

vision & process

willowburn, tarves

community engagement 04/18



Historic Tarves Conservation area



Scotia intend to create a high quality residential development based upon best practice urban design principles. This will include a contemporary re-interpretation of historical rural architecture, which is designed to complement the local area and contribute positively to the creation of a sense of place.

We seek your comments to help inform and shape the proposals for Tarves. You are invited to express your views in person through discussion with the team or by completing a feedback form.

SCOTIA HOMES

Scotia Homes is a privately owned, multi award winning property developer based in Ellon, Aberdeenshire. Scotia has set itself apart by adopting a flexible approach to its developments, having the ability to create both suburban and innovative urban "townbuilding" style developments which prioritise placemaking.

The company was founded in 1990 and its prudent approach to risk management has ensured continued successful trading, even through the years that followed the world financial crisis of 2008.

In order to differentiate itself from other developers Scotia identified urban design principles as the way forward by creating sustainable neighbourhoods, providing better places for people to live and work.

Scotia's first mixed use urban development at Glenside, Rothienorman was awarded Overall Winner in the Scottish Government Awards for Quality in Planning in 2010 and since then the company has continued to develop urban design led developments throughout Scotland.

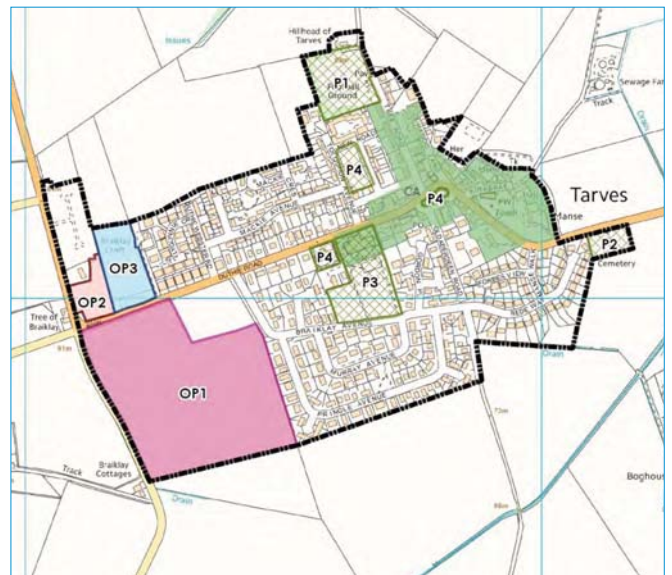
BACKGROUND, PLANNING PROCESS & TIMESCALE

The site in question has been the subject of extensive public consultation, with Scotia Homes conducting 3 public meetings in 2015, together with a presentation to Tarves Community Council. Whilst no planning application was submitted at that time, the consultation process fed into the preparation of a Masterplan, which was adopted by Aberdeenshire Council on the 9th February 2016. The Masterplan was given formal status as Supplementary Guidance, and that has been carried forward as supporting Planning Advice in association with the current Local Development Plan.

The site was allocated for a mixed use residential and employment development in the 2012 Local Development Plan, and this has been maintained in the current 2017 version of the Plan. Following conclusion of the public consultation exercise and any subsequent modifications which are required, it is proposed that the application will be submitted in Summer 2018. At that stage a further opportunity to submit representations will arise. Subject to successful completion of this process, it would be intended to commence construction during 2019.

Scotia design team for Tarves:

Urban Design and Architecture	AREA
Landscape Architecture	IAN WHITE ASSOCIATES
Civil Engineering	FAIRHURST



PROPOSED PLAN, A8 APPENDIX, SETTLEMENT STATEMENTS FORMARTINE



Scotia Homes development at Foveran, site photos





View from the north west corner of the site looking towards Tarves



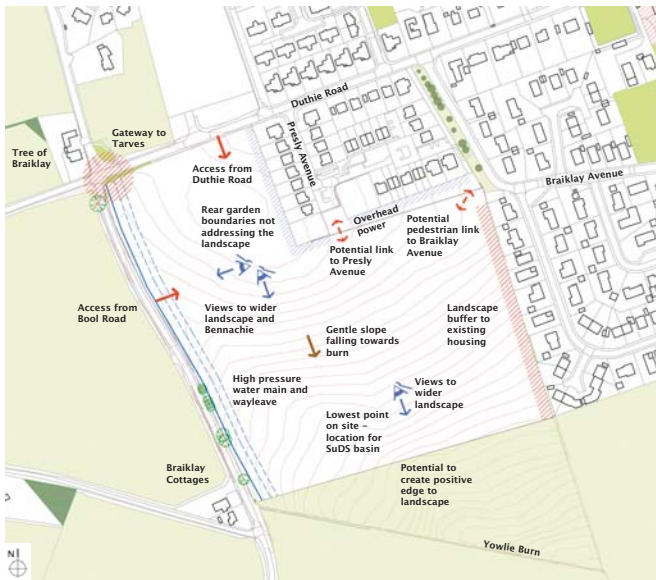
View from the site looking north



Current gateway to Tarves from the west

KEY

Core paths	Protected land
On road links	Open spaces
National Route 1	Conservation area
Proposed local off-road path	



LANDSCAPE CONTEXT

The site for proposed housing lies on the western edge of Tarves, south of the Duthie Road. It occupies the crest and southern slope of a broad and very gentle ridge climbing westwards out of Tarves. The slope rolls southwards down to the Yowie Burn, which lies a further field beyond the boundary of the site. This open slope, which lacks woodland and has only a few isolated boundary trees near Braiklay Cottages, affords expansive views towards the south and west; Tolquhon Hill rises prominently to the south beyond the Yowie Burn and the Backhill of Braiklay rises to the west, both emphasized by woodlands on their crests; the recognisable form of Bennachie is visible in the far distance.

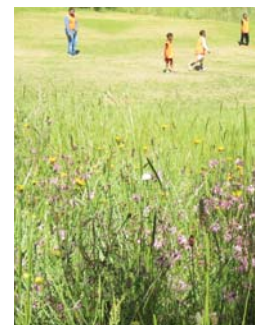
The landscape character of this site is typically Formartine – gently rolling, open, simple in pattern, rather large in scale and affording a tremendous feeling of space. The agricultural pattern is geometric, field boundaries relatively weak, usually wire fences but sometimes also drystone dykes; variation in cropping cover provides the pattern more than the boundaries between fields. Woodland is infrequent and tends to be compact and isolated where it occurs; the exception being areas of estate policies such as Haddo House estate. The burns have been tamed into regular features suiting field edges and with only limited riparian vegetation.

AMBITION

The proposed landscape will embed the new homes within a setting that complements the character of Tarves, provides an attractive range of opportunities for outdoor activities, and creates biodiversity. The landscape will be truly multi-functional:

- A place to play, walk and sit out in;
- A place to look out over to enjoy the rural situation;
- A place for people to mix with nature;
- A place for rainwater to flow and contribute to richness;
- A place to define privacy, allow passive surveillance of greenspace, and to create a sheltered micro-climate.

This development will form the new western edge to the village and so it is vital that a robust and attractive boundary is created against the farmed landscape beyond.





View south from the site

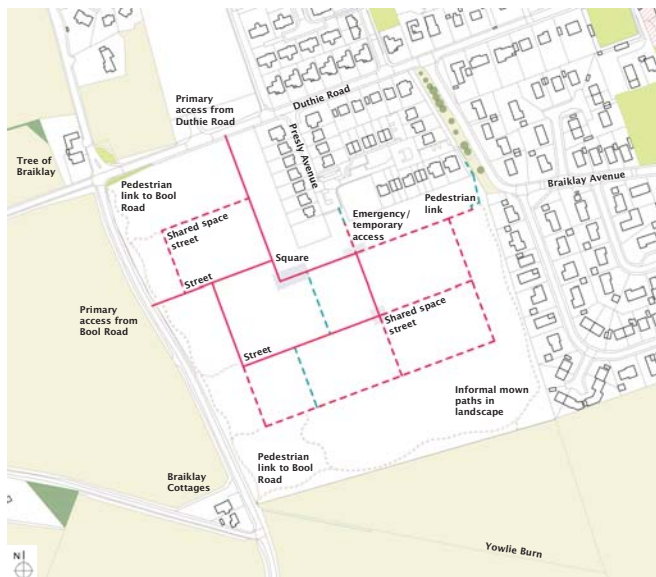


View west towards Bennachie



View north west from the site

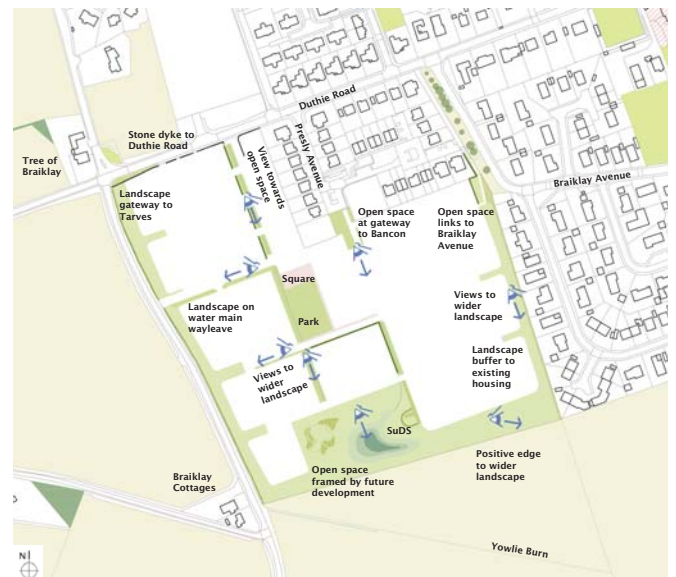
The masterplan aims is to create a strong sense of place and respond to the urban qualities of the traditional village of Tarves. It is designed to integrate welcoming streets that support quality of life and to create attractive public open spaces with views out to the countryside.



MOVEMENT DIAGRAM

MOVEMENT STRATEGY

- Vehicular access from the north off Duthie Road and to the west from Bool Road.
- Long term there would be emergency access and combined foot and cycle connection only to Presly Avenue.
- An interconnected network of smaller streets and lanes respond to desire lines and existing contours of the site to make a walkable neighbourhood.
- To the east a pedestrian path to Braiklay Avenue links the new neighbourhood with the existing village of Tarves
- Informal mown paths around the perimeter of the site connect Braiklay Avenue, Duthie Road and Bool Road.



MASTERPLAN STRATEGY DIAGRAM

LANDSCAPE AND BUILTFORM STRATEGY

- Creation of a new landscape gateway to Tarves.
- Streets, footpaths and spaces are well overlooked to ensure passive surveillance.
- Houses designed to address the open spaces and landscape edges.
- SUDS and swales integrated with the streetscape and landscape design.
- Streets are open ended to allow views out to the wider landscape.
- Landscape spaces to provide wildlife habitat and enhance biodiversity.

Sketches prepared for a similar Scotia development in Croy illustrating:

1. Housing addressing a primary street.
2. Streets designed to work with the existing topography.
3. Houses and boundaries designed to allow overlooking of the landscape.





PLACE MAKING

A network of streets and lanes ensures a walkable neighbourhood, with views out to the landscape making it easy to navigate.

These streets will be characterised by small hedged front gardens, rural scaled buildings and an intimate village form that brings frontages closer together. This enclosure and the proximity of front doors to the street helps to reduce vehicle speeds thereby encouraging active lifestyles and community activity. Kitchen windows are orientated to overlook the streets to enhance passive surveillance.

Building elevations and hedges are used to define spaces, create enclosure and to help contain car parking. A simple palette of materials will unify streetscape and landscape design with the architecture.

MODERN VERNACULAR

House designs are a contemporary re-interpretation of historic forms designed to both compliment the local area and contribute positively to the creation of a renewed sense of place. A mix of house types is proposed with 25% affordable which will be indistinguishable from other tenures.

Houses are designed with a lower eaves height so that the proportion, gable width and roof pitch has a cohesive character fitting to the rural nature of the area and the scale of traditional rural buildings.

Passive low energy design through good day-lighting, careful orientation of large windows and natural ventilation. Externally rainwater would be collected or used in gardens. Permeable surface materials such as permeable paving or gravel will be used in non-adoptable parking areas.



Duthie Road

Houses designed with lowered eaves to have a rural scale

Hedges define private front gardens

Houses overlook the square and park to ensure passive surveillance

PRIMARY STREET ELEVATION



PROPOSALS

The proposed landscape plan consists of several key elements, which interconnect seamlessly:

- The eastern boundary provides a green buffer space between existing and new homes, within which the well-used walking route remains. Hedge and tree planting will baffle views between properties but retain surveillance of the greenspace.
- The southern boundary forms a large area of public greenspace and includes a rain basin for storm events, natural play area, and hazel coppice amongst meadow grassland. Informal paths connect this into the site and beyond.
- A formal village green lies at the heart of the development.
- Tree-lined main streets lead to intimate shared streets which will be safe and attractive for all ages. Meadow swales hold and convey rainwater towards the rain basin, helping to clean the run-off and hold back floodwater.
- The western boundary will be a new hedge to strengthen the existing tumbledown stone dyke, with a linear meadow over the water main that lies beneath this strip of land. A linear orchard provides colour, character and community purpose to the village boundary.
- Gardens onto Duthie Road are strongly defined by stone walling and hedges, a traditionally strong village boundary feature.
- Garden boundaries onto streets and public greenspace will be of hedging to provide strong enclosure combined with attractive foliage; fencing will be held back from boundaries of public space.
- Footpath connections will be made from Duthie Road, the Bancon development, Braiklay Avenue and Bool Road. A stile will allow access towards the core path over the Yowlie Burn.

