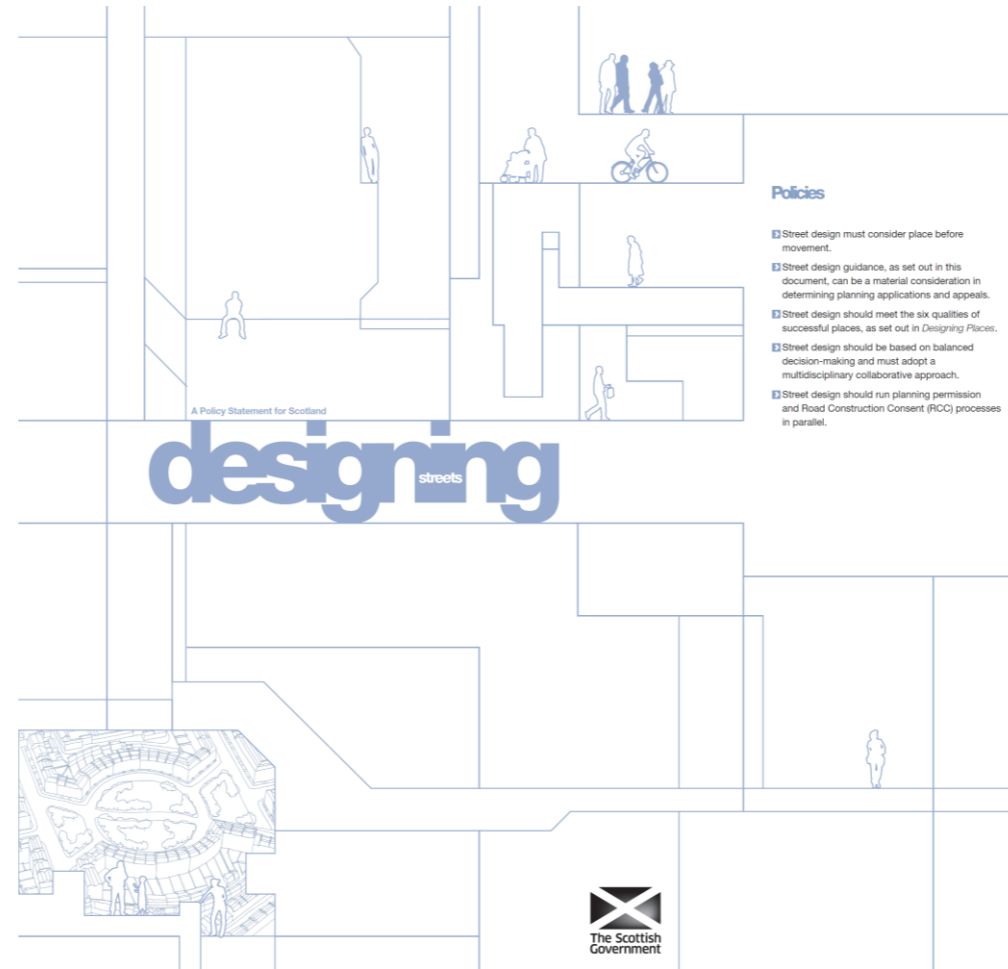
From mountain to sea

02 | Masterplan Objectives

2.4 Key Design Principles

The aim of the masterplan is to ensure that future detailed planning applications make use of Scottish Government design guidance to assist in finalising proposals. Key pieces of guidance have been identified as follows and should be further referenced at the detailed planning application stage :

- **Planning Advice Note PAN 67 - Housing Quality Urban design toolkit**
- **Scotland's Towns Partnership – Town Centre Toolkit**
- **Designing Streets : A Policy Statement for Scotland**
- **Tree Species Selection for Green Infrastructure – A Guide for Specifiers**





From mountain to sea

03 | Community Engagement

3.1 Public Event

On 30 November 2017 the Formartine Area Office co-ordinated a public engagement event in Ellon to get feedback on the masterplan proposals. The purpose of the event was to provide the public with the opportunity to view progress of the masterplanning exercise and to field comment on proposals.

The event was well attended with over 100 people signed into the event and generally supportive of proposals.

A report was collated to record input from the event and is appended to this submission.



A photograph of the public engagement event



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03 | Community Engagement

3.2 Ellon Now Ellon New

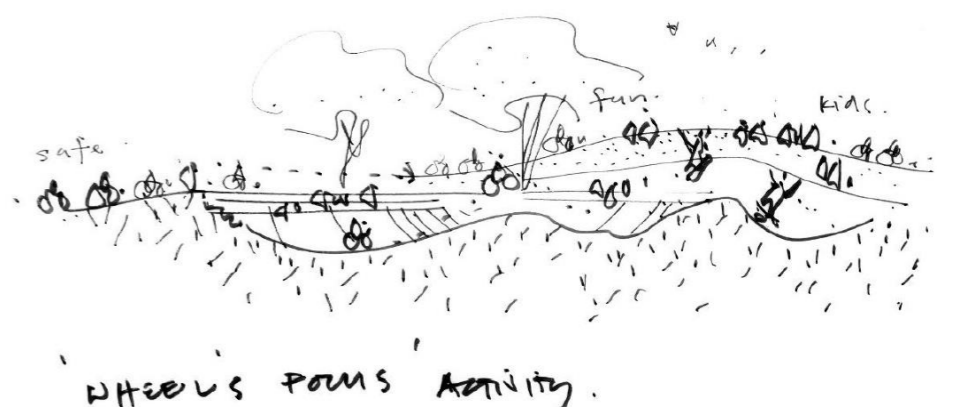
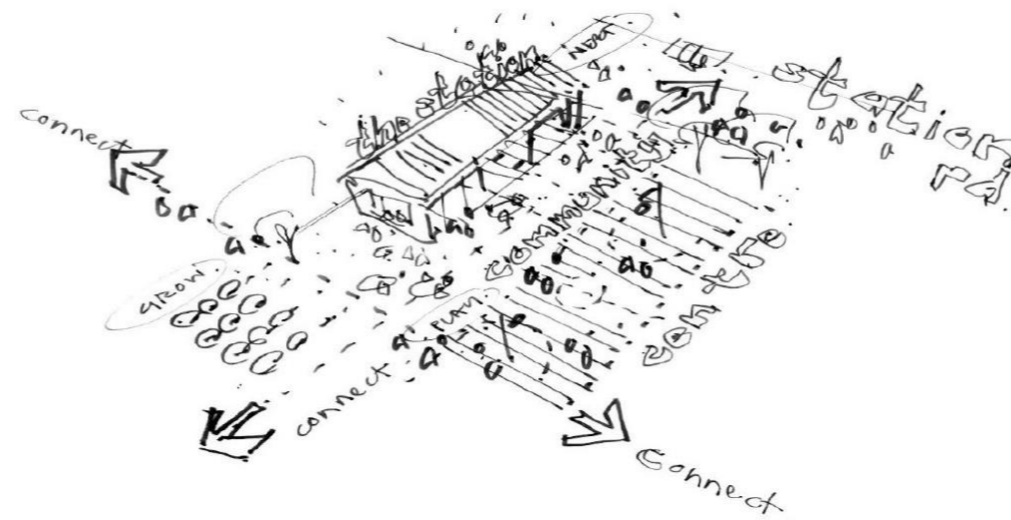
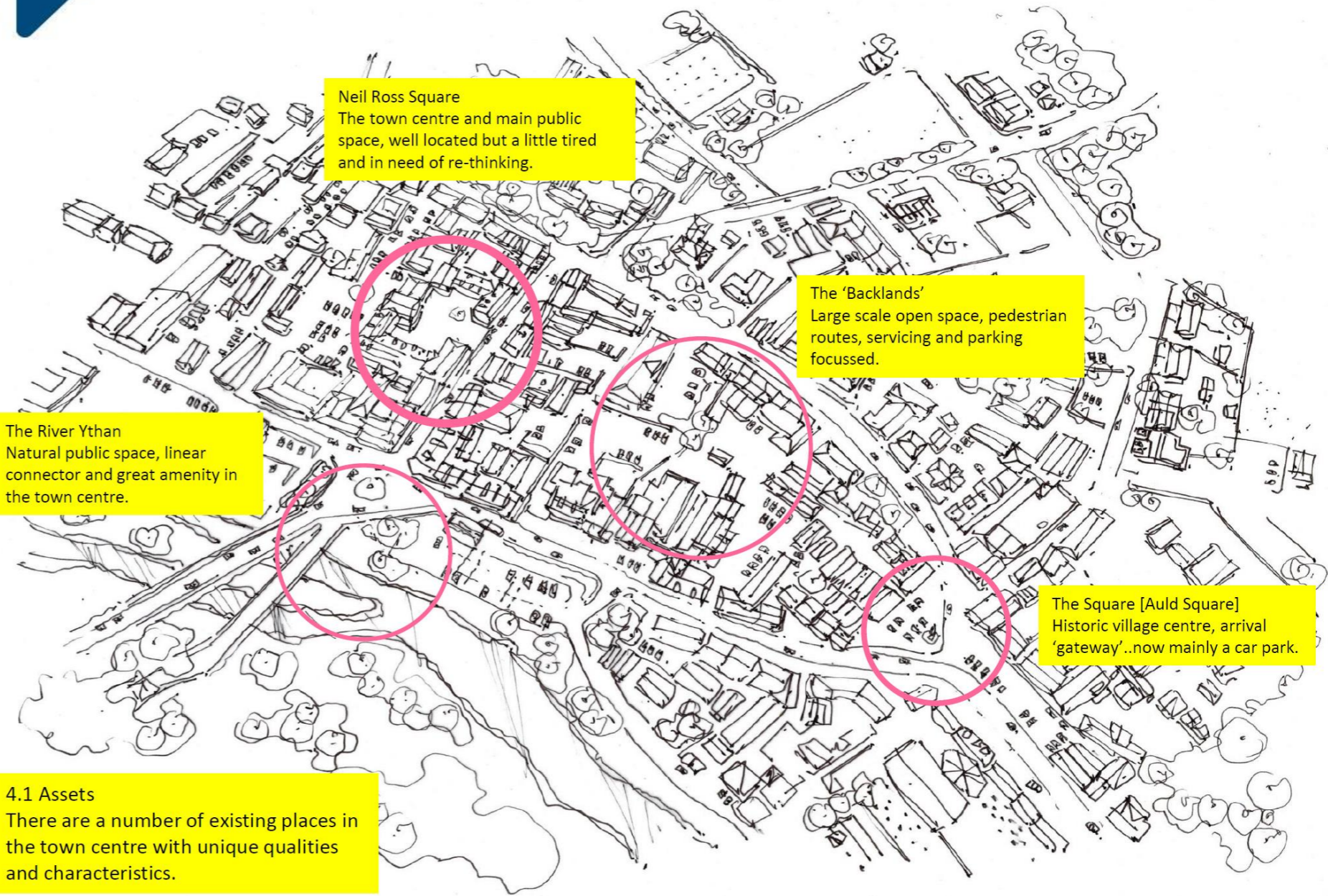
In 2019 Aberdeenshire Council's Formartine Area Office were successful in obtaining funding to carry out a community led town centre 'Making Places' project. The exercise was carried out by place design specialists IBP Strategy & Research and colinross:workshop.

The project was carried out on behalf of Ellon Community Council with the aim of identifying a range of subsequent projects/activities which could help support and stimulate use of Ellon town centre. This could then lead to a framework to improve the town centre over the long term.

The exercise was mostly workshop based and included a number of public engagement sessions to get involvement/input from Ellon residents and beyond.

The final output was a series of key projects for Ellon Community Council to take forward, including guidance on applicable funding stream. The projects included a range from small scale, which are easily deliverable, through to larger more ambitious projects which could be longer term.

The exercise acknowledged the production of a masterplan for the former Ellon Academy sites and suggested that the masterplan key objectives (in particular the proposed uses) could run complementary to the identified key projects. The exercise suggested that some elements have good opportunity for integration / coordination with the key projects particularly in relation to connectivity.





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04 | Masterplan Response

In line with **Planning Advice Note 83 : Masterplanning** the design of the masterplan is to ensure there is a response to place and has been structured to explain the proposal for **Buildings, Spaces and Movement**.

Site 1 and Site 2 are presented separately given that they are separate sites, the uses are distinct and also the characteristics are not necessarily linked.

In response to PAN 83 this part of the document has been structured to explain the masterplan response as follows :

- 4.1 Site 1 - Buildings
- 4.2 Site 1 - Spaces
- 4.3 Site 1 - Movement
- 4.4 Site 2 - Buildings
- 4.5 Site 2 - Spaces
- 4.6 Site 2 - Movement



East to West Geometry of Original Entrance Axis



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04 | Masterplan Response

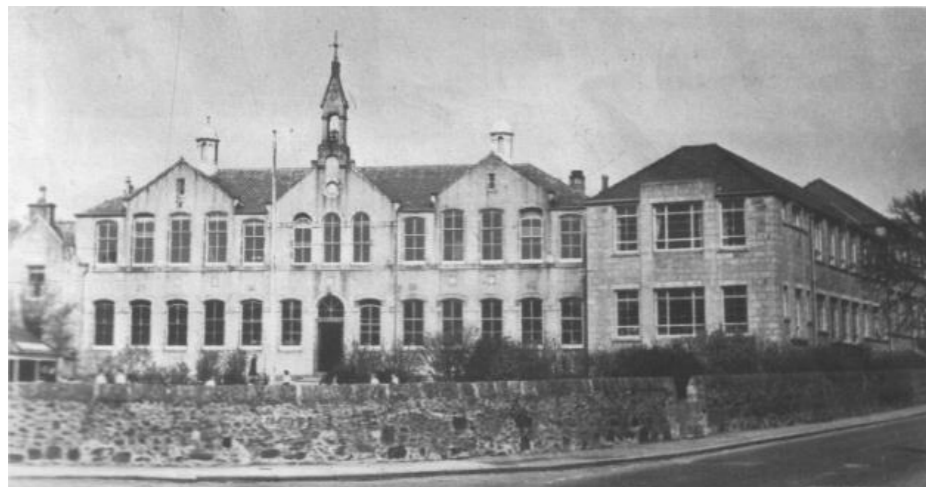
4.1 Site 1 - Buildings

The building(s) positioning should acknowledge the eastern boundary onto Bridge Street as the main route into the town centre. Given that Bridge Street is a main route into the town centre it is proposed that the office & community facilities are located in this prominent position. It is suggested that the scale and massing of this building should provide a confident civic presence whilst acknowledging the surrounding context. It is further suggested that this building should be more 'town centre' related in terms of architectural treatment as a building in this location, and use, naturally extends the boundary designated town centre.

Schoolhill is a residential street so it is proposed that the northern edge of this site provides an opportunity to complete the residential streetscape. It is suggested that the scale and massing of this element should consider the surrounding residential context whilst responding to the new office & community building so that the site has coherence. It is further suggested that on the north east corner of the site there is an opportunity to demarcate the entry into the town centre, from the North, either by treatment or massing – an indication that you are approaching the town centre.

The buildings indicated on the adjacent diagram are only shown indicatively. Subsequent detailed planning applications should fully interrogate building types and massing.

The below photograph shows the main elevation of the original Ellon Academy which presented a strong civic presence when viewed from the Union Street & Bridge Street junction. There is an opportunity to re-present a civic presence.



Civic presence of the original Ellon Academy



Example of a contemporary building using traditional proportions & form in a modern way



From mountain to sea

04 | Masterplan Response

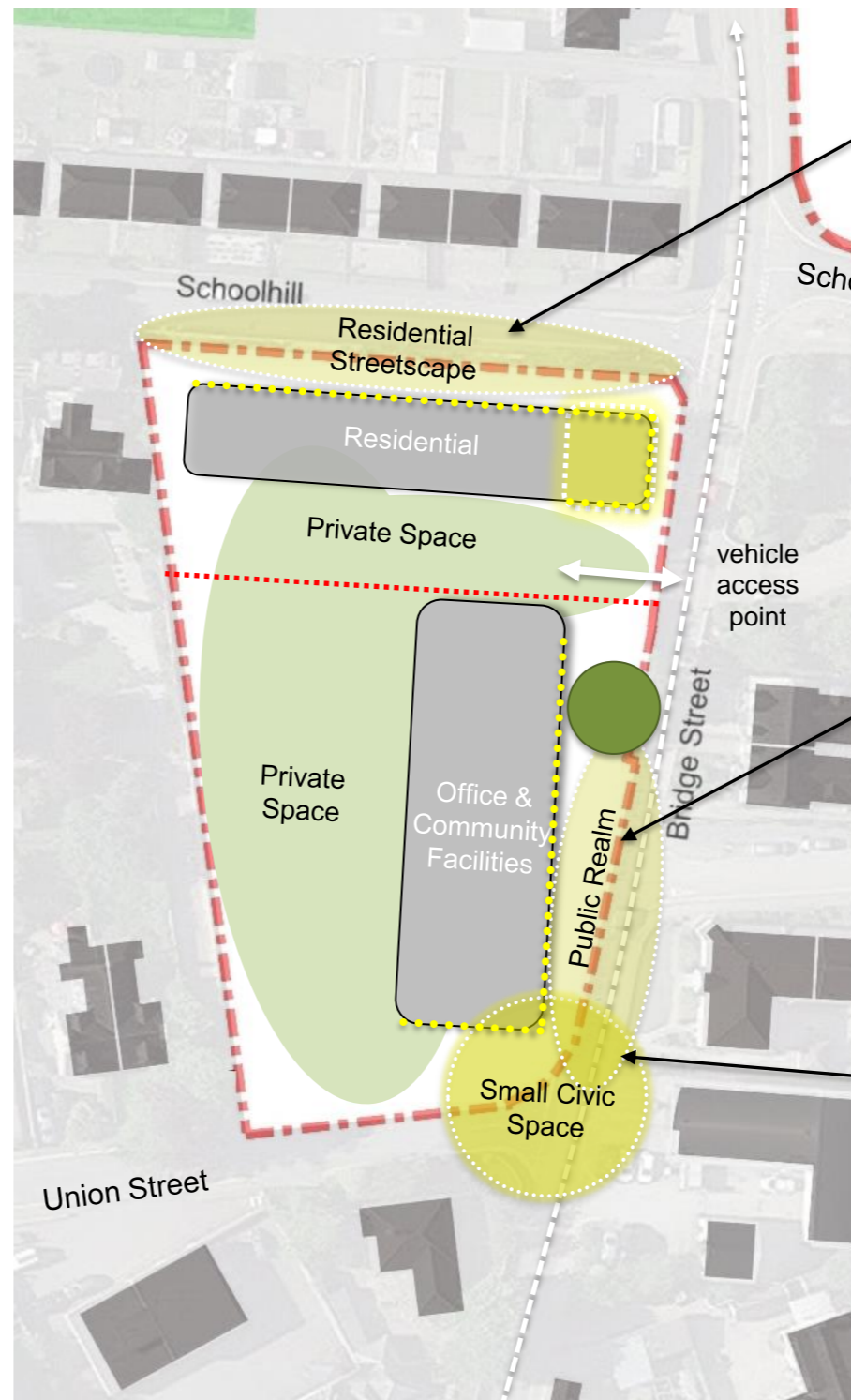
4.2 Site 1 - Spaces

Spaces for site 1 are simply split in two (private & public) with edge treatment along boundaries (and adjoining public streets) to be public and then an inner core to be private so that the 'clutter' can be visually screened by buildings.

There is the potential for a new civic frontage at the abutment of Union Street to Bridge Street, albeit modest in scale, at the entry to the new public facility. Due to the close proximity of the Police and Fire Services this identifies the possibility for a new 'civic hub'. This new civic presence on the corner of the development site should continue along Bridge Street to ensure any activation on the building's elevation is responded to on the public footpath. This could include surface treatment and landscape furniture such as benches. Public art opportunities could be explored in this location.

The residential development to the north of this site offers the opportunity to complete the residential streetscape of Schoolhill. Proposals should positively contribute to the streetscape such as encouraging pedestrian access on the northern boundary, so movement is stimulated on Schoolhill.

Private spaces are to be located within the centre of the site and will mostly contain parking & servicing for the developments.



Example of an 'active' residential streetscape
Goldsmith Street Housing, Mikhail Riches



Example of public realm with opportunities for street furniture outside the building entrance



Example of a civic space entry to a public building
Scottish Water HQ, Reich & Hall Architects





From mountain to sea

04 | Masterplan Response

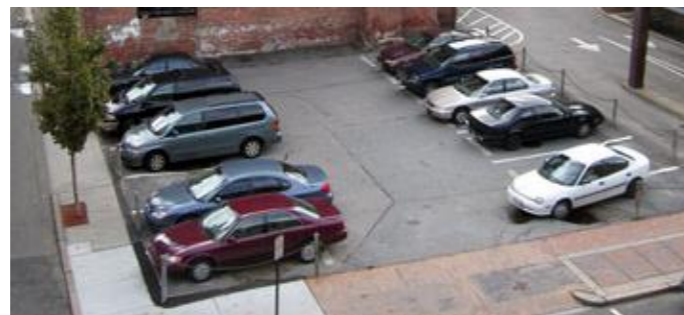
4.3 Site 1 - Movement

Site 1 is proposed to be split in term of use - residential and office & community, so it is proposed to keep each separate in terms of vehicle access and servicing.

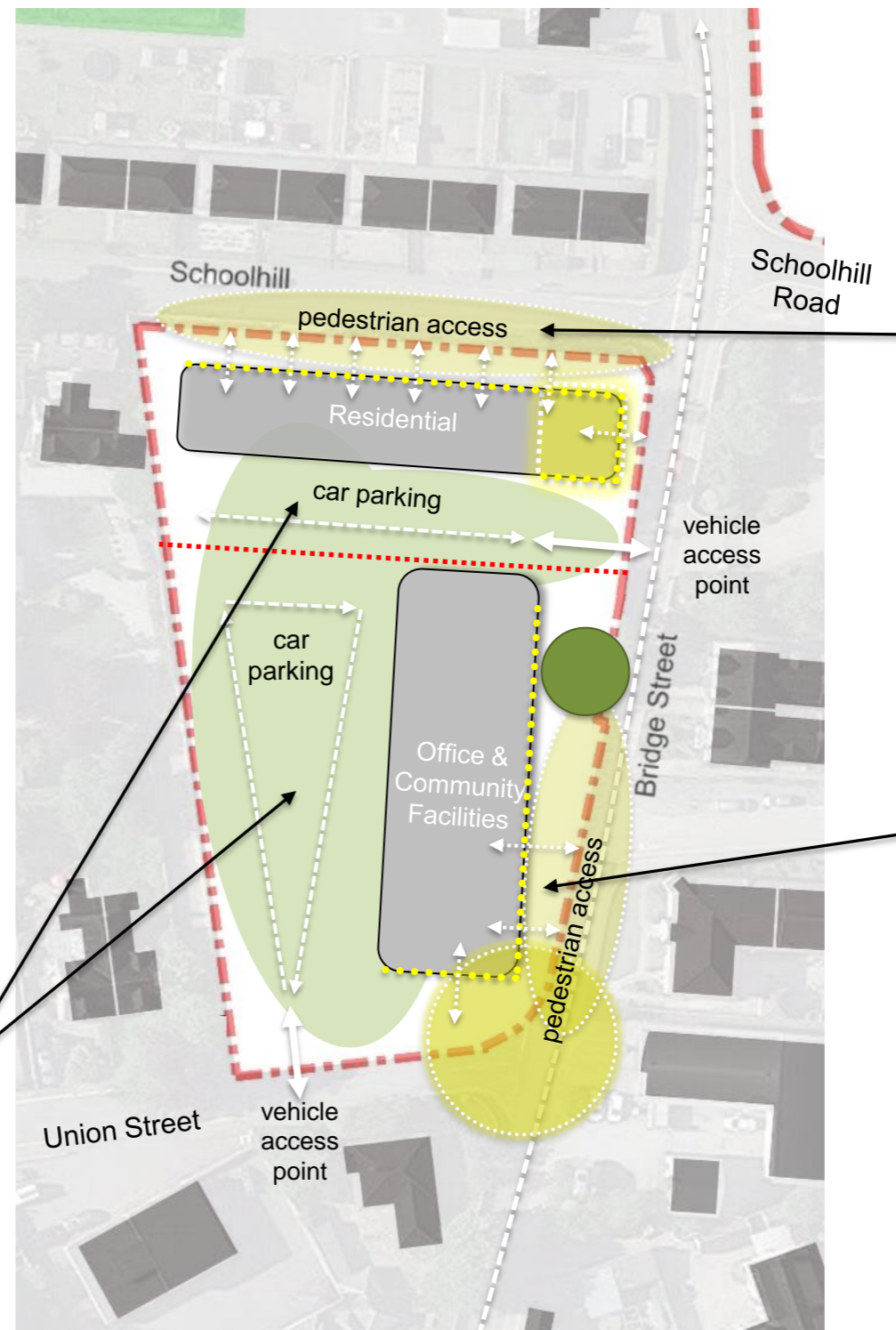
The office & community facility will be accessed by vehicle from Union Street which will provide direct entry to the car parking for the development. This will also be the area the building can be serviced from in terms of bin collection, building services plant access, deliveries, etc. There will be an element of visitor car parking to this area also but given the building's town centre location it is well located for visitors to use alternative modes of transport.

Pedestrian movement will be encouraged from public footpaths with public entry points to the building located on the south and eastern edge of the building.

The residential element of the site will be access by vehicles from Bridge Street and will provide direct entry to the car parking for the development. Pedestrian access, and bin collections etc., will be encouraged from Schoolhill so that the development can further enhance the streetscape of the residential area.



Clutter of cars concealed from view by the position of the buildings



Example of a well-designed residential street
Goldsmith Street Housing, Mikhail Riches



Example of a public building with a frontage to a public street
Idea Store Watney Market



From mountain to sea

04 | Masterplan Response

4.4 Site 2 - Buildings

From the assessment of Site 2 there is an opportunity to re-instate the visual connection and geometry of the entrance avenue that historically lead to Ellon Castle. The entrance axis was on a strong west to east geometry with all buildings and garden structures aligning to this. It is therefore intended to extend this geometry into the planning of Site 2 to root the proposals into its context and out of respect to the historic structures adjoining the development which are still evident.

Buildings are to be located such to create new streetscapes and ensure the spaces they create can lead to a strong sense of place.

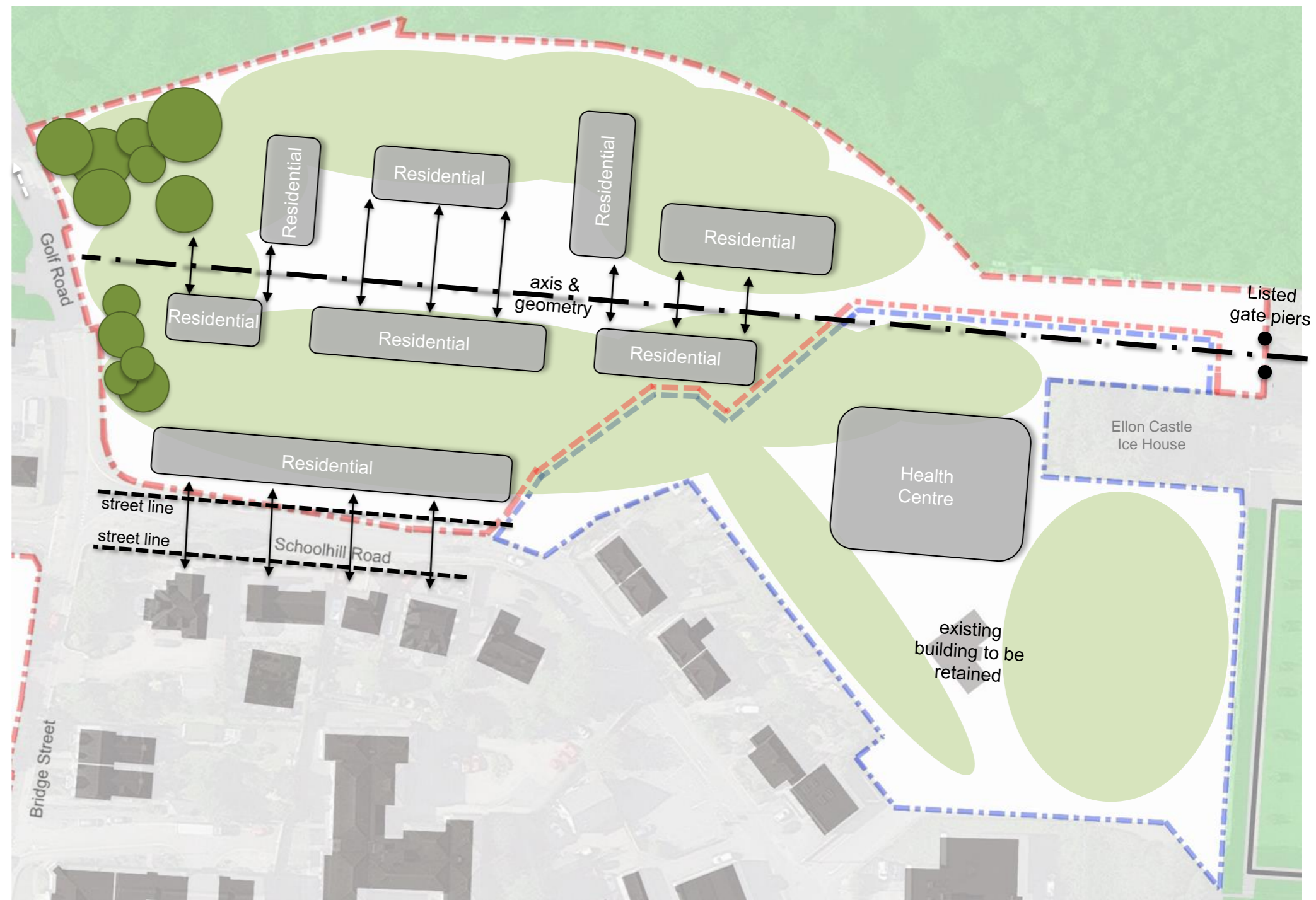
The residential buildings fronting onto Schoolhill Road should present an active street frontage onto the existing residential street to positively contribute to the streetscape.

The buildings indicated on the adjacent diagram are only shown indicatively. Subsequent detailed planning applications should fully interrogate building types and massing.

The below extract show the original axis and geometry of the avenue and walled garden. It is proposed to ensure buildings respect this geometry to reinforce site 2's connection with Ellon Castle & walled garden.



Historic map showing original avenue to Ellon Castle



Site 2

Buildings



From mountain to sea

04 | Masterplan Response

4.5 Site 2 - Spaces

The majority of site 2 will be residential in use so the layout of the development should clearly demarcate the distinction between public and private spaces.

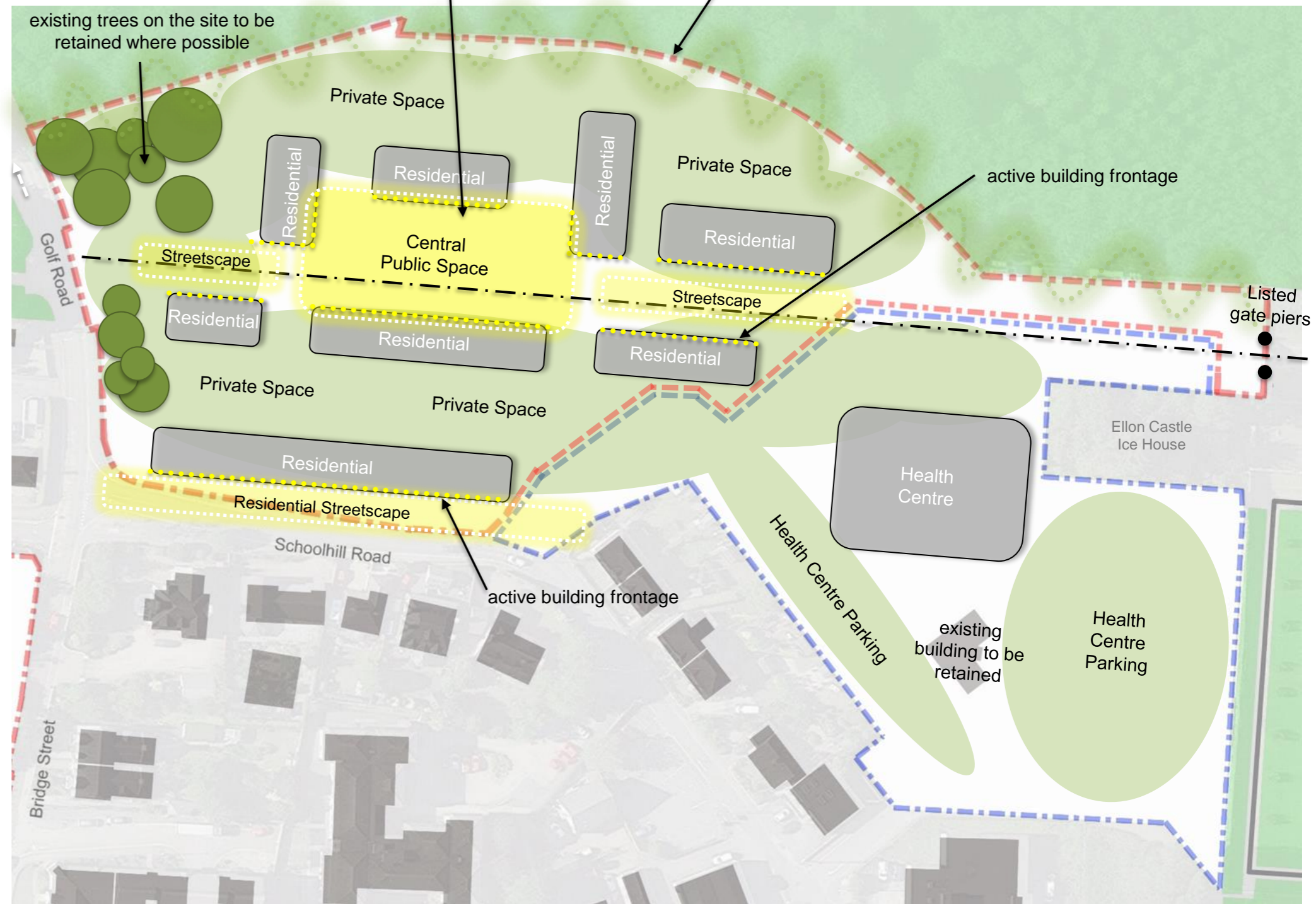
Public space will be focused around the creation of new streets leading to a new central public space which is to echo the neighbouring geometric Ellon Castle Walled Garden. This is conceived as the heart of the development and is to assist in providing the new development with an appropriate sense of place. The central public space will be considered as 'home zone' to ensure it is a pedestrian friendly environment.

It is proposed that the buildings main entry points will be from public streets to ensure public spaces are activated with pedestrian movement. Back gardens, parking, are to be located within more private lanes so that private spaces are concealed behind the building(s) line and orientated away from public spaces to ensure clear demarcation.

The health centre site will be surrounded by car parking for visitors to the facility as well as appropriate landscape treatment to integrate with the residential elements of the masterplan.



Example of a good quality contemporary residential public space
Accordia Housing, Fielden Clegg Bradley Studios



Example of an 'active' residential streetscape



Example of private lanes with access to private gardens

Site 2

Spaces



From mountain to sea

04 | Masterplan Response

4.6 Site 2 - Movement

Site 2 reinstates the historic avenue leading to Ellon Castle. This will be the main circulation, on the east to west axis, and will be demarcated by building placement and appropriate landscape treatment. It is envisaged this will be to an adoptable roads standard – this is considered the primary circulation route in the development and noted in the adjacent diagram as the ‘spine access road’.

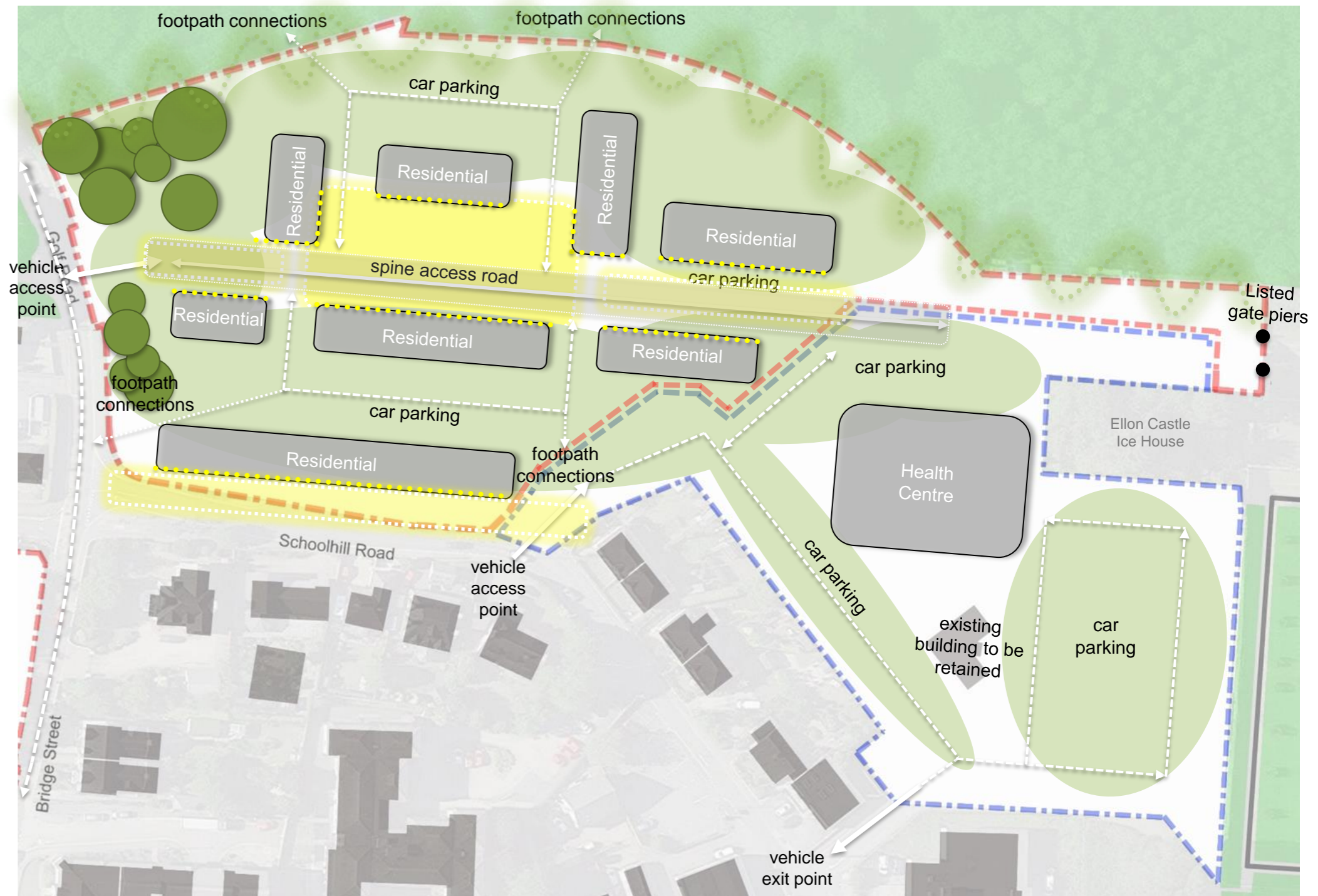
Secondary access roads to residential developments will be from the central spine road. The secondary roads will lead to car parking which are located away from the public spaces so the clutter of cars / bins etc. can be concealed from view. As illustrated in the diagram opposite, secondary access roads will be designed to prevent dead end cul-de-sac arrangements.

The health centre site will be accessed from Schoolhill Road and it is intended to propose a one-way system within this part of the site for ease of circulation. The entry and exit points are shown on the adjacent diagram.

More widely it is intended to link to wider walking routes, such as the core path network, and a key aspect is ensuring good connectivity to the residential developments north of the woodland assisting in promoting a good network of path links within the town of Ellon



Example of car parking discretely located within a development
Commonwealth Games Village, RMJM Architects



Site 2

Movement



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04 | Masterplan Response

4.7 Site Aerial View



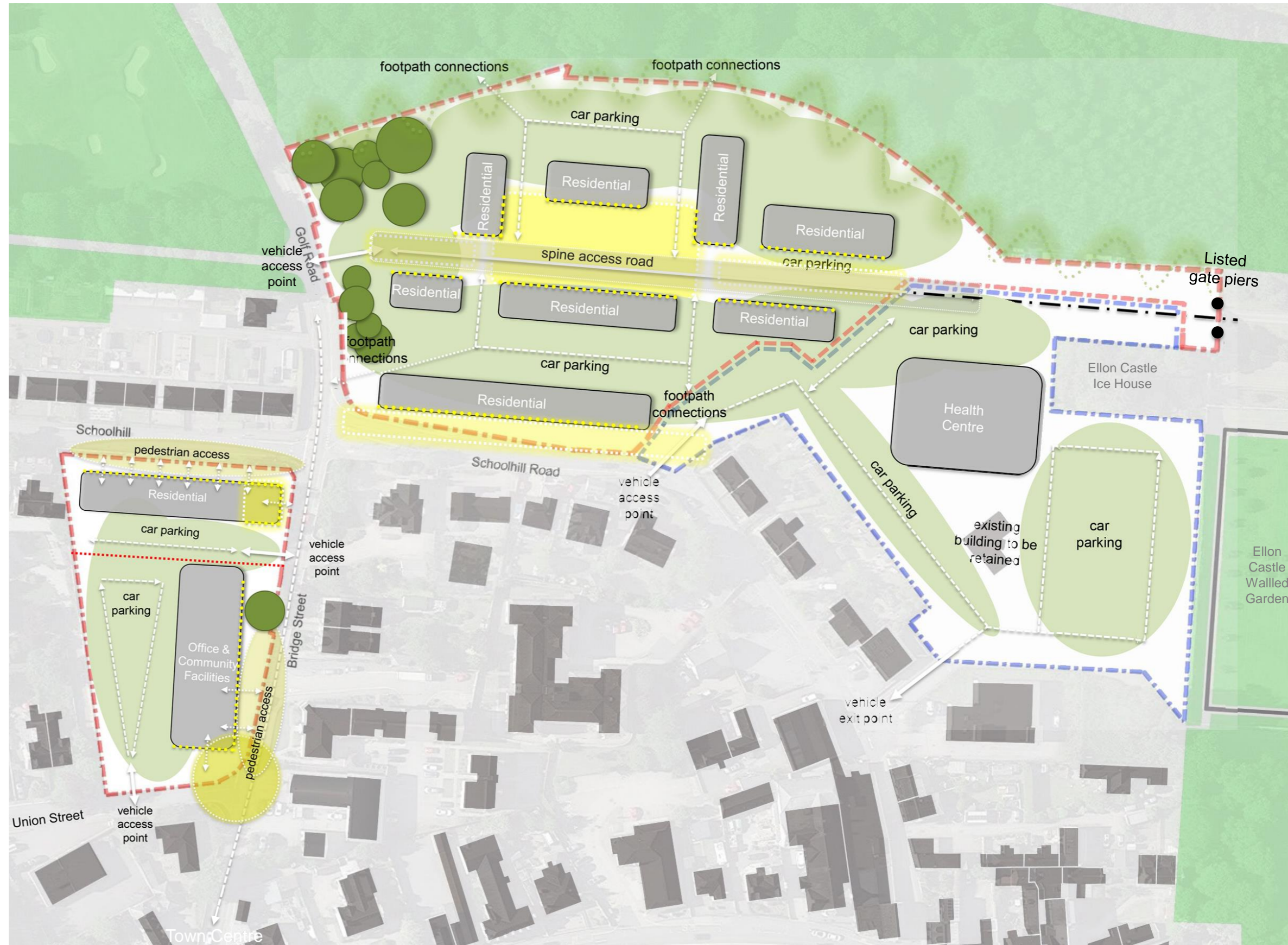
Proposal sites shown within context



From mountain to sea

05 | Masterplan Proposal

5.1 Overview of all development sites





From mountain to sea

05 | Masterplan Proposal

5.2 Proposed Uses

5.2.1 – Office & Community

This is proposed as an office development to accommodate Aberdeenshire Council officers and will house an element of community / public interfacing services.

5.2.2 – Residential

This is proposed as residential to complete the residential development of Schoolhill. It is likely, due to the close proximity of the town centre, that this will be a high density residential development.

5.2.3 – Residential

This is the largest of the masterplanned sites and is proposed as residential. Due to the scale of the site there will be a mixture of residential types and will include public landscaped areas including roads access to an adoptable standard.

5.2.4 – Residential

This is proposed as residential and it is envisaged to enable supported living.

5.2.5 – Health Centre

This is a new Health & Care Centre to be developed by NHS Grampian





From mountain to sea

05 | Masterplan Proposal

5.3 Phasing of Delivery

As described earlier in this document there are five defined uses which each have individual requirements in terms of project delivery and as a result of this likely that timescales for each will be independent. The phases have been illustrated as A – E although this does not necessarily mean A is the first phase with E the last. Each phase will commence/complete to suit individual project requirements.

Sites 1 and 2 are distinct enough in that they can be treated as individual development sites without any requirement for interdependency. The delivery of Site 2 will require careful planning to ensure proposals are co-ordinated, infrastructure demand is accommodated as well as respecting any current site constraints described earlier in this document.

5.3.1 - Phase A is indicated as the new Aberdeenshire Council Office & community uses. The office element is part of a new programme of office accommodation which is being delivered across Aberdeenshire. As part of the new office programme the Ellon office facility is due to be operational by 2022. A detailed full planning application for this site / phase will be submitted in 2020.

5.3.2 - Phase B provides opportunities for residential use and if timing permits it is intended to construct Phase B alongside Phase A. Given the uses (between Phase A & B) are different then it is likely detailed planning applications will relate to each individual phase.

5.3.3 - Phase C & Phase D may be delivered together however given that each has the potential for distinct clients/user with the likelihood that delivery timescales may not align. The residential element is the most significant in terms of size and infrastructure so it is envisaged that Phase C will need to be the first of these elements to progress. Phase D, which is the extra care housing, can then be left as an isolated site to be progressed as required. Business Cases for Phases C and D are currently being prepared with no definitive timescales currently in place for delivery of these projects. Due to the interdependency of these phases it is highly likely that a single full planning application will be made for both elements.

5.3.4 - Phase E relates to the health hub which is being progressed by NHS Grampian. The site has been sold by Aberdeenshire Council to NHS Grampian. NHS Grampian are currently progressing with Business Case assessment of this site and will be responsible for delivery of this element of the masterplan, including any subsequent detailed full planning applications.





From mountain to sea

06 | Technical Assessment

6.1 SUDS

Sustainable Urban Drainage will be designed to accommodate surface water from the development.

The housing development will be served with an adoptable attenuation systems below the paved areas with porous paving and the landscaped areas to the centre of the development supported by a suitable planting scheme.

The development on the former annex site and the NHS health and care HUB will be private system with attenuation provided below porous paving areas to the lowest points of the site.

Landscaped areas and planting will be provided through the development to provide natural drainage to surface water were available.





From mountain to sea

06 | Technical Assessment

6.2 Landscape Strategy

Site 2 is densely populated on the northern edge with a selection of mature trees. Relocation of underground services, as well as general infrastructure requirements, has the potential risk of causing detriment to the existing trees. Efforts will be made to maintain as many existing trees as possible.

Site 1 is sparsely populated by trees but there is a Walnut tree which has a Tree Protection Order associated with it. It is intended to retain this tree and ensure that proposals respond to it.

Site 1 - The eastern edge will be considered public landscaping and respond to the townscape setting.

Site 2 – The new geometry provides the opportunity to reinstate the original avenue thus improving connectivity with the site and Ellon Castle & Gardens. A mix of tree species suitable for paved areas are proposed to line the avenues including **Sorbus x arnoldiana**, **Prunus sargentii** and **Acer campestre**. These should grow to a height of 12-15m and provide a mix of colours through the development. The intention is for trees to provide the vertical structure to landscaping, to help define spaces, and there remains the opportunities for further planting opportunities within each development – such as community spaces. This will be further developed with subsequent detailed planning applications



Betula ermanii



Prunus sargentii



Ulmus Dodoens



Sorbus x arnoldiana



Acer campestre





From mountain to sea

07 | Supporting Context & Assessment

7.1 Historic Development

7.1.1 - 1871 - Historic maps from 1871 shows Ellon as a town with two centres; with Old & New Towns.

At the centre of the Old Town is The Square and Tollbooth. The Old Town at this stage appears to be fragmented in terms of building structure, with no clear street geometry. Building arrangements which would have been commonplace in traditional Scottish market towns of this time. There is evidence of key public facilities at this stage; namely a church and school to serve the community.

The New Town is distinct and sits to the West of the Old Town, separated by open space. The New Town is more structured in the placement of buildings which forms two distinct linear street frontages. There is a third defined street frontage (to the North) but is slightly more fragmented in the placement of buildings. The strong North-West geometry appears to have been set by the geometry of the Bridge of Ellon crossing the River Ythan. There is then a perpendicular geometry (running North-East) which connects to the Old Town. The strong geometry of the Old Town and North-East linkage to the Old Town aligns with the River Ythan at the point it passes by the town.

Beyond the town to the North, Ellon Castle is evident although the map notes remains of an original castle (this dates back to 15th century according to Historic Environment Scotland listing) and also a later structure (also known as Ellon Castle) built between 1725 to 1851. Associated with the castle structures, there is a geometric walled garden evident.

Ellon Station is located North West of the Old & New Town settlements with open space between settlements generally appearing to be farmland.

At this stage Site 1 is undeveloped although there is a defined road bounding the east and northern edges. Site 2 stretches from the Castle Lodge (on the west) to the gate piers (on the east) with the entrance avenue to the castle on a strong East to West geometry.

Ellon - 1871





From mountain to sea

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7.1 Historic Development

7.1.2 - 1901 - There is steady growth of Ellon at the turn of the 20th Century and it is noticeable that the naming of separate Old and New Towns has disappeared to suggest a more cohesive settlement – Ellon.

The geometry of the previously named New Town expands East to connect the two centres. There is also sign of steady development along existing path / road networks and around the Railway Station. There is also now evidence of key streets being named which largely follow the key locations they connect such as; Station Road, Market Street, Bridge Street and School Hill.

At this stage Site 1 indicates a school with all key public buildings being clearly identified as solid black; which includes the Station, Poorhouse, Churches and School. The previously identified schools in the previously named Old and New Towns are no longer shown which suggests Education provision was merged into a single new school located on Site 1.

Site 2 appears unchanged as woodland with identified path networks and the clear East to West entrance axis of Ellon Castle.

The image to the bottom right is a photo of Ellon Secondary / Public School. The school was opened in 1876 and was extended in the 1930's on the east side (alongside Bridge Street). As shown in the image, the school presents a strong and confident civic presence onto the junction of Bridge Street and Union Street.

7.1.3 - 1928 – By 1928 there is minimal growth of the town other than continued development along key routes and appears to be largely residential.

Site 1 has received a few additional buildings on the site but the school still sits prominently at the centre of the site. There has been some further residential development along School Hill and the formation of Gordon Place, which appears to be residential in use.

Site 2 appears unchanged.

7.1.4 - 1950 - There is very little development from 1928 through to 1950 other than continued minor infill development.

Both Site 1 and Site 2 appear unchanged.

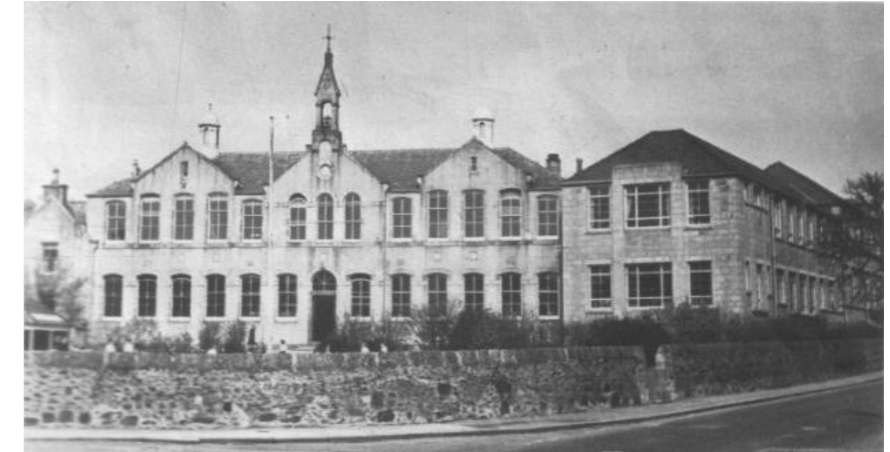
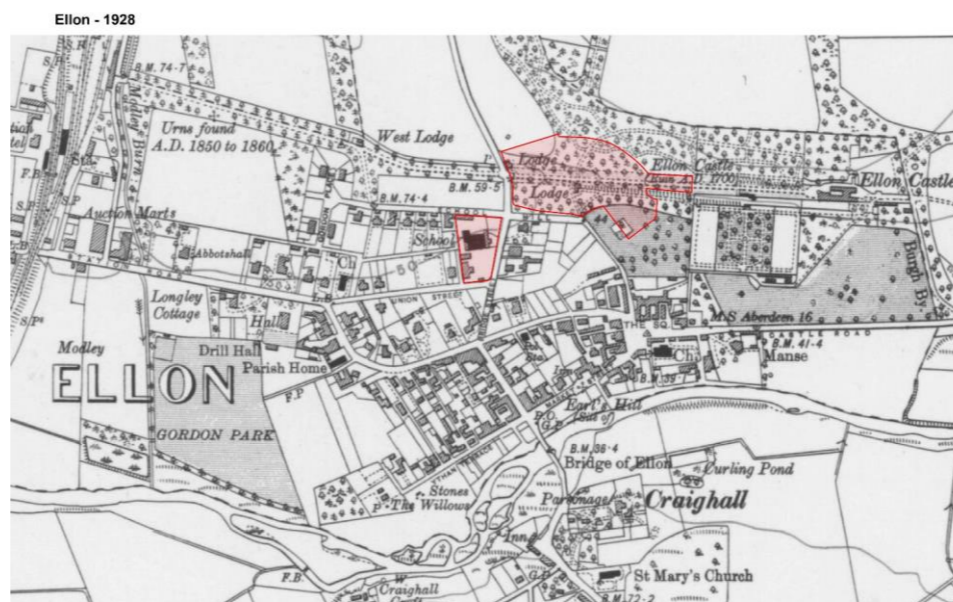


Image from Ellon Academy website



Ellon Cast (from Gardens)





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7.1 Historic Development

7.1.5 - 1980's - Due to the continued expansion of the role at Ellon Academy a second building was constructed in 1979 and was on the site previously occupied by lodges and entrance avenue to Ellon Castle.

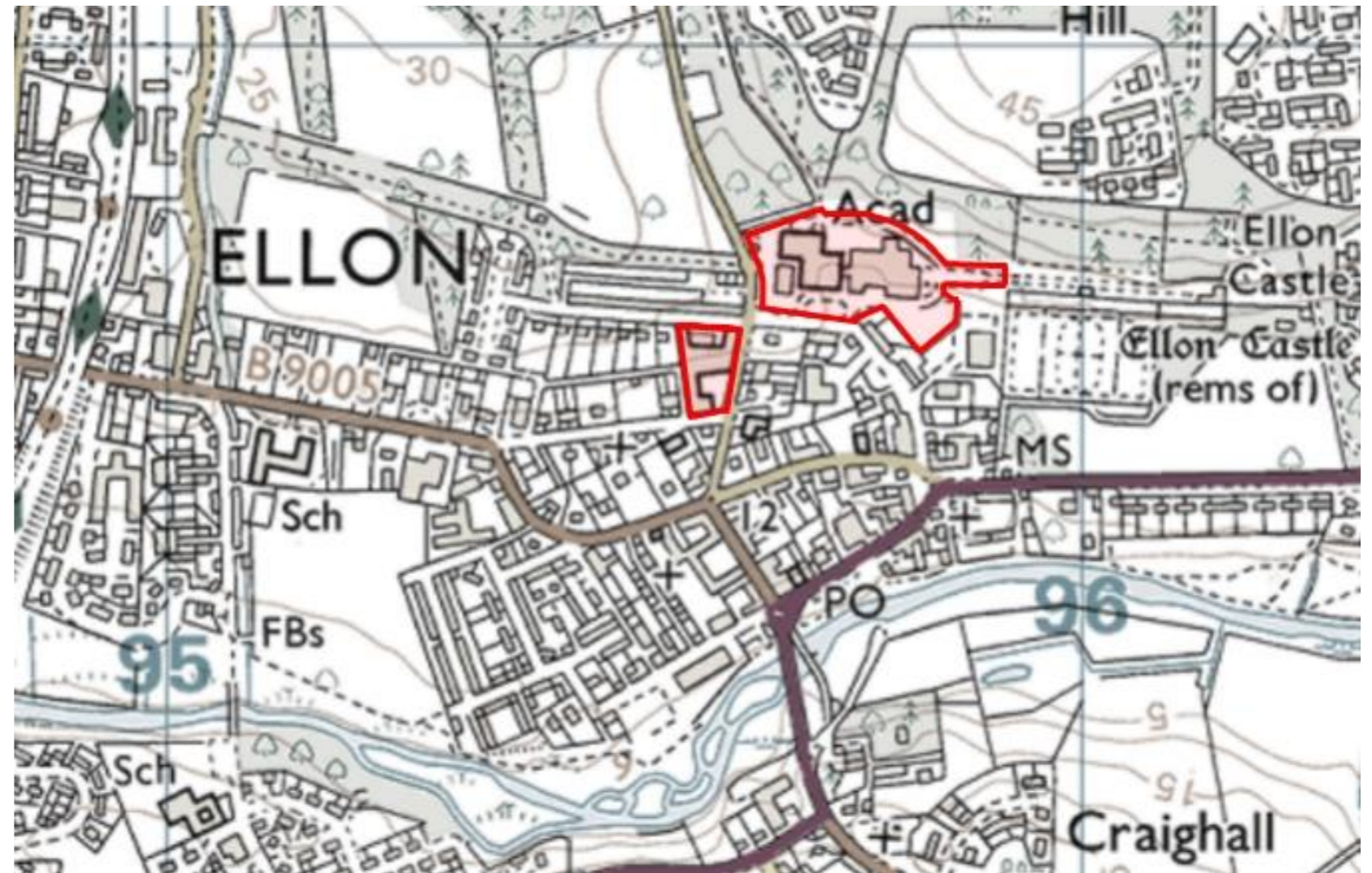
The centre of Ellon experiences minor expansion and continued infill development. Most of the significant development is in suburban housing developments around the periphery of the town.

Site 1 at this stage site 1 appears unchanged however the site as this stage is known as the 'annex' to Ellon Academy.

Site 2 appears at this stage has undergone significant change with the arrival of a new Ellon Academy building, as described above.

7.1.6 Current Day

Site 1 and Site 2 have been cleared of all buildings as part of the new Ellon Academy Campus project, ready for development – as described in item 1.1.





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7.2 Listed Structures

Historic Importance

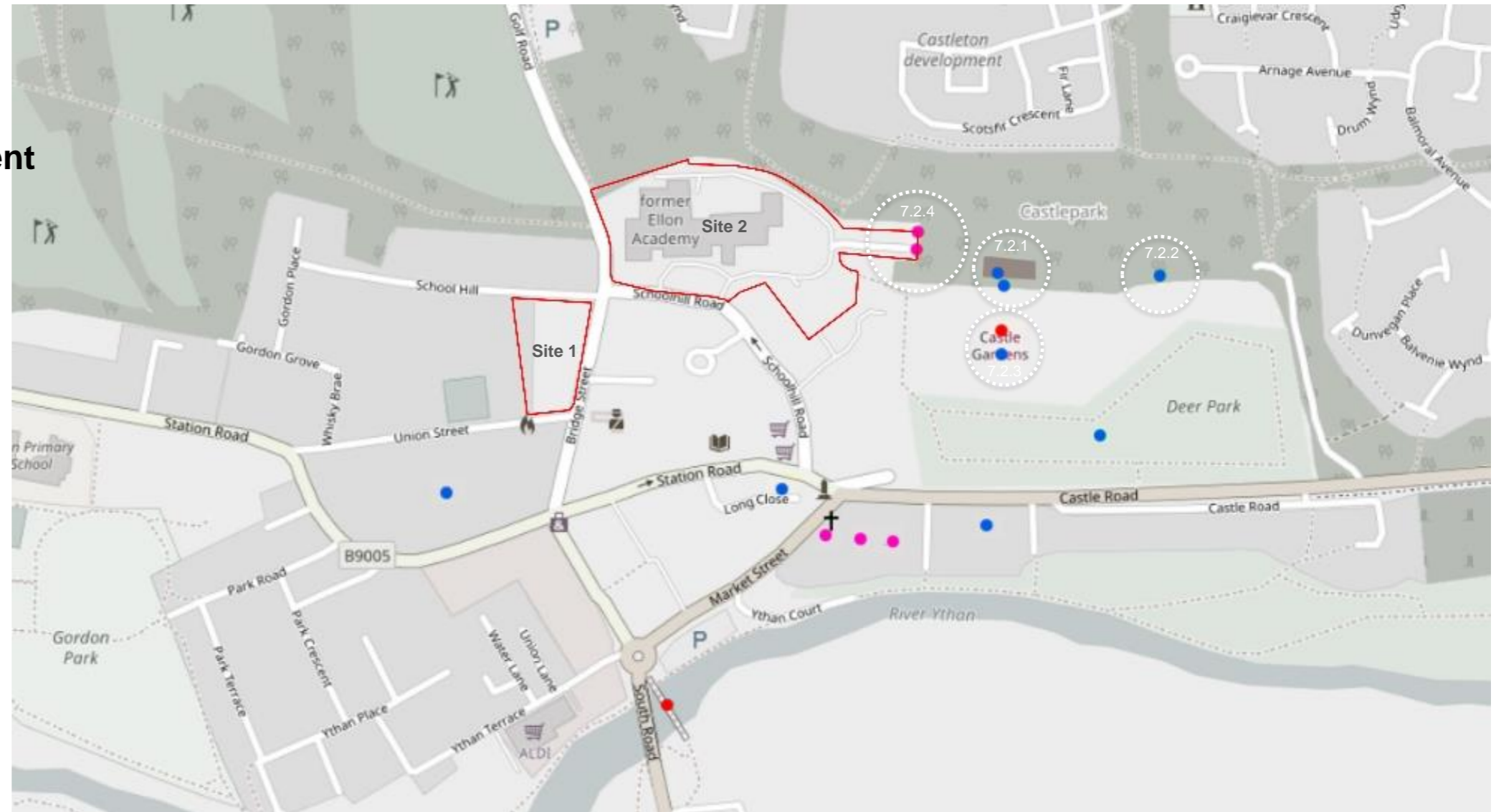
The historic core of Ellon, in particular listed buildings and scheduled monuments, is largely clustered around the original Old Town and the various structures, garden grounds surrounding the original Ellon Castle.

7.2.1 The original Ellon Castle, now a ruin, is a Scheduled Monument and is located immediately north of the walled garden, which has a category C listed status.

7.2.2 The later Ellon Castle is category B listed and has undergone use as an office and a residence. It is currently used as a private residence.

7.2.3 The old walled garden of Ellon Castle sits immediately south of the castle and is category B listed. Central within the garden is the garden sundial which is category A listed.

7.2.4 Bounding Site 2's most easterly edge there are the original Ellon Castle gatepiers which are category C listed and have an identified Statement of Special Interest.



Key:
● Category A Listing ● Category B Listing ● Category C Listing

Extract from Historic Environment Scotland website



Ruins of Ellon Castle (7.2.1)



Ruins of Ellon Castle (7.2.2)



Aerial View of Walled Garden (7.2.3)



Ellon Castle gatepiers on east boundary of site (7.2.4)



From mountain to sea

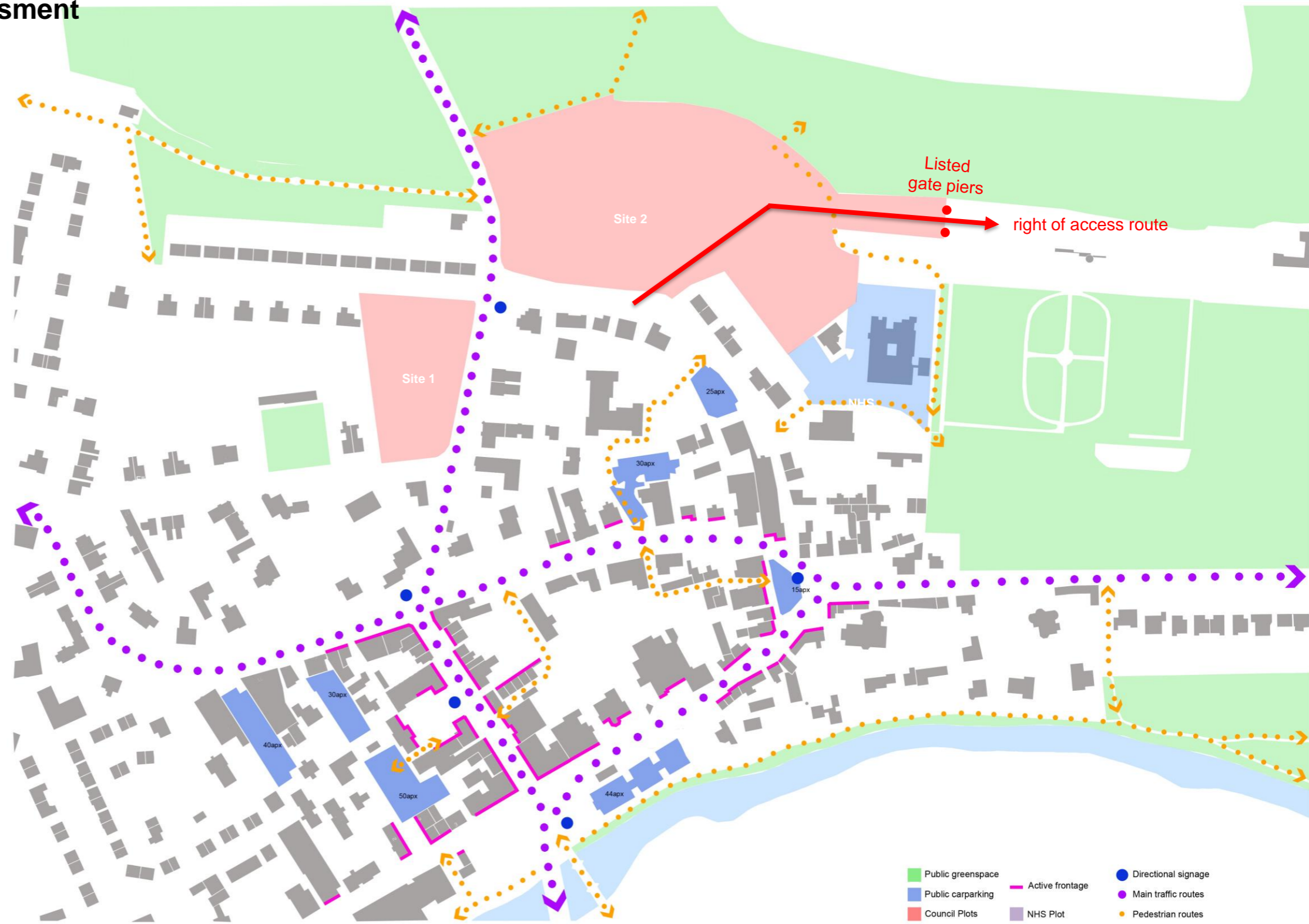
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7.3 Site Constraints

There is a right of access route through Site 2 which requires vehicular and pedestrian access to Ellon Castle. It is therefore important that the masterplan recognises the requirement to maintain the right of access.

The right of access goes through the listed gate piers (identified in item 7.2.4) and the gate piers should be considered an integral part of redevelopment proposals.

Wastewater (foul) capacity is a known issue for Ellon. Scottish Water have a planned upgrade of the Ellon Wastewater Treatment Works which will provide sufficient capacity for planned future developments. Developments within this masterplan should enter into dialogue with all key infrastructure services (such as Scottish Water) as part of a pre-planning application enquiries.



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7.4 Key Town Transport Junctions / Nodes

7.4.1 Junction 1, The Square

Approaching the town centre from the east you first arrive at The Square – the old historic centre of the town. This is populated with car parking, shop frontage, café's and banks. This key part of the town centre does not have a direct connection to the masterplan sites.

7.4.2 Junction 2, Bridge Street & South Road

This is the key entry point into Ellon town centre from the south, crossing the bridge on South Road over the River Ythan. The north edge of Ythan Terrace and Market Street present a defined 2.5 storey built edge to the town centre. Continuing straight over this roundabout into Bridge Street takes you into the heart of the town. The sites are accessed along Bridge Street.

7.4.3 Junction 3, Bridge Street & Station Road

Bridge Street is a spine road through the centre of the town. At this junction, Station Road is presented perpendicular and on it's southern edge there is a defined 2.5 storey built edge to the town centre. Bridge Street continues north at this point leading up to the masterplan sites.

7.4.4 Junction 4, Bridge Street & Union Street

The Bridge Street building typology becomes more fragmented as you move away from the historic town centre. Site 1 is demarcated by the junction of Union Street which is the southern boundary of the site.

7.4.5 Junction 5, Bridge Street & Schoolhill

Bridge Street continues north and at this junction the masterplan sites (1 & 2) are connected by the staggered junction of Schoolhill and Schoolhill Road. This junction marks the end of the built fabric of the town centre and leads onto Golf Road which is distinctly woodland in character. When approaching from the north this junction is the demarcation of entry to the town centre.





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7.5 Site 1 Characteristics

There is a clear 'island' of buildings which demarcates the town centre which is largely made up of active ground floor frontages (mixture of retail, leisure & offices) and residential accommodation above. The perimeter of this town centre is traditional in form with buildings generally two storey in height with a third floor with dormers within pitched roof spaces. Buildings within the town centre 'island' are generally one to two storey which allows the outer buildings to define the edge of the core centre. Materials within this area are predominantly stone with a mixture of granite (both pink and grey), sandstone, traditional harl, slate roofs and timber windows. Window openings are predominantly vertical in proportion with ground floor commercial activity in larger openings with associated signage. Street frontages are punctuated with chimneys, gables and traditional proportions.

The following photographs are shown to illustrate the town centre character of site 1.



Photograph of Town Centre Streetscape



Photograph of Town Centre Streetscape



Photograph of Entry to Town (from Ellon Bridge)



Photograph of old Town Square



From mountain to sea

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7.5 Site 1 Characteristics



Photograph of Neal Ross Square with Central Punctuation



Photograph of Town Centre Streetscape



Photograph of Town Centre Streetscape



Photograph of Neal Ross Square, lower scale single storey



Photograph of Junction at Edge of Town Centre



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7.5 Site 2 Characteristics

The immediate context of Site 2 is landscaped ground with the site bounded to the north in woodland and to the east is Ellon Castle with associated garden grounds.

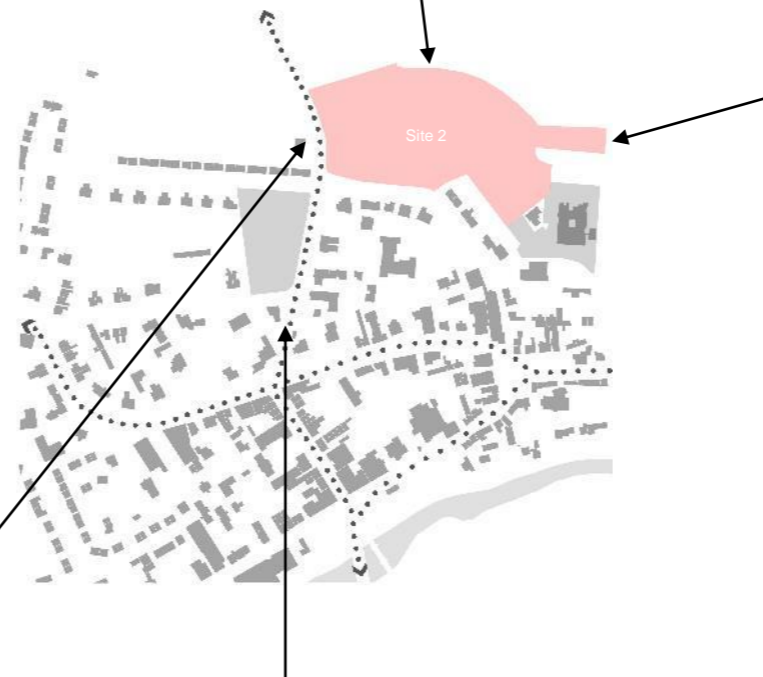
The landscape character is both planned and unplanned. There is still evidence of the east to west geometry of the original Ellon Castle (at both east and western edges) with the gatepiers a key element of the east boundary. Stone walls and hedges are also evident, largely in relation to the previously planned elements on the old Castle access. The remainder of landscaping around the rest of the site is unplanned in nature.

There are existing health facilities on the eastern edge of the site with a local NHS General Practitioners practice currently in operation.

The following photographs are shown to illustrate the rural, and historic, character of site 2.



Photograph of Woodland Walks to North



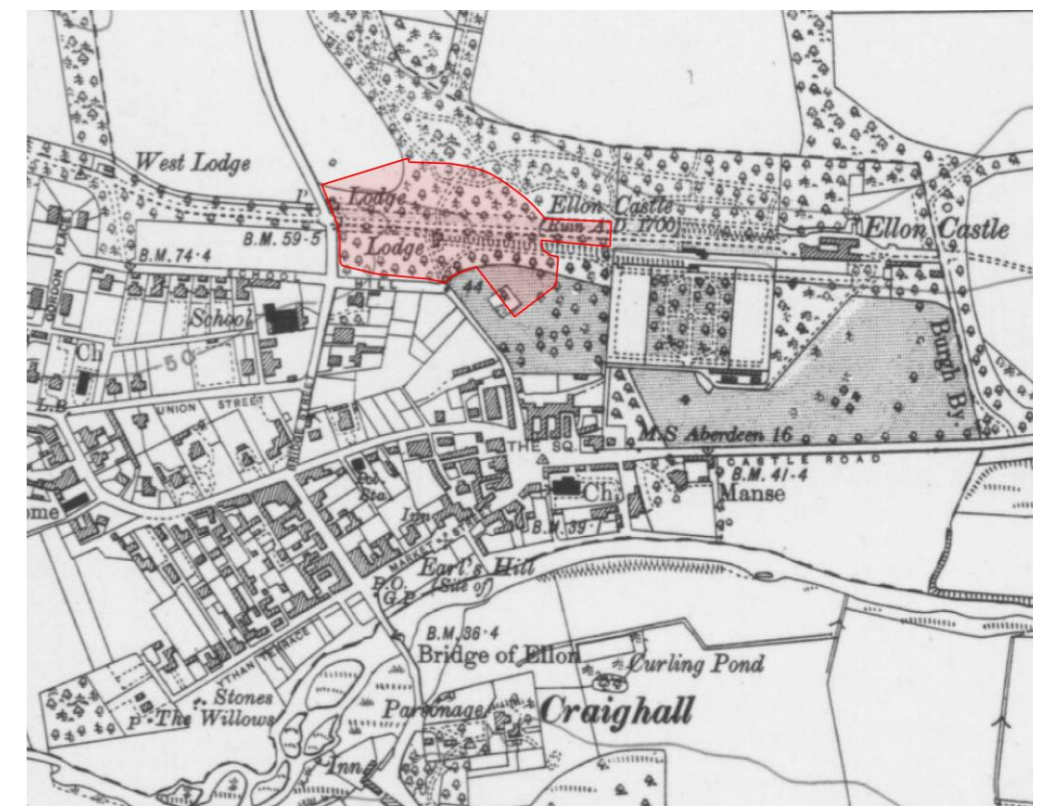
Photograph of Existing Eastern Boundary to Site 2 (listed gatepiers)



Photograph of Existing Western Boundary to Site 2 (Golf Road)



Photograph Looking North Towards Site 2 Along Bridge Street



Site 2 in the context of the previously planned & unplanned gardens



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7.6 Community Asset Transfers

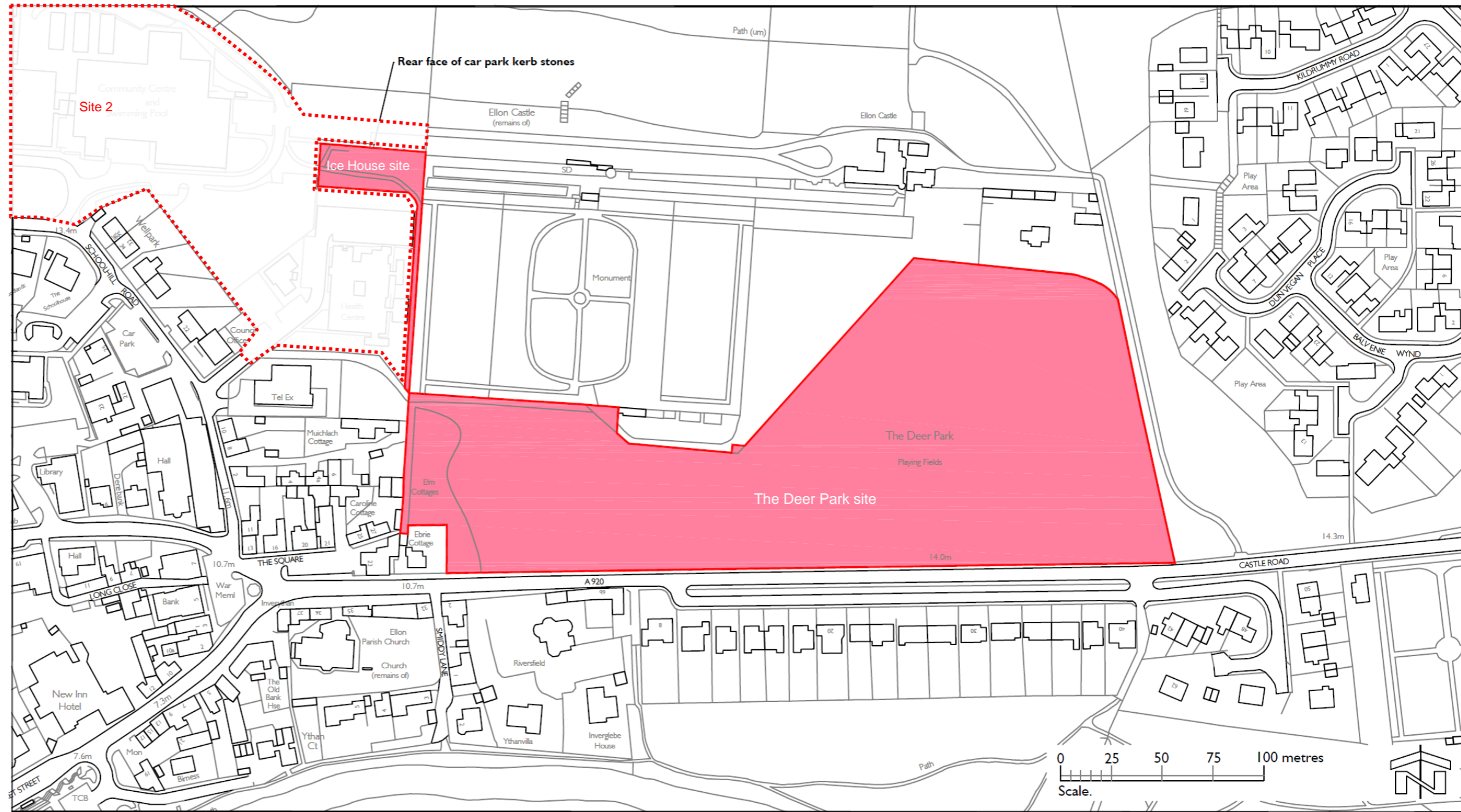
There are currently two Aberdeenshire Council owned sites under the Community Asset Transfer process and both sit in close proximity to the masterplan sites.

These are shown on the illustration opposite :

- Ice House Site
- The Deer Park

The Ice House Site immediately bounds onto the masterplan site 2 on three sides. There is also a maintained route of access (path link) which bounds the majority of the eastern boundary of site 2.

Proposals for site 2 should look to acknowledge the existence of the Ice House site and the fact there is likely to be community activity in this location, as well as footpath linkages.





From mountain to sea

08 | Appendices

[8.1 Tree Survey & Report](#)

[8.2 Masterplan Engagement Event Report](#)

[8.3 Ellon Integrated Travel Town Masterplan](#)