

# Design and Access Statement

## Proposed Residential Development Phase 2, Bogbeth Road, Kemnay

Barratt North Scotland

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Revision A

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## 1.0 INTRODUCTION

This Design and Access Statement has been prepared by Halliday Fraser Munro, Chartered Architects and Planning Consultants in support of a detailed planning application to develop a residential development consisting of 66 houses. The proposed site denoted within the Aberdeenshire Local Development Plan as H1 and is allocated for 65 houses within the second phase of the residential development.

## 1.1 LOCATION

The existing site consists of former Agricultural fields adjacent to the periphery of Kemnay and is located close to Bogbeth Road which connects the development to Kemnay town centre. The site extends to 3.02 ha or thereby and is located to the south east of Kemnay.

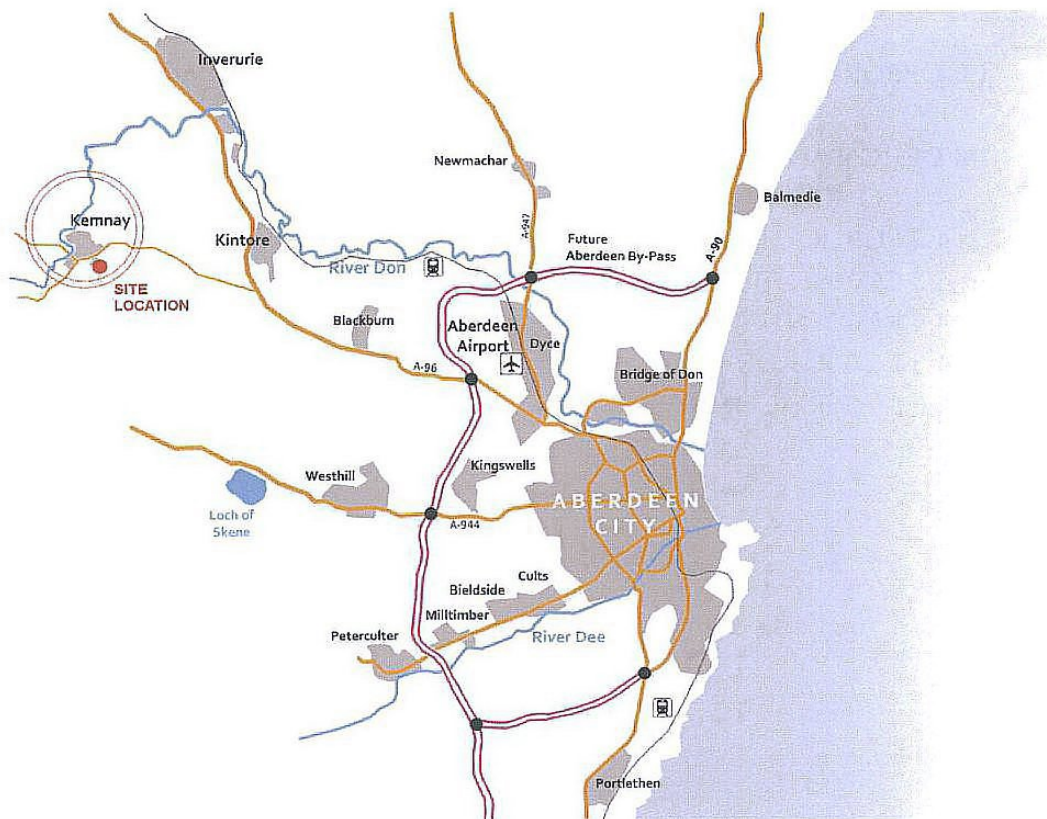


Figure 1 - City of Aberdeen and Aberdeenshire indicative map

## 1.2 SITE HISTORY

The site has been in long term agricultural use as can be seen from the record maps adjacent (see figure 2).

There is a small number of private homes in the surrounding areas were previously farm cottages or outbuildings which have been upgraded or converted. These have been supplemented by small scale new build residential development to the north west of the proposed site.





Figure 2 - Map of the site and Kemnay from 1957

### 1.3 PLANNING PROCESS

The proposed site is part of an allocation in the current Aberdeenshire Local Development Plan (LDP) as Site H1 (illustrated in figure 3) for the allocation of 65 houses. The Local development plan describes the site 'H1' as *"Site H1 is allocated for up to 65 houses in the second phase of the plan. A masterplan is required for the site. The site must connect and integrate with the adjoining existing allocation."*

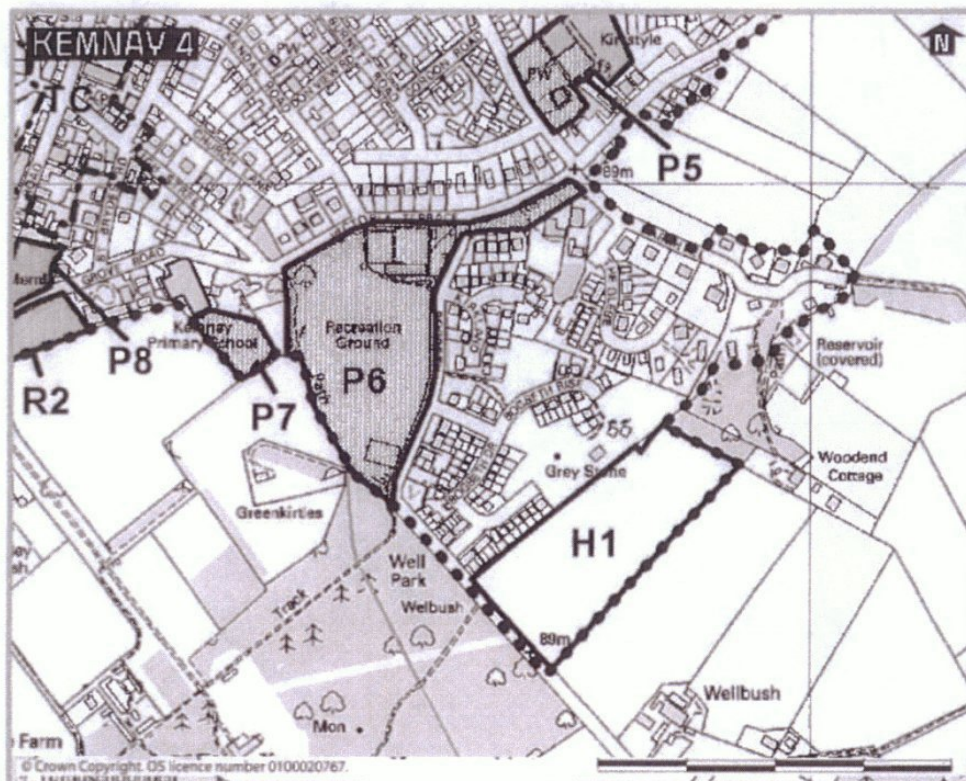


Figure 3 - Local Development Plan - Kemnay extract



## 2.0 SITE ANALYSIS

### 2.1 LAND USE AND CHARACTERISTICS

The town of Kemnay has a population of circa 4,500 people. The site is located on the south eastern edge of the town in a suburban / edge of settlement setting. The local park is located to the north west of the adjacent new build development.

The site is enclosed on three sides and slopes to the south providing good open views to the south and south east from the upper areas of the site and benefitting from solar gain.

Woodland to the south west and north east provides enclosure as does the existing settlement to the north west.

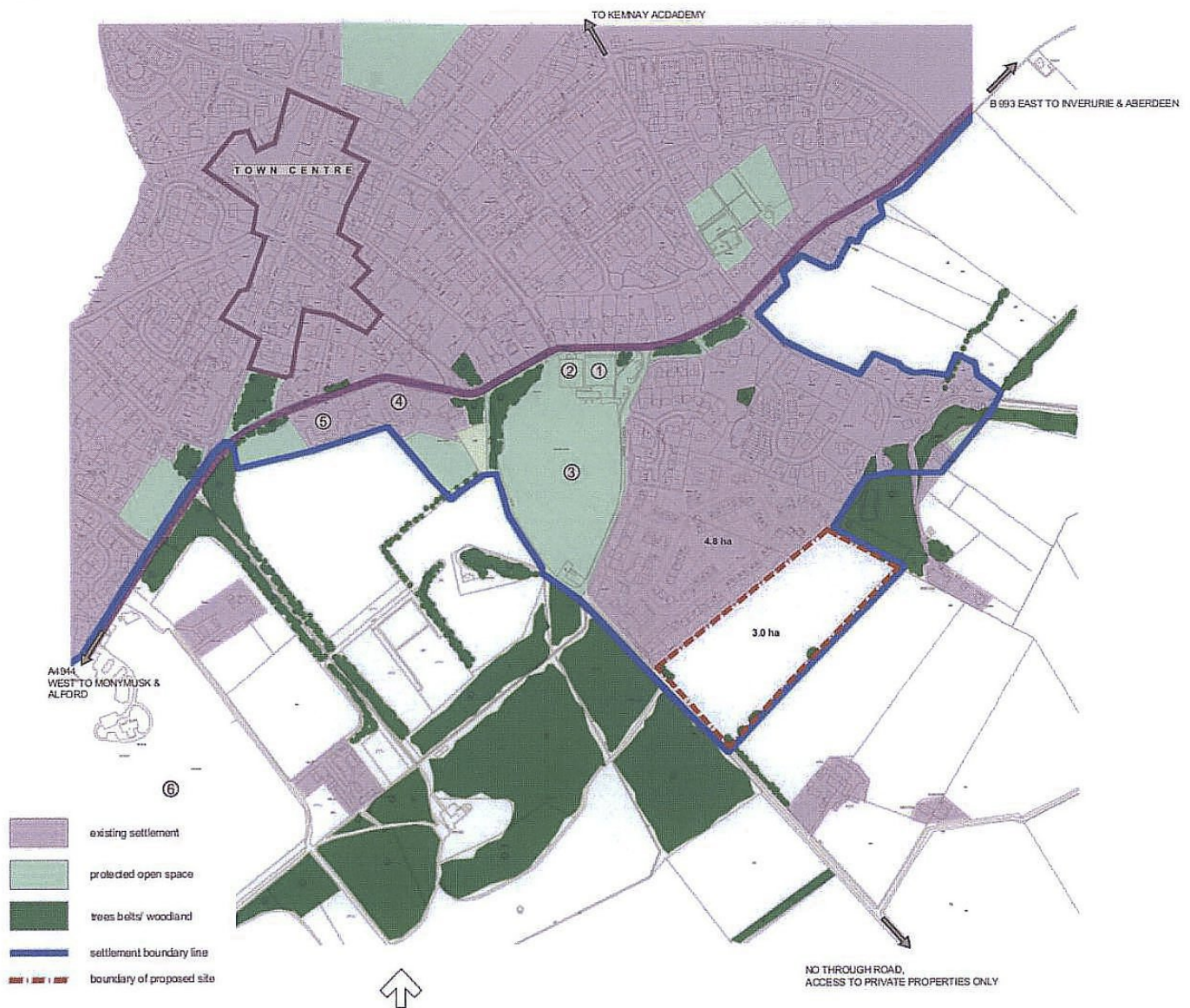


Figure 4 - Diagram showing land use for the surrounding area



## 2.2 CONNECTIVITY

The Site is located within a 10 minute walk from the town centre and its facilities. The local park is within a 5 minute walk, as is the main bus route through Kemnay.

The local primary school is located approximately 7 minutes walk from the site via the park. The local secondary school is approximately 20 minutes walk from the site. These distances can be seen on the below diagram (figure 5).

Access to the new development will be from Bogbeth Rise which is part of the previous development in 2011 by Barratt North Scotland. Limited access will also be taken to the existing unclassified road to the south west of the site due to the previous phase was taken from a single point of access with an emergency access to the development to the north.



Figure 5 - Connectivity diagram



## 2.3 CLIMATE

The orientation of the site to the south and south west allows for maximum solar gain during morning and early afternoon.

The trees to the south west will overshadow the south western area of the site in late afternoon but will offer protection for the predominant south westerly wind.

Similarly, the existing hill and trees to the north west will provide shelter from cold northerly winds.

There are no predominant frost pockets on the site.



Figure 6 - Diagram showing climate analysis for the site



## 2.4 TOPOGRAPHY

The topography indicates a undulating site with the ground falling from the north-east to the south-west. The gradient of the site ranges from 1:18 to 1:12.

Topography has been fully considered when the proposals were developed. The standard plot arrangement will be a 6.0m drive in front of the house at a gradient of 1:20 to allow Level Access to the front door. Steeper gradients are allowed up to 1:12 for ramped access but over shorter lengths- 1:12 over 2.0m, 1:13 over 3.0m etc. Typically the rear garden depth is 12.0m. Barratt require 4.0m level area to the rear of the house and the N.H.B.C. max gradient for a garden is 1 in 6. The effect of this across the typical street section is an average gradient of 1:18 this also happens to be the maximum design gradient for roads allowed by Aberdeenshire Roads.

The gradients reflect those identified on the slope analysis diagram( see figure 7 below). The steeper slopes are prevalent along the southwest boundary where access to the site has to be taken. The conclusion from the above is that if roads were proposed to run straight into the site, there would be requirement for a substantial cut into the ground to meet the 1:18 requirement. Thus the proposals have been developed to have the road wind up the site to allow the road to achieve a gradient of 1:18.



Figure 7 - Slope analysis diagram based on OS information



## 2.5 TRANSPORTATION, ACCESS AND ROADS

Within the context of the constraints of the site, access and connectivity will be a major factor in the design of the site to maximise both circulation and accessibility through the proposed and existing sites.

The layout will be based on Designing Streets, with the utilisation of a variety of methods to control vehicle speeds, i.e. varying surface materials, placement of street furniture, and reduction in sight lines along with the sites natural requirements for tight horizontal and steep vertical geometry.

The layout design will attempt to keep to a minimum the use of private cars and maximise the use of public transport systems, walking and cycling.

Part of the function of the new development will be to provide a second point of access to the existing development which will also mean the site itself will have two points of access. One access from an extension to Bogbeth Rise and the access to the unclassified road to the southwest of the site.

By providing additional passing places adjacent to the site frontage will enhance the movement along the unclassified road to Bogbeth Road.

## 3.0 OPPORTUNITIES AND CONSTRAINTS

There are a number of opportunities and constraints within the site at Kemnay. These are detailed in the sketch adjacent in **black** for opportunities and **red** for constraints.





Figure 8 - Site Opportunities and Constraints diagram



## **4.0 DESIGN AND PROPOSALS**

### **4.1 CONCEPT**

The topography has largely dictated the road layout on the site. The road has been designed to meander through the development to work with the existing levels. The position of the road has created development pockets within the site for residential use.

SUDs has been positioned to the lowest part of the site, the south west to allow for the use of a gravity based system. In addition, this area of the site is subject to overshadowing from the woodland to the south west and in positioning the SUDs here, reducing the number of houses in shadow.

### **4.2 PUBLIC OPEN SPACE**

The public open space is focussed towards the south west of the site around the SUDs area to provide a visual outlook for the houses at the lower area of the site. The overall provision for open space is approximately 40% which includes: strategic landscaping, SUD basin, hardscaped squares as well as accessible open space.

### **4.3 CONNECTIVITY AND STREET HEIRARCHY**

There is a single vehicular access to this site from Bogbeth Rise within the recently completed adjacent development. Site topography has influenced the main meandering street within the site linking Bogbeth Rise to the unclassified road to the south west.

There are several pedestrian links from the site to the neighbouring development, adjacent green space and the unclassified road.

Emergency Access is currently provided from Bogbeth Rise to the Glebe and with the proposed number of houses will require a secondary access point from the site to the unclassified road.

### **4.4 DISABLED ACCESS**

The access into and through the site has been carefully considered to allow for level access to the majority of properties. The main route from Bogbeth Rise to the Unclassified Road to the south west of the site has been designed to meander through the site in response to the topography of the site to reduce the gradient of the road as much as possible. This has created barrier free level access from this main route to the adjacent properties.

However, there are a handful of properties in the centre of the development which do not fulfil the barrier free level access requirements. Steps have been introduced, where required, to minimise the use of long winding ramps creating more appropriate access to the properties for ambulant users. All entrances to the houses will be barrier free level access from footpath links. Thresholds and paving junctions will be detailed to meet building standards and Roads Construction Consent requirements.



#### 4.4 RESIDENTIAL FORM

The proposed development consists of a mix of house types ranging from 2 bedroom terraced houses to 4 bedroom detached houses providing for a variety of family sizes and a range of tenures in keeping with the character of the surrounding area.



Figure 9 - Concept sketch



#### 4.5 LAYOUT DESIGN

The final layout design builds upon the initial layout sketch which formed the basis of the previously submitted masterplan document. The final proposals consist of :

- 24x 2 storey detached houses
- 32x 2 storey semi-detached houses
- 8x 2 storey terraced houses consisted of 2 terraces of 4

Pedestrian links have been incorporated into the development linking it to the development to the north, which in turn links it to the centre of Kemnay. Pedestrian links have also been provided to the existing unclassified road to the south, to the east and the south east. The link to the south east will provide a pedestrian link to any potential future development.

A secondary access has been provided to the north of the development, linking and extending Bogbeth Rise. The main access has been shown to the south west and connects the development to an unclassified road which leads to Bogbeth Road and the town centre.

Overall the development has been thoroughly considered and developed with taking account of connectivity, topography and drainage.



Figure 10 - Initial Layout Concept Sketch





Figure 11 - Final Layout Design



#### 4.6 MATERIAL FINISHES

A complementary mix of materials is proposed for the development with a single palette of materials proposed. Consisting of a grey concrete roof tile, a light render and a contrasting facing block to highlight the projecting features on the buildings, such as the entrance porches or gables, and window bays.