

## 151 - Churchill Homes

**From:** [Kenny Clubb](#)  
**To:** [Louise MacSween](#)  
**Cc:** [LDP](#)  
**Subject:** FW: Main Issues Report Consultation Response - B0913 Malcolm Road, Peterculter  
**Date:** 01 June 2015 17:20:35  
**Attachments:** [ltr-Enterprise.Planning&Infrastructure-21.03.14.pdf](#)  
[LDP\\_Main\\_Issues\\_Report\\_Submission-MalcolmRoad-21.03.14.pdf](#)  
[L\(0-\)001\\_Rev\\_C.pdf](#)  
[D\(0-\)001\\_RevB.pdf](#)  
[Housetype - 1.pdf](#)  
[Housetype - 2.pdf](#)  
[Housetype 3 - Artist.jpg](#)  
[Housetype 4 - Artist.jpg](#)  
[Housetype 4 - Artist V2.jpg](#)  
[Housetype 4A - Artist.jpg](#)  
[Housetype - 5.pdf](#)

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Louise,

With reference to our development site at Malcolm Road, Peterculter, we can confirm that our position and proposals for the site remain unchanged and we expect to be in a position to move forward with detail plans in the coming months. The development of the site is being supported by the local community for the provision of much needed family homes in Peterculter, and obviously by size and nature of the development, will result in Affordable Houses within the scheme.

We trust that this site will continue to receive the support from the local authority and remain as a desired site within the proposed plan. Again, this site is immediately deliverable and we look forward to bringing this through for the village of Peterculter.

Should you require any further information, then please contact myself directly.

Best regards,

**Kenny Clubb**

Director - Technical & Design  
Churchill Homes (Aberdeen) Ltd,  
11 Broomhill Road, Aberdeen, AB10 6JA  
T : 01224 256180 F : 01224 256181  
[www.churchill-homes.co.uk](http://www.churchill-homes.co.uk)

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**From:** Kenny Clubb  
**Sent:** 25 March 2014 15:34  
**To:** 'Louise MacSween'  
**Subject:** Main Issues Report Consultation Response - B0913 Malcolm Road, Peterculter

Louise,

As a follow up to our submissions by hard copy, please find attached digital versions of the files relevant for our development at Malcolm Road, Peterculter.

Trust this is sufficient for you. Any problems, please let me know.

Many thanks,

KC

**Kenny Clubb**

Director - Technical & Design  
Churchill Homes (Aberdeen) Ltd,  
11 Broomhill Road, Aberdeen, AB10 6JA  
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21 March 2014

Local Development Plan Team  
Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

For Attn : Louise MacSween

Dear Madam,

**Main Issues Report – Consultation**  
**Preferred Development Option – B0913**  
**Malcolm Road (East), Peterculter, Aberdeen**

Please find enclosed our submission in support of the above named site in relation to its inclusion within the Main Issues Report, as a Preferred Development Option site.

The content within the enclosed submission, specifically focuses on the site and it's capability in providing desperately needed family houses within the Peterculter area. There is a common theme heard locally, when families requiring to move from a flat into a family house are being forced to leave the area because of the lack of availability. This is naturally, having a knock on effect to the primary school role, and to the sustainability of the local shops, restaurants etc.... We are aware that this has been highlighted to you by the community council also and on this basis, with the site also being immediately deliverable & without the requirement of any major infrastructure improvements, the proposals therefore can be brought forward at the earliest.

We trust that this will be sufficient for you meantime, however should you require to discuss any of the information contained within our submission or would like any additional information, then please do not hesitate in contacting myself directly.

Yours faithfully,

**Kenny Clubb**  
Director - Technical and Design  
Churchill Homes (Aberdeen) Ltd.

Encl./ (As noted)



**Aberdeen Local Development Plan  
Main Issues Report Consultation 2014**

**Preferred Development  
Option**

**Development Site - B0913  
Malcolm Road (East)  
Peterculter**

21 March 2014



**Site : Malcolm Road (East), Peterculter**  
**Churchill Homes Proposal for approx. 55 No. Detached, Semi Detached**  
**and Affordable Family Dwellings**  
**Aberdeen Local Development – Main Issues Report Consultation**

**1. Background**

A development proposal showing 55 no. detached, semi-detached, and affordable family homes has been prepared for inclusion within the main issues report for the proposed development plan review.

Currently, the site is a designated site of commercial woodland. The site was clear felled approx. 19 years ago and since has been left to naturally re-grow. Part of the site has been cleared again recently, and there remains a considerable frontage of established mature trees. The site can, if required, be cleared under license and re-planted as commercial woodland.

The site sits adjacent to the core paths network, which allows pedestrian traffic safe access through the village of Peterculter.

The site slopes up from Malcolm Road, providing stunning South Westerly views.

**2. Proposed Local Development Plan**

i) The site was originally included during the preparation of the Current Adopted Local Development Plan as OP54 and within the Main Issues Report it was suggested that:

- a) "There are good public transport facilities..."
- b) "The development could have positive effects on material assets and the population by providing a minimum of 25% affordable housing."
- c) "There would also be a positive effect on the economy as this development could support local economy and promote growth of local businesses."
- d) Provide support to the local Primary School, in respect to stabilising the deterioration of the school role.

ii) The development site, as was identified as OP54, included both Churchill Homes site (9/43) and also neighbouring proposal (9/42) which had suggested 10 - 20 homes. This current submission is purely for the land under the ownership of Churchill Homes (Aberdeen) Ltd.

iii) The site is currently included within the Main Issues Report as Preferred Development Option site B0913, and can be delivered immediately.

**3. Positive Local Impact**

i) Having attended various public consultations during the preparation of the previous Main Issues Report, feedback from the many residents and general public was positive. The main comment related to the fact that a mixed development of property sizes, as presented, would be welcomed in Peterculter as:

- a) there is currently no alternative accommodation available for existing residents to up-size or down-size to. This results in numerous families moving away from the area, which more often or not adds to the deterioration of the primary school role, year on year.
  - b) There is little or no availability of family homes in the village for new residents to move into.
- ii) As was evident in the response from the community, during the preparation of the previous main issues report, there is very little objection to the proposal.
- iii) As suggested in the main issues report, there would be very little impact to the landscape should the development proceed. The site is shielded from the road by a mature tree bank, and also well protected from the North.
- iv) Small areas of the site have relatively sharp gradients, however the areas which are proposed to be developed are predominantly gradual slopes, as the main level change occurs along the frontage of the site, where the strategic band of mature trees are retained. We have viewed the sloping site as a benefit to the development, and with proper design, this can give the resultant properties stunning views south westerly along the Dee Valley. The area of site where access would be taken from Malcolm Road does not involve a steep gradient.
- v) As with current planning policy, there would be a commitment by Churchill Homes to deliver the 25% affordable houses on site, as opposed to any commuted payment to provide this off site. This again will have a positive impact within the local community.

#### **4. Sustainability**

- i) From a site sustainable point of view :
- The site is serviced with electricity, BT, mains water, public sewerage and mains gas.
  - All roads to the site are currently adopted and therefore snow clearing is already provided.
  - Street lighting already exists along the frontage of the site.
  - Refuse collections are made to the existing neighbouring dwellings.
  - The site is bounded by the Core Path Network.
  - The site has good access to public transport and the cycle network.
  - There are natural defensible boundaries on all sides of the development.
  - It has been identified that the development will contribute to the local economy and local businesses significantly.
  - The development would enhance the falling primary school role and help the school numbers to stabilise.
- ii) With regards to sustainability in relation to the actual properties, we are currently proposing new design methods and materials in relation to key areas of the construction of the dwellings.
- High levels of Insulation - 'Supawall' Technology
  - Un-precedented levels of air tightness, through new design methods
  - Solar gain
  - Newly developed window & glazing units providing exceptional U-Values.
  - Wood burning stoves

- Rainwater harvesting
- Renewable & locally sourced materials – Scottish Larch etc.

There are many other products & methods being suggested by the industry which are put forward as “eco friendly”. However, it is a fact that not all of the technology is advanced enough to actually provide the benefits that they suggest. The above listed design methods are proven to make the actual differences which are required to meet and surpass the forthcoming design targets and U-Values. We aim to meet these targets now.

## **5. Transportation and Access**

Access issues are good, as described in the main issues report.

- With regards to traffic movements, access can be achieved where demonstrated on Churchill Homes drawing D(0-)001 providing the 90metre visibility splays either side of the development, whilst keeping the required distances away from the existing junctions. Further detailed discussions with the local authority Roads Department will be required to finalise precise details. But it is agreed no technical issues prevent access being taken from Malcolm Road in this location.
- Pedestrian access to the village centre is being promoted in two directions. The preferred route for pedestrians is along the path and cycle network which currently exists through Bucklerburn Road, Bucklerburn Wynd and Bucklerburn Drive. These lead onto various routes through School Road, Johnstone Gardens and The Bush. All of these routes are safe passages to the main shopping area, the primary school, doctors surgery, police station and churches etc. In fact, walking distance to the primary school from the centre of the site is 0.4miles and the local shops are within 0.6miles.

The alternative to this would be along the pavement on Malcolm Road towards the village centre. We would propose to construct a new pavement along the frontage of the site, within the drystone dyke and through the mature trees.

- We have had discussions at director level within First Group, and have a commitment that as part of a review of the Number 19 bus route, the site will be considered for an extension to the route. Both Churchill Homes and First Group will work together with the local authority, in providing this at the appropriate stage.
- In relation to proximity of employment opportunities, there are most certainly numerous opportunities of employment within 30mins public transport journey of the site. In general, 30mins journey eastwards from the site would place you in Holburn Street, in the city centre. You would pass through Peterculter, Cults, Pitfodels & Mannofield before arriving in the city centre. In the opposite direction, 30mins would place you in Banchory, using public transport. It is agreed that there are numerous employment areas within these catchments.

Reference has been made previously that Ancient Woodland may be a constraint. However, the site is not classified as Ancient Woodland, but is listed under licence as Commercial Woodland. The site was clear felled approx. 18 years ago, and all vegetation on site, with the exception of the band of mature trees to the frontage, is natural re-growth and self seeded specimens.

## **Conclusion**

There is a great opportunity with this development site, to provide a complete mix of properties from affordable homes, smaller first time homes, semi-detached, detached and larger more luxurious properties.

Although a site layout has been promoted, we must stress that this is purely indicative at this stage in order to demonstrate the type of mix, density and numbers that can be achieved on the site. Further, more detailed design will be carried out involving discussions with the local community council and residents, before a final settled plan can be proposed.

As for sustainable design, we as a company, are committed to using materials and methods as stated earlier, which are proven to work efficiently in this part of the country.

With regards to benefits to the local community, a development such as this will allow the village to “loosen its belt” in a controlled manner, whilst providing much needed family accommodation in the locality. This can only make a positive impact in sustaining the village centre, shops, community facilities, primary school, doctors surgery etc. However, this size of development will not overload the infrastructure which currently exists in Peterculter.

**The site has no constraints and is immediately deliverable. It is also not reliant on any major infrastructure improvements or provision.**

We appreciate that there will be a requirement to have various design, layout and access issues developed fully. This work will be progressed on the basis that the site is promoted as a Preferred Development Option within the LDP. Additionally, the number of properties can be reviewed without question, should there be a desire to do this.

Finally, we hope the benefits of this site can be realised and that the views of the local community council and the majority of existing residents are considered in respect to providing much needed high quality family homes in the village.

**Kenny Clubb**  
Director – Technical & Design  
Churchill Homes (Aberdeen) Limited

21 March 2014

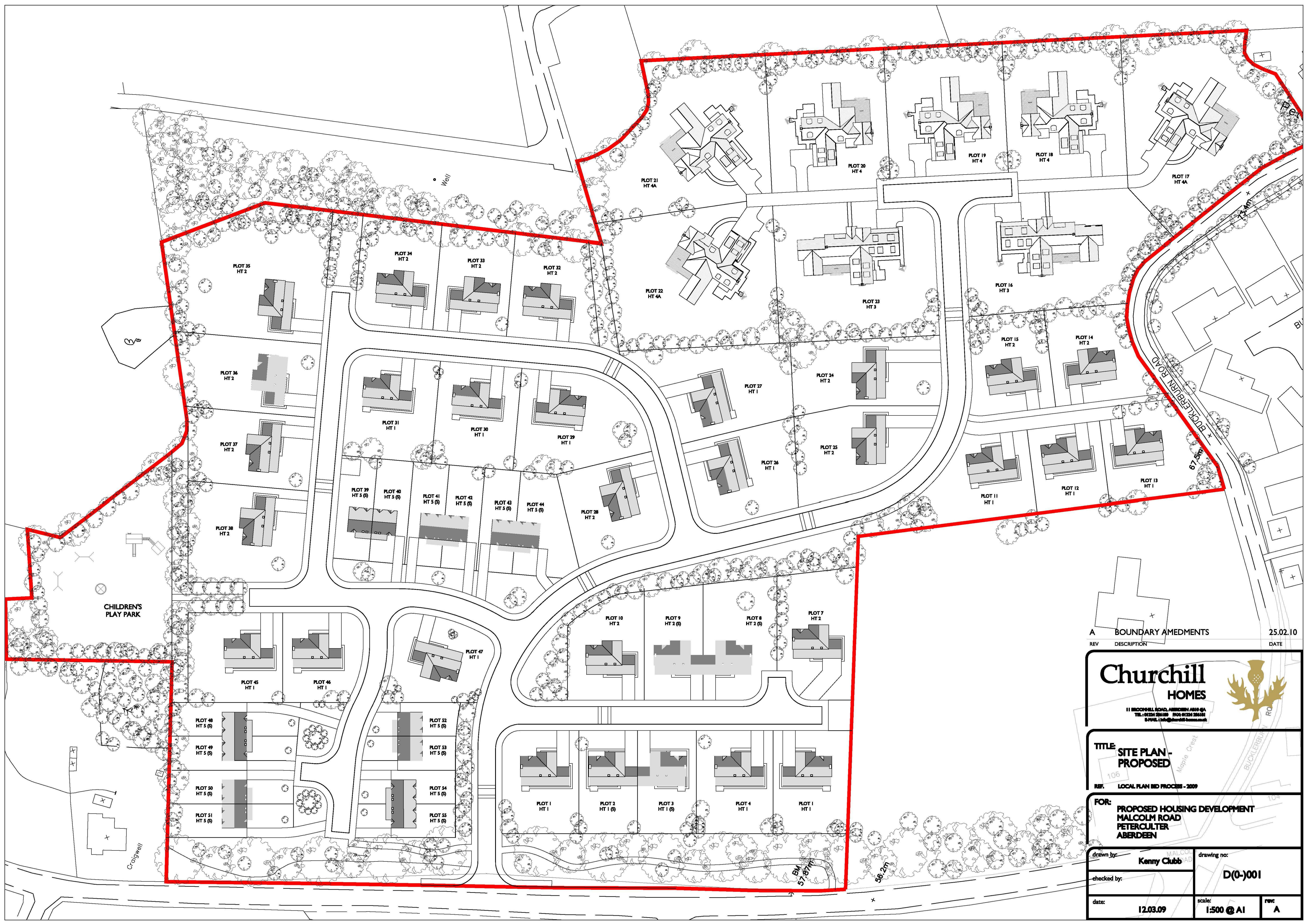
Encl./ Appendices

### **Appendices**

Churchill Homes drawings :

L(0-)001 revA – Location Plan  
D(0-)001 revB – Indicative Site Plan Proposed  
Housetype 1 – Indicative Floor Plans, Elevations & Section  
Housetype 2 – Indicative Floor Plans, Elevations & Section  
Housetype 3 – Artists Impression  
Housetype 4 – Artists Impression  
Housetype 4A – Artists Impression  
Housetype 5 (Affordable) – Indicative Floor Plans, Elevations & Section





REV	DESCRIPTION	DATE
A	BOUNDARY AMEDMENTS	25.02.10

**Churchill HOMES**

11 BRIDGEHILL ROAD, ABERDEEN AB9 6PA  
 TEL: 01224 224100 FAX: 01224 224101  
 EMAIL: info@churchillhomes.co.uk

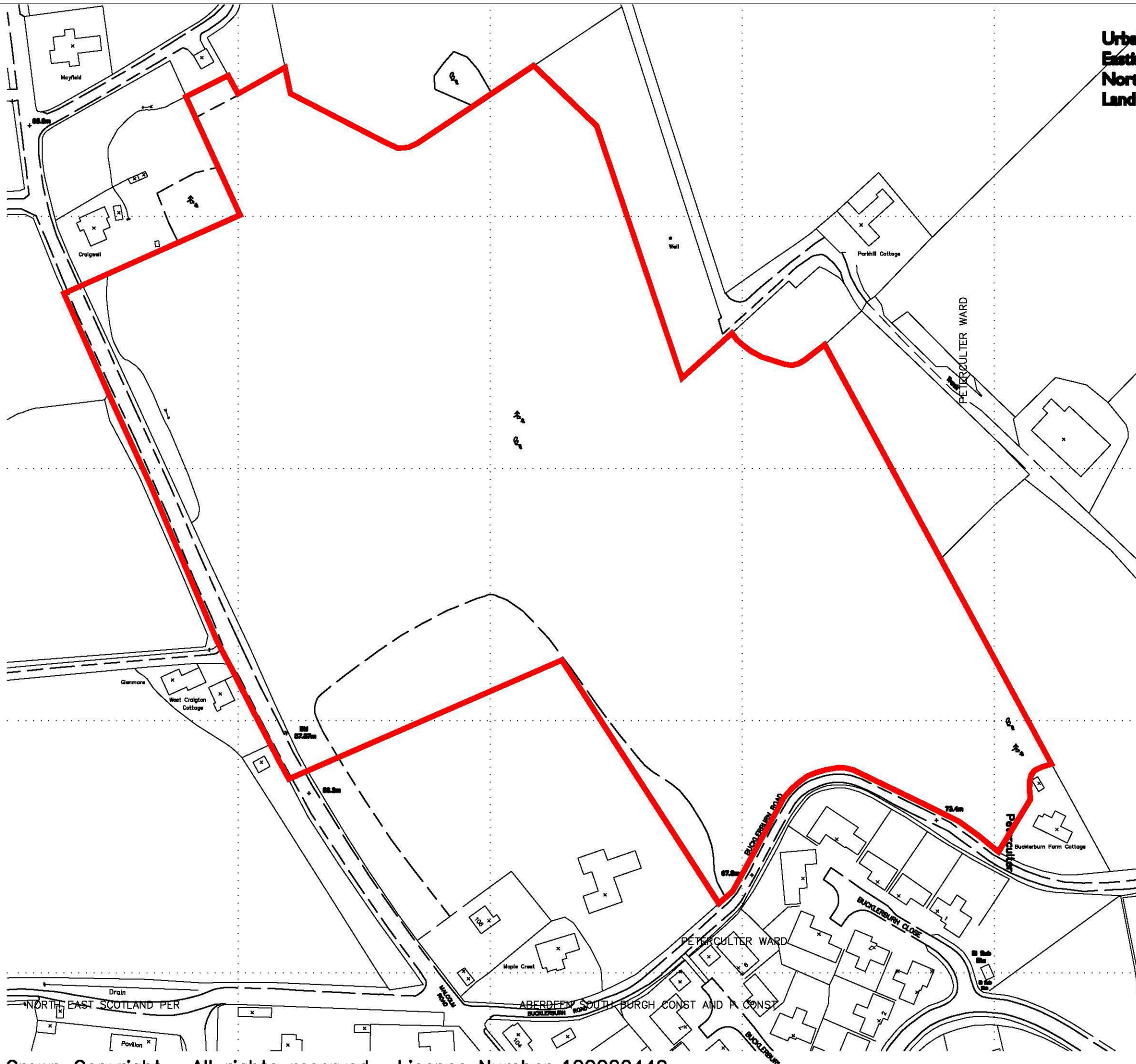
**TITLE: SITE PLAN - PROPOSED**

REF: LOCAL PLAN BID PROCESS - 2009

**FOR: PROPOSED HOUSING DEVELOPMENT  
 MALCOLM ROAD  
 PETERCULTER  
 ABERDEEN**

drawn by: <b>Kenny Clubb</b>	drawing no: <b>D(0)-001</b>
checked by:	
date: <b>12.03.09</b>	scale: <b>1:500 @ A1</b>
	REV <b>A</b>





Urban Title Name: NJ8301NW  
 Easting: 383,328m  
 Northing: 801,692m  
 Land Parcel: 3369 in km NJ8301



**Churchill**  
**HOMES**  
11 HARRISON ROAD, ABERDEEN, AB9 8JG  
 TEL: 01224 400000  
 WWW.CHURCHILLHOMES.CO.UK

drawing no:	LQ-1001	rev:	C
drawn by:	Kenny Cuthb	scale:	1:1500 @ A3
checked by:		date:	12.08.09

FOR:  
**HOUSING DEVELOPMENT  
 MALCOLM ROAD  
 PETERCULTER  
 ABERDEEN**

TITLE:  
**LOCATION PLAN**  
REF: Proposal of Application Notice - Mar 2011





FRONT ELEVATION



END ELEVATION

JOB TITLE:  
RESIDENTIAL DEVELOPMENT  
MALCOLM ROAD  
PETERCULTER, ABERDEEN

DRAWING TITLE:  
HOUSETYPE 1 - INDICATIVE FLOOR PLANS, ELEVATIONS  
& SECTION

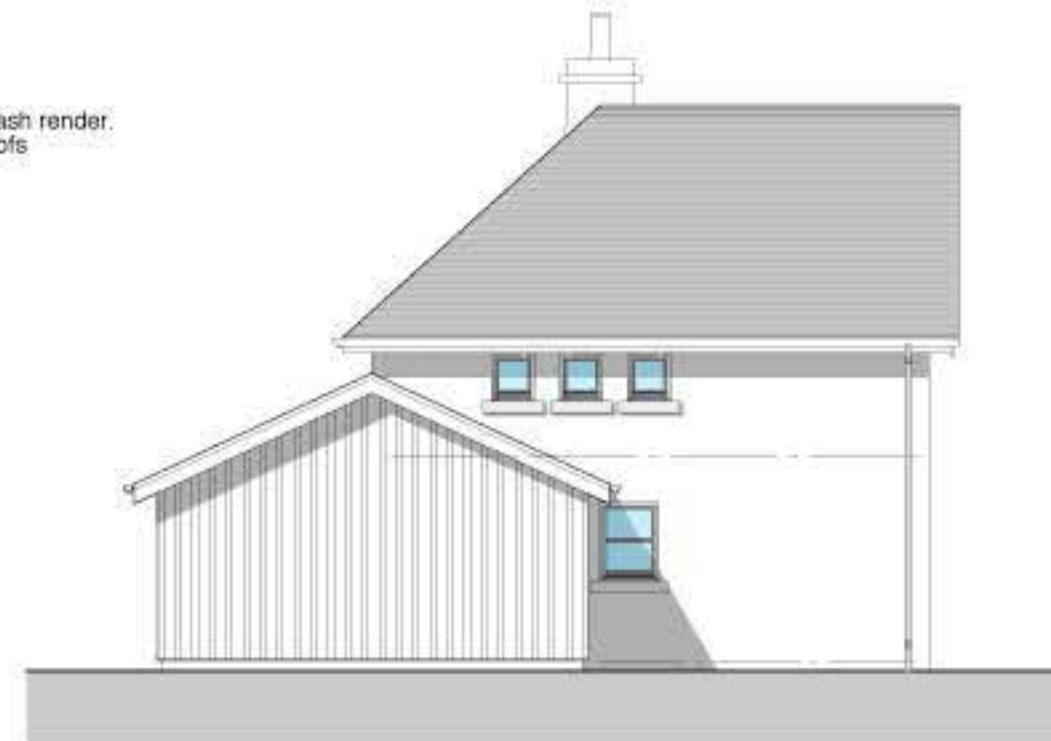
TOTAL INTERNAL FLOOR AREA - 157sq.m  
(excl garage)



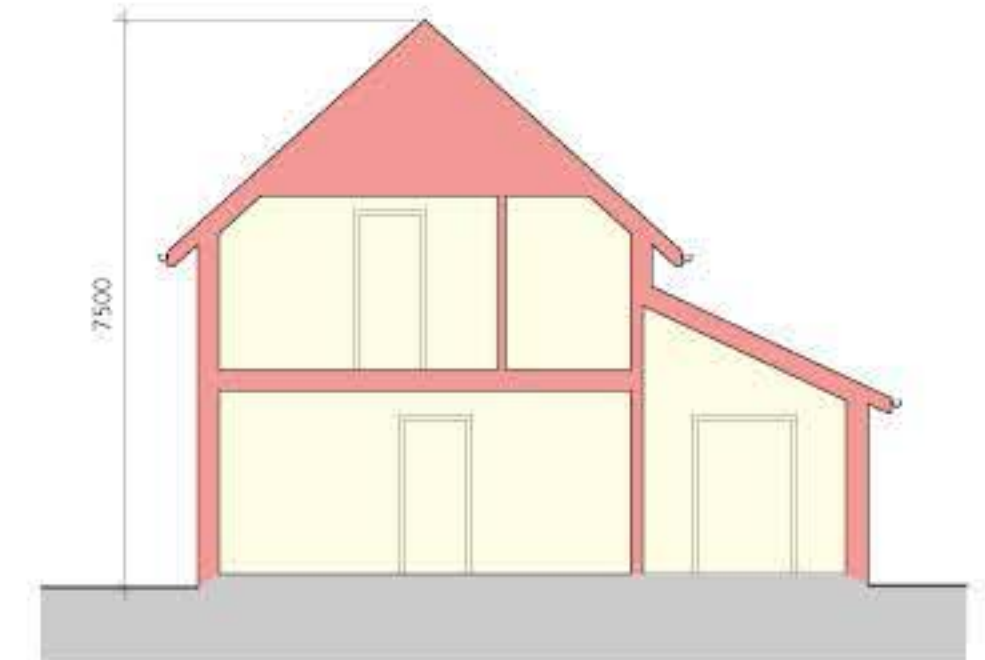
REAR ELEVATION

House:  
Walls: External wall finishes dry dash render.  
Roof: Blue gray slate like tile to roofs  
Windows: Timber

Garage:  
Vertical timber board on board  
rainscreen cladding.  
Roof: Profiled metal sheet



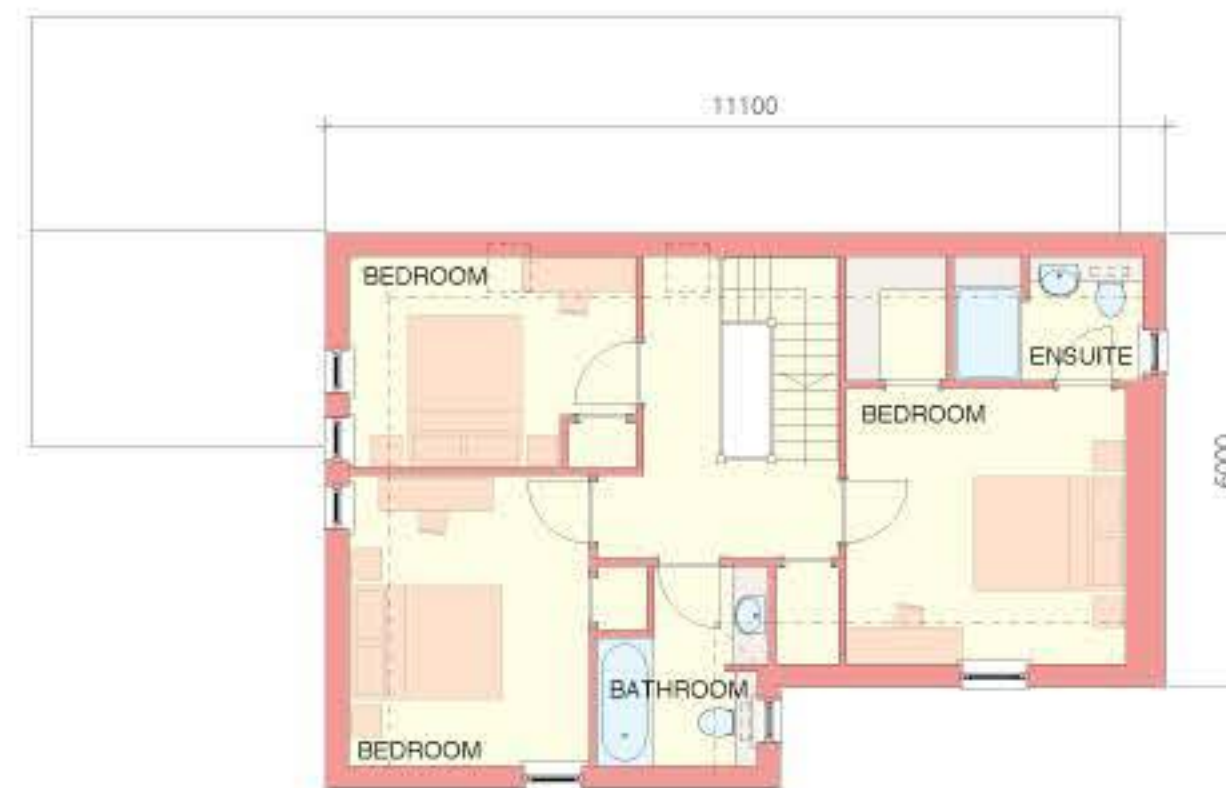
END ELEVATION



SECTION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Churchill  
HOMES





JOB TITLE:  
RESIDENTIAL DEVELOPMENT  
MALCOLM ROAD  
PETERCULTER, ABERDEEN

DRAWING TITLE:  
HOUSETYPE 2 - INDICATIVE FLOOR PLANS, ELEVATIONS  
& SECTION

TOTAL INTERNAL FLOOR AREA - 159sq.m  
(excl garage)



FRONT ELEVATION



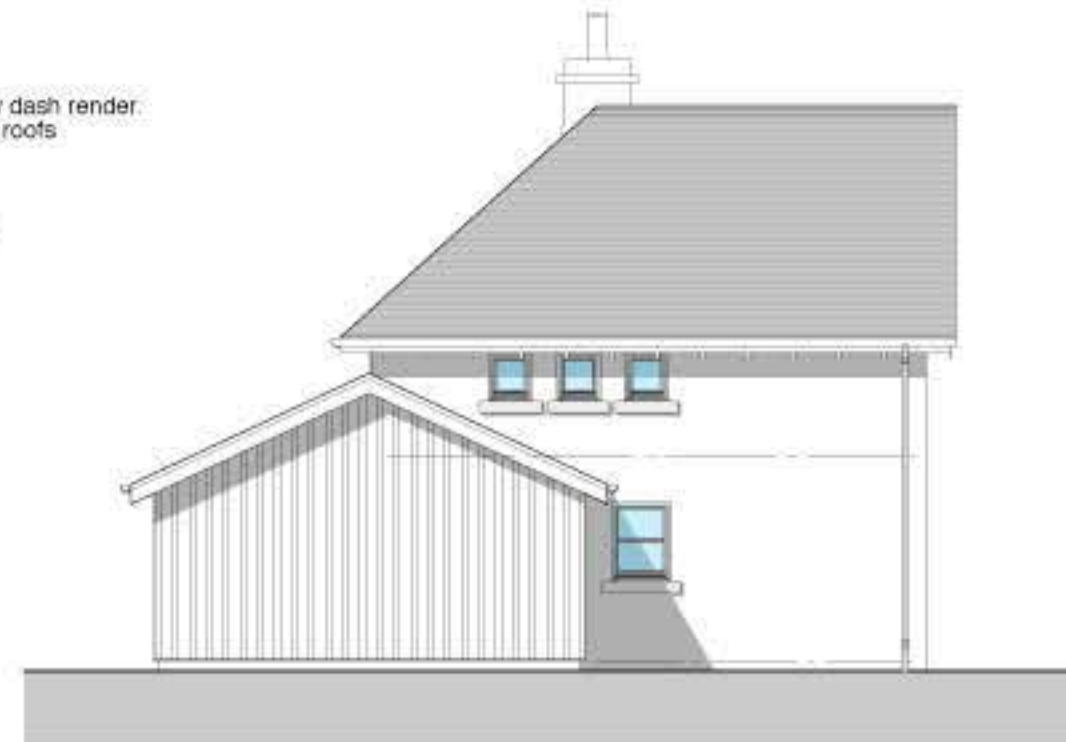
END ELEVATION



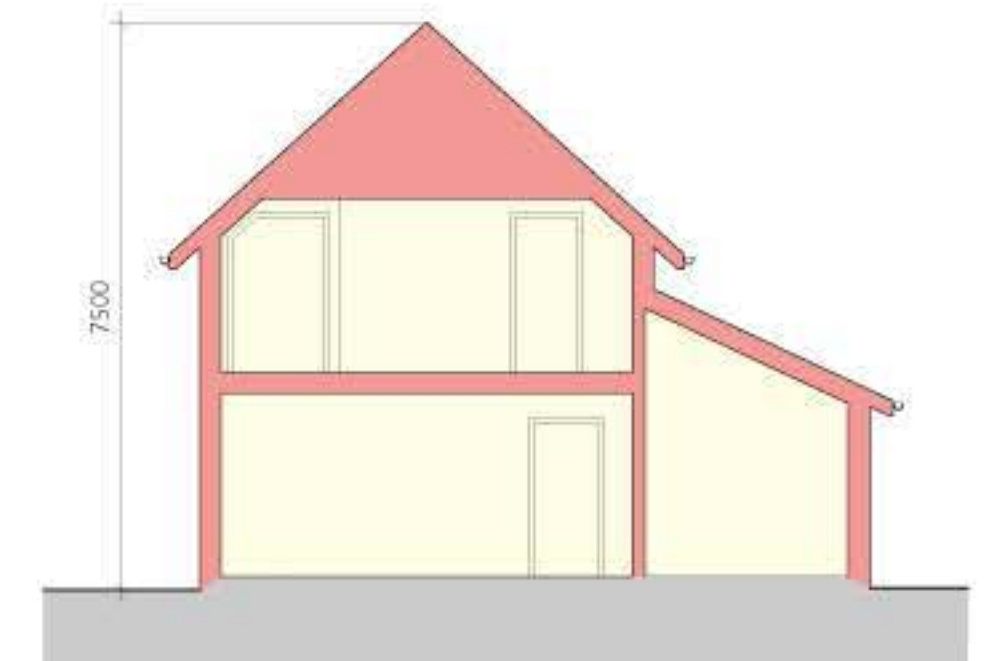
REAR ELEVATION

House:  
Walls: External wall finishes dry dash render  
Roof: Blue grey slate like tile to roofs  
Windows: Timber

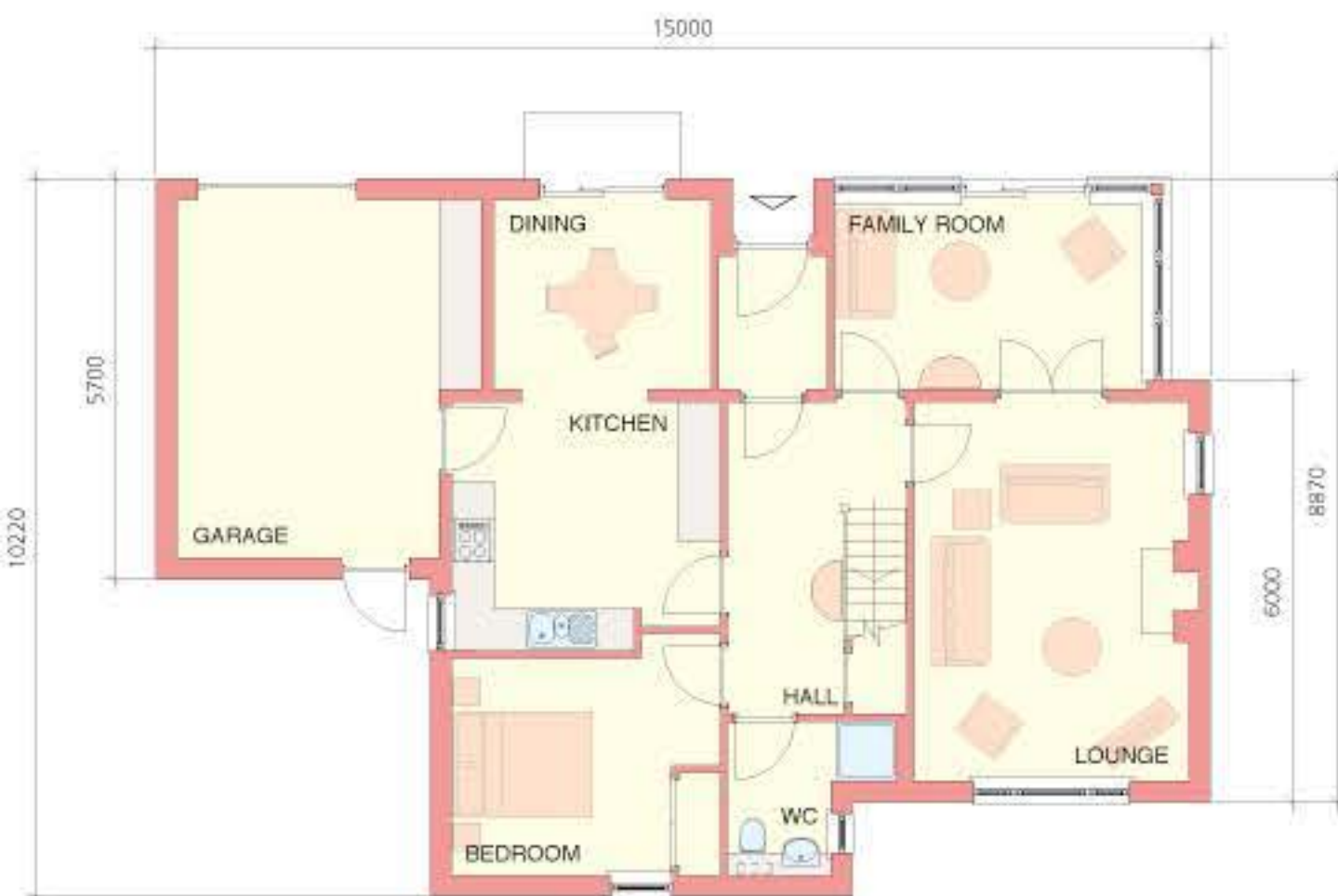
Garage:  
Vertical timber board on board  
rainscreen cladding  
Roof: Profiled metal sheet



END ELEVATION



SECTION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Churchill  
HOMES





Churchill  
HOMES



JOB TITLE:  
RESIDENTIAL DEVELOPMENT  
MALCOLM ROAD  
PETERCULTER, ABERDEEN

DRAWING TITLE:  
HOUSETYPE 3 - ARTISTS IMPRESSION



Churchill  
HOMES



JOB TITLE:  
RESIDENTIAL DEVELOPMENT  
MALCOLM ROAD  
PETERCULTER, ABERDEEN

DRAWING TITLE:  
HOUSETYPE 4 - ARTISTS IMPRESSION



Churchill  
HOMES



JOB TITLE:  
RESIDENTIAL DEVELOPMENT  
MALCOLM ROAD  
PETERCULTER, ABERDEEN

DRAWING TITLE:  
HOUSETYPE 4 - ARTISTS IMPRESSION



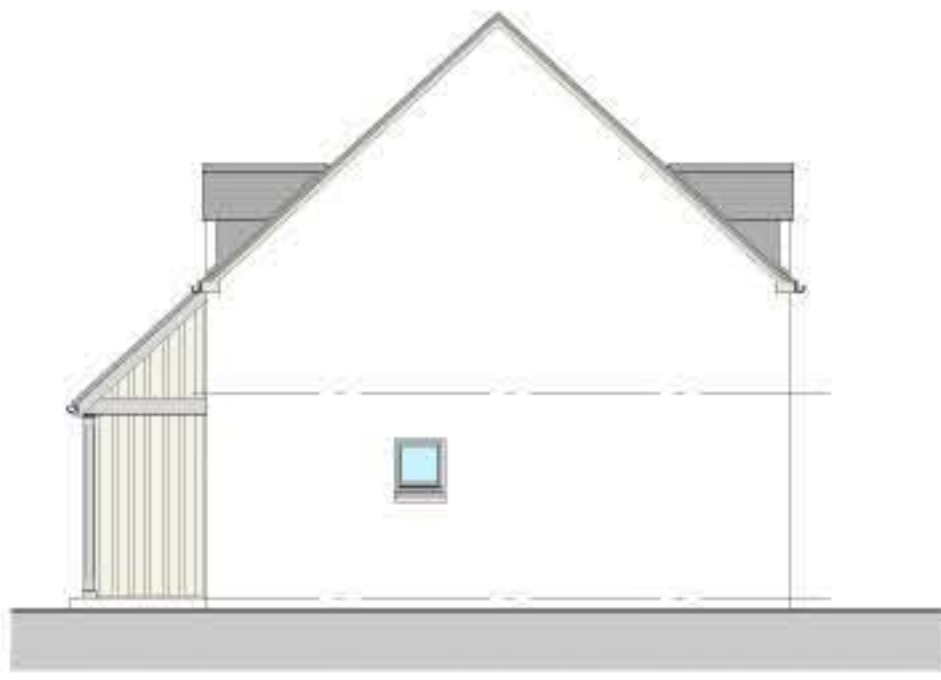


Churchill  
HOMES

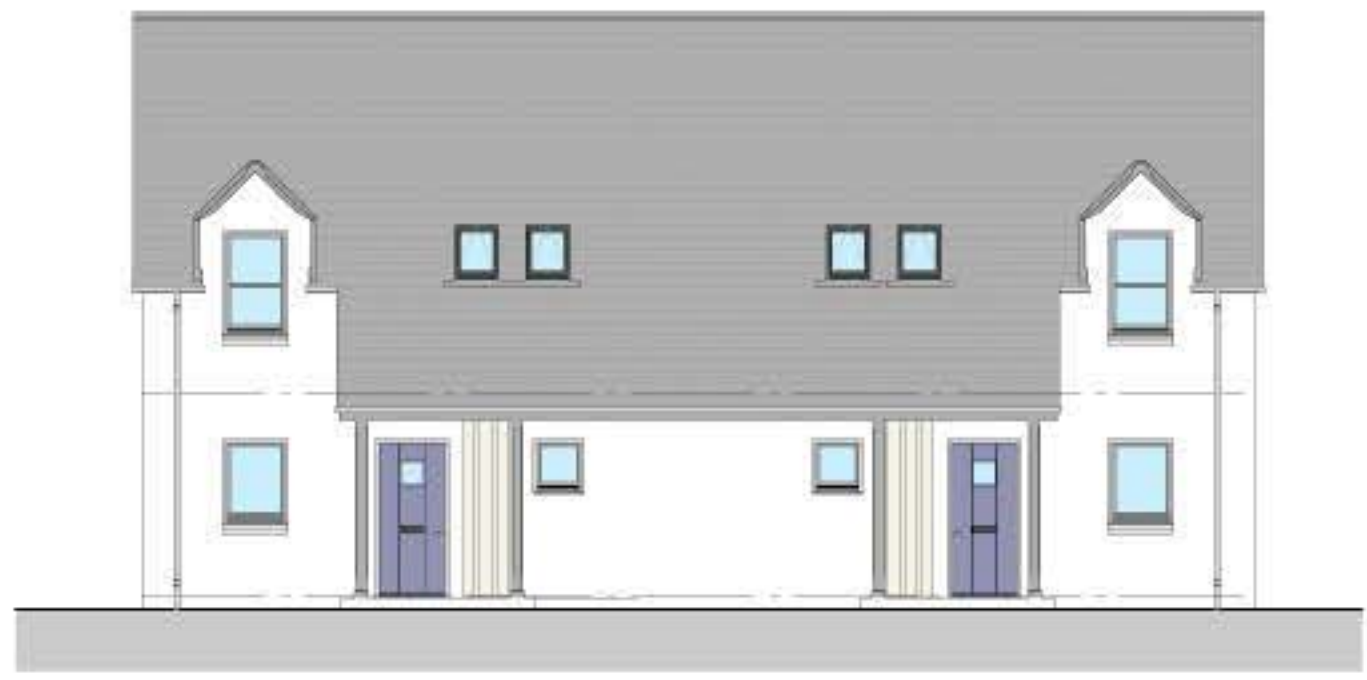
JOB TITLE:  
RESIDENTIAL DEVELOPMENT  
MALCOLM ROAD  
PETERCULTER, ABERDEEN

DRAWING TITLE:  
HOUSETYPE 4A - ARTISTS IMPRESSION

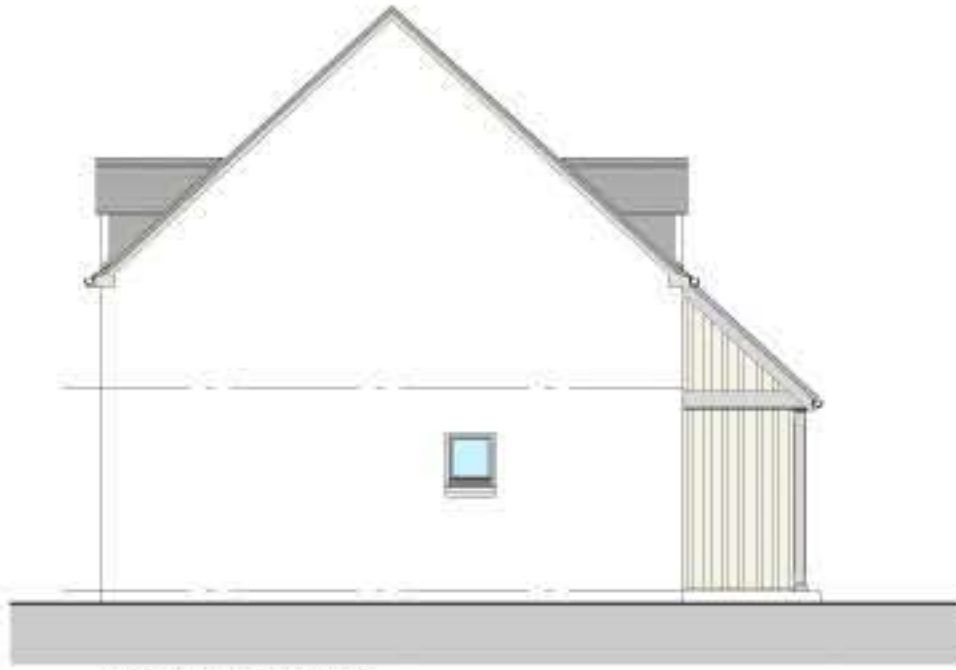




END ELEVATION



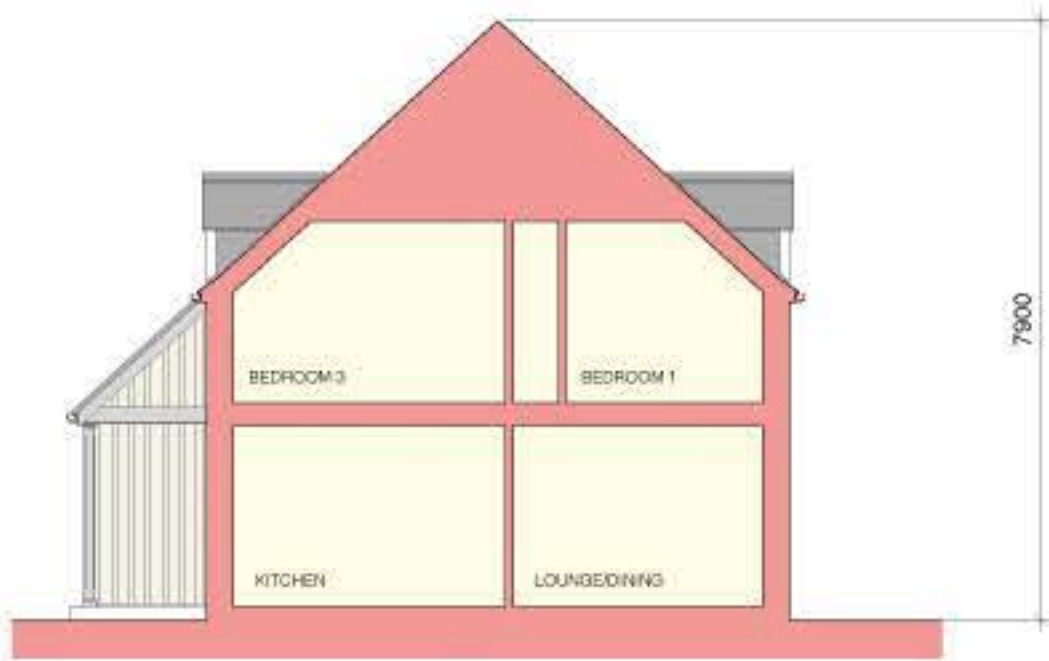
FRONT ELEVATION



END ELEVATION



REAR ELEVATION



SECTION



FIRST FLOOR PLAN

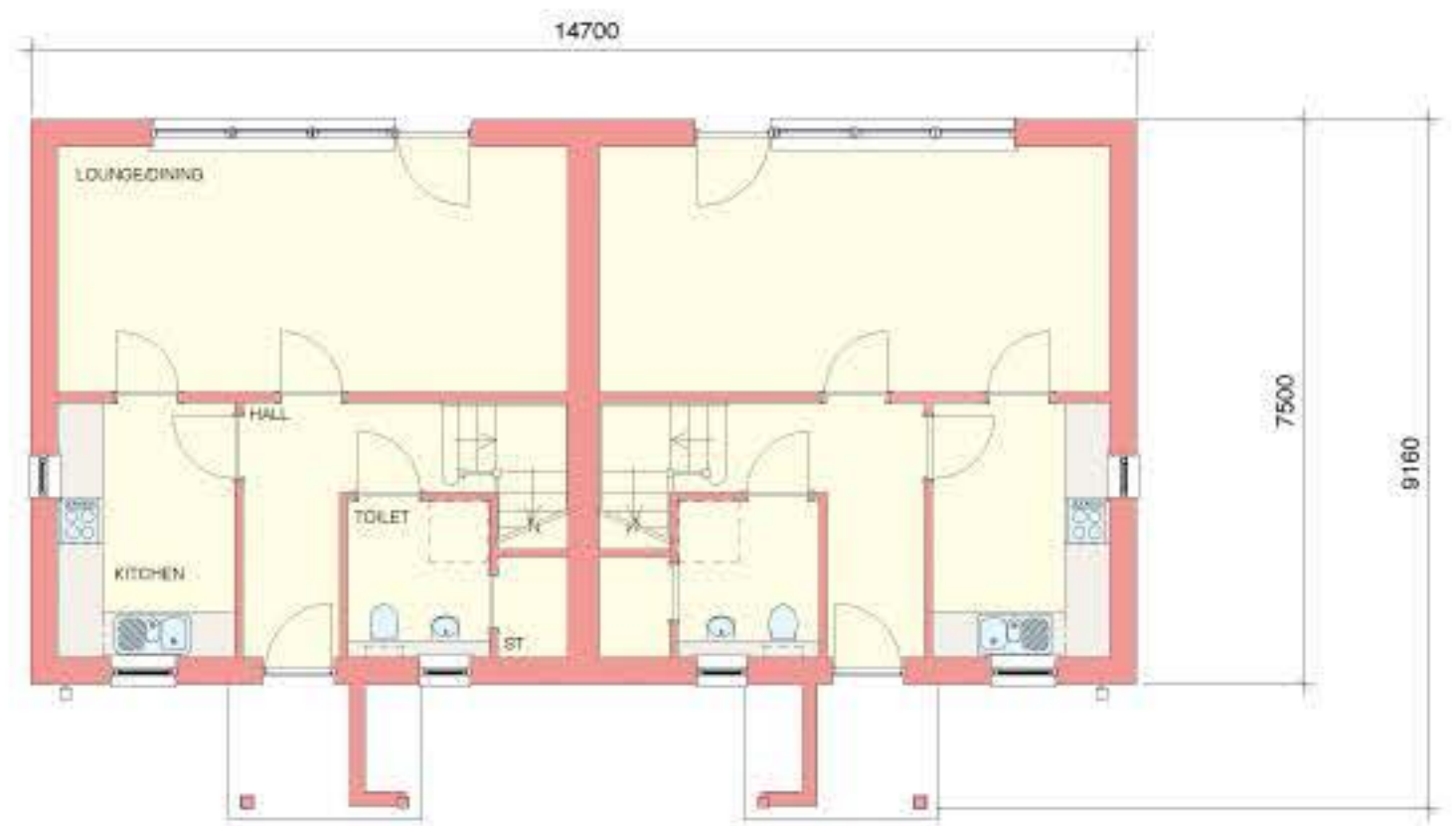
**FINISHES**

House:  
Walls: External wall finishes dry dash render.  
Roof: Blue grey slate like tile to roofs  
Windows: Timber

PORCH/ BIN SCREEN:  
Wall: Vertical timber board on board  
rainscreen cladding.

Ground Floor Area - 48sq.m  
First Floor Area - 44sq.m

TOTAL INTERNAL FLOOR AREA - 92sq.m



GROUND FLOOR PLAN

JOB TITLE:  
RESIDENTIAL DEVELOPMENT  
MALCOLM ROAD  
PETERCULTER, ABERDEEN

DRAWING TITLE:  
HOUSETYPE 5 (AFFORDABLE)- INDICATIVE FLOOR PLANS,  
ELEVATIONS & SECTION

**From:** [Kenny Clubb](#)  
**To:** [Louise MacSween](#)  
**Cc:** [LDP](#)  
**Subject:** FW: Main Issues Report Consultation Response - B0914 Mid Anguston  
**Date:** 01 June 2015 17:10:47  
**Attachments:** [ltr-Enterprise,Planning&Infrastructure-21.03.14.pdf](#)  
[LDP Main Issues Report Submission-MidAnguston-21.03.14.pdf](#)  
[L\(0-000\).pdf](#)  
[D\(0-000\)revB.pdf](#)  
[Housetype A.jpg](#)  
[Housetype B.jpg](#)

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Louise,

As per our submission to you previously for our development proposal at Mid Anguston, Peterculter, our position remains the same and we wish to progress the development through the LDP process at the earliest. Obviously, the authority has included the site within the Proposed Plan and as such we are currently progressing work, in readiness for a planning application in due course.

We also note, that the application at Nether Anguston presented to the planning committee last Thursday was given a favourable recommendation by the planning committee, and was relatively unchallenged by the planning officials on the day.

We trust that this is sufficient for you meantime, but should you require any further information then please contact me directly.

Best regards,

**Kenny Clubb**

Director - Technical & Design  
Churchill Homes (Aberdeen) Ltd,  
11 Broomhill Road, Aberdeen, AB10 6JA  
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---

**From:** Kenny Clubb  
**Sent:** 25 March 2014 15:34  
**To:** 'Louise MacSween'  
**Subject:** Main Issues Report Consultation Response - B0914 Mid Anguston

Louise,

As a follow up to our submissions by hard copy, please find attached digital versions of the files



relevant for our development at Mid Anguston.

Trust this is sufficient for you. Any problems, please let me know.

Many thanks,

KC

**Kenny Clubb**

Director - Technical & Design  
Churchill Homes (Aberdeen) Ltd,  
11 Broomhill Road, Aberdeen, AB10 6JA  
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[www.churchill-homes.co.uk](http://www.churchill-homes.co.uk)

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21<sup>st</sup> March 2014

Local Development Plan Team  
Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

For Attn : Louise MacSween

Dear Madam,

**Main Issues Report – Consultation**  
**Preferred Development Option – B0914**  
**Mid Anguston, Peterculter, Aberdeen**

Please find enclosed our submission in support of the above named site in relation to its inclusion within the Main Issues Report, as a Preferred Development Option site.

Included within the package is our updated statement, plans and artists impressions of the type of properties which we intend to provide at Mid Anguston.

We would like to point out that we have moved through the most recent years with the support of the community council and the local community as a whole. However, whilst the local community opinion remains supportive, I have learned following a discussion with the community council last week, that there is a change of opinion from them following a recent change of personnel within the community council and particular in respect to planning matters. This is surprising to us at this stage, as our proposals for Mid Anguston have not varied from what was supported by them previously. However, I hope that the content within this correspondence explains our proposals fully and justifies the inclusion of the site within the Main Issues Report as a Preferred Development Option site, providing much needed family properties within the area. Additionally, we have been contacted by neighbouring residents who have informed us that they are fully supportive of the development and will be glad to see the disused chicken farm replaced with some high quality homes.

As we have stated in the submission, this site is immediately deliverable and we are fully committed to moving forward through planning and commencing on site,



as quickly as possible. As there has been slippage within the area in terms of actual proposed units being provided, we hope that this can be given due consideration.

We trust that this will be sufficient for you meantime, however should you require to discuss any of the information contained within our submission or would like any additional information, then please do not hesitate in contacting myself directly.

Yours faithfully,

**Kenny Clubb**  
Director - Technical and Design  
Churchill Homes (Aberdeen) Ltd.

Encl./ (As noted)



**Aberdeen Local Development Plan  
Main Issues Report 2014**

**Preferred Development  
Option**

**Development Site – B0914  
Mid Anguston  
Peterculter**

**21 March 2014**

**Site : Mid Anguston, Peterculter**  
**Churchill Homes Proposal for 8 No. Detached Family Dwellings**  
**Aberdeen Local Development Plan – Main Issues Report Consultation**

**1. Background**

A development proposal showing eight 1½ storey detached family homes has been prepared for inclusion within the proposed Local Development Plan review.

Currently, the site contains disused and derelict poultry sheds, and an unsightly feed silo.

Local residents have stated that the buildings contain vermin, and have done so for a period of more than 15 years.

There is a District Wildlife Site to the west of the site, however the site does not encroach into it, and there is no development proposed which would cause any disruption to this. In fact, the development will enhance this.

There is currently a mobile telephone mast contained at the corner of the District Wildlife Site.

Having consulted a number of existing residents prior to submitting this proposal, the feedback has been in general a positive one, in that the development would remove the unsightly derelict buildings, and be replaced with an extremely low density proposal of eight family homes.

**2. Proposed Local Development Plan**

The site was originally included during the preparation of the Current Adopted Local Development Plan as OP133 and the main benefits of the proposal, which were accepted by the local authority at that time, were:

- a) It was suggested in the previous main issues report that small scale residential development would be unlikely to have any significant negative effects on sustainability.
- b) By providing high quality, low density residential development it will facilitate the complete removal of the unsightly, disused and derelict poultry sheds and associated buildings, which have lain empty for a number of years.
- c) This small scale residential development focuses and makes good use of current utility & local authority services provided to the existing properties at Mid Anguston.
- d) The site having been most recently used as a poultry farm, with large chicken sheds and feed silos, is actually a brownfield site, and should be treated as such.

The site is currently proposed within the Main Issues Report as Preferred Development Option site B0914.

### **3. Positive Local Impact**

i) Having attended various public consultations during the preparation of the previous Main Issues Report, not one member of the public passed negative views on the re-development of this site from a derelict, unsightly former poultry facility to a small scale residential development.

ii) As was evident in the response from the neighbouring home owners at that time, during the preparation of the main issues report, there had been no objection to the proposal whatsoever.

iii) Rather than any 'negative' impact on the landscape, a small scale development of the calibre of recent Churchill Homes projects, would only enhance the settlement of Mid Anguston and the surrounding area. As suggested in the main issues report, strategic landscaping could be introduced at the boundaries, to help mitigate any impact, should this be desired.

iv) The development is very much part of the existing settlement of Mid Anguston, and shares the existing adopted access road. As identified on Churchill Homes indicative drawing D(0-)-001, the proposed settlement boundary shows how development here would complete the settlement area.

v) It will provide support to the local Primary School, in respect to helping stabilise the current deterioration of the school role.

vi) It will provide support for the existing retail units, restaurants and licensed premises, library, doctor's surgery, sports centre & village hall etc... all within Peterculter.

vii) Churchill Homes has a lengthy list of potential clients currently living within the village of Peterculter that require larger family homes. However, there is no availability within the area to 'up size' with the resultant effect that their only option is to move away from the area. By providing this small scale development, it would provide exactly the type of properties they require.

### **4. Sustainability**

i) From a site sustainable point of view:

- The site is serviced with electricity, BT, and mains water.
- The roads are currently adopted and therefore snow clearing is already provided.
- Street lighting already exists in the settlement.
- Refuse collections are made to the existing dwellings.
- The school bus travels to the site currently, from Culter Primary School & Culter Academy.

ii) With regards to sustainability in relation to the actual properties, we are currently proposing new design methods and materials in relation to key areas of the construction.

- High levels of Insulation
- Un-precedented levels of air tightness, through new design methods
- Solar gain
- Newly developed window & glazing units.
- Wood burning stoves

- Rainwater harvesting
- Renewable & locally sourced materials – Scottish Larch etc.

There are many other products & methods being suggested by the industry which are put forward as “eco friendly”. However, it is a fact that not all of the technology is advanced enough to actually provide the benefits that they suggest. The above listed design methods are proven to make the actual differences which are required to meet and surpass the forthcoming design targets and U-Values. We aim to meet these targets now.

## **5. Transportation & Access**

Access issues are not a major issue. The rural access road to the development, currently allows the passage of two vehicles along its entire length and is of an acceptable standard to the local authority roads department. However, if desired, there is potential for specific areas of road widening / passing spaces between the development and the A93, this would be acceptable to the roads authority for a development of eight houses.

Churchill Homes have completed a range of similar developments in the nearby vicinity, albeit, falling into the catchment area of Aberdeenshire Council. The uniqueness of this site, finding itself positioned within the City boundary, lends itself to being considered more as a small rural settlement, rather than a site that is considered and scored alongside other developments within the city.

Reference has been made previously that the development could perhaps create a negative impact on the nearby District Wildlife Site. However, the site does not impinge on the DWS and is designed accordingly to negate any impact on it. The disused quarry (currently full of water) in which the DWS is focused, is not apparent to the site, as it is completely separated by woodland and the mobile telephone mast site.

## **Conclusion**

The continued inclusion of this site as a Preferred Development Option within the Proposed Local Development Plan is a welcomed opportunity by the local community and majority of local residents to provide much needed family homes in the area. In addition, the benefits of removing the unsightly derelict buildings from the landscape, is a major factor in the re-development of the site.

**The site has no constraints and is immediately deliverable. It is also not reliant on any major infrastructure improvements or provision.**

The issue of roads & access is one that has been, and is accepted in more rural areas. The type of properties being proposed is unlikely to attract residents that depend on public transport and instead provide a specific choice of accommodation in a location that, incredibly, still falls within the city boundary. A situation and attractiveness quite unique to the city of Aberdeen.

We appreciate that there would be a requirement to have various design, layout and access issues developed fully. This work will now be progressed on the basis that the site is promoted as a Preferred Development Option within the LDP. The site plan prepared is purely indicative at this stage, in order to demonstrate the density and numbers which we wish to achieve on the site. Further, more detailed design will be carried out involving

discussions with the local community council and residents, before a final settled plan can be proposed.

Finally, we hope the benefits of this site will be realised and that the views of the majority of local residents are considered in providing much needed high quality family homes, whilst at the same time removing a dis-used, derelict blot on the landscape.

**Kenny Clubb**

Director - Technical and Design  
Churchill Homes (Aberdeen) Limited

21 March 2014

**Appendices**

Churchill Homes drawings nos.

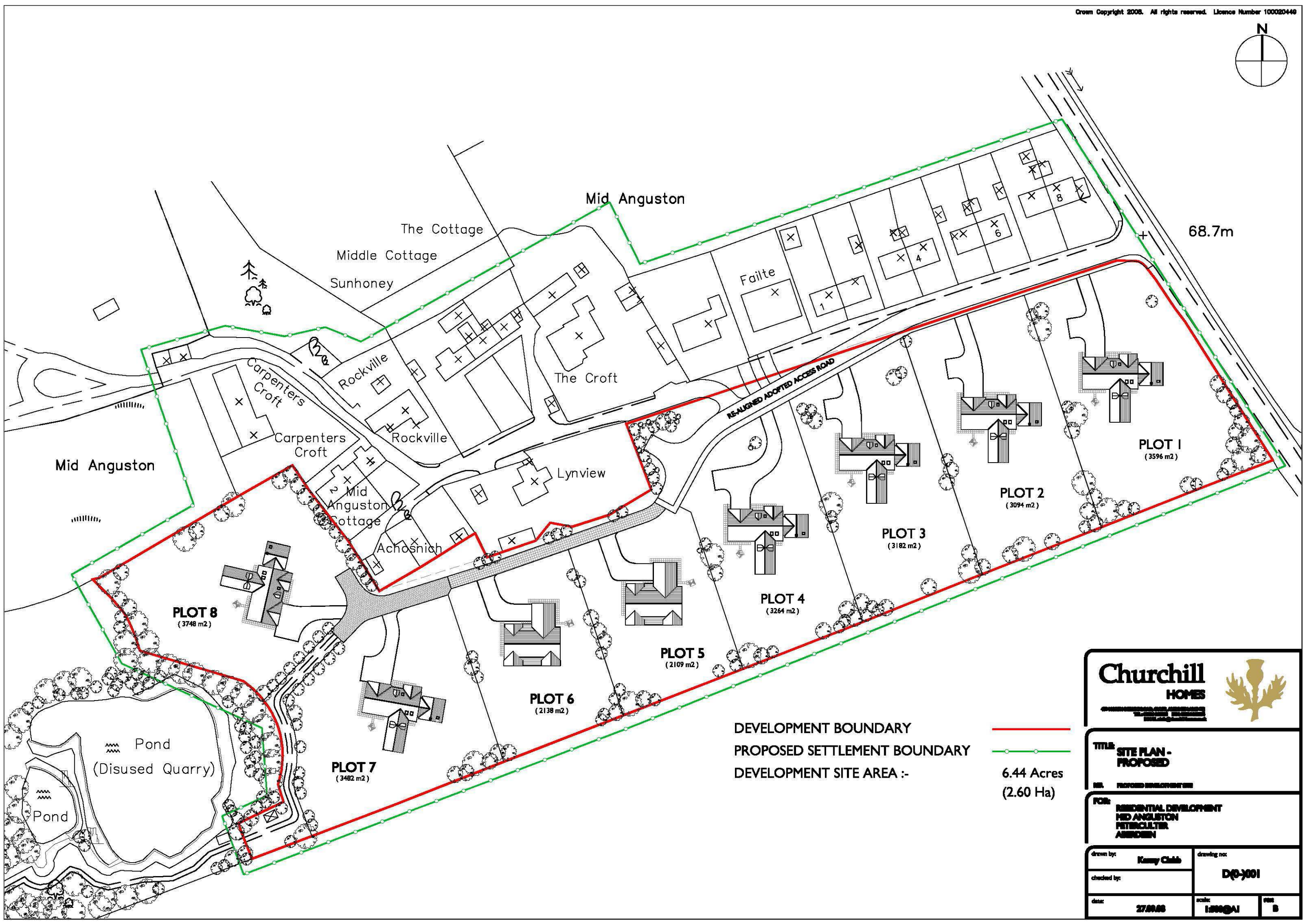
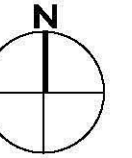
L(0-)000 – Location Plan/Site Plan Existing

D(0-)001 Rev. B – Site Plan Proposed

Housetype A – Artists Impression

Housetype B – Artists Impression

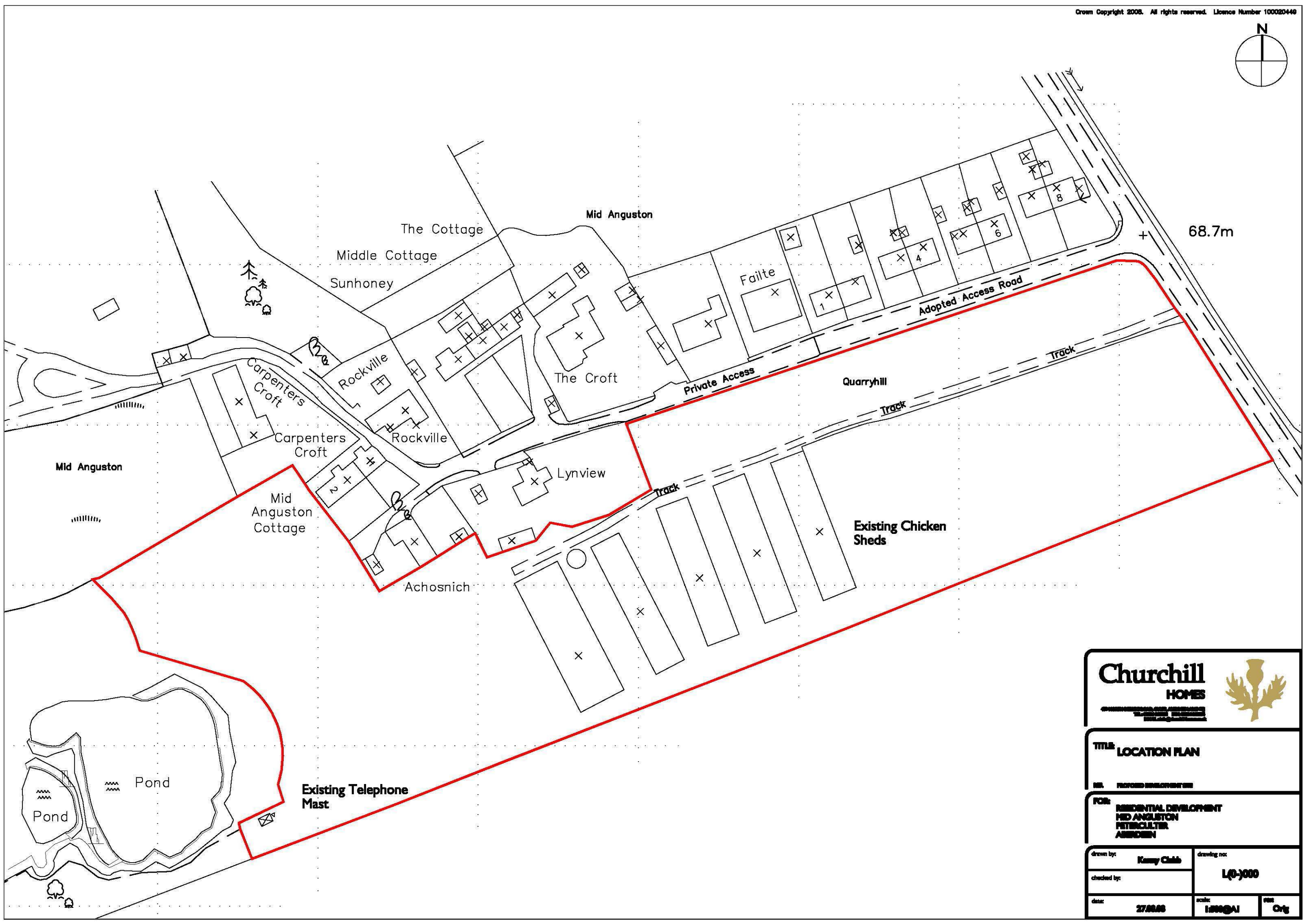




DEVELOPMENT BOUNDARY  
 PROPOSED SETTLEMENT BOUNDARY  
 DEVELOPMENT SITE AREA :-  
 6.44 Acres  
 (2.60 Ha)

<b>TITLE:</b> SITE PLAN - PROPOSED	
<b>FOR:</b> RESIDENTIAL DEVELOPMENT MID ANGLUSTON PETERCULTER ABERDEEN	
drawn by: <b>Kenny Clark</b>	drawing no: <b>D(0)-001</b>
checked by:	date: <b>27.09.08</b>
scale: <b>1:200(A)</b>	sheet: <b>B</b>





**Churchill**  
HOMES



**TITLE: LOCATION PLAN**

**FOR: RESIDENTIAL DEVELOPMENT  
MID ANGLUSTON  
PETERCULTER  
ABERDEEN**

drawn by: **Kenny Clark**

drawing no:

checked by:

**LQ-000**

date:

**27.06.08**

scale:

**1:2000A1**

rev:

**001**



# Churchill HOMES



JOB TITLE:  
RESIDENTIAL DEVELOPMENT  
MID ANGLUSTON  
PETERCULTER, ABERDEEN

DRAWING TITLE:  
HOUSETYPE A - ARTISTS IMPRESSION



Churchill  
HOMES



JOB TITLE:  
RESIDENTIAL DEVELOPMENT  
MID ANGSTON  
PETERCULTER, ABERDEEN

DRAWING TITLE:  
HOUSETYPE B - ARTISTS IMPRESSION