



Learning from the past,  
building for the future





# A new generation town

Five miles south of one of the UK's most affluent cities, Aberdeen, Chapelton is a new generation town. Our exemplary masterplan has learnt lessons from the past while designing a settlement for modern living.

With a total of 8,000 homes to be built in seven neighbourhoods, each with its own school and high street, Chapelton's design creates a sense of community, where people can work, socialise, exercise and live well in a safe, fulfilling environment.

Chapelton is the first large development in Scotland to secure fibre broadband to home, meaning it is ready for next generation technologies for home and business.

And with 40 per cent green space, including parkland, woodland and local parks the topography of the development allows residents to enjoy uninterrupted views of the countryside and the Aberdeenshire coast.



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**Main image**

Cairnhill High Street

**Top right**

Chapelton Town Centre illustration

**Bottom right**

Town Park illustration



## A Long Term Vision

Chapelton is being developed by the Elswick Development Company (EDC), an organisation created by local landowners with a vision to support Aberdeenshire's need for new housing with a truly inspirational new community. Those behind EDC are determined to create a historic legacy on this land that will be enjoyed and respected forever.

The masterplan for Chapelton follows the principles of New Urbanism, a movement promoting the development of walkable, mixed-use communities as an alternative to conventional suburban development. World renowned masterplanner Andrés Duany of Duany Plater-Zyberk designed Chapelton, working alongside a team of local architects and engineers, as well as the Aberdeenshire community, whose opinions helped shaped the world-class design.

The Chapelton masterplan is inspired by the vibrant urban settlements of northeast Scotland, such as Montrose, Stonehaven and St Andrews. Like those historic towns, Chapelton will include many types and styles of homes, both traditional and modern, within walking distance of attractive parks and community facilities.





# The plan

Three priorities have featured most prominently in the design and creation of the community:

## Green space

- A town and a country park for all residents will complement children's play areas and small green areas for relaxing.
- All homes will have easy access to squares, allotments and green corridors from the farmland edge to the centre of town.
- A network of wildlife areas and natural features such as drystone walls will be created and maintained throughout Chapelton.
- A lake for water sports will be created from the flood prevention scheme





## Schools

- The first primary school, in the Cairnhill neighbourhood, will be opened when the 489th house is built.
- Seven schools are envisaged in the masterplan, one secondary and six primary schools.
- A specialist schools architect was employed at the outset to ensure the very best standards of school design at Chapelton.
- Schools will include community facilities with halls and playing fields for all residents.

## Connectivity

- Sitting next to the A90 and with the future AWPR on the other side, Chapelton is exceptionally well connected to major routes.
- A town minibus will start to run when the 50th house is built and convey residents to nearby shops and buses before the town's own facilities are established.
- Good commuter bus transport will be an option from the outset with a park and choose facility by the A90 created to help residents.







# The Homes

In order to ensure consistently outstanding quality of design for the lifetime of Chapelton's build programme EDC has drawn up a design framework to direct house builders. This will give house buyers the reassurance that future development will enhance their own properties.

**Above**  
Bunting Place

**Above right**  
Phase 1a: the first 802 houses

**Below**  
Section of Greenlaw Road north side.

As members of the Chapelton Community Interest Company, all house buyers will have a say over their local environment.

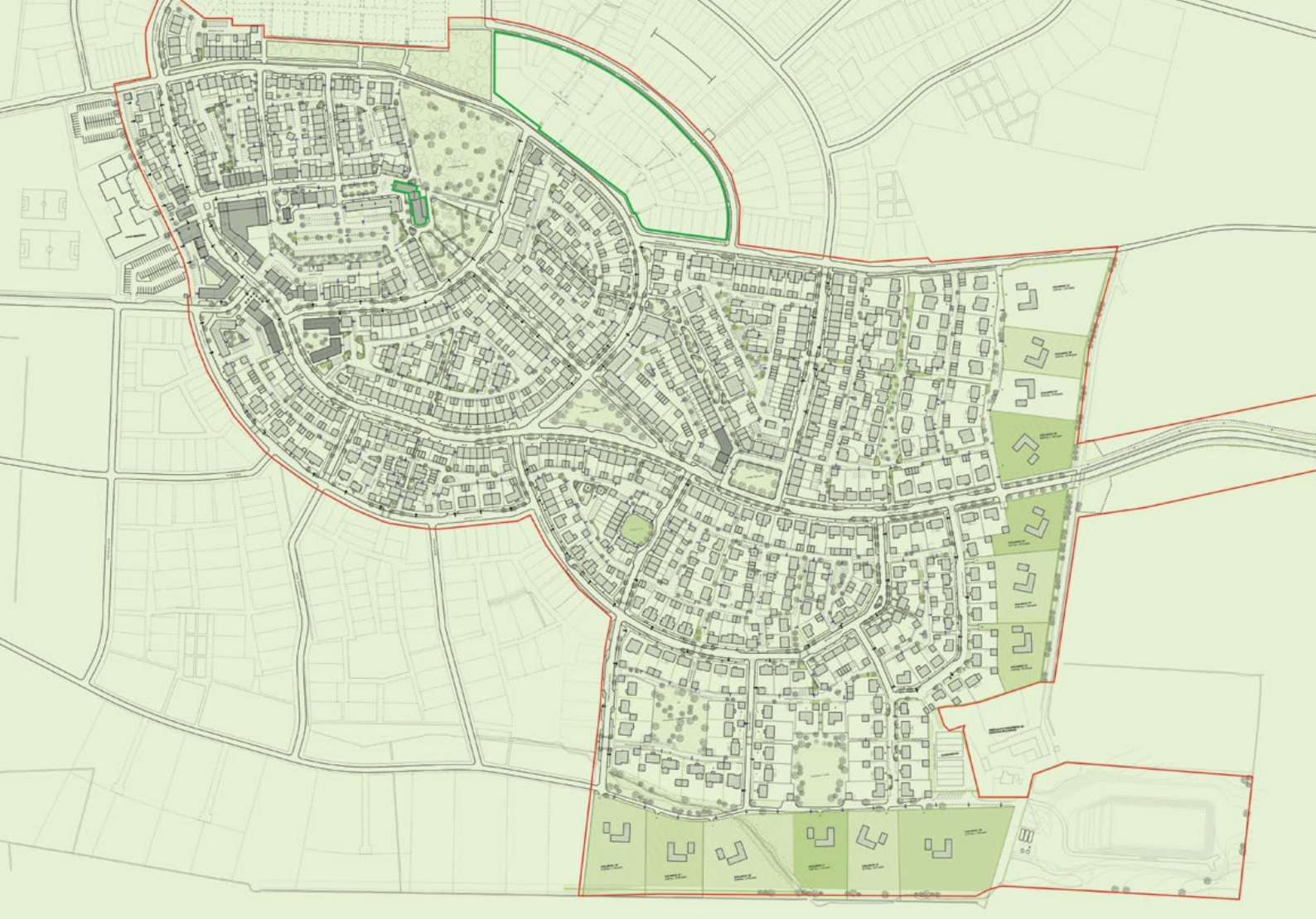
The fundamental design criteria is that the houses should fit with the character of the North East using appropriate materials, colours and detailing to achieve this. Spanning a range of sizes and styles, the homes will appeal to a wide variety of residents, which will in turn ensure a sustainable and healthy community.

The homes are designed for comfortable modern living. They will be energy efficient and have excellent telecommunications. Because house buyers deserve the best when making a house their home, they will enjoy high quality building materials, higher than average ceiling heights and spacious garages.

EDC has selected house builders for their quality and integrity. It has chosen to partner award-winning medium sized companies who consider each development unique and important.







# Cairnhill

Work to build Chapelton's first neighbourhood, Cairnhill, got underway in October 2013. Situated on a 270-acre site near Newtonhill, the hilltop neighbourhood offers some dramatic sea views, particularly from the High Street and park. The high street, which includes retail and business facilities, links two community landmarks – a primary school to the west and a community building and park to the east.

Homes in Cairnhill include flats, terraced houses, semi-detached and detached houses and bungalows as well as large family homes on the community's edge. A range of shops, services and community facilities are within walking distance of these homes and will include a supermarket and a medical facility.

Hume Square is Chapelton's first public green, lined with traditional terraced houses and the town's first businesses including a corner shop and nursery school.

EDC has carefully planned the build programme to roll outwards to ensure construction work moves away from the newly created homes. So, from soon after purchase, homeowners will enjoy a tranquil, safe community that will grow seamlessly over time.



# A Sound Investment

Research shows that houses in a neighbourhood with the features of New Urbanism command an estimated 15.5% premium.

Chapelton will offer this potential through:

- Parks, schools, shops and even work within walking distance
- Streets and open spaces designed to be safe
- Attractive public spaces and streets
- Good transport links

In addition at Chapelton residents are guaranteed the fastest broadband connection speeds available. Estate agents say that houses with a fast connection can be worth up to 20% more than those without a connection or slow speeds.

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