

St Fergus Development - OP1 Masterplan -



Prepared for Kirktown Homes



1. Background Information

- St Fergus Development
- Brief
 - Baxter Design Company have been instructed by Kirktown Homes to present the Masterplan
 - Site Details St Fergus OP1
 - The site is located in the centre of St Fergus. The site has been partially developed (approximately 50%) to date by another building contract. The proposed masterplan will have to tie in with existing works, which are nearing a completion stage.

The proposed site plan below shows the proposed site next to the current development which is ongoing. The proposed site is owned fully by Kirktown Homes. There are also currently 3no. houses that were recently approved by the planning department that form part of the proposed Masterplan. These plots are also owned by Kirktown Homes.



The purpose of the Masterplan is to offer more suitable family homes in St Fergus. There is currently a lack of family homes and this overtime has seen growing families leave St Fergus and move to areas such as Peterhead.

It is vital that these families stay in St Fergus to maintain the school role at the local primary school. The primary school is within walking distance of the site and can be accessed via the existing path to the north west of the site.

The undeveloped site currently causes a disconnect between the east and west of the site. The proposed master plan will create much needed connectivity.

The current constraints on the site are:

A. Drainage and Topography

A full drainage proposal has been carried out and forms part of the Masterplan. A previous application was submitted whereby this was requested, with no concerns raised.

The floor levels of all proposed house have been set to best merge with the existing topography of the site and proposed drainage systems.

B. Connectivity

It is vital that the existing development and Newton Road can be easily accessed. This is entirely possible as Aberdeenshire retained ownership of any connection points between developments. Linking the whole of St Fergus by footpath is currently not possible because OP1 is not complete.

C. Providing Suitable Housing

A mix of 2, 3 and 4 bedroom properties have been included in the layout. These houses are proportionate to the houses that are currently under construction and also found across St Fergus.

2. Site and Area Analysis

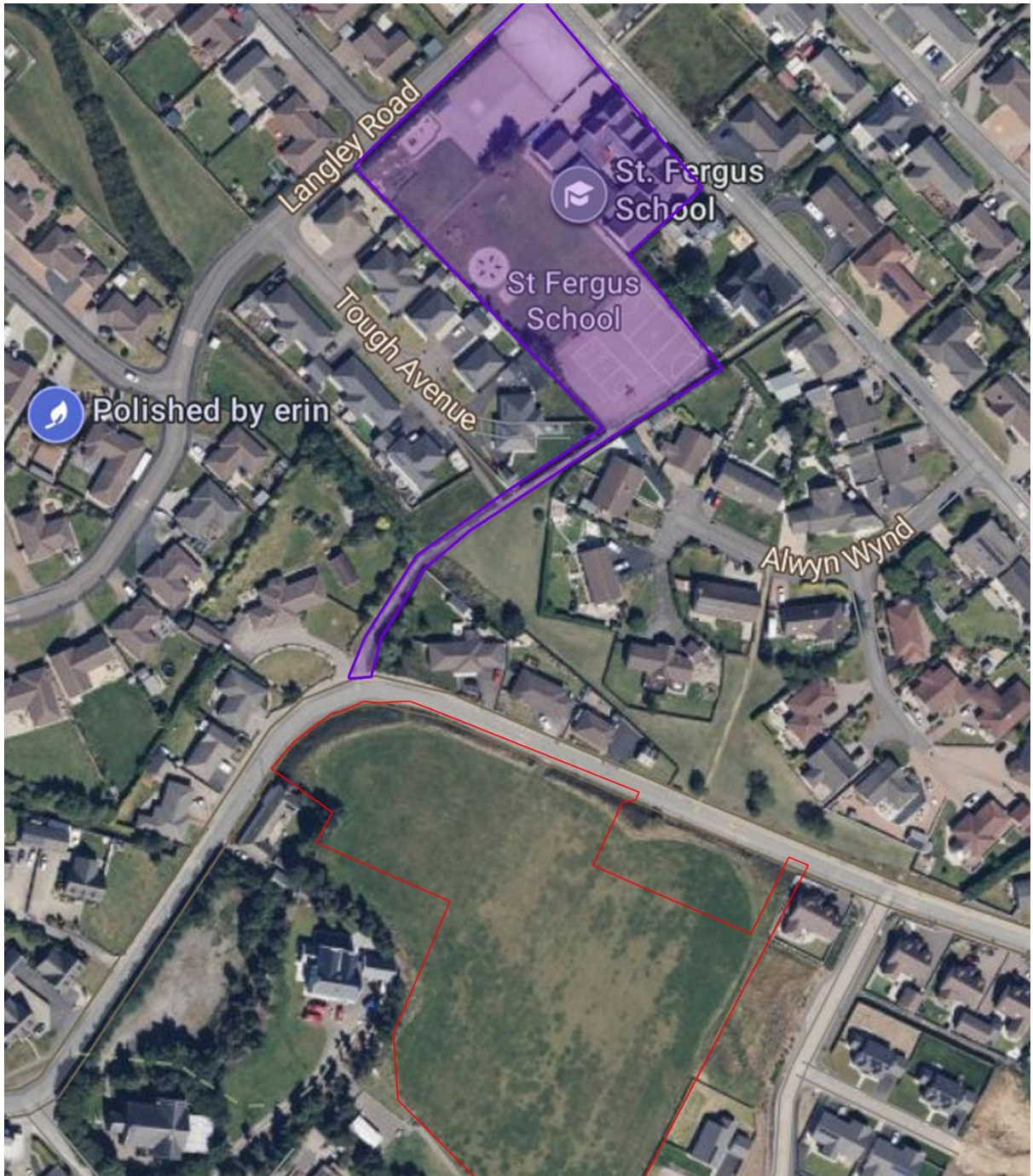
• Viability

The delivery of the Masterplan is entirely possible. Following the pattern of development of the existing housing development, houses to the north section of OP1 can be delivered with access taken directly from Newton Road. These sites, likely to be the most valuable and sought after. They will allow the infrastructure for the overall site to be carried out. Open space is possible as any Masterplan would look to benefit not only OP1, but other existing St Fergus residents to the north. There is also currently open space designed within the existing house development site which is part of OP1.

• Context

The site slopes from north to south which lends itself well to the drainage of rainwater to the existing water course. There are currently limited services in St Fergus, however any new housing would help develop a need for this. There are currently quite a few service businesses in the area that are currently well used by residents of St Fergus.

The local primary school to the north is well attended and within walking distance of OP1 via existing access paths. Marked purple on below map.



- **Identity**

The current design of houses are as per the below. The houses have a decorative feature stone frontage with a contrasting render finish. All roofing is carried out in interlocking roof tiles. The tiles are of varying colours. The houses directly opposite OP1 are bungalows that have a projecting gable, either with a hipped or pitched roof. Driveways are located to the front, however not all houses have turning areas within the site, so home owners reverse on to Newton Road to turn their vehicles.

Garden spaces are most commonly located to the rear of the houses, with the majority of the soft landscaping found there also with the site laid to lawn and granite chips. House sites are generally divided by timber fencing or in some cases a mix of block walls and timber fencing.



- **Connection**

OP1 currently disconnects the east and west of St Fergus. Residents must cross the road to move between this area of St Fergus. A recently approved planning application for 3No houses has extended the pavement further west, but still leaves a disconnect. This makes it particularly difficult for residents with any mobility issues to gain full access to the area.

Public transport links are exceptional with bus stops located to the north marked blue on above map. Existing traffic calming measures on Newton Road slow traffic down to the speed limit of 30Mph. The existing development of OP1 has reduced speeds of 20Mph.

3. Proposed Development

3.1 Design Layout



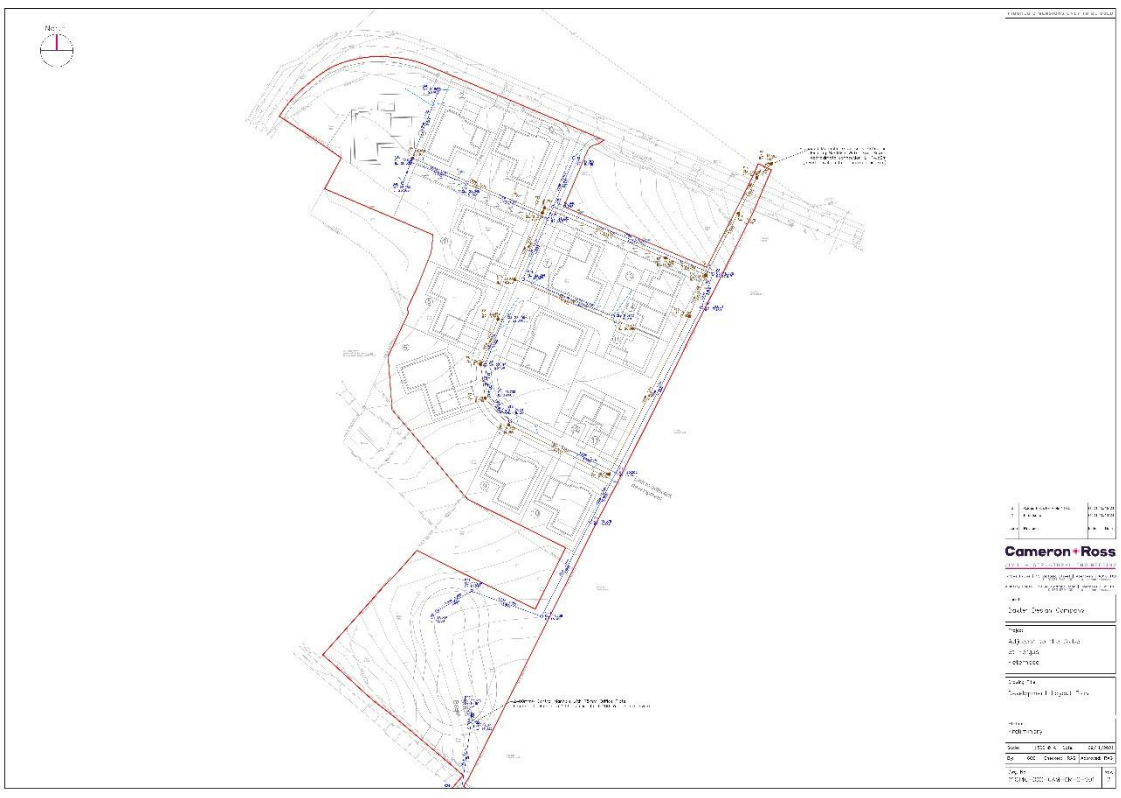
3.2 Path layouts



3.3 Affordable Housing



3.4 Road layouts & Drainage

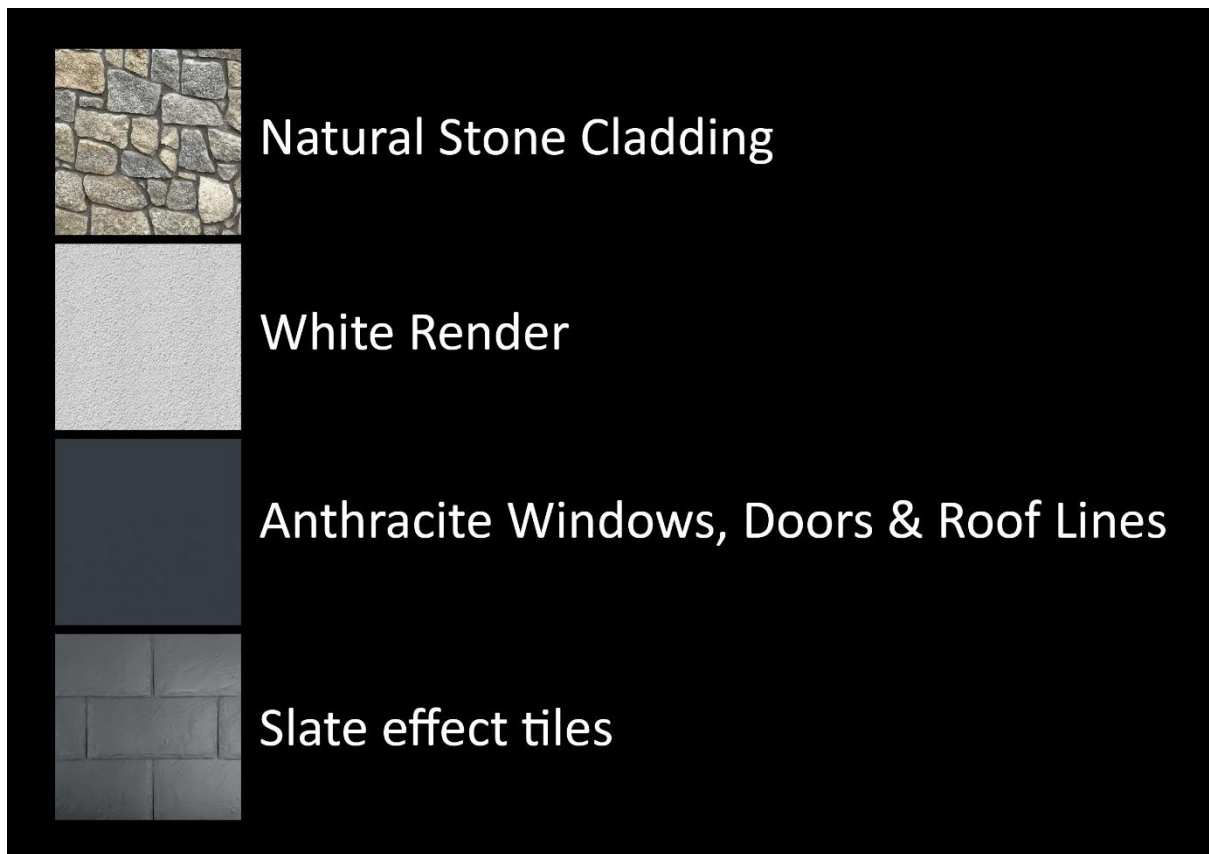


Drainage and roads layouts have been fully developed to connect to the existing sewers and proposed suds basin. Floor levels for potential houses also tie in with this design.

- **Built Form**

The proposed houses will tie in with the existing form of St Fergus. Creating a mix of 2, 3 and 4 bedroomed properties. As this part of the OP1 site is closer to the Glebe, materials will reflect a similar style to that of the Glebe, rather than the current pallet of materials found on Newton Road and OP1. This will help modernise the area and help to reflect the architecture of the recently restored Glebe.

The proposed material pallet would be as follows:



- **Connectivity**

The development retains the already excellent connectivity to the local primary school. This current access paths to the north west of the development remain fully accessible to all. Public transport is accessible directly beside the site entrance. The existing bus stop will be relocated as part of the masterplan. Refer to 3.2 for bus stop positions. Full connectivity to the surrounding areas is achievable.

- **Open Space**

This is spread throughout the masterplan to encourage walking routes around the development. The areas to the east of the masterplan allow for walking, dog walking and tie in well with the development that is already under construction. The path links mean that residents can make use of the designate open space through-out the whole of OP1.

The proposed suds area also forms a large open space area for residents, similar in nature to the developed area and links to Kinloch Road.

• **Phasing Delivery**

OP1 is already approaching 50% completion. For the proposed undeveloped area, the masterplan would be split into two key phases, outlined below.



4. Summary of Commitments and Key Design Principles

The proposed masterplan would complete the OP1 site and deliver much needed family homes to St Fergus. The pupil numbers at the local primary school could be retained and/or increased as currently the shortage of houses in the area is forcing growing families to leave St Fergus and move to areas such as Peterhead where there is a greater variety of family homes available.

The proposed masterplan is found below:



- KEY:
- Under Development
 - Garden Grass Area
 - Open Space

5. Public Consultation – Summary of the Event

Where: St Fergus Village Hall

When: Tuesday 12th March 2024

Times: 2pm to 4pm and 7pm to 9pm

Who was informed of the event?

Local Ward Councillors

The Community Council

Neighbours of the site

Social media users

How were they informed of the event?

Local press advert

Direct email contact

Leaflet drops

Social media advertisement

Summary of comments/questions (in no particular order) and the respective answers (in green)

Presented Masterplan



1. Very pleased with the layout.

We feel every effort was made to produce a layout that would suit the widest of demographics.

2. Glad to see the open space is away from the houses. I don't like the idea of open space being beside the houses.

This was a key factor in our design as it is generally considered that open space becomes unused next to houses as kids playing can sometimes be treated as a nuisance beside houses.

3. I wouldn't buy a house here if the open space was next to my house.

Quite a strong comment, but we believe this comment captured the mood on open space positioning.

4. How will open space be maintained?

Through a factoring agreement with a gardening and landscaping company.

5. ARD residents strongly dislike the open space beside their houses and are disappointed with the maintenance scheme in place.

We suggested that these residents contact ARD to discuss further and vent their legitimate frustrations through the correct channels.

6. The placement of open space will benefit the wider community.

This was the intention of the masterplan design and great to see agreement from attendees.

7. Would there be consideration for a shop?

Plans were drawn up for shop for the initial concept masterplan concept. The client had high level discussions with a number of convenience store companies. Unfortunately, none of them regarded St Fergus as a financially viable option.

8. Whilst possibly a good idea, I don't particularly see how a shop could be sustainable in this area.

See point 7.

9. Generally, they felt the current ARD housing development was poorly implemented.

This is sad to see. There were a number of reasons given, but don't feel it is appropriate to note these.

10. ARD made a mess of the area during construction. How are you any different?

Building standards require any construction site to be fenced off for safety and security and to contain construction materials within the site. This is a legal requirement that must be adhered to. Regulations 13, 14 and 15 apply.

11. How can you assure me that landscaping will be properly designed?

A landscaping plan is likely to be conditioned as part of any approval by the council.

12. How is the drainage being addressed?

Foul drainage will go to the public sewer and storm drainage will go to a SUDS basin.

13. How has flooding been addressed?

The Council's flooding team have been involved in this.

14. Have calculations for flooding been done or are you just "saying" that it works?

Yes. The drainage has been fully designed by engineers and approved by the Council's flooding team. The contours, drainage plan and engineer-designed road layout is contained within the submitted masterplan document.

15. Would be good to have 2-bedroom houses for couples looking to downsize

This is entirely possible and can be dealt with on a case-by-case basis at the planning permission stage.

16. The development mainly consisting of bungalows is welcomed.

We feel this meets the majority of the demographics' needs – whether a growing family, retirees or those with accessibility issues.

17. Who would be taking on the affordable housing units?

It would need to be discussed with various parties as to how this is implemented.

18. We don't like the idea of affordable housing being in the area as currently we are having difficulty with residents in the area who live in them.

The comments are taken on board, but policy does request provision is made. We cannot control who lives in each particular house.

19. Pleased to see that you are promoting the use of the existing community play park as other play parks are extremely poor (*this is a reference to Cowie Crescent play park, which tends to be used mainly by loitering teenagers rather than a safe play area for children*). The existing community play park (*beside the primary school*) is very much a community hub for our children and is considered a safe place for them.

This was something that was key to the masterplan and we did not want to detract from such a successful venture for St Fergus.

20. How can you ensure no overlooking into my house occurs?

The boundaries of each house will be fenced and screened appropriately.

21. We are looking for a larger family home. Would this development benefit us?

Yes. Various sizes of houses are possible for a growing family.

22. Could there be a French drain added to the side of plots 14 and 15 to avoid the currently approved houses getting water run-off?

This could be done. However, we would need to confirm with the drainage engineer if this was required.

23. Are you going to build everything in one go?

Currently the plan is to construct Plots 1, 2 and 3 and then begin the remaining houses as submitted in the masterplan document.

24. I am very supportive of the development now that the drainage arrangements have been fully explained to me.

Noted.

6. Conclusion

The initial masterplan design presented to the public received very positive feedback. The layout of the proposed plots and open space were accepted by the public as being a suitable design for the area. Attendees appeared to be impressed with the mixture of houses that could be available, which offered growing families the chance to remain in St Fergus, rather than seek a family home further afield.

We felt that all comments and questions had been suitably answered and gave strong evidence that the presented masterplan could be supported by the planning department and the area committee.

Various subsequent meetings and discussions then took place with the planning department, with various alterations being made, resulting in the finalised version which has been submitted.

7. Final Layout

Below is the final layout to be presented to the area committee where approval is sought. All comments from the public have been taken on board and are contained within this masterplan document.



- KEY:
- Under Development
 - Garden Grass Area
 - Open Space