

# N2 + N13, Countesswells, Aberdeen

## Statement of Compliance

April 2021

Produced by Halliday Fraser Munro on behalf of Barratt North Scotland





## PROJECT TEAM



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# Contents

## 1.0 Introduction and Site Analysis

- 1.1 Purpose of Document
- 1.2 Approved Development Framework and Masterplan
- 1.3 Site Analysis

## 2.0 Phase 1b Masterplan and Design Approach

- 2.1 Phase 1b Masterplan
- 2.2 Masterplan Principles
- 2.3 Masterplan Review
- 2.4 Design Approach
- 2.5 Proposals
- 2.6 Proposal Densities

## 3.0 N2-N13

- 3.1 N2 Masterplan Design Principles
- 3.2 N2 Proposal Design Principle Comparison
- 3.3 N13 Masterplan Design Principles
- 3.4 N13 Proposal Design Principle Comparison
- 3.5 Street Network
- 3.6 Pedestrian/cycle and equestrian connections
- 3.7 Public transport
- 3.8 Parking
- 3.9 Built Form
- 3.10 Building Heights
- 3.11 Key Frontages
- 3.12 Key Buildings
- 3.13 Landscape Elements

## 4.0 Key Principles

- 4.1 N2 Edge of Hazelden Park
- 4.2 Western Secondary Street Character N2
- 4.3 Key Junctions on the Secondary Street N2
- 4.4 Street Character in N2
- 4.5 The Secondary Street Character N13

## 5.0 Materials and Boundary Treatments

- 5.1 Materials
- 5.2 Boundary Treatments

## 6.0 Summary

- 6.1 Summary

# Introduction

## 1.1 Purpose of Document

This Statement of Compliance has been prepared by Halliday Fraser Munro on behalf of Barratt North Scotland, under Part 3 regulation 13 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. The document supports the application for Matters Specified for blocks N2 and N13 within the Countesswells Phase 1B masterplan as defined in application reference P140435.

This document identifies and illustrates how this proposal, for blocks referred to as N2 and N13, comply with the principles outlined in the Development Framework, Phase 1 Masterplan (2014) and also Countesswells Revised Phase 1 Masterplan (including phase 1b).

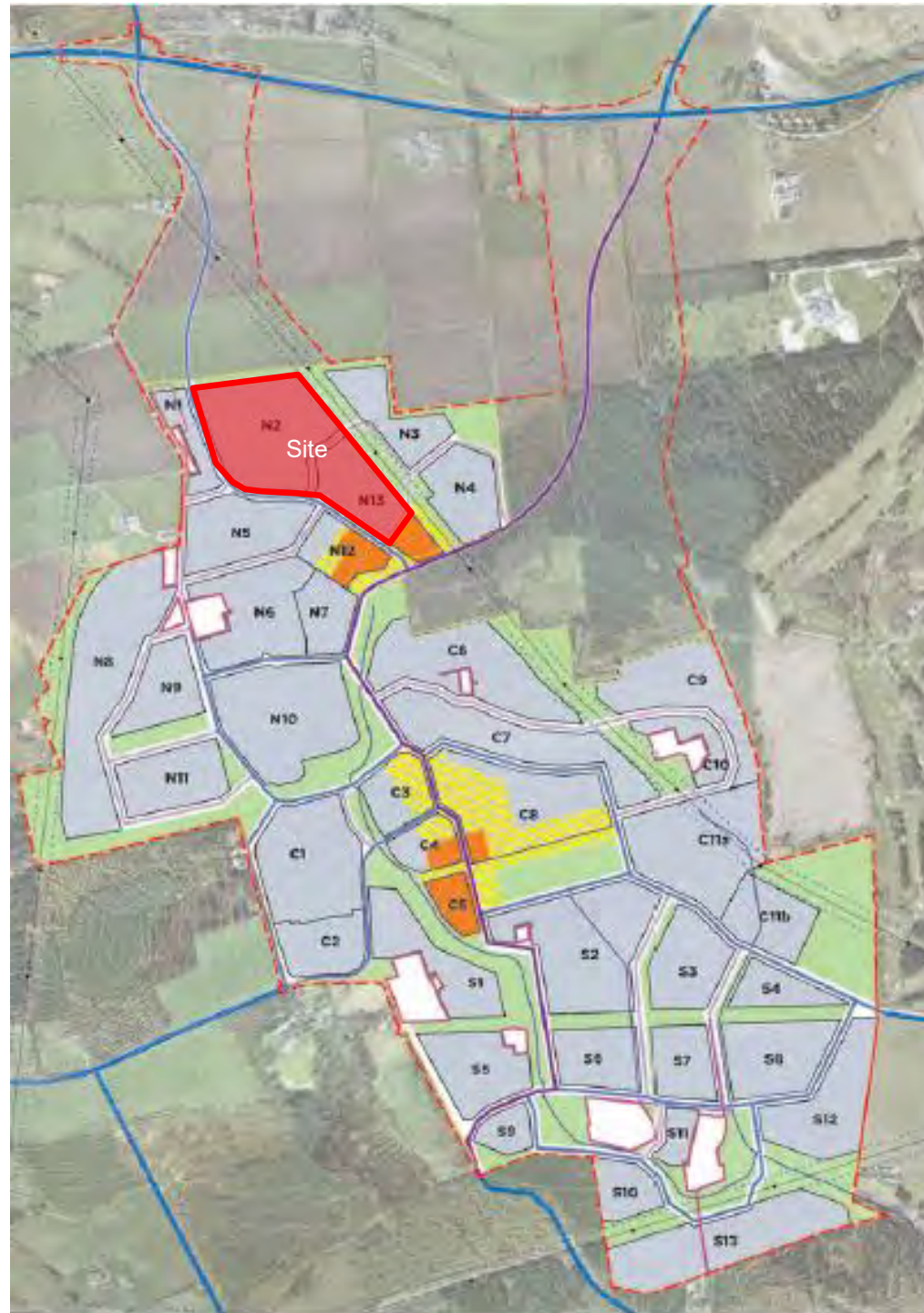


FIG: 01: Extract of block locations from Countesswells, Revised Phase 1 Masterplan (including Phase 1b)

# Development Framework and Masterplan

## 1.2 Approved Development Framework and Masterplan

Due to the scale and significance of this project, a comprehensive design process was undertaken which led to the production of a Development Framework and Phase 1 Masterplan (adopted as Supplementary guidance in 2014). The PPIp, application reference P140435, for the masterplan was approved in August 2014 and the consent released in April 2016 following the completion of the Section 75 Agreement.

The Development Framework recognises the site as a unique opportunity for the creation of a new settlement in an attractive, well connected location and sets out a vision for this site and aims to:

- Establish a clear and exciting future vision for Countesswells
- Describe and explain the integrated land-use, landscape and transport proposals; and
- Set out a clear phasing strategy

It recognises the opportunities the site provides and outlines design principles for areas such as:

- Landscaping and topography
- Street Network
- Pedestrian Connectivity
- Mixed use spaces and the creation of a new place with all amenities nearby

Following from this a revised document, Countesswells Revised Phase 1 masterplan (including Phase 1B) was prepared and adopted as Supplementary guidance.

This document serves as an addendum to the original Masterplan and proposes alterations to the development framework as a result of Planning Permission in Principle Application for a new road to Countesswells with the Kingswells roundabout. This application secured PPIp consent in 2015 (P141889).

A number of changes are illustrated within the Phase 1b Masterplan area and are detailed in the document.

1. Provision of a new link road connecting the primary street to the A944 at the Kingswells roundabout (following the alignment of the PPIp approval.
2. The refinement and design of the mixed use neighbourhood centre
3. Various changes to the Development Blocks
4. Changes to areas and layout of N6 and N7 as a result of the revised school area.

The Countesswells Revised Phase 1 masterplan (including Phase 1b) details specific guidance for the expanded phase 1 area which was not detailed in the initial document ensuring that all principles accord with the Development Framework. The principle diagrams are focused specifically for Phase 1b and Key character areas are identified within this phase.



**FIG: 02: Extract of the front cover of Countesswells, Aberdeen development framework and phase 1 masterplan**



**FIG: 03: Extract of the first page of Countesswells Revised Phase 1 Masterplan (including Phase 1B)**



# Site Analysis

## 1.3 Site Analysis

The Countesswells site is approximately 7km west of Aberdeen City Centre. The overall development lies to the south of the A944 and Kingswells and to the north of Bielside and Cults.

Phase 1 of the masterplan is currently under construction with substantial areas complete and residents now living and utilising the area. Phase 1B to the north of the masterplan comprises Blocks N1, N2, N3, N4, N5, N6, N7, N12 and N13. It is approximately 30ha in area and will provide around 750homes as well as mixed use and employment areas.

This proposal includes blocks N2 and N13 which are located to the north of the overall masterplan and are bound by existing agricultural fields to the north. The southern edge of the site sits adjacent to Anderson Woods providing access to woodland walks and Hazlehead Park and Golf Course.

The AWPR and A964 lie close to the development creating ease of access to Aberdeen City Centre, Portlethen, Westhill and further afield.

Various areas of open space are available in close proximity to the site. Countesswells Woods, Foggieton Woods and Hazlehead Park and Golf Course all provide nearby recreational areas for residents.

- Indicative Phase 1 Boundary
- Indicative Phase 1b Boundary
- Location of new link road



FIG: 04: Site Location





# Phase 1b Masterplan

## 2.1 Phase 1b Masterplan

Blocks N2 and N13 are located within Phase 1B of the Countesswells masterplan.

N2 marks the limits of the masterplan and the transition between it and the existing rural area containing agricultural fields to the north.

The character of block N2 takes direct reference from the topography and its location on the edge of the overall development. The masterplan outlines the intentions of the character of this area as 'the feel of a high quality residential rural edge to the north, increasing in density and becoming more urban in character to the south'.

N13 sits directly below N2 on the key junction to the north of Countesswells and creates a switch from the rural to more urban feel. The layout, density, mix, variety and height of the built form combine to create an accessible and attractive focus for the development with mixed use and employment zones introduced to the south.

Stewart Milne Homes are developing block N1 to the west and an RSL is proposed to the south west addressing the same street as N2 and N13. The proposals will take cognisance of designs in this locality to ensure that both developments create a complimentary street.

N2 and N13 are ideally located to take advantage of the newly completed link road, fitting well with the key principles stated in the revised masterplan and in an ideal location to take advantage of the newly completed infrastructure.



FIG: 05: Extract of the 'Illustrative Masterplan' from the Countesswells Revised Phase 1 Masterplan (including phase 1B)



# Masterplan Principles

## 2.2 Masterplan Principles

Block N2 sits within the Northern Edge character Area, whilst N13 fits within the Newton of Countesswells character area.

Key principles identified to be addressed from the masterplan within N2 are as follows:

- Structural woodland planting along the Northern Edge
- The woodland areas should be accessible to the public and include path connections to Hazlehead
- Predominately detached and semi-detached units
- Tree lined Streets
- Large front gardens well defined by hedges or walls
- The woodland character should be carried through the streets and spaces within the block to create a rural edge feel.

Key principles identified to be addressed from the masterplan within N13 are as follows:

- Variety of house types increasing in density towards the mixed use centre
- Perimeter parking in the higher density areas to increase the urban feel.
- Buildings distinctive through height or form should provide landmarks on the corners of the block addressing the area areas of open space.



FIG: 06: N2 and N13 areas highlighted on the masterplan.



# Review of Masterplan

## 2.3 Review of masterplan



FIG: 07: Review of the masterplan for blocks N2 and N13



# Design Approach

## 2.4 Design Approach

Key principles within the development framework and masterplan have been identified and have been carried forward into the proposals.

Areas such as key frontages, junctions and streets have been designed to respond to these and ensure that a high quality and efficient design is achieved.

The overall block structure and main frontages adhere to the masterplan. The massing within this structure is similar to the masterplan but deviates slightly within N13 where a change from apartments to terraced housing can be seen. The proposed terraces are designed to form continuous frontages to ensure they remain in line with the block structure shown within the masterplan.

The layout has also been carefully considered to ensure open space areas are as per the masterplan and that housing located near address and respect these areas, such as Hazleden Park.

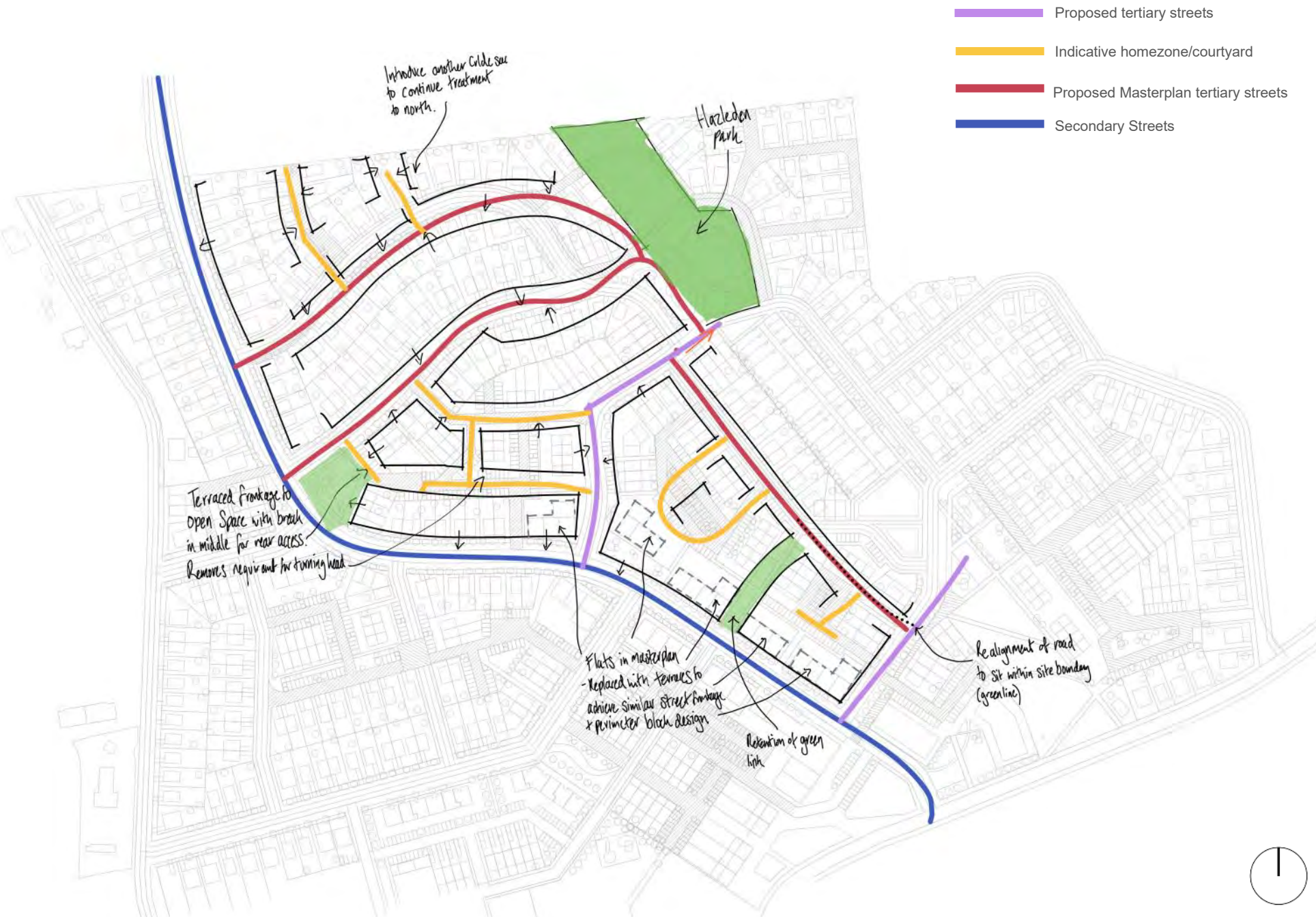


FIG: 08: Initial design sketch with commentary and street hierarchy



# Design Approach

## 2.5 Proposals



FIG: 09: Proposed Site Layout



# Proposal Densities

## 2.6 Proposal Densities

The Countesswells Revised Phase 1 Masterplan (including Phase 1b) details the approximate number of units which each block could provide.

N2 = 142  
N13 = 125  
Total = 267

These densities are provided as a guide to the desired urban form ensuring that each block will have the appropriate character within the overall development.

This proposal includes 142 units within N2 as prescribed in the masterplan ensuring that the desired character will be achieved. A total of 70 units are then located within the area of N13 included within this application. The extents of this proposals do not include the full limits of N13 as illustrated in the masterplan therefore, the densities do differ. The remaining numbers shall be delivered in a separate application for the outstanding area.

N2 = 142  
N13 = 70  
Total = 222

The housing mix within N2 and N13 has been altered to reflect current market demands and the plan, on page 9, illustrates the housing mix proposed. There is severe oversupply of flats within the Aberdeen Housing Market Area making the delivery of new build flats extremely difficult for developers. In order to continue this high quality development the proposals will deliver a mix of family housing to meet the current market demand and help create a thriving development through delivery of varying house sizes from 2 bed through to 4 bed houses.

There is no affordable housing requirement within this application boundary. The affordable housing requirement will be provided within other development blocks in phase 1 in line with the approved Affordable Housing Scheme for Phase 1.

### Accommodation Schedule

House Name	Bedrooms	Number
Fasque	2	7
Glenlair	3	10
Coull	3	46
Ravenscraig	3	22
Craigend	3	26
Glamis	4	23
Fenton	4	27
Mey	4	8
Dunbar	4	10
Craigston	4	6
Balmoral	4	5
Duart	3	2
Dalmally	4	9
Falkland	4	9
Ballater	4	3
Brechin	4	2
Glenbervie	4	2
Colville	4	5








# N2 Masterplan Design Principles

## 3.1 N2 Masterplan Design Principles



FIG: 11: Extract of Phase N1,N2 and N5 Development Block design principles from the Countesswells, Revised Phase 1 Masterplan (including Phase 1b) with block N2 highlighted

 Principles highlighted within application boundary.



# N2 Proposal Design Principles Comparison

## 3.2 N2 Proposal Design Principles Comparison

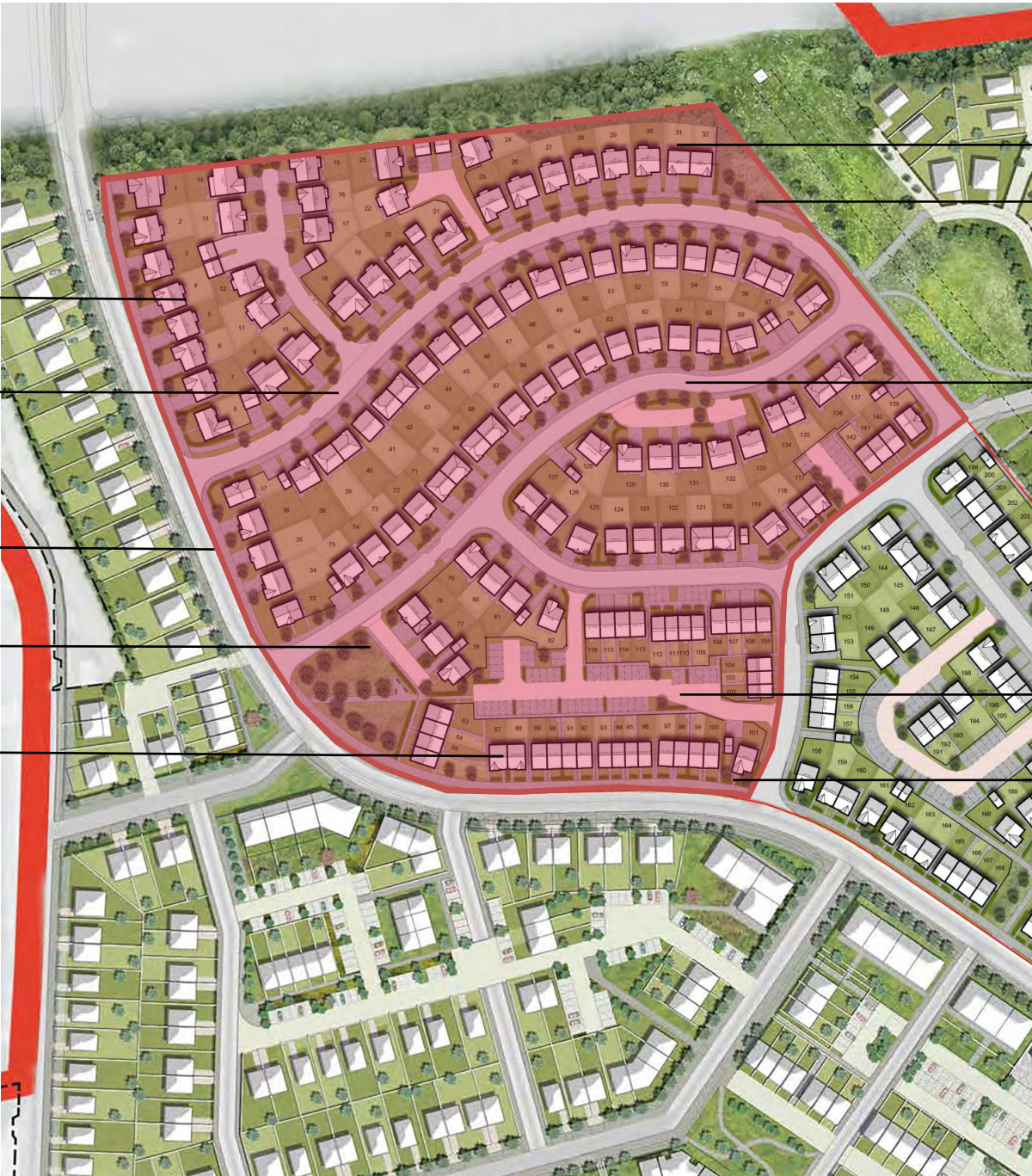
In compliance with the masterplan street frontages are defined by detached properties. Walls and hedging are used to define plot boundaries.

Tree planting is proposed along the street edge as detailed within the masterplan.

Tree planting incorporated into the secondary street.

Units stepped back at the northern junction to create an area of open space as per the masterplan.

The density of units increases as per the masterplan, Units have minimal set back to the street with rear parking courts reflecting the masterplan layout.



Properties are orientated with large back gardens backing on to the structural woodland planting as per the masterplan.

Eastern edge designed to incorporate an area of open space that can contain tree planting. This also allows integration between the development and the area of open space to the east (Hazleden Park).

Overall road network generally replicates that seen illustrated in the masterplan creating a similar block structure within the proposals.

Shared surface areas have been incorporated within the blocks creating variety within the road network whilst also including areas of rear parking.

The masterplan indicates that junctions should be defined by corner buildings. A key detached type has been placed to address the corner with hedging and walls defining the boundary and helping to turn the corner.

FIG: 12: Extract of site plan highlighting compliance with masterplan design principles



# N13 Masterplan Design Principles

## 3.3 N13 Masterplan Design Principles

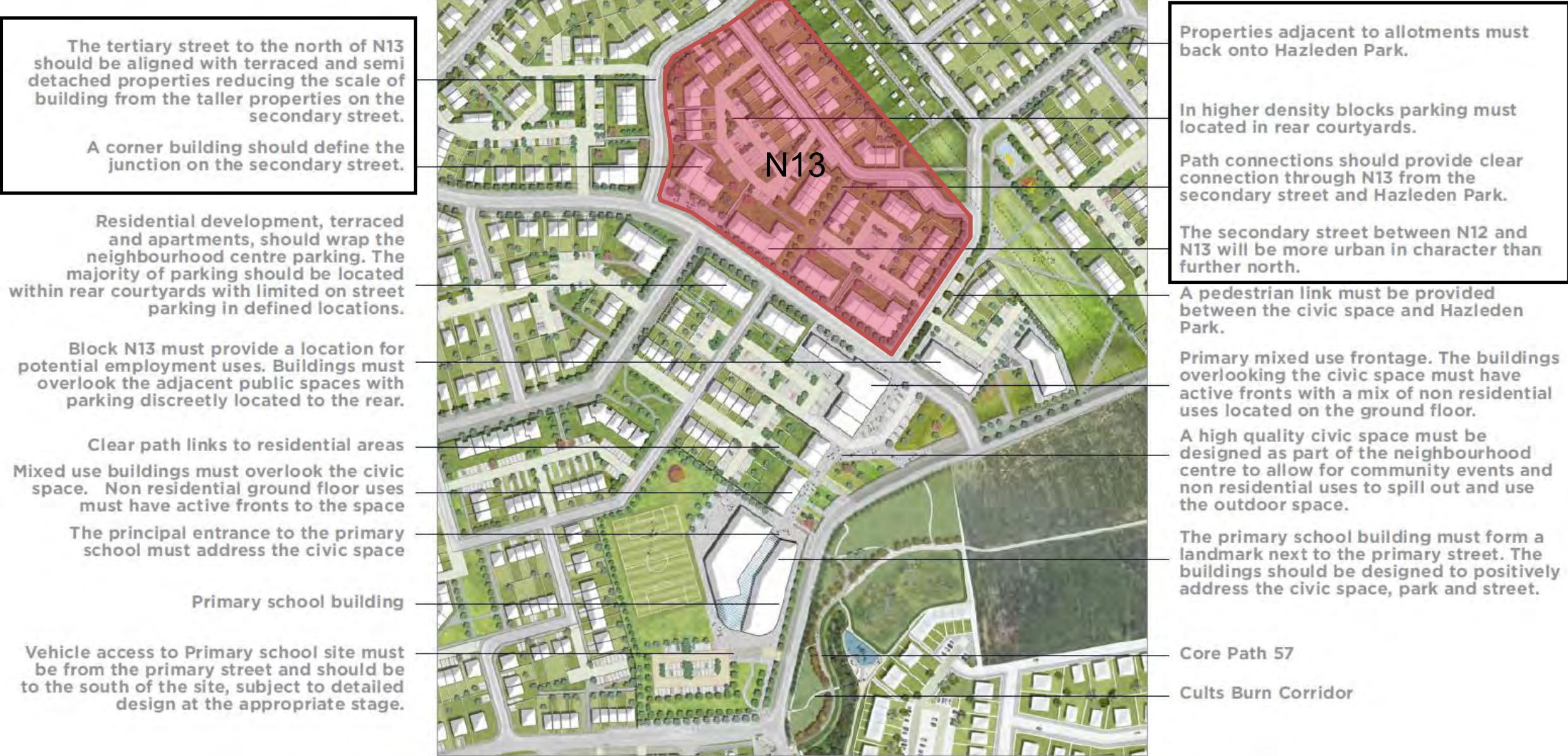


FIG: 13: Extract of N7, N12 and N13 development blocks design principles from Countesswells, Revised Phase 1 Masterplan (including Phase 1b) with block N13 highlighted

Principles highlighted within application boundary.



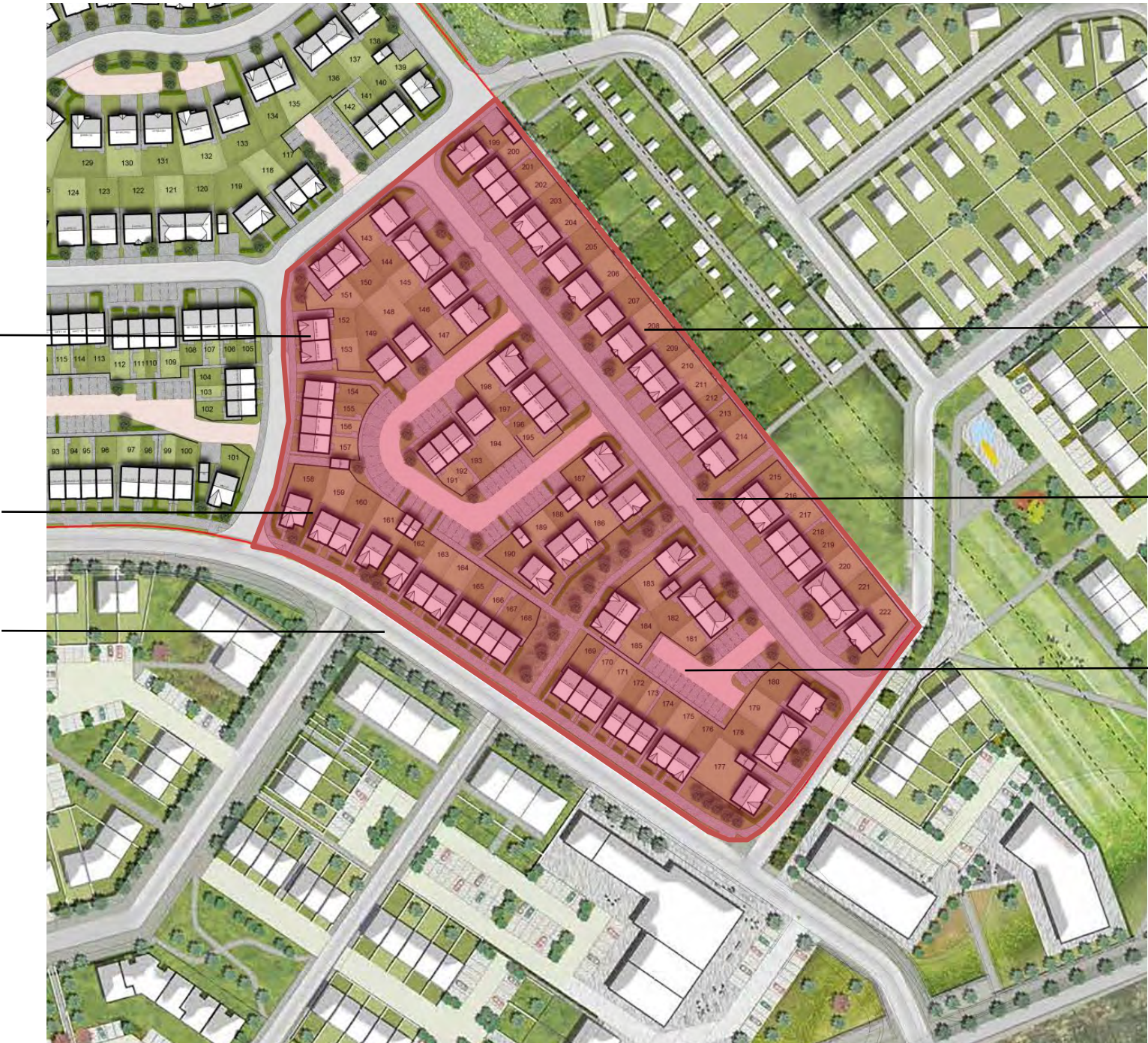
# N13 Proposal Design Principles comparison

## 3.4 N13 Proposal Design Principles comparison

In line with the design principles detailed in the masterplan the tertiary street to the north of N13 is aligned with terraced and semi-detached properties. Housing is designed with a continuous frontage with parking located to the rear.

The masterplan indicates that junctions should be defined by corner buildings. A key detached type has been placed to address the corner with hedging and walls defining the boundary and helping to turn the corner.

The secondary street generally complies with the statement in the design principles. The street becomes more urban in character through the introduction of semi-detached and terraced housing which contrast with the larger detached units of the northern area.



Properties adjacent to allotments are orientated to back onto Hazleden Park as detailed within the masterplan.

Path connection included within the layout to provide clear connections through N13 from the secondary street and Hazleden Park.

In compliance with the design principles of the masterplan parking is located within rear courtyards in areas of higher density.

FIG: 14: Extract of the proposed site layout highlighting compliance with masterplan design principles



# Street Network

## 3.5 Street Network

The Street Hierarchy has been set out in the Phase 1 masterplan to create a permeable structure, supporting good pedestrian access between all development areas. A hierarchy of streets are detailed within the masterplan to assist in creating character areas and a legible structure.

### Primary Street

A main throughway through the site, including public transport, with no front access. Combined 3m foot and cycle ways included along the length.

### Secondary Street

Connecting the primary streets whilst providing access to residential areas. Street trees included where possible and frontage access taken where it does not affect the public transport. Set-back of buildings are dependent on the area of the masterplan.

### Tertiary Street

Quiet streets with clear access from the primary and secondary streets to the residential areas with pavements provided either side. Tree lined avenues.

### Homezone/courtyard

Providing direct access to residential units and parking areas and incorporating landscaping elements to ensure they are attractive spaces.

N13 is bounded to the south by a primary street and to the west both N2 and N13 are bordered by a secondary street running north to south from the rural area into the mixed use urban centre. Tertiary streets then run east to west with the topography and provide connections between other blocks within the masterplan.

This proposal reflects the above desired hierarchy detailed in the masterplan and follows ‘Designing Streets’ guidance with the design of each street type refined throughout the design process. Street trees have been included where possible, including along the grass verge to the tertiary street to the north, hedge planting is also used as boundary treatments on streets to ensure a green street edge is retained.

Trees and small areas of green space have also been designed into the courtyard areas to ensure these are attractive spaces.



FIG: 15: Extract of the street network from the Countesswells Revised Phase 1 Masterplan (Including phase 1b)



FIG: 16: Proposed street network on the site layout

### Legend

- Development Framework—Proposed primary Streets
- Development Framework—Proposed secondary Streets
- Development Framework—Proposed tertiary Streets
- Masterplan—Proposed tertiary Streets
- Masterplan—Indicative homezone/courtyard
- Masterplan—Indicative carpark areas
- Masterplan—Existing Roads



# Pedestrian/Cycle and equestrian connections

## 3.6 Pedestrian/Cycle and equestrian connections

The masterplan identifies pedestrian and cycle links as critical to the success of the overall development and aims to ensure there are a number of choices in how people can move around and create routes that are safe and clear.

Proposed pedestrian links through N2 and N13 link the different development blocks but also ensure a variety of connections to the proposed Hazleden Park to the west. This allows for further connection to Core Path 57 connecting the area with Anderson Wood, Hazlehead Park and Golf Course.

The proposal ensures that the required pedestrian links illustrated in the masterplan are followed ensuring these link with the existing and future blocks within the masterplan.

The required pedestrian links illustrated within N13 linking the development with Hazleden Park, N12 and beyond has been further enhanced by green space and street trees to strengthen the link with the park and also create an attractive route for pedestrians to enjoy.



FIG: 17: Extract of the Pedestrian/Cycle connections from the Countesswells Revised Phase 1 Masterplan (Including phase 1b)



FIG: 18: Proposed Pedestrian/Cycle connections.

- Legend
- Core Path 57
  - Strategic Walking/Cycling Routes (dual use pavements)
  - Paths off set from street suitable for walking and cycling use
  - Required Pedestrian link
  - Suggested Pedestrian link to residential areas
  - Access to Primary School
  - Pedestrian crossing points



# Public Transport

## 3.7 Public Transport

The masterplan identifies the requirement for well designed public transport routes to maximise the sustainability of the development. In line with Scottish Planning Policy bus stops are located within desirable conditions ensuring all residents are within a 400m walk.

The proposed bus route through the development runs directly along the western boundary of the site with bus stops proposed at strategic junctions. One is indicated at the intersection with N1,N2 and N5 therefore the site will be ideally located to take advantage of the public transport network. A further bus stop is also located to the south east of N13 given further options for the residents.



FIG: 19: Extract of public transport from Countesswells Revised Phase 1 Masterplan (Including phase 1b)

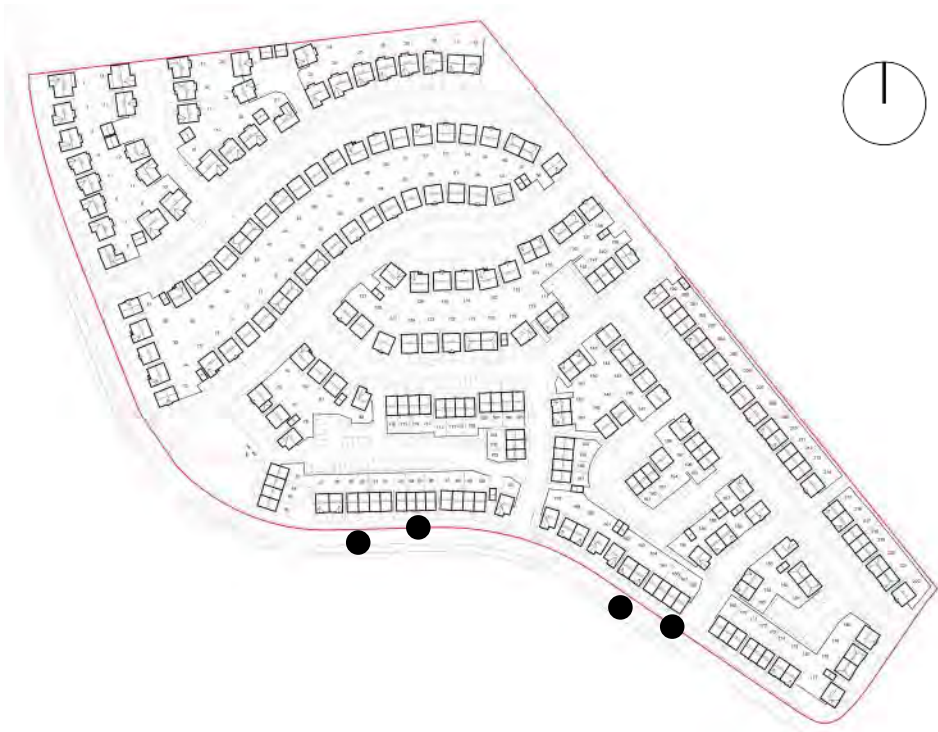


FIG: 20: Location of bus stops

- Legend
- Phase 1b potential bus route
  - Indicative bus stop location with 400m walk distances illustrated



# Car Parking

### 3.8 Car Parking

The masterplan indicates areas of car parking within both N2 and N13. The proposals follow these principles.

Within the core area of N13, to allow a strong built frontage parking is located within rear parking courts helping to define a more urban form and minimise the impact of parking within the civic spaces. To the south of N2, rear courtyard parking is included replicating the masterplan and allowing the terraces to have minimal set back onto the main secondary street.

Courtyards have been designed as spaces within the design and elements of landscaping are incorporated to ensure they remain attractive places to be.

Within the tertiary roads direct frontage access is acceptable in the masterplan. This approach has been followed in the proposals and allows for in curtilage parking within these areas. This approach can be seen more within the rural areas towards the north of N2 with drives and large front gardens helping to break up the street façade. Street trees are also located where possible to further enhance the street areas.

Car parking for the site although illustrated within the masterplan must be in accordance with Aberdeen City Council policy and Supplementary Guidance on Transport and Accessibility. Proposals for both N2 and N13 have considered these standards and designs are in accordance with the guidance.





Areas of carparking suggested for mixed use/employment and locations of carparking and drop off within the primary school are out with the area of this application.



FIG: 21: Extract of Car Parking from Countesswells Revised Phase 1 Masterplan (including phase 1b)



FIG: 22: Proposed car parking

- Legend
-  Car parking within courtyard
  -  Suggested locations for car parking for mixed use/employment areas
  -  Suggested location for car parking and drop off within the primary school site
  -  Opportunity for visitor parking within open spaces, located in bays adjacent to carriageway.



# Built Form and Landuse

## 3.9 Built Form and Landuse

The Development Framework sets out the principles of built form across the full site and the masterplan document has similarly followed these principles. The aim is to provide a varied and attractive built form that defines the spaces and streets.

N2 and N13 are designated for mainly residential units and these proposals reflect this utilising a variety of house types and sizes to help create a distinctive streetscape and identity.

There are mixed use and employment areas designated to the south of N13 however, this proposal relates to the residential elements only with a separate application/s to be made for the proposed mixed use and employment area.

The density of the residential units within the proposals follows the principles set within the masterplan. Lower density detached and semi detached housing are located within N2 with the density reducing to the east in response to the topography back from the streets . Higher densities are proposed in N13 reflective of the urban core and the location adjacent to the mixed use and employment areas. Semi-detached and terraced housing are proposed within N13 inline with the higher densities.

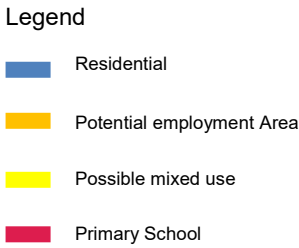
Where the street separate N2 and N13 from N1,N5 and N12 it is important that the characters reflect that of the other side of the road.



FIG: 23: Extract of the built form and Landuse from Countesswells Revised Phase 1 Masterplan (Including phase 1b)



FIG: 24: Proposed built form and landuse





# Building Heights

## 3.10 Building Heights

The masterplan whilst detailing potential building heights throughout the phase encourages a variety of unit types to create interesting streets within the individual character areas.

Blocks N2 and N13 have a variety of 2-4 storey buildings illustrated, However, the proposals deviate from the masterplan slightly with only 2 storey units proposed.

The masterplan details areas of up to 4 storey along the secondary street. These proposals illustrate blocks of 2 storey terraces. These have been designed with the masterplan in mind ensuring that a strong and continuous street frontage is retained. The units have minimal step back from the street replicating that of the masterplan with rear parking proposed to maintain the perimeter block approach and the urban identity of the street.

This change reflects the severe oversupply of flats within the Aberdeen Housing Market Area as mentioned previously in section 2.4 and ensures a thriving development which meets the needs of the current market whilst also recognising the intentions of the masterplan.

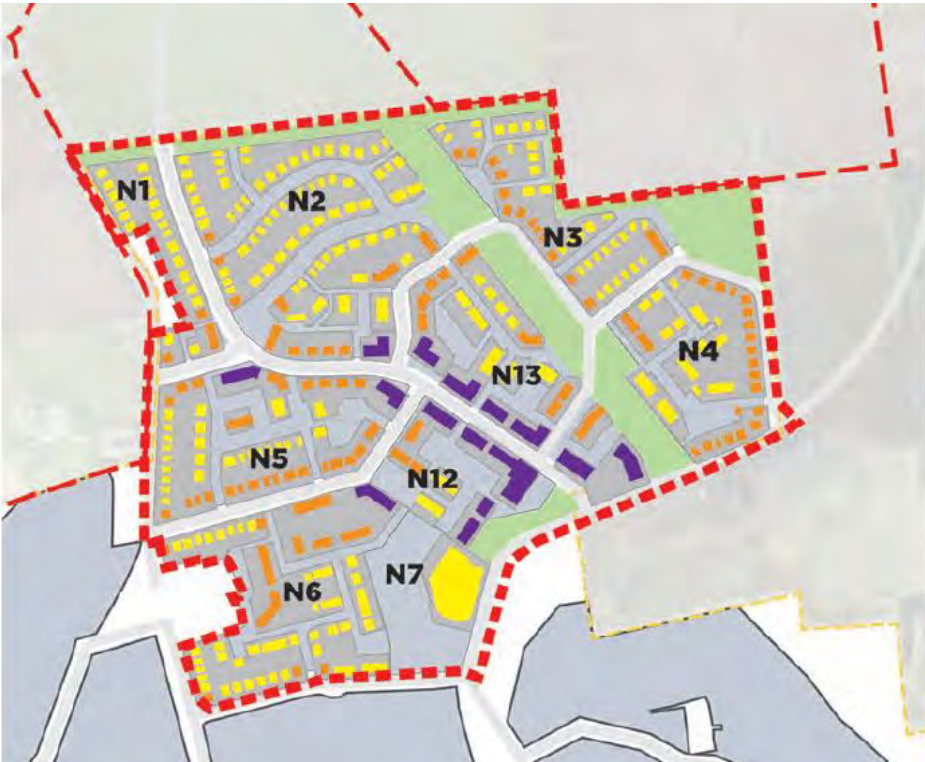


FIG: 25: Extract of the building heights from Countesswells Revised Phase 1 Masterplan (Including phase 1b)



FIG: 26: Proposed building heights

- Legend
- Mainly 2 Storeys
  - Mainly 3 Storeys
  - Mainly up to 4 Storeys  
(with opportunities for key corners or focal points to be higher)



# Key Frontages

### 3.11 Key frontages

The masterplan identifies key frontages within the blocks. The following frontages are highlighted within N2 and N13:

#### Secondary Street North (N2)

This frontage is largely in accordance with the masterplan. Detached properties are proposed to line the street with clear plot boundaries defined by walls. Buildings at the junctions are designed to address the corners and ensure that there is active frontage on both elevations facing the street.

#### Secondary Street South (N13)

The proposal addressing the southern part of the street differ slightly from the masterplan with the omission of apartments however, the frontage here includes semi-detached units and terraces to closely replicate the blocks as shown on the masterplan. They are also designed with minimal set back from the street and rear parking as proposed to replicate the perimeter block and ensure the buildings create a strong street frontage with an urban density. Street trees are included where possible.

#### Hazelden Park North (N2)

As proposed within the masterplan the edges of the design have been pulled back to allow the park space to integrate with N2. The orientation of blocks differs slightly from those illustrated in the masterplan however, an area of open space has still been incorporated to the north eastern corner to allow the parkland to spill over into the residential area integrating the two areas. Tree planting is to be incorporated in this area and following the masterplan units will begin to address the open space in this area. Units to the north are orientated with the gable addressing the parkland as per the masterplan with those further south addressing the area helping to ensure safety within the open space.

#### Hazelden Park Central (N13)

This areas is designated for allotments within the masterplan and housing located here is to respect this. As established in the masterplan properties on the western edge of N13 have been designed to relate to this with the back gardens defining the boundary.



FIG: 27: Extract of Key Frontages from Countesswells Revised Phase 1 Masterplan (including Phase 1b)



FIG: 28: Proposed layout with Key frontages

- Legend
- Secondary Street North
  - Secondary Street South
  - Hazelden Park North
  - Hazelden Park Central



# Key Buildings

## 3.12 Key Buildings

The masterplan identifies key buildings within Phase 1B.

Number 4 highlighted is within this application boundary and lies between N2 and N13 where the tertiary street meets the secondary street. The dwellings addressing this junction have been identified as key buildings due to their prominence on the secondary street and as a key entrance in to the residential blocks to the east. The masterplan states that this group of buildings should be specifically designed to respond to the important road junction from the core link road into the development.

The proposals recognise this and the house types have been carefully positioned to ensure that all gables are addressing the street well with boundaries of low walls proposed to turn the corner creating a well defined junction with the tertiary street blending into the secondary.

The following are out with the boundary of this application.

- 1. Primary School
- 2. Mixed use building in N12
- 3. Employment buildings
- 5. Distinct building on corner of N5



FIG: 29: Extract of Key Buildings from Countesswells Revised Phase 1 Masterplan (Including phase 1b)



FIG: 30: Extract of site plan with Key buildings 4





# Landscape Elements

### 3.13 Landscape Elements

The masterplan indicates several areas of open space with Blocks N2 and N13 bound to the east by an area of Local Open Space named within the masterplan as Hazleden Park.

The park is to be designed as per the development framework and provide space for a large scale play zone and allotments or community gardens. The proposals respect this through housing addressing each area appropriately. An area of informal open spaces has also been incorporated to the north eastern corner within the proposed layout. This is to ensure a soft edge to the park and allow the dwellings and roads to integrate well with the park.

To the north of N2 the masterplan includes woodland planting to define the northern edge of Countesswells, The proposals include this planting along the boundary.

Throughout the proposals further areas of open space are proposed to ensure residents have a variety of options to enjoy. These areas also help link the residential elements with the proposed larger areas of open space with tree lined avenues creating the connection points between the two. This not only strengthens the rural character of the blocks whilst creating an individual identity it also ensures the proposal is a pleasant place to be.

Future maintenance of all landscape and external works within the application boundary will be undertaken through a factoring agreement. Maintenance will begin in accordance with the phasing of the scheme and shall ensure the quality of each space is constantly maintained.



FIG: 31: Extract of the landscape elements from Countesswells Revised Phase 1 Masterplan (including Phase 1b)



FIG 32: Proposed design with landscaped elements



# Key Principles - N2 Edge to Hazleden Park

## 4.1 N2 Edge to Hazleden Park

Hazleden park, an area of local open space to be delivered by others, bounds the east boundary of N2 and N13. Key principles are identified within the masterplan which are to be taken forward into detailed proposals for the eastern edge of N2 which abuts the park. These proposals generally follow the principles and have been designed with the aspirations of the masterplan in mind.

Buildings to the north have been located with a step back from the park creating a permeable edge with the opportunity for informal open space. This helps create a soft edge to the park whilst also integrating the dwellings and street successfully into the space.

The street is designed with gables addressing the park to the north in line with the masterplan. An area of informal open space is then located so Hazelden Park can be viewed from along the tree lined avenue creating a focal point to the end further integrating the proposal into the open space. As the street curves units begin addressing the open space, ensuring continuity of the street but also safety within the Hazleden Park.

Additional tree planting could be provided within the informal open space however the masterplan also states it also provides an opportunity for increasing the flexibility of the design of the park.



Area of park spills into N2 creating opportunity for additional tree planting and creating a soft edge between the housing and the park.

Views of park as you travel along the secondary street.

Connection with future phases within masterplan (N3+N4)

Housing facing east with back gardens addressing the allotments.

FIG: 33: Extract of proposed layout showing the proposed N2 layout with Hazleden park to the east



# Key Principles—Western Secondary Street Character N2

## 4.2 Key Principles—Western Secondary Street Character

The masterplan specifies the character of the Secondary Street to the west of N2. The aim of the street is described as ‘providing a transition from the open landscape area to the north of Countesswells to the urban area around the neighbourhood centre to the south’

Two storey detached properties are proposed here in line with the masterplan. These properties gain direct frontage access from the street with in-curtilage parking also detailed within the masterplan.

The properties along this frontage also have a varied step back to adhere to the masterplan which aspires to create a varied, yet regular building line along the street.

As the secondary street continues south the housing within N2 reflects the desired higher density detailed in the masterplan of the blocks to the south. Terraces and semi-detached properties are now proposed with a limited set back. Car parking is provided to the rear of these blocks. This also further enhances the transition from rural to urban along the street desired in the masterplan.

The key Junction into N2 is also designed in accordance with the masterplan and the buildings here are stepped back to create a wider area of open space to the entrance of the Block.



FIG: 34: Extract of typical section of secondary street between N1 and N2



FIG: 35: Extract of Secondary street and Proposed N2 layout



# Key Principles—Key Junctions on the Secondary Street

## 4.3 Key Principles—Key Junctions of the Secondary Street N2

The masterplan proposes that buildings lines should be varied and create locally wider areas of public open space around key junctions. It further recognises a key junction as being located within blocks N1, N2 and N5.

An area of landscaping is incorporated into these proposals within this location and helps mark a transition from the larger detached units moving into the more dense terraces properties as the street approaches the neighbourhood centre. It also adds variety to the street and aids legibility directing users towards Hazleden park.

Buildings pulled back from the street here define the eastern and western edges but still address the space. Plot boundaries are defined by walls to ensure a definition between the public and private is maintained.

The area of open space will feature mainly soft landscaping and contain trees and areas of seating to further enhance it as a feature along the route.



Housing pulled back from street creating an area of open space at the junction.

Landscaping designed to include trees, shrub planting and areas of seating.

Housing orientated to address area of open space with parking located to rear to minimise impact on open space and street frontage. Low hedging used to create definition between public and private.



FIG: 36: Extract of site plan



# Key Principles—Street Character in N2

## 4.4 Key Principles—Street Character in N2

The masterplan shapes the character of the streets within N2. It describes them as tree lined streets which reflect the lower density of the ‘rural’ edge.

The proposals here align with the aspirations of the masterplan. The roads run east to west with the topography creating clear connections to Hazleden Park.

As detailed within the masterplan the proposed tertiary street to the north is broad enough to include a tree lined verge to one side. This has been designed to separate the street from the footpath. By moving this to the street edge it places further emphases on the landscape within the streets and ensures they are seen as spaces. It also provides a more pleasant environment for pedestrians.

Buildings located along the street also contain varying step backs to further enhance the character of the street and create variety as you move along.

Large gardens are introduced between the units addressing the tertiary streets within N2 to minimise the impact of the levels between these areas. Street trees are then added to the gardens of the southern tertiary street to continue the strong green frontage seen to the north with hedge planting also incorporated as boundary treatments to the front gardens addressing the streets. This further enhances the green elements on the street ensuring the principles of the tertiary street are maintained.

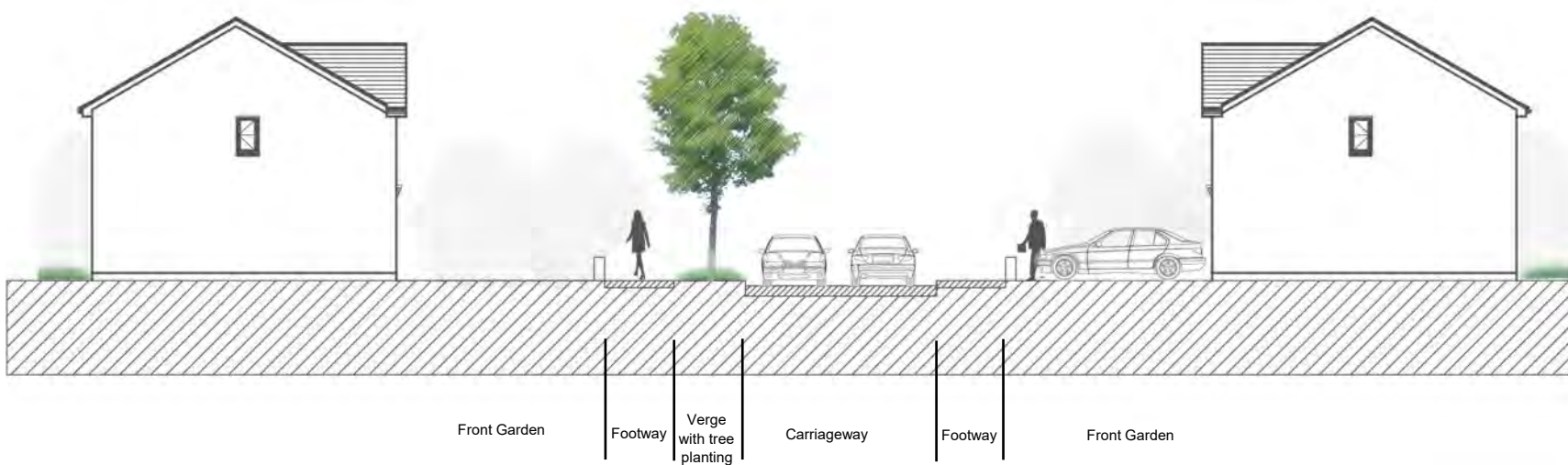


FIG: 37: Proposed Typical section of Northern Tertiary Street



# Key Principles—Secondary Street N13

## 4.5 Key Principles—Secondary Street N13

The masterplan illustrates the aspirations for the secondary street which passes between N12 and N13. It states this street is to be 'distinctly urban in character with all buildings directly addressing the street with minimal or zero set back'.

The units highlighted within the masterplan in this area are proposed to be between 2 and 4 storey in height. These proposals include 2 storey only and are designed to reflect the masterplan with minimal set backs provided to the units along the street. Rear car parking is incorporated to ensure the perimeter block approach can be maximised. Street planting is introduced where possible to provide separation between the street corridor and residential units.



FIG: 38: Extract of site plan highlighting N13 Secondary street



# Materials

## 5.1 Materials

The proposed materials are in accordance with the Development framework and masterplan and have been chosen to emphasise the suburban feel of the outer zone whilst also respecting and emulating those used in Phase 1 of the development.

Materials palettes to houses have been carefully thought out to ensure that there is diverse street frontages within the proposal to strengthen the character areas. Areas addressing the secondary street have large main features in brick, whilst to the rear there is more variation with brick used within entrance porches and key buildings highlighted by use of brick on larger areas.



FIG: 39: Example of house type finishes

### Palette A

Roof:	Smooth grey roof tiles
Walls:	Ibstock, Hadrian Buff Brickwork to basecourse and entrances only + Dry Dash Nordic Render
Detailed Dressings:	Cills/Copes pre-cast grey
Windows:	Grey Upvc
Rainwater goods:	Black

### Palette B

Roof:	Smooth grey roof tiles
Walls:	Ibstock, Hadrian Buff brickwork to main features and basecourse+ Dry Dash Nordic Render
Detailed Dressings:	Cills/Copes pre-cast grey
Windows:	Grey Upvc
Rainwater goods:	Black

FIG: 40: Proposed Material mix



# Boundary Treatments

## 5.2 Boundary Treatments

Various boundary treatments are used to defined the edge between the public and private spaces.

Walls are located along key boundaries and are varied according to the house types helping to create variety within the street frontage. Hedging is incorporated to front gardens where possible to help soften the street edge and enhance the green elements throughout the proposals.

Refer to boundary treatments drawing for more information.

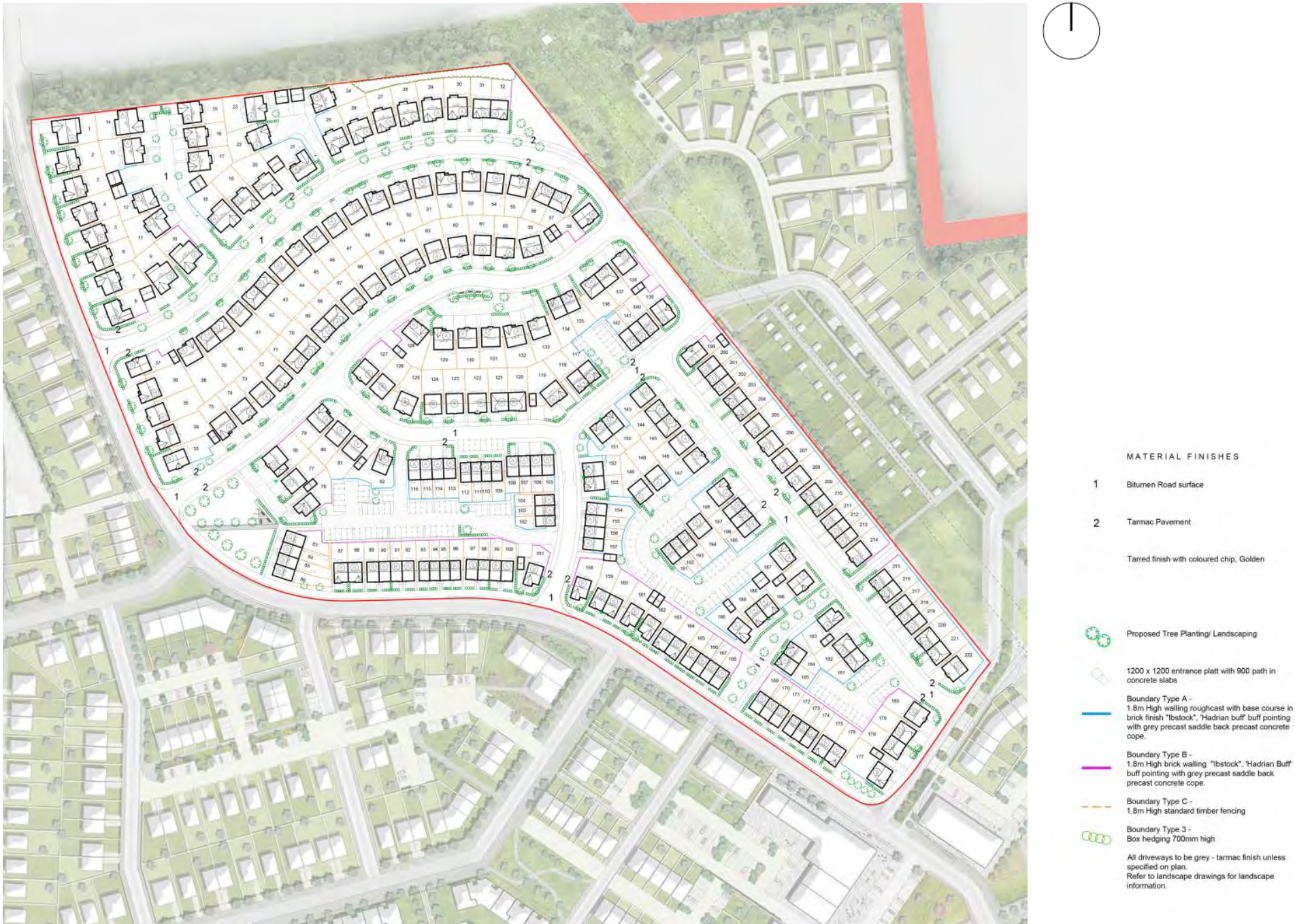


FIG: 41: Proposed Boundary Treatments



# Summary

## 6.1 Summary

Overall the proposals for N2 and N13 are in accordance with the Countesswells Revised Phase 1 Masterplan (Including Phase 1b) and the Development Framework. The layout closely reflects the one illustrated in the masterplan with key principles being taken forward into the proposals.

The proposals integrate well with the overall masterplan and create two distinct character areas which respect the surrounding areas.

The design ensures a well thought out transition from the masterplan suburb to the existing rural setting decreasing the density towards the north.

It also respects the location of Hazleden Park with buildings appropriately positioned in line with the aspirations of the masterplan resulting in areas of informal space to the eastern boundary ensuring the park is integrated well with the proposals.

Tree lined avenues are proposed where possible to create stronger links from the residential to the open space areas. Whilst also improving the street edge and creating soft pleasant spaces between dwellings.

Further areas of open space are also designed at key junctions in accordance with the masterplan to form a varied street with clearly identifiable areas to mark clear routes within the development.

By complying with the masterplan and respecting the principles set in both the Development Framework and Phase 1b Masterplan the layout sits well within the overall masterplan and illustrates that the aspirations have been carried forward into the detail design.

### Key principles shown within N2 proposed layout

- Semi Detached and Detached Units
- Creation of tree lined streets
- Dwellings addressing the secondary street
- Structural tree planting to north
- Properties with large back gardens backing on to structural woodland to the north
- Varied Eastern Edge to N2 to provide informal areas of open space to ensure integration with Hazleden Park
- Soft Landscaped area located at the Northern Junction
- Tertiary Street running east to west within the blocks

### Key principles shown within N13 proposed layout

- Shared surface areas within the block creating variety in urban form and rear parking courts
- Units backing onto the allotments
- Higher Density achieved with terrace housing







