

This paper is an opportunity for us to communicate the outcome of the Charrette we held in September last year.

Under the guidance of world-renowned planner Andrés Duany and his team the purpose was to gather information from interested parties with a view to creating a masterplan for our proposed new community. We are not attempting to present a *fait accompli* in terms of design. What has happened so far is what I describe as the 'pre-consultation consultation'. This is a stage that has traditionally been held behind closed doors with the result that it becomes harder for the public to make their views count as the plan tends to harden the further down the road it gets. We fully expect to accommodate more comments as we proceed towards a planning application.

The Charrette was a period of great activity for the whole team of some 20 planners, architects, designers, illustrators, engineers and others. They all came together to generate a buzz of creativity as they interacted with each other and visitors and it was a real pleasure to have been a part of it. Over 300 attendees generated much helpful feedback during the Charrette on matters of both scale and detail. For instance,

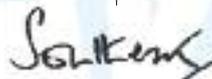
we were asked if we could provide a body of water that was at least 250m long to enable kayaking as such a facility is lacking in the area. We have managed to plan for this by the linking of two of the new ponds. Another interesting idea that was raised concerned the difficulty we all have in receiving deliveries during the day. In response, one of the architects made provision for a delivery cupboard in some of his house designs and this could be adopted more widely.

Following the Charrette, the architects have continued to work on house designs and we now have over 40 available as a starting point. Whilst trying to avoid pastiche, many of these tend towards the traditional but there are also those with a more contemporary look. For the first phase we will seek tight control over what is built, simply because the speed of build-out that we hope to achieve requires it. However, in the longer term, it is our preference to allow a looser approach so that architects can express themselves to suit all tastes although a Design Code will seek to impose certain limitations to achieve an overall harmony.

All the work done so far has boosted our confidence that we can create a new town that is properly planned for the long term, breaking with the nature of past developments and looking to remove the dependency on the car that has become unavoidable because

of urban sprawl. We want to design a community where residents will be able to walk to work, to school and to the shops with the inevitable social interaction that pedestrian activity brings. Combining this place-making approach with good house designs means we believe we will be able to create a most desirable living space in Aberdeenshire and something of which all contributors will be proud.

The details of this masterplan will be shown in an exhibition at Cookney Hall on Wednesday the 30th March, from 2pm to 9pm, and on Thursday 31st March, from 10am to 8pm. This exhibition will represent the start of the next stage, the preparation of the planning application. We hope you will be able to come along and have a look. In the meantime all comments are welcome and they can be submitted via the website at www.chapeltonofelsick.co.uk



Earl of Southesk

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The Chapelton of Elswick Charrette

The Chapelton Charrette offered a rare opportunity for south Aberdeenshire residents to participate directly in the design of a major new town. The Charrette – during which the DPZ design team generated the Chapelton masterplan alongside the public – was only one element of a much longer consultation process. Some key moments from the Charrette and the process leading up to the event are detailed on these pages.

Early Summer 2010

The preparation leading up to the Charrette was extensive, with numerous professionals participating from across Scotland and further afield. Specialists prepared detailed landscape, infrastructure and topographical studies to inform the masterplanning team. The design team's local architects, Covell Matthews, also compiled studies of northeastern Scotland's architectural and planning traditions, visiting Montrose, Stonehaven, Keith, Huntly and Fochabers, amongst other towns and villages.



Late Summer 2010

Pre-Charrette public consultation began with events designed to raise awareness of the Charrette, including a meeting at the Cookney Hall, which was attended by approximately 140 people. Five thousand pre-Charrette papers were also delivered to addresses across the Portlethen and Newtonhill area.

Chapelton of Elswick Charrette
20 Sept - 7 Oct 2010

If you have ever thought about...
If you have ever thought about...
If you have ever thought about...

Chapelton of Elswick Charrette
20 Sept - 7 Oct 2010

If you have ever thought about...
If you have ever thought about...
If you have ever thought about...

A new settlement for Aberdeenshire

Chapelton of Elswick will be an innovative, sustainable community designed to meet the requirement for new homes in the Portlethen - Stonehaven corridor in the Aberdeen City and Shire Structure Plan. It is promoted by the Elswick Development Company, which is a family-controlled company representing the Duke of Fife and neighbouring landowners, the new community will mark a departure from current development practice and will offer an alternative to the single-use housing estates, which have become standard across the UK.

The new community will provide...
The architecture of this new settlement will draw...
Community Facilities

- Approximately 4000 homes, including 20% affordable housing...
- A public park and other areas of open space, formal and informal...
- A local primary school, nursery and day care...
- A health centre and other services...
- A local community centre...
- A local primary school, nursery and day care...
- A health centre and other services...

Late September 2010 - Charrette Kick-off

The very first events of the Charrette offered the design team opportunities to get to know the region and the site, including tours of the locality, site walks, and an opening meeting with the public.



Charrette

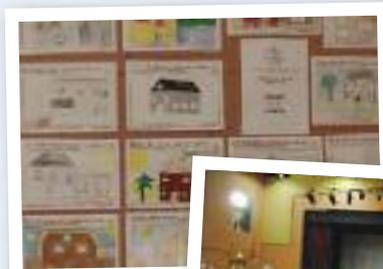
Over the next ten days, the masterplanning team advanced dozens of iterations of the masterplan, gradually developing the urban form in line with the contours of the site and community feedback. The team generated plans, illustrations, diagrams and many other drawings, whilst various specialist groups gathered to debate elements of the plan. Groups convened included transport planners, environmentalists, agents and developers, and many others.

Midway through the Charrette, the design team prepared a masterplan submission for Aberdeenshire Council as part of the Local Development Plan consultation process.



End of Charrette

The Charrette's final presentation drew approximately 130 people to the Bettridge Centre for a full presentation of the materials produced over the ten days. In addition, the winners of the Schools' design competition were announced that evening. These winning entries from Lairhillock, Fishermoss, Portlethen and Newtonhill Primary Schools, including proposals for eco-houses and town masterplans, were displayed along the edge of the hall.



November Onwards

The design team continued to develop the masterplan, considering the comments made at the Charrette, and finessing the details in order to provide the most seamless design and best adhere to various technical requirements. Two months later, the team also convened for an intensive workshop at the DPZ offices, during which the masterplan was subjected to further scrutiny. The vast majority of the drawings presented in this paper were initially produced during the Charrette and then refined during this post-Charrette period.



Key Themes

A great variety of people attended the Chapelton Charrette, enquiring about many topics, including transportation, ecology, housing and schools.

These individuals offered a tremendous diversity of perspectives and many of their comments influenced the development of the masterplan. Indeed, comments from meetings, as well as those submitted to the Elswick Development Company by post or email, were addressed throughout the week of the Charrette and often steered discussions in new directions.

A selection of questions is set out below. In addition, a more substantial database of queries, comprising those from the Charrette, the Cookney Hall meeting, and other events is also available on the Chapelton of Elswick website. To submit additional questions, please contact the Elswick Development Company at info@elsick.co.uk.

What assurances can be given that the development will proceed as indicated and builders will not change the masterplan?

The answer is that we will not ignore people's views and have already taken care to consult widely. The development will be phased and the first phase will include, or touch on, the town centre so that the public can see from an early stage that the facilities promised are being provided. There will also be a Section 75 Agreement with the Council which lays down the conditions for development and so determines what will be provided and when. The landowners are committed to promoting a development of which they, and future generations, can be proud.

A design framework and then a more detailed Design Code will be drawn up and enforcement can be achieved both through the control of the sale of land and by the Council through the granting of planning permission. The house designs that have been drawn up are simple in structure and are unlikely to cost any more than existing housebuilders designs. Discussions are underway with representative housebuilders over the house types to be used.



How will the industry and jobs be designed into the community and where are all the jobs coming from?

It will be part of the design process to incorporate the employment land within the general development and to specify the types and the take up. The Local Development Plan and Supplementary Guidance set out the amount of employment land required at Chapelton which is up to 11.5 hectares, with approximately 5 hectares of this land being suitable for a company headquarters, which we have designed into the town centre, and an additional 5.5 hectares identified as a strategic reserve.



Employment opportunities will exist in both employment centres and within the town centre itself.



Major employment centres will be located in the town centre, as well as on the eastern and western edges of town.

How will the scheme feed into the local transport network and how will the extra cars be accommodated?

Every effort will be made to keep travel within the development by accommodating appropriate mixes of uses. The aim is to encourage people to live and work in the new settlement. We believe that businesses will be attracted by the opportunity of not having to fight through traffic to get to work and those who currently have to travel further north for work might find employment within the new settlement. Investigations by the Council have already identified that a new settlement in the Portlethen-Stonehaven corridor would in fact deliver significant benefits for traffic capacity in the A90 corridor by reducing the need to travel to and from Aberdeen. However, in providing for road links, we are looking at upgrading junctions on the A90, as well as seeking a direct connection onto the AWPR Fastlink at Chapelton. The use of public transport will also be encouraged with the diversion and extension of bus services and we have investigated the possibility of a new railway station serving Portlethen, Newtonhill and Chapelton in connection with the proposed Aberdeen Crossrail.



The bus route plan, developed at the Charrette, includes provisions for a potential new railway station. More information is available on page 12.

How realistic do you think it is to persuade Transport Scotland to let you link to the AWPR Fastlink?

Chapelton does not need a link on to the Fastlink to thrive as it will be a self-sustaining and complete community with good connections to the A90. However, we consider there is a realistic opportunity to link to the AWPR. We are in discussions with representatives of Transport Scotland and the AWPR Management Team who consider a junction on the Fastlink could be justified because of the benefits it would bring to the wider area. These benefits include a potential reduction in flows on the A90 of up to 7% and a reduction in traffic delay of up to 10% at the Bridge of Dee.

How sustainable will the scheme really be?

The design and layout of Chapelton, in reducing the need for car use, will play a major role in its sustainability. In addition the building designs will incorporate the latest standards which require a much higher level of sustainability than previously sought. It is also hoped that it will be possible to develop renewable energy sources, but more work needs to be done to confirm the practicality of the various possibilities.



Chapelton's neighbourhoods are designed to encourage pedestrian activity, and residents should be able to access their daily needs within a short walk of their homes. The above diagram (featured on page 10) outlines each neighbourhood with a circular 'pedestrian shed,' which is designed to indicate a five or ten minute walking distance.

What will happen to Elswick House in the centre?

During the construction of the town it is anticipated that the house will accommodate the administrative offices. Ultimately the house will be gifted to the community and its use will be made by public decision in conjunction with the Duke of Fife's family. There was some discussion at the Charrette and one suggestion was for it to house artists in the short term with the lower rooms used as galleries and studios. The grounds around will form the town park near the high street.



Elswick House.

Will there be a sufficient green belt around the existing community of Cammachmore?

We have deliberately left a wide area of farmland and country park around Cammachmore to ensure that it retains its independence as a stand alone community.



A variety of nonresidential uses, ample green space has been proposed in the vicinity of both Newtonhill and Cammachmore.

What school provision is being made at Chapelton?

The delivery of schools for the new settlement is a key issue and for 4,045 houses one Academy and up to four primaries are envisaged. We are in discussions with the Council over the timing of the education provision.

Will you adopt the approach used at Poundbury where private and affordable housing is intermingled?

We support the Poundbury approach on the mix of house types and tenure because of the community advantages which it brings. Affordable housing will be interspersed throughout the community and each neighbourhood. Each housing area will offer a variety of house types for young and old and to suit all incomes.



Poundbury, the traditionalist urban extension to Dorchester, includes lively streetscapes with a variety of housing types.

What scale of shops will be proposed in this area? Will it include an ASDA/Tesco?

The development will provide local services, commensurate in scale with the new settlement, to encourage local shopping trips in the community centres and the town centre. Retail units would be open to all retailers, but we would not wish to see any one dominate to the detriment of diversity and choice. Any supermarket will be positioned on a main street with parking to the rear.



A variety of retail, indicated in grey, is proposed for the town centre areas.

The Masterplan

The Chapelton masterplan illustrates the long-term vision of the development for the Chapelton community. Ultimately comprising seven neighbourhoods, including a town centre, the settlement is designed to encourage pedestrian activity, with shops, parks and schools within walking distance of all residences.

At the first stage of its development, the town will comprise approximately 4,045 houses and all the related facilities. This initial phase is indicated in colour, with plans for the town's future growth outlined as well.

The masterplan's urban structure is based on a hierarchy of thoroughfares and public spaces, with the street network efficiently linking to the greater Aberdeenshire vehicular and public transport networks. Designed to be mixed-use, the plan offers a strong contrast with single-use suburban development in which residences are separated from business development, shops and schools.

Additionally, the scale of Chapelton allows for the development of many amenities which could not have been sustained by the design of many smaller housing estates or urban extensions. Rather, the new town is designed to function as a stand-alone community, providing a more sustainable alternative than large-scale, suburban growth.

The Charrette design team produced dozens of iterative plans, undergoing five formal 'feedback loops' in the process. The plan has since been further developed, with proposals refined in accordance with various technical requirements. More detailed analysis, including illustrations and diagrams, can be found in the following pages.

Colour Code:

- Shops, Offices and Mixed-Use Buildings
- Civic Buildings
- Existing Buildings
- Residential Development
- Open Space
- Agricultural Plots
- Street
- Bodies of Water

Neighbourhoods include:

- 1 Cairnhill
- 2 Town Centre
- 3 Wester Cairnhill
- 4 Newhall
- 5 Beltcraigs
- 6 Quoscies
- 7 Rothnick





Masterplan Details

The Charrette design team included full-time illustrators and watercolourists, who endeavoured to create bird's eye and street-level perspectives of the new town.

These hand-drawn illustrations, which are derived from specific areas of the masterplan, are intended to assist in the visualisation of Chapelton and its many neighbourhoods. Annotations of several drawings are offered below.

Garden Close

Closes, featuring pedestrian spaces shared by a small group of houses, may feature private gardens. This garden close, designed within Cairnhill, offers space for a shared garden or allotment. Benches and outdoor furniture will allow neighbours to gather and enjoy the space.



The Rural Edge

Chapelton's settlement boundary provides a smooth transition to the green belt, with lower-density smallholdings located along the town's southern edge. These will be on sites reserved for light agricultural or equestrian use. See: Parks, page 17.



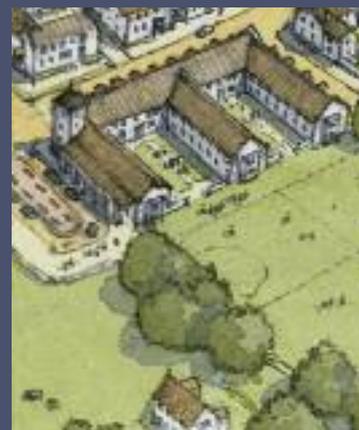
Covered Market

A covered market, which could host a weekend farmers' market or other community events, will be located in the centre of Chapelton's first neighbourhood, Cairnhill. This central community building will not only provide a gathering place for Chapelton's first residents, but also may attract neighbours from Newtonhill and Cammachmore.



Secondary School

The Chapelton secondary school, which is situated at the southern edge of the high street, occupies a prime position en route to the town centre from Newtonhill. It will be highly visible from two of the town's main entrances from the east and will accommodate at least 940 students. See: Schools, page 16.



A Typical Crescent

This residential crescent features terraced houses with slightly varying façades and floor plans. The houses are designed to feature small front gardens, which also may be utilised for conservatories. The street is scaled for pedestrian use, with wide footpaths designed to encourage walking, particularly since the neighbourhood centre is located only a few blocks to the south.



Elsick House Park Entrance

Chapelton's town park is located on the edge of the town centre, and is designed to incorporate the existing matured gardens around Elswick House. See: Parks, page 17.



A Neighbourhood Square

This small neighbourhood square features an attached plaza, corner shop and post box. The two-storey buildings surrounding the plaza are designed as live/work units, featuring shops and offices on the ground floor and living quarters upstairs.



A Typical Close

Intimate pedestrian-only spaces, such as this close, will be among the attractive street typologies in Chapelton. These streets are designed to accommodate small front-gardens and street furniture, with cars in alleys or parking courts accessible from the backs of the houses.



The High Street

The high street will form the centre of the community, featuring amenities for the settlement as a whole. Shops and restaurants line either side of the street, with a large church or community hall and a three-storey hotel at the near end. A plaza also runs along the street, offering a pleasant space for a market or for outdoor events in good weather.



Principles of Urban Design

Community masterplanners Duany Plater-Zyberk & Company are amongst the leaders in the field of New Urbanism, a design methodology which aims to increase pedestrian activity and promote more sustainable settlement patterns. More information is available at the Congress for New Urbanism website at www.cnu.org. Some of the key principles which guided the development of Chapelton include the following:

- Settlements should be designed for efficient regional transportation, with thoroughfare networks achieving regional connectivity and facilitating the use of public transportation.
- Settlements should be designed to include all of the facilities necessary for residents' daily needs, including houses, shops, offices, schools, parks and social gathering places. This can ultimately lead to decreased car dependency and lower residents' carbon footprints.
- Large settlements should be designed at the increment of the neighbourhood, with mixed-use facilities located in each neighbourhood centre.
- Large settlements should be designed to include a wide variety of environments, including areas of more urban and rural characters.
- Thoroughfares should be designed to accommodate many forms of transport peacefully, including vehicular transport, public transportation, cycling and walking. Car parking should also be provided in an aesthetically sensitive manner, and should not overwhelm street façades.
- A wide variety of housing types should be provided within each neighbourhood, to allow for settlements to provide for residents of a range of ages, incomes and preferences. Ideally, settlements should allow residents to 'age in place,' with residences available for families of different sizes.
- Architectural styles should reflect local climates and building practices.

Neighbourhood Structure



The Chapelton masterplan proposes the eventual development of seven neighbourhoods, including a vibrant town centre. Each of these areas is designed to be traversed in five minutes on foot, from centre to edge with the town centre spanning a ten minute walk. Shops, offices and bus stops are then located within each neighbourhood centre, providing residents with ample facilities in walking distance of their homes. These concentrations of local facilities should not only lessen residents' dependence on their cars but also engender a sense of community.

Open Space Network

Chapelton is designed to provide ample parkland for all residents, with recreational areas within each neighbourhood. These parks have been designed in a variety of characters, including formal open spaces such as greens and squares, and naturally-styled parklands. Agricultural land and allotments will also feature, along with sports pitches accompanying each school.



Phasing

Chapelton has been designed for long-term development and will take many years to grow to its anticipated final scale.

The final scale will be determined by the size of the site, as well as the contours of the landscape, which enable much development to retain low regional visibility on account of natural high ground. Three key moments in Chapelton's development are illustrated on this page, including the first neighbourhood, the settlement at 4,045 units, and the settlement in its likely final condition. Even when complete, the town will remain surrounded by green belt, with long, open views preserved.



Cairnhill, Chapelton's first neighbourhood. See pages 20/21.



Chapelton at 4,045 housing units, as anticipated by 2023. This phase includes Cairnhill and the full town centre and high street.



Chapelton in its likely final condition, including seven neighbourhoods which extend to the proposed AWPR.

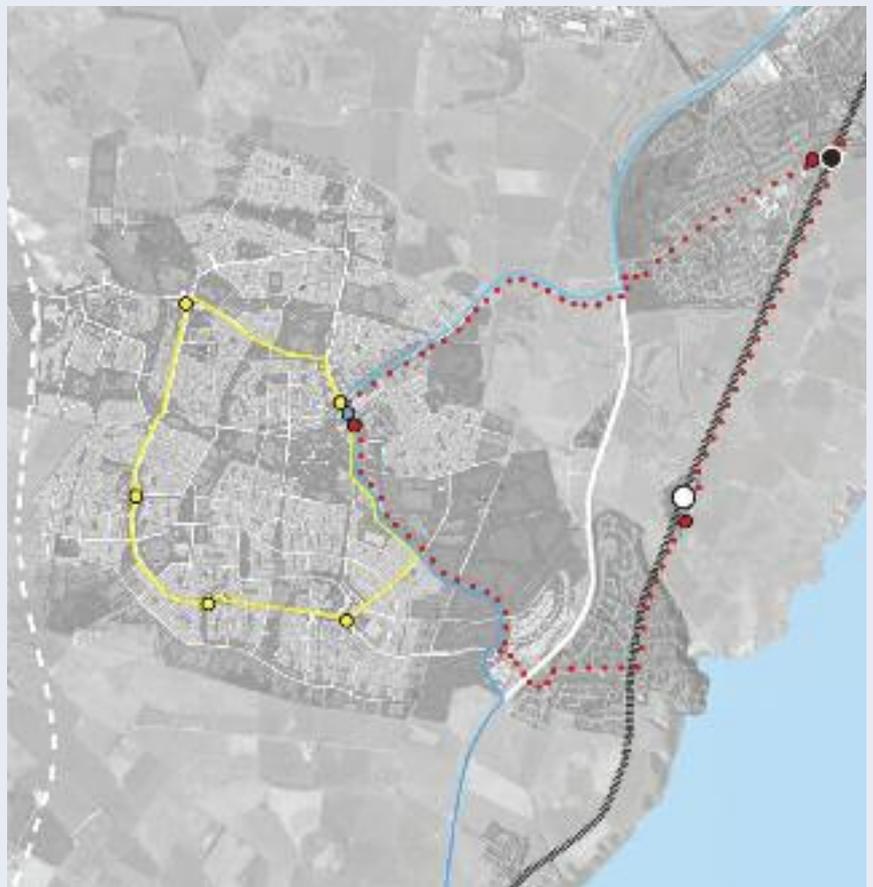
Chapelton is designed to minimise the need for outward commuting and to connect smoothly to greater Aberdeenshire and the city. The masterplan's street network also offers ample opportunities for connections with public transportation.

Chapelton's thoroughfare types – including regional connections, local roads and pedestrian and cycle networks – are entirely integrated and yield a robust and efficient masterplan. The diagrams below and right offer more information on both the regional context of the masterplan's thoroughfare network and the detailed infrastructural plans for Chapelton itself.

Bus Network

A bus network directly links all neighbourhood centres, with each stop located at the centre of the pedestrian shed. The route also extends beyond the community with the optimal proposal to include a new dedicated railway station in between Portlethen and Newtonhill.

- ##### East Coast Main Rail-Line
- ##●## Existing Railway station
- ##○## Potential new Railway Station
- ==== Major Roads
- == == Aberdeen Western Peripheral Route (AWPR)
- Local Bus ('A' Loop, 10-15 minute headway)
- Local Bus Stop
- Regional Bus
- Regional Bus Stop
- Potential Commuter Bus ('B' Loop, 15-20 minute headway)
- Commuter Bus Stop



Regional Transport

Conveniently located between the existing public transport corridor served by the A90 and the East Coast main rail line to the east and the proposed AWPR Fastlink to the west, Chapelton is well situated for regional transport and journeys to Aberdeen. Residents should be able to travel easily beyond the town by bus, car and cycle routes with the opportunity to take the train from Portlethen station. The internal network has also been designed to link into the rail network more locally should the opportunity for a new station between Portlethen and Newtonhill arise.

Bus routes will be Chapelton's first means of public transport, with both new internal routes and the diversion and extension of existing regional routes. The internal street network has been designed to accommodate a circular bus route, which will travel between each neighbourhood centre and thus be located within walking distance of all houses. A regional bus route is also designed to travel into the settlement via the town centre, connecting from Stonehaven to Chapelton to Portlethen station to the proposed Findon Park & Ride interchange to Aberdeen.

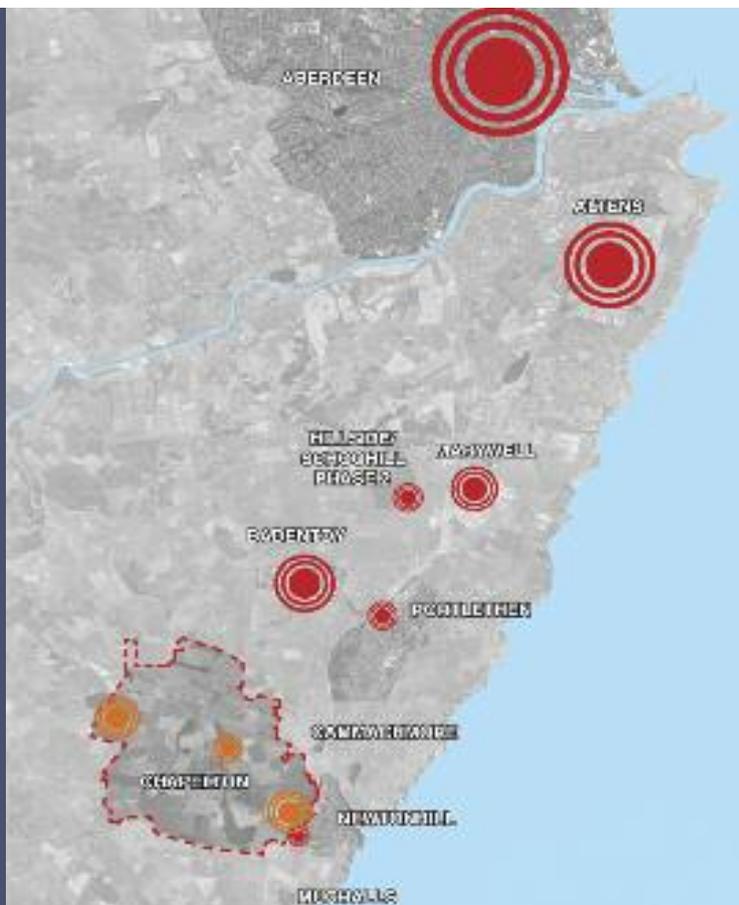
In addition, the potential for a new railway station north of Newtonhill (or the reinstatement of Newtonhill station) might ultimately provide a facility for Chapelton residents as well as Newtonhill and Portlethen. The combined populations could justify a significantly improved service than that which is currently provided at Portlethen. If such a station is created, a second local bus route can be accommodated to link the Chapelton town centre to the rail station, Portlethen and Newtonhill.

Regional Employment Context

As stated throughout this paper, Chapelton is designed to integrate business and residential development to allow for a more sustainable settlement pattern and offer residents a chance to minimise commuting distances. This business development will include traditional office development, large company headquarters and local shops and services.

Although mixed-use facilities will be located in all neighbourhoods, the major employment hubs will be centralised, located in the town centre and on two peripheral sites easily accessible by the public transport network and regional main roads. Specifically, the first employment site has been identified on the southeastern portion of the site, close to Newtonhill.

These new concentrations of employment will allow Chapelton residents to work in close proximity to their homes and eventually develop a lifestyle with a lessened dependence on cars. In addition, residents of southern Aberdeenshire may find that the new employment centres offer attractive workspaces closer to their homes than Aberdeen. This new employment development will thus complement the residential development and the opportunities present in the surrounding areas, whilst remaining at a scale appropriate to the Aberdeen fringe.



Thoroughfare Network

The Chapelton thoroughfare network builds from the existing network of roads on the site, efficiently connecting the future neighbourhood centres with the major roads in the vicinity. This approach not only allows for maximum efficiency, but also allows the settlement to follow the contours of the land and preserve existing views.

The thoroughfare network is designed to balance the needs of cars and pedestrians and to achieve connectivity between the blocks. This connectivity will enable travel through the settlement by alternative routes, avoiding the bottlenecks which are often associated with cul-de-sac-style development.



Cycle Network

Developing a Chapelton cycle network was a priority for the Charrette design team. Such a cycle network will not only allow for movements within the town and to neighbouring employment areas, but will also connect with Aberdeenshire's regional network. The proposed network thus offers routes which extend beyond the settlement's boundaries as well as wholly within Chapelton. Many of the internal cycle paths are designed to follow the main thoroughfares, with separate lanes allocated for cyclists. A trail system also extends into the surrounding landscape to provide a more rural cycling experience. For travel beyond the town, the development will support initiatives promoted by Aberdeenshire Council for the reinstatement of the Causey Mounth path, which passes through the eastern part of the site with potential connections to the Badentoy employment area and other attractions to the north.

The Chapelton masterplan was very much influenced by the site's landscape, with the masterplan emerging in response to the existing traces on the land. Although none of the land is formally protected by environmental designations, the design team recognised the distinct and scenic character of the landscape and so aimed to preserve and integrate within the masterplan, the site's existing landscape features.

The masterplan preserves and integrates existing landscape features on the site such as trees, hedges, bodies of water, existing stone walls and notable topographic attributes. The result will be a settlement which sits naturally in the landscape and which complements the site's historic character.

Landscape Analyses

Glasgow landscape architect Janet Benton has led Chapelton's landscape design programme, undertaking a number of studies pre-Charrette to inform the development of the masterplan. These studies – including analyses of site hydrology, wind exposure, views and visibility – allowed the design team to incorporate these important elements into the emerging masterplan.



Topography

Lying in a 'natural bowl' encircled by high land to the south, west and north, the majority of the Chapelton site has minimal visual impact on the surrounding area. Surrounding ridges create natural sight barriers, allowing development to be visually discreet.

Within the site, the landscape is gently undulating, providing some variety but posing minimal barriers to construction. These topographical contours have influenced the design of many of Chapelton's streets and parks. In addition, the historic routes across the site, which have been incorporated into the masterplan, often adhere to the site's topography.





Vegetation

The Chapelton site has been largely agricultural in nature for generations and thus the vast majority of the site is comprised of farmland. However, some uncultivated areas which are with particular ecological interest also exist, including deciduous woodland and occasional formal hedge and tree plantings in the vicinity of individual houses. These unique areas will be preserved in order to maintain the scenic nature of the site.



Sea Views

Although a high portion of the site is enclosed by natural ridges, some portions of the site do offer sea views, particularly in the southeast corner. These long, outward-looking views to the North Sea will be greatly valued by Chapelton residents and development is designed to preserve the views where possible.

Elsick House

Arguably Chapelton's most ecologically and historically valuable area, Elsick House and its environs will form the settlement's town park and be preserved for public access. The elegant manor house includes walled gardens and exotic tree plantings which contribute to its unique atmosphere. The future use of the house itself has not yet been determined, but discussions at the Charrette centred around opportunities for ultimately creating a community centre or an artists' retreat with studios and galleries.



Community & Amenities

Chapelton's masterplan includes a number of community amenities which will be enjoyed by residents in Chapelton, as well as those from Newtonhill, Portlethen and Cammachmore.

These facilities will be located throughout the town, dispersed within each neighbourhood. There will also be a vibrant town centre high street which is likely to become a destination for southern Aberdeenshire.

Specific amenities and uses anticipated for development alongside the first 4,045 houses include:

- Community facilities, including community centres or places of worship in each neighbourhood
- Significant retail, office, industrial and business development, including:
 - A town centre high street, including restaurants, shops, and businesses
 - A covered market
 - A mid-sized hotel
 - Neighbourhood retail centres
 - Business and employment centres in close proximity to transport links
- School development, including:
 - One secondary school with capacity for approximately 940 pupils
 - Four primary schools, with capacity for approximately 400 pupils each
 - Associated libraries, playing fields and indoor leisure facilities
- Parks and open spaces covering approximately forty percent of the site, including:
 - A central town park
 - A country park
 - Three or four local parks
 - Community woodland
 - Allotments and community food growing areas
 - Community play areas
 - Town cemetery
- Health facilities, including the following, which may be incorporated into a larger medical centre:
 - GP practice
 - Dental surgery
 - Community pharmacies
- Recycling centre and recycling points

Schools

Schools will be an important element of Chapelton and a great effort has been made to find optimal school locations within the masterplan. In total, the town will include one secondary school and four primary schools by the time the initial 4,045 houses have been constructed.

The secondary school sits at the heart of the community, adjacent to the

town centre high street and town park. Primary schools are then positioned between neighbourhoods. School facilities also likely to be available for use by the wider community out of school hours.

Specialist schools architects, Walters & Cohen, attended the Charrette to develop school typologies and work with the masterplanning team to find

optimal locations for the schools. The detailed designs for each facility will then be developed as plans for the town as a whole move forward. Schools will be a major element of the first phase and an essential service and amenity available to Chapelton's residents.



Duke's Wall and the associated trees, as currently on the site, are preserved into the plan and integrated into the neighbourhood school and street design.



This view of a Cairnhill neighbourhood green features the primary school, which is pictured to the right, and the secondary school, which is pictured to the left, across the green. The primary school sits behind the stone wall, and the trees along the central green of Duke's Walk have been preserved.

Parks

Chapelton will include a great variety of parks, designed to suit residents of many ages and interests. These are likely to include:



Town Park

This park will serve the entire settlement and is also likely to be used by visitors from elsewhere in Aberdeenshire. Located in the heart of the settlement adjacent to the town centre, secondary school and historic Elsick House, the park will offer a pleasant amenity to the nearby high street. Naturalistic landscaping will follow the contours of the land and include picturesque water features.



Country Park

A substantial area of farmland will be converted into an open space for residents to enjoy informally be it dog walking, picnicking or horse-riding. Situated on the east side of Chapelton and connected to the town park, it will provide separation from the existing communities of Cammachmore and Newtonhill but will also be an attractive additional amenity for their residents.



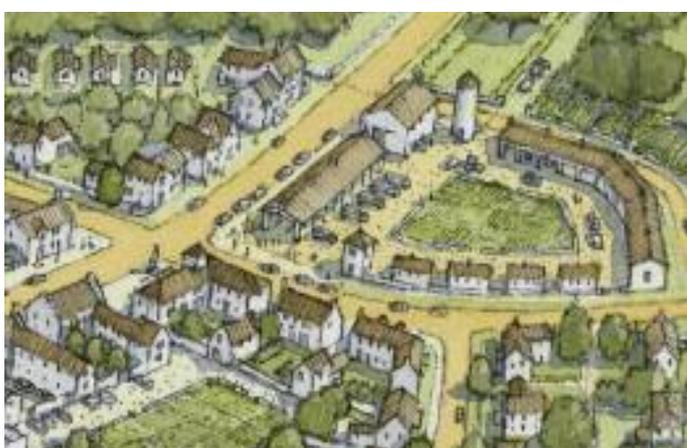
Community Woodland

The Chapelton masterplan is designed to retain and preserve existing trees of aesthetic and ecological value. Groups of these preserved trees will form community woodlands with a more naturalistic feel than the town park or any of the smaller local parks.



Local Parks

Smaller parks will be located within each neighbourhood, in close walking distance for the residents. Designed as squares, pocket parks and greens, these parks will be of different character depending on their locations in the town and their topography.



Allotments

Allotments, which are likely to be located within each neighbourhood, will provide opportunities for Chapelton residents to garden and grow their own food.



Agricultural Plots

Chapelton's southern and eastern edges will be lined with agricultural plots – large plots designed for detached houses engaged in some sort of agriculture or to suit horse ownership. This design strategy has both allowed for larger houses and plots within the relatively compact town and preserved the views of the green belt from the adjacent country road.



The Chapelton Town Centre



The Chapelton town centre, and its vibrant high street, will be a focal point of the community and a major centre for local employment. The neighbourhood features a wide range of activities and services, which are set out on the plan below:



1 Greenway The main entry to the town centre from the northeast includes a greenway, a linear park leading up to the town centre. Motorists or pedestrians approaching in this direction will be greeted with the greenway's row of trees, as well as a view of the high street's community centre or church.

2 Allotments Allotments are provided on the edge of the town centre, in the midst of residential blocks.

3 Primary School One primary school is located adjacent to the secondary school, backing onto the town park. A second primary school in the town centre is located on a quieter residential street, north of the high street. This school will include pupils from the town centre neighbourhood, as well as the neighbourhood to the north.

4 Secondary School and Community Campus The Chapelton secondary school is located at the south end of the high street, between the town centre and the Cairnhill neighbourhood to the south. Playing fields are located behind the school, with a community campus, featuring indoor sports facilities at the fields' far end. These facilities will be shared by the wider community on weekends and evenings.

5 Community Hall/Place of Worship A church or community hall will be a landmark on the high street, providing a memorable view to those entering the centre on the main road from the northeast.

6 Retirement Housing Dedicated retirement housing is provided on a quieter residential street in close proximity to the high street. This location enables residents to enjoy the shops within easy walking distance. The complex is also adjacent to the medical campus, to allow for easy access to the GP and pharmacy.

7 Medical Campus The medical campus will include many of Chapelton's medical facilities in a central location on the high street. The campus may include a GP practice, dental surgery and a community pharmacy.

8 Supermarket A supermarket may be included in the town centre, and if so, would include car parking for those visiting from beyond walking distance. This car parking will be designed to be shielded within the block in order to provide a more lively streetscape. Parking is also provided within other blocks along the high street.

9 Recycling Centre A recycling centre is proposed for a location adjacent to the supermarket, allowing for regular and convenient recycling by shoppers.

10 Kayaking pond A pond of a suitable length for kayaking or other water sports is located south of the secondary school, and connects through to the pond to the east. Such a pond was requested by several community members at the Charrette, and has been created by joining two existing ponds together.

11 Amphitheatre A small outdoor amphitheatre, located on the edge of the park, could be a venue for local performances or community events in the summer.

12 Hotel Two town centre hotels, which could be designed to accommodate business travellers, will not only be a useful resource for Chapelton businesses, but also ensure that restaurants and pubs receive extra mid-week foot traffic. The flatiron-style building at the southern edge of the high street offers a very attractive potential location.

13 Agricultural plots/Smallholdings These large sites on the eastern edge of the centre are reserved for semi-agricultural use. This approach will preserve the appearance of the green belt and allow a few homeowners to live on larger, quieter plots in very close proximity to the high street.

14 Elsick House To be preserved as a community building, Elsick House sits on the edge of the town park.

- Shops, Offices and Mixed-Use Buildings
- Civic Buildings
- Existing Buildings
- Residential Development
- Open Space

- Agricultural Plots
- Street
- Bodies of Water

Cairnhill, Chapelton's first neighbourhood

The Chapelton masterplan provides an overall vision of the town and its anticipated development over the long term. Detailed neighbourhood and block plans have also been drawn up for the very first phases of the town, and the first neighbourhood, Cairnhill.

Cairnhill is located in the southeast corner of Chapelton, in close proximity to Newtonhill, and south of the Chapelton town centre. Although located in close proximity to the town centre, Cairnhill is designed to have an active centre of its own, which will include shops, a main square and a community building. A central covered market in this village centre is also likely to become a destination for residents of Newtonhill, Portlethen and Cammachmore. Residential blocks surround the town centre, and are particularly unique on account of their topography. The streets have been planned along the site's scenic rolling hills, with as many trees as possible preserved. Local parks and greenways are carefully incorporated into the block design, often including unusual garden and park spaces. The area also offers sea views, which have been preserved through careful planning and building massing.



The first blocks and streets of Cairnhill will include houses of many types, sizes, tenures and prices. This street elevation illustrates the types of housing likely to be present on a single street, as well as Cairnhill's slope. The street also includes a greenway cutting through the centre of the block, which preserves the existing trees on site and provides a local play area.

From left to right, this particular block includes apartment blocks and terraced houses incorporating both large family houses and smaller units. All of these houses are designed to gently manage the topography, with some steep portions developed with terraced houses which look to be climbing the hill. Whilst different in design and façade, the houses are designed to have some visual unity on account of their similar materials and scales.

The Cairnhill neighbourhood centre includes a covered market, set amongst the shops of the town square.



This aerial view of Cairnhill indicates the scale of development in the neighbourhood, and the different housing types present from the town square to the rural edge.



Chapelton will feature houses of a wide variety of sizes and types, ranging from flats and terraced houses in high street settings to large detached houses on agricultural plots.

The intention is to provide houses which will appeal to a diverse group, attracting residents of many preferences, family sizes and incomes. Houses of different sizes, costs and tenures will be fully integrated into each neighbourhood.

The town's architecture will offer aesthetic variety as well. Indeed, many architects have designed houses for Chapelton, providing the community with the building blocks for a great variety of streetscapes. These streets will provide stimulating pedestrian experiences, and offer a sharp contrast to the monotony of façades often found in recent developments.

However, whilst a variety of architectural approaches are likely to be employed, all will follow a common scale and adhere to regulations associated with the masterplan in order to integrate into a harmonious whole. In addition, many of the houses take some inspiration from the vernacular styles of northeast Scotland. Local building materials, including granite, tone and lime harling will also be predominant and will further root Chapelton in the tradition of building in Aberdeenshire.

Architects who have contributed to the Charrette and post-Charrette work include local and national firms, such as Covell Matthews, Benjamin Tindall Architects, Brooks/Murray Architects, Lew Oliver and Marianne Cusato.



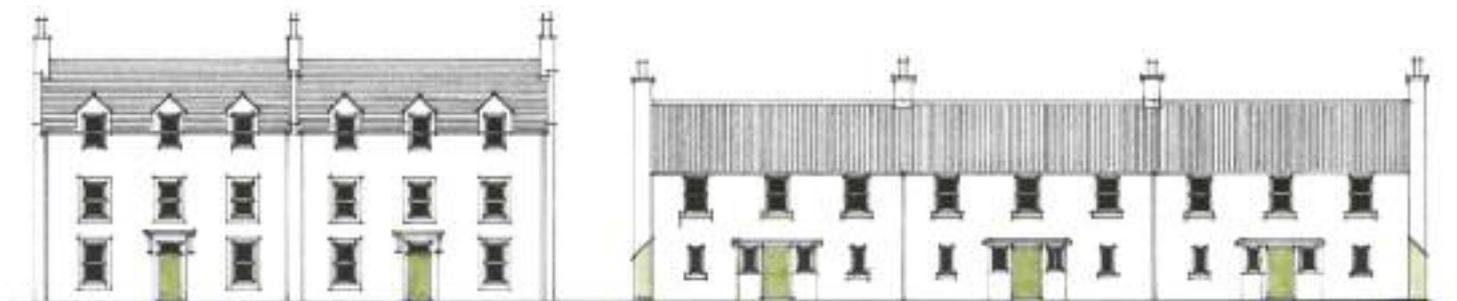
Mixed-Use Building



Apartment Villa



Mixed-Use Building



Terraced House



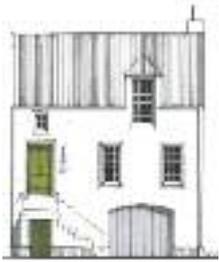
Semi-Detached House



Semi-Detached House



House



Mews



House



Mews House



Compound Housing



Cottage



Cottage



Cottage



House



Terraced House



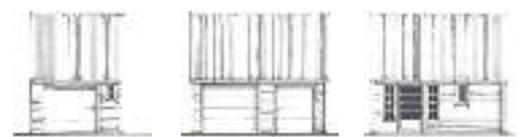
Mixed-Use Building



Cottage



House



Outbuildings

We hope that this post-Charrette paper has answered many of your questions about Chapelton and provided you with a greater understanding of the new town and its regional benefits. In addition, we hope that the plans, diagrams and illustrations have provided more information about the ongoing development of the masterplan and the design philosophy behind it.

Public consultation has been a major element in the development of Chapelton and numerous meetings and events have been arranged with community members, local planners, Councillors and the general public. From the outset, the aim has been to involve the neighbouring communities in order to understand public opinion and provide information on the aspirations for Chapelton. Major events thus far have included the 10-day Charrette, presentations to Community Councils and other public events and lectures. The majority of these events are in addition to the consultations required by the Local Council for the statutory planning process.

For more information on Chapelton, please visit the website, which will continue to be updated with the latest news. A public exhibition will also be held on Wednesday 30th March from 2pm to 9pm and Thursday 31st March from 10am to 8pm at Cookney Hall. The exhibition will provide additional information about the masterplan, infrastructure and community amenities for the town and will also offer the opportunity to discuss the site and any issues you might have.

Next steps, this spring and summer, will include more public events as we undertake the formal consultation process in advance of an initial planning application for Chapelton's first phases. This is a rigorous procedure which will offer extensive opportunities for public participation and engagement. In the meantime, the Elsick Development Company is happy to hear any of your comments via letter or email.

Let us know your thoughts when you visit the Chapelton website at www.chapeltonofelsick.co.uk



Directions to Cookney Hall. From A90 come off at the Newtonhill flyover junction marked Cookney and Newtonhill. Take the Cookney road for 2 miles until you reach a T junction. Turn right towards Cookney and the Hall is the first building on the right.

For a chance to meet and discuss the proposals with the Elsick Development Company, come to the exhibition at Cookney Hall on Wednesday 30th March from 2pm to 9pm and on Thursday 31st March from 10am to 8pm.

www.chapeltonofelsick.co.uk

For more information, please contact: Elsick Development Company, The Elsick Estate Office, Newhall, Newtonhill, Kincardineshire AB39 3SH email: info@elsick.co.uk