Contents

1. Introduction

2. Conservation Area Status

3. Planning History

4. Environmental Capacity

5. Development Proposals

Annex 1 - Index 21.

Kingseat Location and Planning Status Plan

- Conservation Area Boundary
- Planning Consent Boundary Dec 1999
- GHB Land Ownership
- Key Road Junctions
- Link to Formartine & Buchan Cycleway and to Newmachar
- Local Plan Designation - Opportunity for Enabling Development

Distance to Newmachar School from Kingseat
1) on Formartine and Buchan Way: a-b 1600m
2) on unclassified road: b-c 850m
3) on track to Formartine and Buchan Way: a-d 305m
4) Total: 2755m

- Alternative route distance: 1782m
- Pinkie Lane route distance: 1340m
1. **Introduction**

1.1 The Kingseat Hospital Development Brief has been prepared in response to the following:

1. The importance of the Kingseat site in Aberdeenshire and a national context as the first planned hospital settlement in the U.K.

2. The contribution the Kingseat site will make in delivering the targets of the Finalised Aberdeenshire Local Plan and the Aberdeenshire Community Plan.

3. The need to plan the enabling development of the Kingseat site in a way which safeguards the future of the 20th century hospital settlement but allows the site to contribute to the aspirations of the site owner(s) and local people for the 21st century by providing 250 new houses, community facilities and a business park.

4. The forthcoming negotiations between NHS Grampian, the prospective developer of the site and Aberdeenshire Council.

1.2 Kingseat Hospital is located 7 kilometres north of the Dyce area of Aberdeen and 1 kilometre east of Newmachar village. The site is accessed by the B979 and unclassified roads and has a trackway connection to the Formartine and Buchan Way. The site is covered by the Finalised Aberdeenshire Local Plan and the Kingseat Conservation Area designation. The full Kingseat Hospital land holding is 43 hectares.

1.3 The site’s name of Kingseat refers to a historical reference, which states that King Malcolm Canmore rested here following the slaying of Macbeth at Lumphanan.

1.4 The site is in a position on a ridge between Garioch and Formartine with views across Aberdeenshire to the Grampian Mountains.

2. **Conservation Area Status**

2.1 Kingseat was the first segregate or village hospital system in the British Isles. The scheme adopted the design principles of a similar institution in Alt Scherbitz, near Leipzig in Austria. The village opened for patients on the 16th May 1904 and was subsequently extended in 1927 and during the Second World War when it acted as Navy Hospital for casualties from the Atlantic and Arctic Convoys. Approximately 810 patients plus staff lived at Kingseat in its heyday.

2.2 The village is laid out to create a secluded and sheltered environment with low density pink granite villas strategically laid out within a planned parkland landscape. The buildings themselves show the progression of the distinguished architect A. Marshall Mackenzie’s style from the 1890’s to the 1930’s. This architect is also responsible for Marischal College and Grayfriars Church in Aberdeen and Marr Lodge in Upper Deeside. Kingseat’s parkland landscape integrates recreational facilities like the football pitch, tennis courts and bowling greens with shelter belts of native and non native broad leaved and conifer trees. The overall effect is that of a distinctive, self contained settlement.

2.3 Kingseat was designated a conservation area by Aberdeenshire Council on the 1st February 2000 following a public consultation process. The conservation area designation was supported by Historic Scotland, Newmachar Community Council, the Scottish Civic Trust and a number of other civic heritage organisations.

2.4 The Kingseat Conservation Area was supported by the production and approval of the Kingseat Conservation Area Policies for the Control of Development report, which is contained in Annex 2 of this brief. The objectives of the Conservation Policy are to preserve and enhance the assets of Kingseat and to maintain the areas architectural and historic character.
3. Planning History and Framework.

3.1 The Kingseat site has the following planning history:


2. Planning application 99/0116/01 for residential development was refused permission by the 18th April 2000 Planning & Development Committee.

3. Planning application 99/0117/01 for residential development was also refused permission by the 18th April 2000 Planning and Development Committee.

4. Planning application 99/2717/01 for mixed use development incorporating residential (352 units), class 4 business, and local retail uses. An officer recommendation to approve the application was drafted for consideration at the 27th November 2001 Committee. The report was approved but the planning permission was not issued until the landowner signed the section 75 agreement in December 2002.

5. Planning application 99/2008/10 proposed the demolition of the former service/industrial buildings on the site and a number of the granite villas. Planning officers accepted the need to demolish the industrial buildings to make way for a new build business park but not the villas. This view was supported by Historic Scotland. No report seeking approval for the works has been submitted to Aberdeenshire Council, and the application remains undecided.

3.2 The finalised Aberdeenshire Local Plan allocates the Kingseat Hospital site for enabling development comprising of 250 residential units in total. The local plan boundary for the site is shown on the attached plans. The local plan also provides background information on design guidance which applies to the Kingseat Hospital site in Appendix 1 “The Design of New Development in Aberdeenshire, Appendix 4 “Listed Buildings and Conservation Areas, Appendix 5 Landscape Design Guidance, Appendix 6 “Provision of Public Open Space”, Appendix 7 “Affordable Housing Provision”.

3.3 The Aberdeenshire Council Kingseat Conservation Area Development Control Policies Report provides background information on the history and character of this settlement and policies for the control of development see annex 2.

4. Kingseat Environmental Capacity Considerations

4.1 Any development proposals for Kingseat must take into account the following environmental capacity considerations that are described below and illustrated by the attached plan. “Kingseat Location and Planning Status Plan”.

1. Kingseat hospital has Conservation Area status, to protect and retain the historic buildings and the settlement pattern. There is a presumption against the demolition of the existing granite buildings. Where granite buildings are demolished the granite shall be re-used for repairing remaining buildings the construction of new buildings or constructing new walls on site.

2. There are no surveys for protected wildlife species principally bats and badgers. These surveys need to be carried out before works start on site and, where appropriate, mitigation works agreed with Scottish Natural Heritage.
3. The trees are individually protected by the conservation area status. Care needs to be taken that new buildings, roads, drainage, cabling or other related development works do not cut through established root systems. A long term, costed trees and woodland management plan needs to be agreed with Aberdeenshire Council.

3. The impact of previous industrial scale servicing and waste generation activities on the Kingseat Hospital site land holdings. This requires a scoping study to assess any potential contaminated land issues in and around the Kingseat Hospital site.

4. Taking into account any concerns the Health & Safety Executive might have with regard to the proximity of Kingseat Hospital to the warehouses storing ammonium nitrate fertiliser in buildings to the north of Kingseat.

5. The provision of shared community facilities with Newmachar village including school, sports pitches, public open space and General Practitioner base, a lit, surfaced, access track to Newmachar via the Formartine & Buchan Way.

6. Traffic management works within the Kingseat site to provide a one-way system, segregate the business uses from residential areas and outwith the site, to the local road network.

7. Converting the existing buildings in a way, which anticipates the spirit of existing and future regulations with regard to access, energy conservation and waste minimisation, yet retain their historical character.

8. Developing a district-heating scheme for the Kingseat settlement.

4.2 The anticipated way forward on the issues is:

1. A phasing plan for the development of Kingseat showing when and how existing buildings will be restored and re-used while new buildings are sensitively integrated into the existing settlement pattern.

2. The use of an index 21 design code as pioneered by Robert Gordon University, see annex 1.

3. The use of planning conditions for onsite design and infrastructure works and a Section 75 Agreement to deliver public realm investments required to meet the extra needs capacity generated by the development of Kingseat.

5. Development Proposals

5.1 The Kingseat Proposals Plan and the supporting aerial photograph shows how this site could be developed whilst taking into account the environmental capacity considerations raised previously. The developments consist of:

1. The transfer of land allocated for affordable housing, to be provided by Communities Scotland and Aberdeenshire Housing Partnership for up to 60 units at two sites within Kingseat.

2. A Phase 1 Business Park consisting of new build units and the conversion of existing buildings to provide up to 2,000 square metres of new business floorspace, with its own road access. A Phase 2 Business Park is proposed for the nearby greenfield site, subject to Health and Safety Executive approval.

3. Community facilities including relocated football field, changing facilities, General Practitioners base and local shop and equipped children’s play area. The existing landscaped public open space is needed to act as a buffer between the new business uses and residential uses and as a
community recreation facility. The location, services provision and mechanism for the future management of the community hall facility needs to be agreed with Aberdeenshire Council and Newmachar Community Council. Ideally the community hall will be located at Newmachar.

4. Conversion of existing granite villas and buildings to residential units or business units set in their own individual grounds.

5. New build market housing on two greenfield locations.

6. Reedbed SUDS and grey water cleaning system on NHS Grampian owned land, subject to SEPA approval, following a Drainage Impact Assessment.

7. Publicly accessible circular walks based upon existing paths around the 10.4 hectare Kingseat tree shelterbelts and woodland, locally known as the Kingseat Mile.

8. Lit, surfaced footpath to the Formartine & Buchan Cycleway and Newmachar to provide a safe walkway and cycling route to the local school.

9. Phased financial contribution to support the extension of Newmachar School based upon the number of new build and conversions market housing family units provided at Kingseat. Two hundred and fifty residential units could, depending upon the mix of families within the Kingseat development, introduce another 87 nursery and primary school age children to Newmachar School. Residential development in excess of the 250 residential units proposed would raise issues over the provision of a separate Kingseat School for the new settlement.

10. Financial contribution or direct works to road network to manage increased volume of traffic. This may include the acquisition of additional land for the road and junction works, and will need to be supported by a Traffic Impact Assessment.
Annex 1 - Index 21

Kingseat Index 21 Sustainability Indicators

1. Site layout with north south orientation to maximise passive & active solar heating.

2. Site layout use of hedges and shelter belts to limit exposure to cooling winds.

3. Site layout use of hedges, shelterbelts and wetland features to act as carbon sinks for carbon dioxide generated by the construction of the settlement and the ongoing activities of the Kingseat residents.

4. Reuse of existing onsite buildings.

5. Reuse of associated building materials e.g. demolition arisings for new buildings.

6. Reuse of existing road and paths network to enable people of all ages and all abilities to travel around the settlement and to Newmachar as pedestrians or cyclists.

7. Encourage use of shared transport methods through bus stop and bus provision, and shared car parking courtyards.

8. Seek to design building conversions and newly constructed buildings which include energy efficient design through basic design principles such as locating main living/working accommodation on the south side of the buildings through to the use of triple glazing for windows/atriums, to high performance insulation for roofs, exterior walls and floors.

9. Seek to provide a district heating scheme for the new Kingseat Development.

10. Aim to design building conversions and newly constructed buildings which minimise the use of water and the production of waste water through the use of appropriate building techniques and the installation of waste minimisation toilets, washing machines and other household appliances.

11. Construct integral bin stores which encourage the application of a waste code of reduce, reuse, recycle through the use of selective waste containers e.g. composting, re-cyclables (glass, metals, plastics, paper, and textiles) and finished products.
Kingseat

KINGSEAT CONSERVATION AREA

Conservation Area
KINGSEAT CONSERVATION AREA

This report is split into two sections:

(i) **History and Character of Kingseat**

(ii) **Policies for the control of development**

- Status of the Policies
- Conservation Policy
- Statutory Powers and Policies
- General Policy
- Specific Policies: -
  - Trees and Landscaping
  - Boundary Walls
  - Open Spaces
  - Pedestrian and Traffic Management
  - Street Furniture
  - Advertisements
  - Temporary Buildings / Structures

The Policies have been formulated and adopted by Aberdeenshire Council, following a detailed study of Kingseat’s development and analysis of its architectural character. The policies will act as the basis for the control of minor extension and alteration of property and for the development of the site until they are formally incorporated in the statutory local plan. The Aberdeenshire Local Plan is presently being prepared, and it is therefore anticipated that these development control policies will be interim during the year 2001.
HISTORY

Designed by Marshall Mackenzie on the segregate or “village” system, Kingsseat was the first asylum of its type built in Great Britain. A scheme adopted by the City District Lunacy Board following a tour of European Mental Hospitals in 1900. The ceremony of cutting the turf was performed on 12 January 1901 with the foundation stone laid on the 14 September 1901 and the institution open for the reception of patients on the 16 May 1904. The total cost for purchasing the land, constructing the buildings and buying equipment for 500 beds was £125,300.

Originally, the institution consisted of a main hospital block, ten patient villas, staff accommodation and other subsidiary buildings necessary to support the site. The villas were split firstly by gender and then by category of patient. Increased admissions and advances in patient care lead to material changes within these buildings and the construction of new structures in the hospital grounds. Indeed, within a space of twenty-three years the site had gained an extra three villas, additional cottages for married staff and a new farm steadings. A further three granite villas were then built to accommodate a patient population of 810 between 1927 and 1965.

The Royal Navy also left an undeniable mark upon Kingsseat after commandeering the hospital for casualties from the Atlantic and Arctic War Theatres from 1939 to 1946. It eventually became the largest naval hospital in the Empire and the legacy of this history is clearly visible with nissan huts and other “temporary” structures still standing in the complex. Many of these buildings were simply converted to fulfil new roles after Kingsseat reverted back to a hospital for the mentally ill in 1946. Indeed, many of these buildings became a valuable resource with which the hospital readily accommodated changes in medical practice and patient welfare in the post war era.

A number of internal alterations were later carried out on the villas as a result of advancements in technology development and medical care. Lifts and new medical apparatus were incorporated into a number of villas and others were modernised to meet the changing demands of the hospital. Legislative changes in the care for the mentally ill also brought about revised administrative and care practises with a shift towards “care in the community”. An approach to medical care which eventually lead to a review of mental health institutions in the Grampian region in the early 1990’s and the eventual closure of Kingseat Hospital in April 1994.
CHARACTER

Adopting the design principles of a similar institution in Alt Scherbitz, near Leipzig, the Kingseat Hospital Complex is laid out to create a secluded and sheltered environment with low-density pink granite villas strategically laid out within a planned parkland landscape. These two and three storey welsh slated buildings are arranged in the form of a circle and contribute greatly to the quality of the mature landscape with its tree-lined avenues and ornamental planting. The natural contours have been altered to produce steep edged terraces to segregate the various buildings and recreational areas within the site. A psychological means of compartmentalising the various elements of the complex without introducing walls or other physical barriers within the hospital grounds. A treatment that not only generates a sense of enclosure but also a degree of privacy within a predominately rural landscape. Indeed, this unique inter relationship between the buildings and the open spaces is one of the principal reasons why Aberdeenshire Council seeks to designate Kingseat as a conservation area.

The complex includes a multitude of subsidiary buildings such as the laundry, central kitchen, entertainment hall and workshops. These post war granite structures are located within a formal garden layout which encompasses shelterbelts, tennis courts, bowling greens and other recreational spaces throughout the 43-hectare site. Indeed, the mixed variety of non-native plant species generates an impression of a country estate when combined with the gate lodges and the sweeping drives.
POLICIES FOR THE CONTROL OF DEVELOPMENT

Status of the Policies
The policies have been adopted by Aberdeenshire Council in the interim and, subject to public comment, will be included as the statutory development control and planning policy for Kingseat in the Aberdeenshire Local Plan. The shire wide plan is presently being prepared and will be the subject of formal public consultation during 2000 and will, in all likelihood, be adopted in 2001.

Conservation Policy
The objectives of the conservation policy are:
- to preserve and enhance the assets of Kingseat; and
- to maintain the area’s architectural and historic character.

The policies outlined below are formulated to enhance the site as a whole with consideration being given to buildings, spaces, trees, and views in and out of the hospital complex.

The emphasis will be on retaining and emphasising the unique character and will apply to both existing and future buildings. Regard will also be given to the periphery of the Conservation Area especially the effect of development on views in and out of the site. General guidelines are included in this report to highlight the design principles considered important in maintaining the character of Kingseat and additional advice can also be obtained from the Planning Service before submitting an application.

Statutory Powers and Policies
Aberdeenshire Council has certain statutory powers at its disposal to ensure the maintenance of the character of the Kingseat Conservation Area. These powers are made available by the Town and Country Planning (Scotland) Act 1997. The statutory powers provide a greater degree of control to supplement normal development control policy for non-listed buildings, advertisements and trees.
Specific Policies

Trees and Landscaping
The trees and the mixed variety of vegetation have a significant impact on the overall appearance and character of the Kingseat site. Designation will afford protection to these trees and force future owners to seek permission for felling, lopping or topping them. Aberdeenshire Council would also insist that any future developers conduct a fully researched and planned strategy for the maintenance and perpetuation of Kingseat as a designed landscape.

Boundary Walls
The open layout and absence of boundary walls is one of the most defining characteristics of the Kingseat Hospital complex. Any new developments must respect this concept in their design and where possible, forego the introduction of boundary walls and support the principle of mutual land ownership.

Open Spaces
The green spaces within Kingseat contribute enormously to its distinct quality and unique character. Their different shapes and enclosure combine with their separate but linked relationship to give an extra vital dimension to the old hospital site. These are not formal recreational areas but are important to the overall appearance of the site and integrate existing developments within the surrounding rural landscape. As a consequence, there will be a strong presumption against the segregation of these open spaces in any future development proposals.

Pedestrian and Traffic Management
The layout of the shared road surface induces an informal quality to the Kingseat site. The unobtrusive bitumen surface and the small number of kerbstones generate a rural quality to the complex. Any new development must strive to retain this element and incorporate traffic management measures to contain vehicular access and maintain mixed road usage throughout the complex.

Street Furniture
Although street furniture is a more functional element within the townscape its design and location can have a significant impact.
General Policy

1. Within the Conservation Area it will be the policy of Aberdeenshire Council:

(a) to protect and preserve by development control measures and financial incentives, all those buildings, open spaces, trees, views and other aspects of the environment that go to make up the character of Kingsseat; and

(b) to enhance the area by encouraging appropriate development and landscaping, together with the removal of elements that are detrimental to the quality of the site.

2. Applications for any form of development or redevelopment will be considered on their merits.

3. The following criteria for design will be applied:-

   (i) The position of the building on its site will be determined by its relationship with adjoining buildings and/or open space.

   (ii) The materials to be used shall be appropriate to the area and sympathetic to the adjoining buildings.

   (iii) The mass of the building shall be in scale and harmony with the adjoining buildings and the area as a whole.

   (iv) The design of the building shall be such that the proportions of the parts relate to each other and are appropriate to the adjoining buildings.

4(i). The highest possible standard of professional design will be required wherever new buildings and alterations to existing buildings are permitted. In certain exceptional cases normal planning standards may be relaxed in order to achieve the best visual results.

(ii) Outline planning applications for conforming uses will normally only be considered providing they are accompanied by a sketch scheme (layout and elevations) indicating the type of development proposed, its form and materials.

5. Unlisted buildings in conservation areas cannot be demolished unless listed building consent, as for the demolition of a listed building, is first obtained.
on the visual quality of an area. The sensitive nature of Kingseat merits designs that reflect the area’s individuality and distinctive rural setting with lamp standards, litter bins and seats acknowledging the unique character of the site. Consequently, the bland standardised street furniture and the normal plethora of traffic signage will not be considered acceptable in the Kingseat Conservation Area.

Advertisements
Advertisements play a vital role in the visual environment and the Planning Service accepts the need of businesses to announce themselves to customers but believes that more impact can be achieved in the Kingseat site by ingenious design and quality materials than by size and brightness. The Town and Country Planning (Control of Advertisements) (Scotland) Regulations allow many types of sign to be erected without obtaining the ‘express consent’ of the Planning Service. However, where express consent is required the local authority will attach great importance to the impact of advertisements on the building to which they are fixed and on the surrounding area.

Temporary Buildings
Garden Sheds and other temporary structures can have a considerable visual impact on a site and hinder cohesive development. To stop such development planning permission for temporary structures will only be granted in exceptional circumstances where the applicant can substantiate a local need or demonstrate an environmental benefit to Kingseat.
COMMITTEE RESPONSE

7. CONSULTATION ON KINGSEAT DEVELOPMENT BRIEF – FEBRUARY 2003

With reference to the Minute of the Committee of 19 November 2002 (Item 7) when Officers were requested to report back to the Committee following the conclusion of Public Consultation, the Committee had before them a report dated 3 February 2003 by the Head of Planning, Policy and Environment updating the Committee on the response to the Public Consultation on the Kingseat Development Brief and seeking the approval of the Committee to amend the brief to take account of the consultation responses received.

Having heard from the Environment Planner, Projects that public consultation had been undertaken by means of a public meeting at Newmachar and the distribution of questionnaires, both having had attracted a good level of interest and response, and that a number of other responses had been received from statutory bodies and others, including the landowner, Grampian Primary Care NHS Trust, the Committee agreed to approve and adopt the Kingseat Development Brief as a tool for negotiations with developers and the statutory agencies subject to the brief being amended to reflect the issues identified by Officers in relation to comments received during the consultation process, particularly:

(i) the housing allocation to be retained at 250 dwellings as proposed in the draft finalised Aberdeenshire Local Plan;
(ii) the brief to be amended to take into account Historic Scotland’s comments regarding the presumption against the demolition of granite buildings and the reuse of granite onsite in new buildings and structure, e.g. walls;
(iii) the brief to remain unchanged with regard to the allocation of Class 4 business uses along the road frontage and to support more business conversions for the granite villas;
(iv) the brief to retain an allocation of affordable housing at Kingseat;
(v) the brief to remain unchanged with regard to the linking of the environmental capacity of the site to the Index 21 Design Code in order to minimise the water, waste and energy impacts of the development of the Kingseat site; and
(vi) to seek the provision of shared community facilities with Newmachar village in order to achieve an appropriate community facility for Kingseat and Newmachar, not necessarily at Kingseat.