



Welcome to our latest public exhibition hosted to provide an update on the development plans for Grandhome, the proposed new mixed-use community for Bridge of Don.

A significant amount of progress has been made since our last exhibition, notably the granting of Planning Permission in Principle by Aberdeen City Council for 4,700 homes, a new town centre, business district and community facilities including open space.

At this public exhibition we will:

- Summarise our progress so far
- Present the Masterplan proposals for the first neighbourhood
- Explain the forthcoming planning application for Phase 1 infrastructure
- Introduce the range of housing that will be subject to a detailed planning application later this year
- Set out a programme for the delivery of our first phase

What is Grandhome?

Promoted by The Grandhome Trust, Grandhome is a planned mixed-use community situated in Bridge of Don in the northwest of Aberdeen.

- In 2008 Grandhome was chosen as one of 11 exemplar sites to be included in the Scottish Sustainable Communities Initiative (SSCI), a Scottish Government led project to encourage the creation of places, designed and built to last. In 2010 it was then selected as one of three sites to take part in the SSCI Charrette Series which included a week-long interactive public engagement exercise for the site.
- Grandhome is designed to be a series of well connected traditional neighbourhoods incorporating homes, shops, commercial and community services, green spaces and workplaces all within walkable distances of each other. This mixed used approach will deliver a superior environment and quality of life, whilst also ensuring excellent links to the wider Bridge of Don area and Aberdeen.
- Grandhome is an allocated site within Aberdeen City Council's adopted Local Development Plan (2012), contributing significantly to the City's housing and employment needs.
- With the development potential to eventually rise to 7,000 homes, Grandhome will have a strong identity that draws from the distinctive character of the North-East, including Old Aberdeen and surrounding local towns. It will be planned and delivered by the Trust to the highest quality and through a long-term vision inspired by three centuries of continuous stewardship of the land.

This exhibition will focus on the first neighbourhood to be brought forward for development, its supporting services and community infrastructure and the emerging designs for Grandhome's first homes.

Representatives from the Grandhome Trust team are available to discuss the proposals and answer any questions you may have.

Please also visit the Grandhome website at www.grandhome.co.uk where you will find an extensive amount of information relating to the development proposals, planning application material, consultation materials and the exhibition boards from today.

Comments on the proposals can be sent to info@grandhome.co.uk, and there are also feedback forms available today. We hope you enjoy the exhibition.

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Grandhome is a 320 hectare site located approximately 6km northwest of Aberdeen city centre in the Bridge of Don. The site is owned by The Grandhome Trust, a family-led entity which has held the land for more than 300 years.

Vision for Grandhome

The vision for Grandhome stems from the principles of place-making whilst also responding to the traditional vernacular of the region. The masterplan has been designed to promote walkable neighbourhoods, offering a range of house types, as well as community facilities, shops and jobs. This approach seeks to lessen car dependency and promote a sense of well-being and community.

The vision is underpinned by six core principles:

- 1. Strong Sense of Place** – Grandhome will have a strong sense of identity rooted within the vernacular of the northeast, with its architecture responding to the context and traditions of the area.
- 2. Sustainable and Walkable Neighbourhoods** – Grandhome's masterplan is made up of a series of neighbourhoods, each of which is designed so residents can access schools, shops and community facilities within walking distance of their homes. By optimising the range of local facilities over time, residents will be less car dependent than in other neighbourhoods, enjoying a more sustainable lifestyle.
- 3. A Balanced, Mixed Community** – Grandhome aims to become a self-sustaining development, with housing, employment and community facilities integrated within each neighbourhood. Each neighbourhood will comprise a mixture of homes of varying designs and sizes, at different price levels, including 25% affordable housing.
- 4. Green Spaces to Breathe** – Grandhome will include an extensive green network, crossing the site from both north to south and east to west. A variety of green spaces will combine to provide an assortment of formal recreation, walking areas and informal relaxation. The landscape plan also preserves key elements of the site in naturalistic, untamed areas, and creates safe corridors for local wildlife.
- 5. Well-Connected Streets** – Grandhome is designed to follow the progressive principles of the Scottish Government's Designing Streets policy. The various neighbourhood phases are designed to maximise connections, promote walking and cycling, and combine together to create an attractive, traditional place.
- 6. A New Centre for the Bridge of Don** – Grandhome will be sympathetically integrated into the surrounding community, and over time will provide a range of employment, retail and other local services including opportunities for new businesses of different sizes, strengthening the lifestyle and choices for local residents.

Progress Update

A significant amount of progress has been made since our last public exhibition, most notably in May 2014 when Aberdeen City Council granted planning permission in principle for 4,700 homes, a new town centre, business district and community facilities plus associated landscaping and infrastructure.

The time line below illustrates the evolution of Grandhome to date.



May 2009

Grandhome was selected by the Scottish Government as one of 11 national exemplar projects for the Scottish Sustainable Communities Initiative (SSCI).

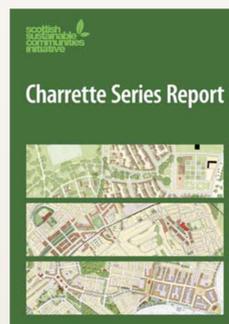
October 2009

The SSCI programme announced plans for the SSCI Charrette Series, to include Grandhome along with fellow SSCI sites Ladyfield (in Dumfries) and Lochgelly (in Fife).



March 2010

The Grandhome SSCI charrette was carried out over eight days, during which the design team generated a full site masterplan, working with Aberdeen City Council officers, local Councillors, national agencies and the wider community.

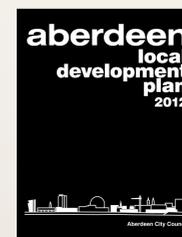


October 2010

The SSCI Charrette Series Report was published by the Scottish Government, detailing masterplan proposals for Grandhome.

Autumn/Winter 2011/2012

Follow-up meetings with the Bridge of Don community explored the outcomes of the SSCI charrette.



January 2012

Aberdeen City Council adopted the Local Development Plan, including Grandhome as a strategic development site.

April 2012

The Grandhome Trust reviewed the development of the masterplan with Aberdeen City, national agencies and the Scottish Government, in a set of workshops focussed on environmental issues and transport.

Spring & Summer 2012

A full team of environmental consultants surveyed the Grandhome site, including ecologists, archaeologists, landscape architects, ground conditions specialists, noise specialists and others.



March 2013

Grandhome Development Framework unanimously approved by Aberdeen City Council's Enterprise, Strategic Planning and Infrastructure Committee as Interim Supplementary Planning Guidance.

October 2012

First public exhibition, the first major event since the charrette, was convened to showcase the evolution of the masterplan, the draft Development Framework for the site, and the outcomes of the environmental surveys.

May 2013

Grandhome Development Framework approved as Supplementary Planning Guidance.

October 2013

Submission of a planning application in principle for 4,700 homes, town centre, business district, community facilities plus landscaping and infrastructure.

May 2014

Grant of Planning Permission in Principle for a new mixed-use community at Grandhome.

May 2014 – Feb 2015

Design workshops with Aberdeen City Council focusing on the detailed design of Phase 1.

February 2015

Second public exhibition held to present further details on the core infrastructure and housing plans for Grandhome's first neighbourhood.

March 2015

Submission of detailed planning application for Phase 1 infrastructure.

Spring 2015

Submission of detailed planning application for Phase 1 housing.

Grandhome Masterplan

The full development of Grandhome is likely to span over 30-40 years, given the scale of development proposed.

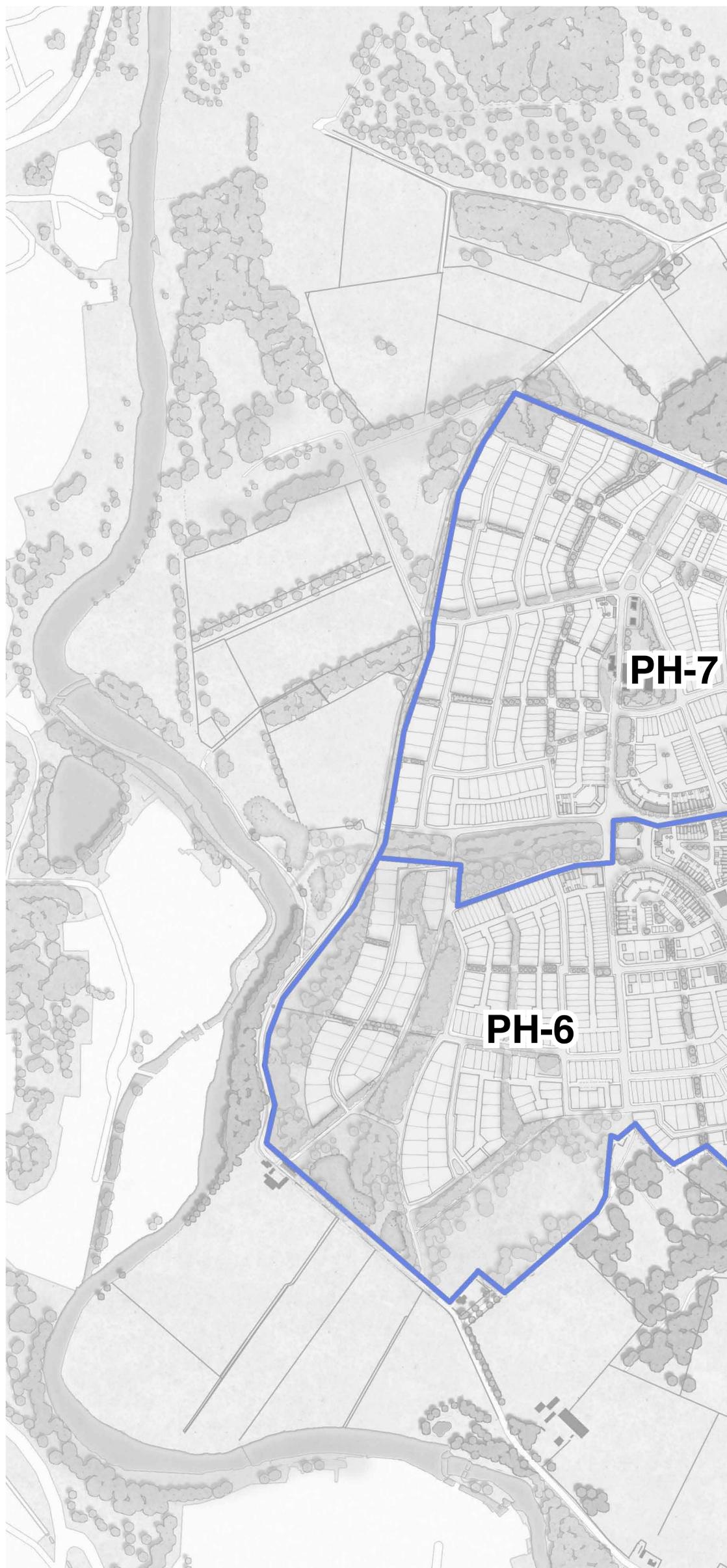
Delivery of the new community is split over 7 development phases, with Phases 1 - 5 being the area which has planning permission in principle, and phases 6 – 7 representing long term future growth.

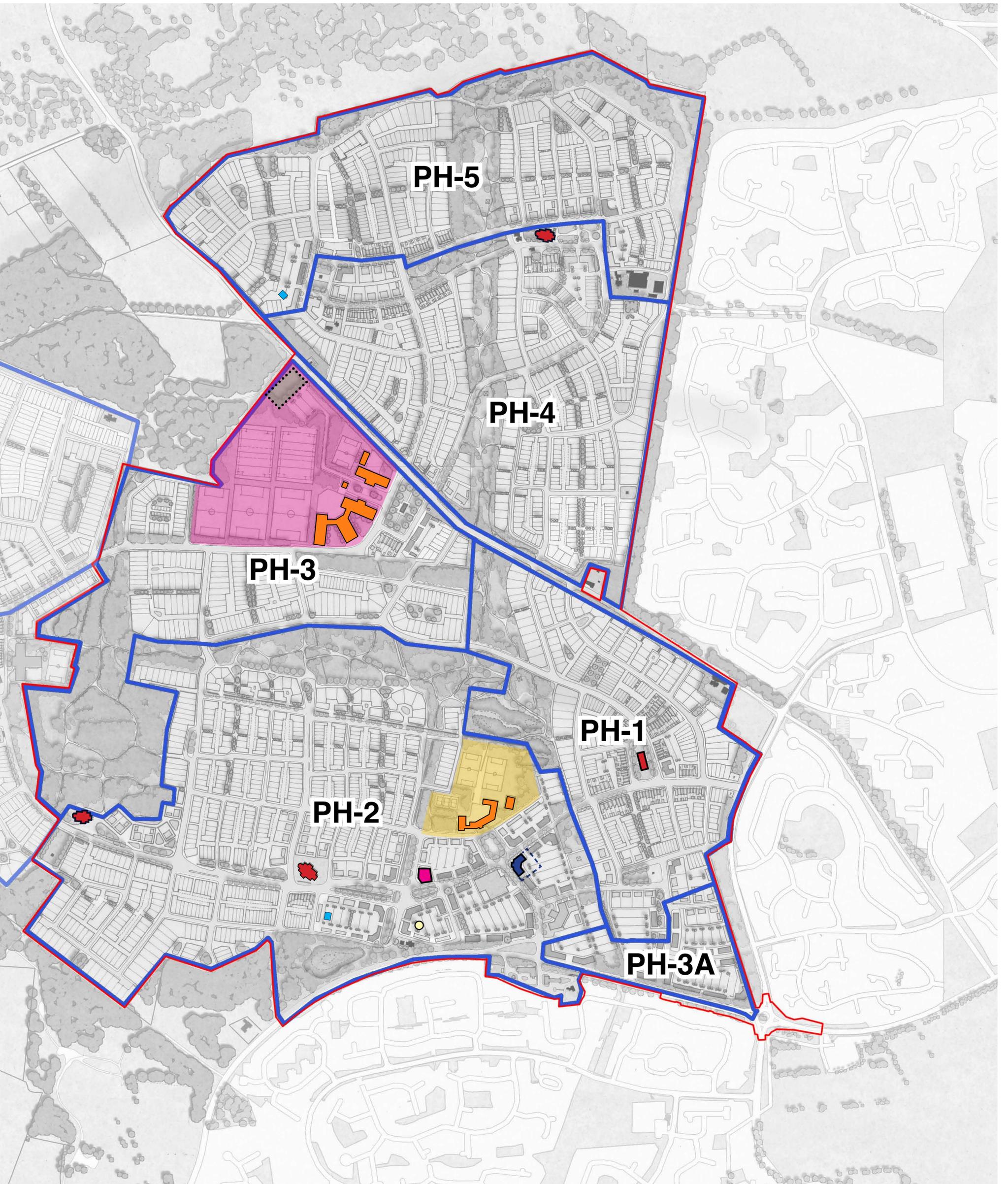
The guiding principle to the delivery of Grandhome is that development will be brought forward in tandem with local and strategic transport infrastructure improvements. Local upgrades include improvements to the Buckie Farm Roundabout and the de-trunking of the Parkway whilst the strategic upgrades consist of the new Third Don Crossing, investment to the Haudagain Roundabout and the AWPR. This coordinated approach has been agreed with Aberdeen City Council and Transport Scotland and complements the housing release strategy in the LDP.

The delivery relationship between Grandhome and strategic and local infrastructure is illustrated on the final board of this exhibition.

-  Existing Buildings
-  Community Primary School & Sports
-  Academy, Library, Community Campus, & Sports
-  Civic Building:
 1. Religious Building
 2. Cover Market
 3. Sites for Community Use
 4. Civic Structure / Monument
-  Small Cinema/ Theatre
-  Health Centre
-  Neighbourhood Recycling
-  CHP Facility

Grandhome Masterplan
identifying phasing and
community infrastructure.

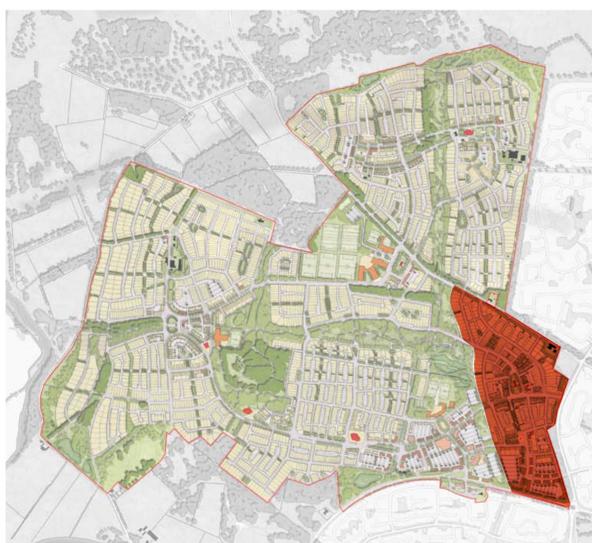




Grandhome's first neighbourhood: Laverock Braes

Grandhome's first development phase lies to the east of the wider site, adjacent to Whitestripes Avenue and the neighbouring residential area of Middleton Park. Phase 1 will deliver the new community's first neighbourhood and is called Laverock Braes, the historic name for the area.

Once complete, Laverock Braes will comprise approximately 600 new homes, its own neighbourhood centre (providing a central square, community building and commercial units), landscaping and utilities to support Grandhome's very first residents. It is anticipated that the full development of phase 1 will span over 3-4 years.



Phase 1 Masterplan

- | | | | |
|---|-----------------------------|---|--------------------|
|  | Plots for homes and gardens |  | Streets |
|  | Parks |  | Existing buildings |
|  | Civic Building | | |

Grandhome's masterplan is based on the principle of the transect. The transect measures the character of an environment from rural to urban with its purpose being to provide a range of environments or zones from the urban high street hub through to the lower density residential neighbourhoods on the settlement edge. In contrast to one-size-fits-all developments where all the streets feel the same, the purpose of the transect is to incorporate the different range of paths, lanes, minor streets, main streets and high street that make up our traditional communities. Densities, building heights, house types, building set backs and other issues are then correlated to each zone providing a rich and varied development as opposed to suburban monoculture.

The standard transect can be measured in six zones which are distributed across a masterplan, these include:

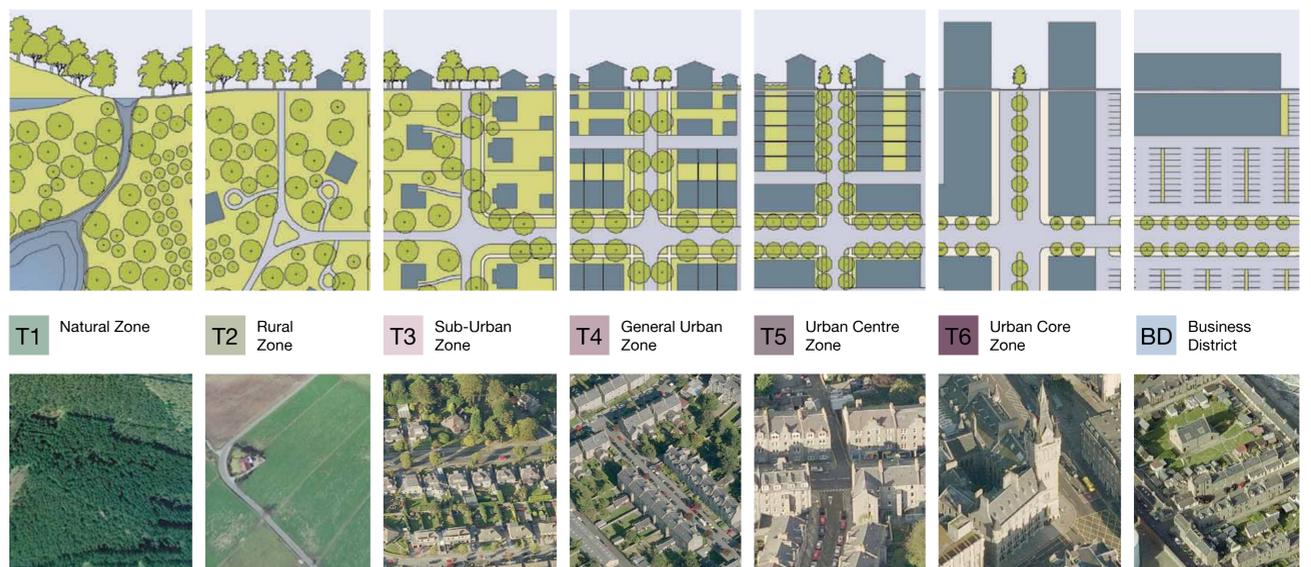
- T1 Natural Zone
- T2 Rural Zone
- T3 Sub-Urban Zone
- T4 General Urban Zone
- T5 Urban Central
- T6 Urban Core
- BD Business District

In developing the Grandhome Transect, detailed studies of Old Aberdeen and north Aberdeen neighbourhoods have been undertaken to align various traditional urban conditions to the new community.

Laverock Braes will deliver approximately 620 new homes and consists of all three T-zones from the Grandhome transect: T3, T4 and T5. This combination provides a mix of densities, unit types and tenures ranging from higher density flats on the central square to larger terraces and detached properties in tertiary and peripheral locations.

The Grandhome Trust will shortly announce the three house builders who will be working as our delivery partners for the first neighbourhood. Each house builder has been designing houses that will respond to our transect guidelines.

Through a coordinated approach to layout, street design and materials, the first neighbourhood will have a distinctive character that responds to traditional urbanism within Aberdeen, overlain by the variety that three house builders will bring.



Transect Zone system, illustrated with local examples from Aberdeen



An illustration produced by Duany Plater-Zyberk & Company showing the spectrum of the Transect from the rural to urban zones.



Phase 1 Transect and Street Hierarchy

- | | |
|-------------------------|---------------------------|
| Civic Space | Existing Urban Road |
| Civic Building | High Street |
| T5 – Urban Centre Zone | Main Street |
| T4 – General Urban Zone | Street |
| T3 – Sub-Urban Zone | Minor Street |
| BD – Business District | Lane |
| | Drive / Parking Court |
| | Primary Pedestrian Path |
| | Secondary Pedestrian Path |
| | Non-Residential |

Affordable Housing

Our first neighbourhood will deliver around 90 affordable homes. Following discussions with Aberdeen City Council, these homes are likely to be offered for Low Cost Home Ownership, which allows young people and families to get on to the first step of the housing ladder.

T3 – Sub-Urban



Houses in these locations will generally be detached, ranging from 1-2 storeys in height with gardens set back from the road. Landscape features will be of a more naturalistic character suitable for a sub-urban setting. They are typically located on the periphery of Phase 1 on the northern and western boundaries.



From top left to bottom right: indicative T3 environments green boundaries, hedging, rural road, street.



T4 – General Urban



Located around urban centres, this zone is of a higher density and incorporates small local commercial opportunities to signify its more urban character.

Housing in this zone will be a mix of detached, semi-detached, terraced homes and flats. Building heights will range from 1-2.5 storeys. Landscape and boundary treatments will tend to comprise more urban features.



From top left to bottom right: indicative T4 environments parking court, pedestrian way and terraced properties on a green.



T5 – Urban Centre



As a central location, this area is a higher density environment with a greater variety of commercial and community buildings. In Phase 1, this zone predominantly features adjacent to the Neighbourhood Centre and around the South Square. Housing will be a mix of terraces and flats, ranging from 1-4 storeys in height. Properties will be closer to the pavement creating an urban environment.



From top left to bottom right: indicative T5 environments corner shop, square, shopfronts.



Phase 1 Infrastructure

Prior to the house builders commencing work on site, the Grandhome Trust must install the necessary infrastructure that will serve the first Neighbourhood, including the roads, drains, utilities, key open spaces and community infrastructure.

A planning application for this infrastructure will be submitted to Aberdeen City Council next month. It will be a key milestone for the project, signaling the transition of the project from the drawing board to site works. On this board, we summarise the content of this application.

The scope of this application will be restricted to key roads, drainage and utility runs, sustainable urban drainage features and important open space features. No houses or buildings will be included in this application except a pumping station and other minor utility structures.

Sustainable Urban Drainage System (SUDS)

A series of swales and basins will be created in the open parkland west of the built up area that are designed to fill up during periods of heavy rain but be otherwise remain dry. The principle of SUDS is to ensure that run-off from the land post-development is equal to that of a green field site so no off-site flooding is caused.

Utilities

Core utilities to be installed will include gas and electricity runs and connections, supported by small substations to the west of Phase 1 and a gas governor at Buckie Farm Roundabout.

A reservoir will be provided on the highest part of the site to the north west of Laverock Braes.

Landscape and Open Space

Phase 1 incorporates a range of public green spaces such as small squares, greens and parks. The spaces will include areas of lawn, attractive planting, seating and play features, making them appealing places for residents to walk or sit, or where children can play.

Initial landscaping and open space will include an 'Entrance Green' either side of the new access point from Whitestripes Avenue, providing a soft and attractive boundary for the new development.

Grandhome's first neighbourhood centre will also be focused around a central landscaped square which will accommodate Grandhome's first community building. This landscaped square will offer a combination of hard and soft spaces for residents to enjoy and will also double up as external break out space for users of the community building.

Community Infrastructure

The community building has been designed as a multifunctional space comprising a hall envisaged as being capable of hosting weddings, community events and meetings, separate kitchen space, as well as commercial units and a café. Each space has been configured so that activities in one space do not interrupt those in another.

A key principle of Grandhome's development is that it will be self-sufficient providing its own health, education and community facilities catering for the residents of the new community. Planned facilities include a new primary school to be opened around occupation of 500 homes. Until then, children will go to Danestone Primary School.

Danestone Medical Practice is also likely to relocate to Grandhome in new facilities. We are in discussions with the NHS, but anticipate these facilities to be open at around the same time the school becomes available.

- KEY PUBLIC SPACES**
- A Market Square And Community Hall
 - B Southern Green
 - C Cascade Park
 - D North Square
 - E Mews Green
 - F Entrance Greens
- KEY PEDESTRIAN LINKS**
- 1 Whitestripes Road to neighbourhood centre / Main Street / primary school
 - 2 Whitestripes Road to town park / primary school / town centre
 - 3 Market Square to town park / primary school / town centre
 - 4 north east corner to Market Square
 - 5 south / Southern Green to Market Square
- PLANTING**
- specimen trees in public space planted into soft
 - specimen trees in public space in paving
 - copses of accent trees
 - blocks of mixed species small and medium height trees
 - trees combined with hedging, in car parks
 - trees in private gardens placed to contribute to street greening
 - hedging
 - grass / lawn
 - permeable stabilised gravel or similar



Indicative Phase 1 Infrastructure Plan



Indicative Phase 1 Landscape Plan

We hope that this exhibition has provided a helpful update on the development plans for Grandhome and in particular more detail about the delivery of the first neighbourhood.

Over the next few months, further technical and design work will be undertaken in support of the planning application for Phase 1 core infrastructure with a planning submission anticipated for March.

This submission will then be followed shortly by an application for Phase 1 housing which is intended to be submitted to Aberdeen City Council in late spring.

Please feel free to fill out a comment sheet to let us know your thoughts on the exhibition and the plans.

You can also email your comments to info@grandhome.co.uk and be kept up to date with the latest news at www.grandhome.co.uk

Thank you very much for attending the exhibition.

Delivery Timeline

2015	
February	Public Exhibition
March	Submission of Phase 1 Core infrastructure planning application
April	Submission of phase 1 Phase Housing planning application
May	Planning Approval for Phase 1 Core Infrastructure. Phase 1A Infrastructure work to commence on site
July	Planning Permission for Phase 1 Housing
September	House Builders to commence construction
December	Phase 1A Core Infrastructure complete
December	Third Don Crossing Opens
2016	
Spring	First houses occupied at Grandhome
2017	
Dec	Aberdeen Western Peripheral Route opens
2018	
Spring	Haudagain Roundabout upgrades complete
Summer	Grandhome Primary School Opens
2019	
	Phase 1 completes and construction of Grandhome Town Centre commences on site