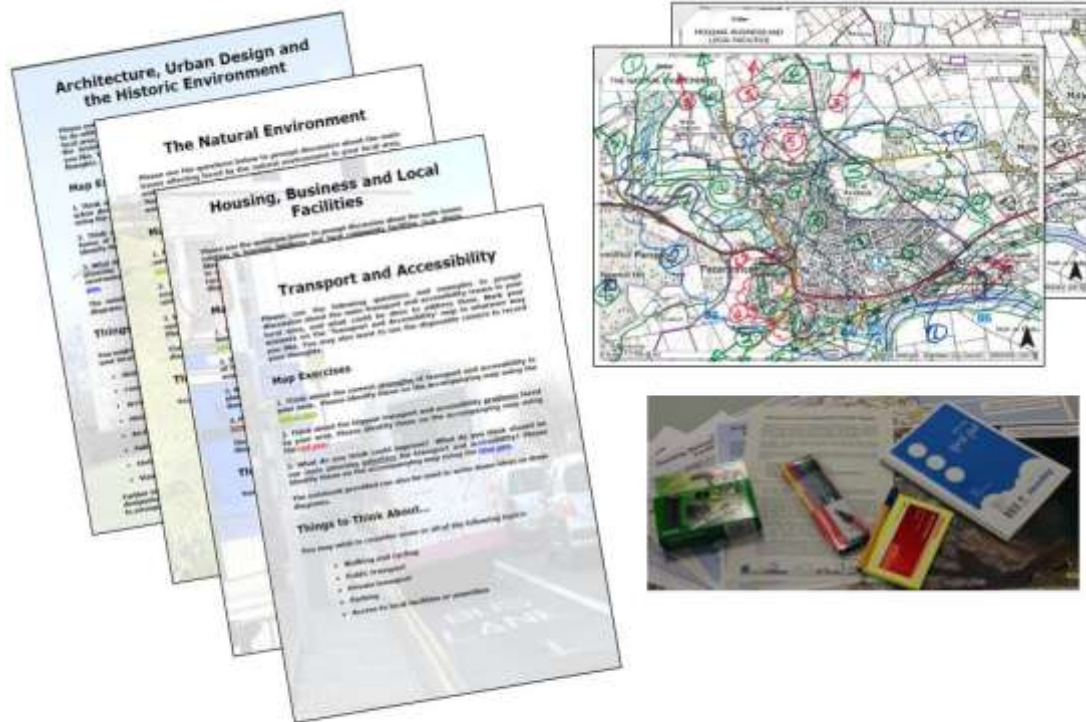


Community Council Toolkits



Aberdeen Local Development Plan
Pre-Main Issues Report Consultation

July 2013

Summary

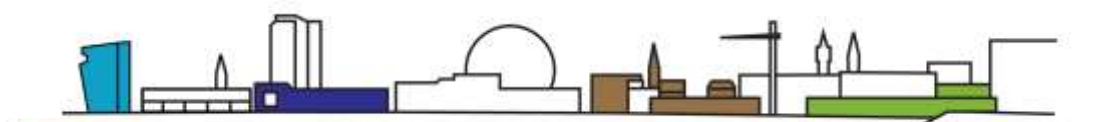
Community Council Toolkits have been used by Aberdeen City Council as a way of gaining insight into local planning issues from the perspective of local community representatives. This report presents the findings of 16 Toolkits which were completed between April – June 2013 as part of a wider consultation on the review of the Aberdeen Local Development Plan.

1. Introduction

The [Aberdeen Local Development Plan \(LDP\)](#) (2012) sets out the City Council's vision for the future development of Aberdeen. It identifies land for new development (e.g. housing, offices and leisure facilities) and sets out policies that are used to consider applications for planning permission.

From 15 April to 14 June 2013, a Pre-Main Issues Report consultation period was held to begin the review process. This consultation period was a chance for people and communities to tell us which main planning issues they think we should be considering in the next Local Development Plan. The Community Council Toolkits formed just one part of the proactive consultation activities for this consultation.

The Toolkits were designed to give Community Councils the chance to record the main planning issues affecting their local area. We were encouraged by approaches taken by other local authorities in Scotland (such as [North Ayrshire Council](#)) who in the past have successfully used Toolkits to engage with Community Councils.



2. Methodology

In February 2013, Officers from the Local Development Plan Team wrote to all active Community Councils in Aberdeen to explain our intention to use a Toolkit approach as part of the Pre-Main Issues Report consultation.

We invited Community Councils to get in touch to register their interest, and then followed this letter up with emails and telephone calls as required.

Of the 23 established Community Councils in Aberdeen, the following 16 Community Councils took part and returned a completed Toolkit:

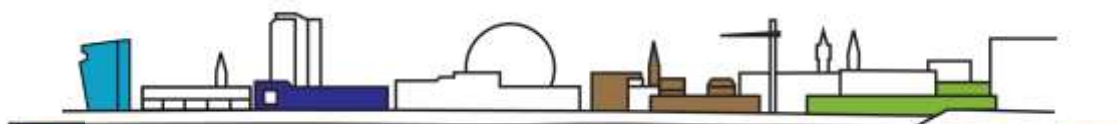
- Ashley Broomhill
- Bridge of Don
- Bucksburn and Newhills
- Cove and Altens
- Craigiebuckler and Seafield
- Culter
- Cults, Bielside and Milltimber
- George Street
- Kincorth and Leggart
- Nigg
- Northfield
- Old Aberdeen
- Queen's Cross and Harlaw
- Rosemount and Mile End
- Tillydrone
- Torry

Each Toolkit contained:

- An instruction sheet;
- Maps and aerial images of the local area (highlighting Community Council boundaries);
- 'Main Issues' sheets with questions specific to the following planning topics: Housing, Business and Local Facilities; Transport and Accessibility; Natural Environment; Architecture, Design and Historic Environment (and, in the case of George Street, the City Centre);
- A disposable camera and a 'Photograph Challenge' worksheet;
- Pens, post-it notes and a notepad.

Some Community Councils also decided to publish some of the questions from the Toolkits on their website or community newsletters, inviting members of the public to get involved.

A summary sheet has been prepared for each completed Toolkit, and a copy of each sheet is attached to this report. A copy of each un-summarised Toolkit can be found through our web pages for the [Local Development Plan 2016](#).



3. Results

This section provides a summary of the 'Main Issues' which emerged strongly across all of the completed Toolkits. These issues are presented under the following broad headings:

- **Natural Environment**
- **Housing, Business and Local Facilities**
- **Architecture, Design and the Historic Environment**
- **Transport and Accessibility**

Natural Environment

A number of communities identified parks and gardens as being key strengths within their local areas, along with any designated nature conservation sites and other areas important for wildlife. Some however noted problems associated with a lack of access to some local green spaces, often due to blocked up or poorly maintained paths. A number of communities also expressed their concern that valuable open space is being lost through new development in and around the city.

A number of communities believe that there is scope to create and extend green corridors in their areas, and that existing open spaces should be protected, maintained and upgraded as appropriate.

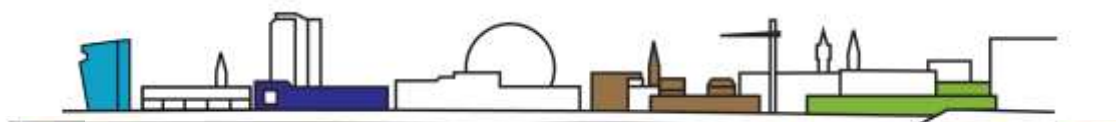
Flooding due to blocked drains and watercourses was also noted as a problem in many areas.

Housing, Business and Local Facilities

Local facilities such as swimming pools, shops, community centres and leisure facilities were frequently noted as highly valued. Good schools and new school buildings were also often noted as particular sources of local pride. Many local shopping areas were however noted as having poor access and inadequate parking, with many being in need of a facelift.

Another weakness identified by a number of communities was a lack of different housing types to suit people at different stages of life, and a lack of affordable housing in particular. Many areas also believe there are opportunities for small business development in their area and more could be done to support this.

With regards to new development, many communities with large allocations in their area voiced concern at the scale of development taking place. Many areas also believe that their areas are suffering from 'overdevelopment'.



A number of communities highlighted that they wished to see new development located sensitively and designed to fit in with existing settlements. Many communities were also clear in their opinion that any necessary improvements to infrastructure should be in place before new development begins, and that further new development should not be planned until the effect of already-planned developments on infrastructure can be seen.

Architecture, Design and the Historic Environment

Almost without exception, communities have been able to identify specific buildings and features which they believe are positive assets for their local area, and were unanimous in their view that these should be protected.

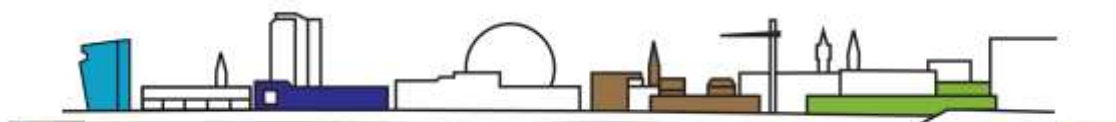
Many areas expressed concern about historic buildings which are currently vacant / not being maintained properly and therefore face an uncertain future. In terms of more general architecture, there were examples of both positive and negative modern design, although areas with high rise development expressed a dislike of the towers.

In terms of the urban realm, although some examples of positive interventions were highlighted, the most common theme was a dissatisfaction with the poor state of repair of pavements and street furniture, which could be improved with investment.

Transport and Accessibility

Positive features commonly identified include the Core Path network, cycle lanes and in some instances a good bus service direct into the City Centre. However, on the whole the picture was more negative. Traffic congestion and rat-running are very common problems, and many areas expressed dissatisfaction with an infrequent and expensive bus service, which can cause problems for less mobile residents and isolate parts of the community. A lack of parking for local shops and facilities was also highlighted as a key problem.

All areas identified that additional road capacity should be provided; however a number of communities also identified opportunities for more sustainable modes of transport including improved public transport, pedestrian access routes and cycle infrastructure.



4. Conclusions

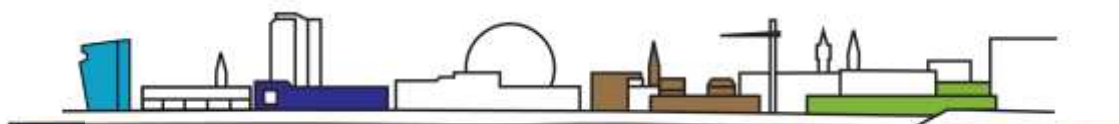
Information gathered as part of the Community Council Toolkit exercise will be used by Officers to prepare a 'Main Issues Report' which will discuss the 'Main Issues' the next Local Development Plan for the City should consider.

The Main Issues Report will be presented to the Aberdeen City Council Enterprise, Planning and Infrastructure Committee in November 2013 and be released for public consultation early 2014.

For further information on this report please contact:

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Housing, Business and Local Facilities

Strengths

- Cemeteries, parks, tennis courts and school playing fields all add a feeling of community
- Holburn Street Community Centre- needs support
- School refurbishments

Weaknesses / Threats

- Some local businesses in older areas do not have parking
- Common gardens are not well maintained in front of multi-occupancy tenements.
- Multi car ownership causes friction amongst residents

Opportunities / Priorities

- New developments being built with underground parking, such as the former Union Grove Service Station



Architecture, Design and Historic Environment

Strengths

- Excellent examples of all types of housing styles from early granite tenements to new developments
- New build flats fitted with modern technologies i.e. safety sprinklers
- Early example of 1930's poured concrete housing in Crathie Terrace
- Large residential house styles going back to the 18th Century
- Tree-lined streets

Weaknesses / Threats

- Instances of minor vandalism
- Conservation Area being eroded
- Buildings being permitted in gardens at the back of Great Western Road



ASHLEY AND BROOMHILL

Natural Environment

Strengths

- River Dee
- Wooded areas should not be developed
- Duthie Park
- Old Deeside Line railway walk
- Red and grey squirrels and foxes
- Nellfield and Alenvale Cemeteries – large areas where birds left largely undisturbed
- Street Trees

Weaknesses / Threats

- Only grass and large trees in wooded areas; little biodiversity
- Cellars flooding due to underground streams

Opportunities / Priorities

- Need places for wildlife to take hold, bird boxes, flowering plants and bushes



Transport and Accessibility

Weaknesses / Threats

- Boundary with Anderson Drive has problems due to traffic volume
- Rat running causes congestion and hazards for pedestrians
- Local streets used as free parking for the City Centre- a sort of 'Park and Ride'
- Fare structure of bus services must be resolved and instate common ticketing
- Speeding and traffic light jumping

Opportunities / Priorities

- Widen Old Bridge of Dee by removing pavements; provide covered pedestrian walkway to get to shops at Bridge of Dee
- Dualling of Anderson Drive and the Parkway- creating a Dee-to-Don dual carriageway
- A number of lanes that could be made into cycle paths to schools



Housing, Business and Local Facilities

Strengths

- Facilities for young people e.g. Skate Park

Weaknesses / Threats

- Significant new housing areas at Dubford and Grandhome developments
- There are only two Public Houses north of the Parkway in Bridge of Don
- Vacant retail units

Opportunities / Priorities

- The brownfield sites of the former Balgownie Centre and at Dubford Road / Seaview Drive require new development



Skate Park



Empty Retail Units

Architecture, Design and Historic Environment

Strengths

- Historic village of Brig 'O Balgownie
- Attractive housing on Balgownie Road

Weaknesses / Threats

- Significant new development of housing at Grandhome
- Vacant and derelict buildings
- Pylons running through residential areas



Attractive housing on Balgownie Road



Pylons running through residential areas



Empty, boarded up buildings

BRIDGE OF DON

Natural Environment

Strengths

- Scotstown Moor and Perwinnes Moss designated for natural conservation
- Westfield Park
- Sports ground to the south of The Parkway

Weaknesses / Threats

- Significant new development of housing at Dubford and business park at Berryhill

Opportunities / Priorities

- Protect and enhance Scotstown Moor and Perwinnes Moss



Scotstown Moor



Westfield Park



Scotstown Moor and Perwinnes Moss and new housing development

Transport and Accessibility

Weaknesses / Threats

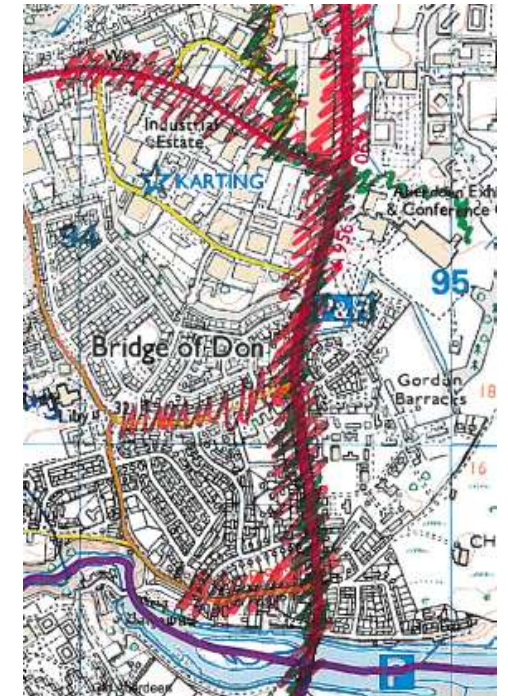
- Heavy traffic congestion along Ellon Road, The Parkway and North Donside Road
- Limited bus routes in and around Bridge of Don; there is no way to get to community facilities at Scotstown or Bridge of Don Academy
- Lack of parking around Bridge of Don

Opportunities / Priorities

- New crossing over the River Don needed



New Don Crossing



Areas of traffic congestion along the A956/A90

Housing, Business and Local Facilities

Strengths

- Facilities for young people, e.g. skate park
- Mix of housing types, including sheltered housing
- Well-designed modern homes, for example at Hopcroft / Hopetoun
- Library, Community Centre and swimming pool are all important, well used facilities
- Local convenience stores

Weaknesses / Threats

- Difficulty in keeping local shops open
- Very few local employment opportunities
- Well-used football pitches at Bankhead Academy were closed and not replaced
- Shortage of hotels with function facilities

Opportunities / Priorities

- Need for small-scale industrial development to provide local employment
- Greater variety in housing types



Britannia Hotel - more hotel and conference facilities are needed in the area



Bucksburn Academy campus

Architecture, Design and Historic Environment

Strengths

- Many varied historic buildings and features, including evidence of industrial development and historic transport routes

Weaknesses / Threats

- Few people are aware of the history of the area, meaning it is not as well visited as it could be
- Historic buildings falling into disrepair, because people are not willing to invest in them

Opportunities / Priorities

- New development must take into account the existing character of the area
- Every effort should be made to maintain the character of former mill sites
- Need to address the lack of public awareness of the area's history



Old Railway Bridge



Granite Tenements

BUCKSBURN AND NEWHILLS

Natural Environment

Strengths

- The area still has a rural feel, with features such as drystone dykes, wire fences and shelter belts
- Good views from the area towards Brimmond Hill and Grandhome

Weaknesses / Threats

- Much of the rural character will be lost through new development nearby
- Loss of well-used and valued sports pitches as a result of development

Opportunities / Priorities

- New, easily accessible sports pitches
- Creation of new Green Corridors; streams and dry valleys could be used
- The creation of a new public park



Derelict space near Mugiemoss



The Bucks Burn



Flowerbeds maintained by Community Council

Transport and Accessibility

Strengths

- Varied path network including Core Paths
- A96 provides a pleasant and convenient journey to Inverurie for shopping

Weaknesses / Threats

- The community is split by the A96 - shops are closing due to a lack of parking and poor accessibility
- Congestion on key routes is set to be exacerbated by new housing development in the area
- Parking on pavements causes problems for pedestrians

Opportunities / Priorities

- Need to develop safe routes to school for children to the new Newhills Primary
- Traffic management to prevent speeding, congestion and rat-running
- Reinstatement of Bucksburn Railway Station



Bucksburn community split by the A96



Rat-running at Mugiemoss Road



Rat-running along Hopetoun Grange

Housing, Business and Local Facilities

Strengths

- Community facilities, including allotments, local shopping centre, Community Centres, playing fields, play areas and schools

Weaknesses / Threats

- Overdevelopment in the area
- Inadequate infrastructure
- Poorly maintained road access to the shopping centre
- Lack of sport facilities

Opportunities / Priorities

- Upgrade the shopping centre
- Curtail development until adequate infrastructure has been provided
- More affordable housing required
- Need more mixed use areas
- Derelict land and vacant buildings need to be restored and brought back into use



Derelict farm at Mains of Loirston



Good local facilities, including schools

Architecture, Design and Historic Environment

Strengths

- Status and history of Conservation Area
- Individuality and setting of Burnbanks Village
- Cove Harbour
- Built heritage including coastguard cottages, St Mary's Church

Weaknesses / Threats

- Failure to protect/enhance the Conservation Area and buildings of Old Cove
- Bland modern urban design in newer developments

Opportunities / Priorities

- Protect and maintain our historic buildings, archaeology, parks and gardens
- New development should blend into proposed surroundings
- Need to protect distinctive landscapes



Cove Harbour



Cove Conservation Area

COVE AND ALTENS

Natural Environment

Strengths

- Loirston Loch and surrounding area
- Areas of Community Woodland
- Coastal path
- Cove Harbour
- Community allotments
- Doonies Rare Breeds Farm

Weaknesses / Threats

- Significant future development in the area
- Lack of linked public open spaces and limited open space provision in new development
- Lack of wildlife corridors

Opportunities / Priorities

- Create linked wildlife corridors
- Enhance existing open spaces and ensure adequate provision in new developments
- Natural watercourses to need to be regularly maintained to prevent flooding



Doonies Rare Breeds Farm



Loch of Loirston

Transport and Accessibility

Strengths

- Bus link into town centre

Weaknesses / Threats

- Single bus route has limited accessibility; does not serve the whole area
- Roads within Cove used as a rat-run into Altens Industrial Estate
- Traffic congestion and problematic roundabouts
- No direct rail access

Opportunities / Priorities

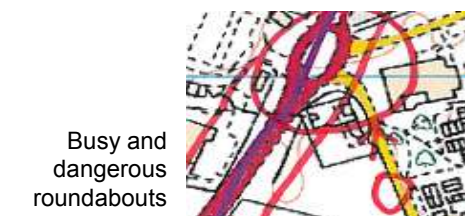
- Limit new development to the available capacity of the road system
- Need to ensure adequate public transport accessibility to local facilities and amenities
- Maintain and promote walking and cycling routes
- Ensure adequacy of road capacity and parking for new developments



Coastal Path



Rat Running along country roads



Busy and dangerous roundabouts

Housing, Business and Local Facilities

Strengths

- James Hutton Institute
- Convenient local shops on Seafield Road and Springfield Road

Weaknesses / Threats

- Local infrastructure e.g. roads and drainage unlikely to cope with new housing development at Pinewood and Hazledene
- The remaining part of the Grove Nursery site has now been devalued by the development of the recycling centre



Local shops on Springfield Road



Planned recycling centre

Architecture, Design and Historic Environment

Strengths

- Historic buildings and features, including Craigiebuckler Church

Weaknesses / Threats

- High Rise apartment blocks being built in the area, for example the Kepplestone Flats
- New recycling centre to be built at the entrance of Hazlehead Park, affecting the setting of the park



High Rise Kepplestone flats



Craigiebuckler Church

CRAIGIEBUCKLER AND SEAFIELD

Natural Environment

Strengths

- Hazlehead Park, including the Rose Garden and drystone dykes within the park
- Johnstone Gardens
- The Den Wood

Weaknesses / Threats

- New homes being built without green energy technologies
- New development at Pinewood and Hazledene is on a site subject to flooding due to natural springs
- New recycling centre at Grove Nursery is a threat to the natural environment

Opportunities / Priorities

- All future housing developments should only be granted planning consent if they incorporate green energy technology



New homes being built without green technologies



Rose Garden at Hazlehead Park

Transport and Accessibility

Strengths

- Core Paths network in and around the local area

Weaknesses / Threats

- Infrequent bus service, especially in the evening means the community is isolated; this is especially a problem in winter
- Traffic congestion at key junctions
- Limited and difficult parking for local shops in the area
- Poor road maintenance; potholed and neglected roads

Opportunities / Priorities

- More competition between public transport service providers



No bus service in the evenings



Core Path network

Housing, Business and Local Facilities

Strengths

- A pleasant place to live
- Good schools in the area
- Good local shops in Bieldside and Cults

Weaknesses / Threats

- Too many large houses in new developments
- Splitting feus and overdevelopment
- Lack of convenient parking for local shops
- New development areas at Friarsfield and Oldfold will place strain on local facilities e.g. schooling

Opportunities / Priorities

- Encourage new local businesses
- Ensure a mix of property sizes and type to allow for first time buyers and downsizing
- New Cults Primary School
- Moratorium on planning new development until the impact of already- planned developments on infrastructure and facilities can be seen



Limited Parking in Cults for local shops



Good Schools in the area

Architecture, Design and Historic Environment

Strengths

- New Cults Academy is an attractive, light and airy building
- Allan Park

Weaknesses / Threats

- Historic 'Shakkin' Briggie' is a local landmark and at risk due to deterioration
- Development reducing the amount of green space and affecting the 'open feel' of the area

Opportunities / Priorities

- Ensure buildings match those of surrounding areas
- Preserve large granite residences
- Enhance amenity of Allan Park



Allan Park



Shakkin' Briggie



New Cults Academy building

CULTS, BIELDSIDE AND MILLTIMBER

Natural Environment

Strengths

- Old Deeside Railway Line footpath
- Presence of trees along the railway line and surrounding areas
- Green space on either side of River Dee

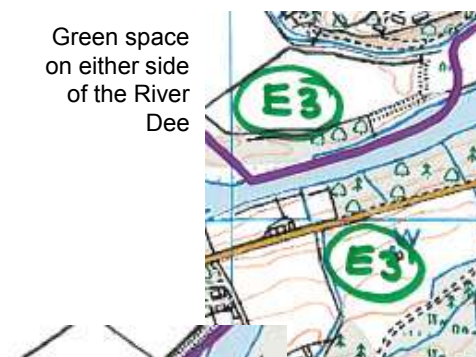
Weaknesses / Threats

- New development increasing run-off and flood risk
- New housing developments reducing green space
- Development of wind turbines close to housing

Opportunities / Priorities

- New footpaths
- Ensure existing Deeside Line is protected from new development and Western Peripheral Route
- Open up blocked footpath down Murtle Den

Green space on either side of the River Dee



Opportunity to establish new footpath along River Dee

Transport and Accessibility

Strengths

- Good bus service to and from the city
- Old Deeside Line footpath is highly valued and used

Weaknesses / Threats

- The local road network, especially North Deeside Road, is very busy; new development will make this worse
- Congestion at key junctions and in Cults Village
- Poor road maintenance and potholes

Opportunities / Priorities

- Cycle path along North Deeside Rd
- Link road bypassing Cults
- Bus service should run through housing estates catering for the elderly
- Early implementation of the Friarsfield development link road



Deeside Line Footpath



Congestion at Junction between B979 and North Deeside Road

Housing, Business and Local Facilities

Strengths

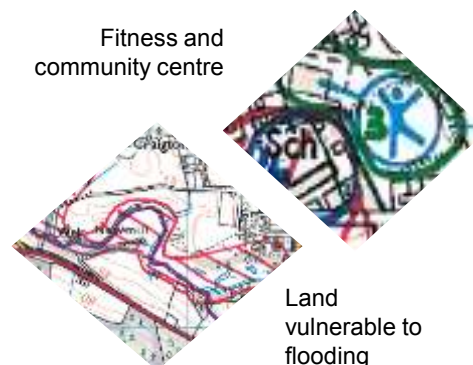
- High quality gated residential areas
- Sheltered accommodation for elderly and adults with special needs
- Some affordable family housing available
- Amenities including fitness centre, health centre, shops and businesses

Weaknesses / Threats

- Flood risk affects existing and planned housing, as well as important recreational spaces

Opportunities / Priorities

- Take opportunities to create parking for shops and High Street
- Promote opportunities for small business development
- Need for safe and easy access to schools and facilities



Opportunity area for future business development

Architecture, Design and Historic Environment

Strengths

- Built heritage including St Peter's Heritage Centre and Culter Cemetary, Kellman Kirk, Rob Roy Statue on Culter Burn and Kennerty Meal Mill
- Views and vistas out towards Deeside and beyond, to Belskavie Tower and Clack Na Ben.

Weaknesses / Threats

- Overdevelopment of green spaces
- Development of wind turbines
- Development in the area west of Culter

Opportunities / Priorities

- Protection and sensitive renovation of Culter House, securing a long term use



Hill of Ardbek and Culter House



The Shoddy Pack-Horse Bridge over the Culter Burn

CULTER

Natural Environment

Strengths

- High quality natural environment including woodlands, wetlands, farmland and the riverside
- Varied wildlife habitats and biodiversity important species include Red Squirrel
- Woodland and wildlife walks
- Benview Woodland

Weaknesses / Threats

- Sewage overflow into the River Dee
- Potential development of a hydropower dam
- Overdevelopment of green spaces
- Wind turbines
- Blockage of burns and culverts

Opportunities / Priorities

- Upgrading of drainage and sewer systems
- Flood prevention and Culter Burn maintenance
- Management and care of wildlife areas



Benview Woodlands



Wildflowers along Deeside Way

Transport and Accessibility

Strengths

- Public bus routes into Aberdeen and Royal Deeside, school bus service
- Choice of country walks and horse rides

Weaknesses / Threats

- Poor access and transport to shops and facilities for the elderly
- Heavy traffic congestion, especially at peak times
- Problems at A93/Malcolm Road junction, often blocked by HGVs
- School traffic and parking, pick up and drop off hazards

Opportunities / Priorities

- Regular mini bus service to local shops and facilities for the elderly or infirm
- New multi-storey off-street parking needed
- Re-modelling of problem road junctions
- Road drainage maintenance and upgrades



Deeside Way



HGVs in the centre of Culter

Housing, Business and Local Facilities

Strengths

- Independent shops and food outlets help to keep George Street vibrant
- Important community facilities such as Post Office and Community Centre
- Play areas for children
- Bus shelters with seats

Weaknesses / Threats

- Lack of public toilets
- Unpleasant drains, for example at the bottom end of George Street
- Play areas are not properly maintained



Children's Play Area



Children's Play Area

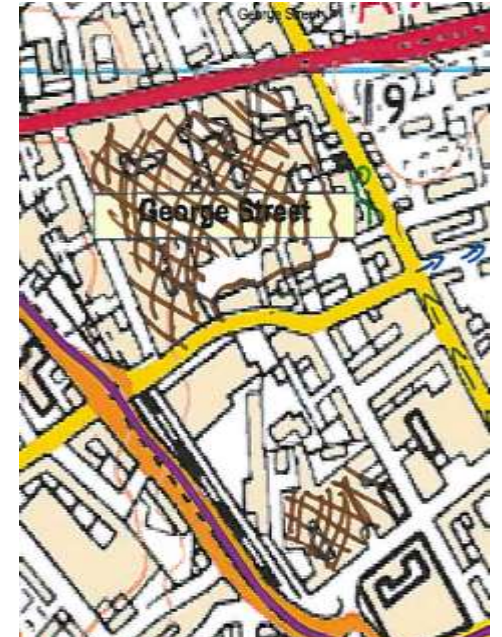
Architecture, Design and Historic Environment

Strengths

- Broadford Works - potential location for redevelopment
- Former Ambassador Snooker Halls derelict site
- Robert Gordon's College, Woolmanhill Hospital and Causewayend School
- New pavement surfaces look good and will be long lasting.
- Parks, gardens and historic buildings in the City Centre, such as Union Terrace Gardens, Marischal College, the Town House, Golden Square, Belmont Street and St Nicholas Kirk

Weaknesses / Threats

- New pavements can be slippery when wet and icy



Derelict sites at Broadford Works and Former Snooker Halls

GEORGE STREET

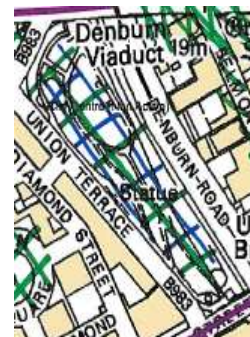
Natural Environment

Strengths

- Colourful planting in public areas, for example outside John Lewis

Weaknesses / Threats

- Fly tipping
- Unwanted large items on street for Council to collect



Union Terrace Gardens



Unwanted large items left on street

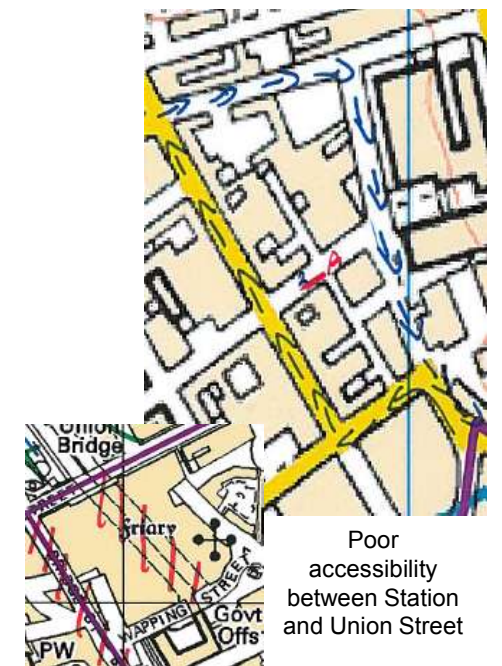
Transport and Accessibility

Weaknesses / Threats

- Traffic movement and parking on George Street
- Cars speeding in built up areas
- Poor street lighting in winter on George Street
- Poor accessibility in and around the City Centre, for example between Union Square and the train station and Union Street

Opportunities / Priorities

- Implementation of a one-way system on George Street, Spring Garden, Loch Street



Proposed One Way System

Poor accessibility between Station and Union Street

Housing, Business and Local Facilities

Strengths

- Excellent primary schools, accommodating children from across Kincorth and Leggart
- There is a well attended Academy in the area
- Local recreational facilities including swimming pool, which will hopefully stay open
- Area is well supported with local shops and businesses including hairdressers, chemist, bank and bakers
- Local community facilities include local library, doctors surgery, dentist and community centre

Weaknesses / Threats

- Use of the car park and access to shopping centre made difficult by potholes



Refurbishment of parks and play areas



Local shops at Abbotswell Crescent

Architecture, Design and Historic Environment

Strengths

- Granite buildings (however they are all in residential use and there are no public granite buildings in the area)

Weaknesses / Threats

- Uneven and poorly maintained pavements - poor surfaces for running and walking
- Fly tipping, for example on Deevale Crescent next to the garages



Flytipping at garages



Attractive bollards at Abbotswell Crescent

KINCORTH AND LEGGART

Natural Environment

Strengths

- Kincorth Hill, with its wildlife and excellent views over the city
- The Gramps project to deter deliberate fire raising on Tullos Hill has been highly successful, with only one fire so far this year. The area is now an area of peace and quiet
- Refurbishment and upgrading of local parks, play areas and equipment

Weaknesses / Threats

- Deliberate fire raising on Tullos Hill by vandals
- Lack of maintenance of public green areas and vegetation e.g. shrubs along footpaths



Play Parks



High shrubs on footpaths require maintenance

Transport and Accessibility

Strengths

- Cycling lanes

Weaknesses / Threats

- There is no bus from Kincorth to Torry, or Kincorth to Cove. This causes problems for local people, including school children, who live in one area and need to get to school or to local facilities in another
- Local facilities can easily become inaccessible if bus services are not running on public holidays
- Buses that stop on busy roads are dangerous
- High bus fares
- Often not enough parking in residential areas, leading to parking on the streets. This causes people to venture into the road to get round the parked cars
- Potholes in the roads make driving difficult



Potholes



Poorly maintained pavements with moss

Housing, Business and Local Facilities

Weaknesses / Threats

- The whole area of Nigg is unsuitable for Gypsy/Traveller sites
- Nigg is also not suitable for a new football stadium due to problems of traffic congestion and access
- Redmoss Transmitter radio mast is a potential constraint for new development



Radio Transmitter

Opportunities / Priorities

- Need for a local community centre and associated facilities
- Future housing development should reflect the existing character of the area
- Allotments in Nigg should be retained and improved



Local community allotments

Architecture, Design and Historic Environment

Strengths

- Important historic buildings and features including Nigg Kirk, Nigg War Memorial and Consumption Dykes around the area



Nigg War Memorial

Weaknesses / Threats

- Inappropriately located traffic signage and street furniture having a negative visual impact



Nigg Kirk

Opportunities / Priorities

- Nigg Kirk should be protected and opened to the public as a public facility, for example as a museum
- Future development in the area surrounding Loirston Loch should be limited to two storeys in height



Importance of preserving Consumption Dykes in the area

NIGG

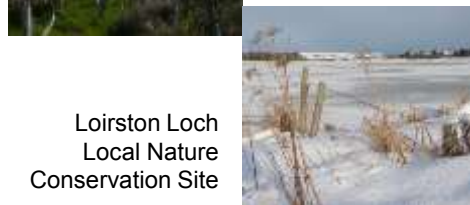
Natural Environment

Strengths

- Community planted woodland
- Loirston Loch Local Nature Conservation Site; Kincorth Hill Local Nature Reserve
- Views to the west of Aberdeen and Deeside
- Green space corridor between Kincorth Hill and Loirston Loch promotes biodiversity
- Lochinch Countryside Interpretation Centre



Community Planted Woodland



Loirston Loch Local Nature Conservation Site

Weaknesses / Threats

- Inappropriate development close to Loirston Loch and Kincorth Hill

Opportunities / Priorities

- Kincorth Hill Nature Reserve should be protected from all future development
- Extend buffer zone around Loirston Loch
- Protect important Right of Way between Redmoss Road and Wellington Road



Kincorth Hill Nature Reserve

Transport and Accessibility

Weaknesses / Threats

- Rat-running
- Traffic congestion on Wellington Road, West Tullos Road and Redmoss Road



Traffic Congestion on local roads

Opportunities / Priorities

- Improvements to junction of Redmoss Road and West Tullos Road needed to increase safety
- Access to Lochinch Countryside Interpretation Centre should be improved
- Additional Bridge of Dee Crossing needed to mitigate congestion and rat-running



Housing, Business and Local Facilities

Strengths

- New Heathryburn and Manor Park Schools
- Good local shops at Cumming Park and Byron Square
- Henry Rae Community Centre and Northfield Community Centre
- Local library
- New Council houses at Byron Park
- Good business and industry for local jobs
- Golf Course

Weaknesses / Threats

- Tired looking shops
- Derelict sites

Opportunities / Priorities

- Better recycling facilities
- Local shops need a facelift and better parking
- More public sessions at swimming pool
- Replacement bus shelters



New Heathryburn School



Derelict shops at Logie Place

Other Photographs



Bus shelter needs replacing



Local swimming pool



Large, long term derelict site at Granitehill



Former Police Box no longer in use

NORTHFIELD

Natural Environment

Strengths

- Allotments and community gardens
- Parks, green spaces and play areas
- Small areas of neighbourhood green space, for example at Persley Crescent

Opportunities / Priorities

- Parks and play areas need upgrading; for example Heathryfold Park and Northfield Play Park



Heathryfold Park needs upgrading



Northfield Play Park needs upgrading

Transport and Accessibility

Strengths

- Good bus services within most of the area

Weaknesses / Threats

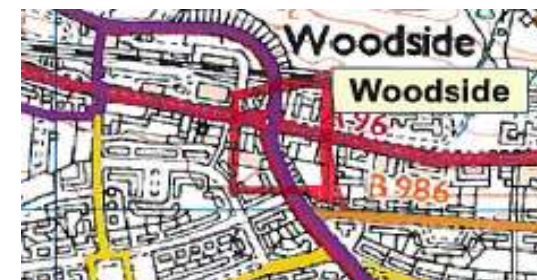
- Cost of bus fares too expensive
- No bus service to Aberdeen Royal Infirmary from Middlefield
- Transport and accessibility problems at Haudagain Junction
- Lack of parking for key community facilities and shops e.g. Doctor's Surgery and Byron Park neighbourhood shops

Opportunities / Priorities

- Better road maintenance



Lack of parking at Byron Square shops



Traffic problems at Haudagain Roundabout

Housing, Business and Local Facilities

Strengths

- University Sports Village and swimming pool can be used by the community

Weaknesses / Threats

- Illegal temporary Gypsy/Traveller encampments on open space
- Number of Houses in Multiple Occupation a threat to demographic profile of the area and lead to a poor standard of upkeep
- Limited provision of affordable or sheltered housing within the area
- Lack of facilities for visitors e.g. hotels

Opportunities / Priorities

- Provision of 'starter' opportunities for small businesses within the area
- Creation of suitably located Gypsy/Traveller sites to prevent illegal encampments
- Appropriate development of brownfield sites



Poor maintenance of residential buildings



Community Facilities

Architecture, Design and Historic Environment

Strengths

- Conservation Area designation
- Key heritage assets such as King's College and St. Machar's Cathedral
- Bold modern architecture, including the Sir Duncan Rice University Library
- First Bus office headquarters are a good example of refurbishment of a heritage building for modern requirements

Weaknesses / Threats

- Inappropriately located traffic signage and street furniture having a visual impact
- Inappropriate display of advertising

Opportunities / Priorities

- Parking provision to encourage visitors to enjoy the heritage of Old Aberdeen
- Consistent approach to traffic signage

Bold modern architecture



Demolition of traditional granite buildings

Out of keeping vinyl panels on the high street



OLD ABERDEEN

Natural Environment

Strengths

- River Don Corridor, Seaton Park and Dunbar Halls provide valuable habitats for a variety of species
- Local parks and open spaces

Weaknesses / Threats

- Flooding and waterlogging of parks and open spaces threatening habitats and biodiversity
- Inappropriate development on open spaces
- Lack of maintenance
- Flooding, particularly at Seaton Park, could cause long-term loss of recreation facilities
- Open spaces vulnerable to illegal Gypsy/Traveller encampments

Opportunities / Priorities

- Drainage system in Seaton Park
- Prevent inappropriate development on open green space

Cruickshank Gardens



Local open spaces

Waterlogged Areas of Seaton Park



River Don Corridor

Transport and Accessibility

Weaknesses / Threats

- Many routes in the area experience significant traffic congestion
- Construction of Third Don Crossing will have a significant effect on traffic congestion during construction
- Unsatisfactory bus service - pricing and timekeeping
- Existing cycle routes poorly maintained and unsuitable for cycling

Opportunities / Priorities

- Holistic review of Aberdeen's traffic management in conjunction with Aberdeenshire Council
- Maintain and expand cycle networks and ensure new routes are segregated from traffic
- Greater encouragement of alternative (sustainable) means of travel



Poorly maintained cycle route unsuitable for cyclists



Inappropriate road repairs

Housing, Business and Local Facilities

Weaknesses / Threats

- Planning process is too weak and ill-defined
- Development out of keeping with surrounding area
- Impact of Hill of Rubislaw business development on traffic



Business Development at Hill of Rubislaw



Inappropriate new development

Architecture, Design and Historic Environment

Weaknesses / Threats

- Proposals for redevelopment of the former Capitol Cinema and Bells Hotel are out of keeping with Union Street, particularly in terms of their height
- Strong objection to pedestrianisation of Broad Street. This will pull people away from Union Street and cause traffic problems

Opportunities / Priorities

- The former St Nicholas House site should become public open space once the building is demolished
- Marischal College Quadrangle should be made more accessible to the public



Pavements unsafe for pedestrians



Memorial items

QUEEN'S CROSS AND HARLAW

Natural Environment

Strengths

- Johnstone Gardens is a beautiful and peaceful haven at all times of the year
- Duthie and Hazlehead Parks, particularly the adventure playgrounds for children

Weaknesses / Threats

- Neglect of facilities at Duthie and Hazlehead Parks, with paths often poorly maintained and damaged
- Personal items left in and around the memorial stone in Johnstone Gardens can be upsetting
- Dogs causing a nuisance in public parks and on the beach, where they are not permitted



Personal items left at memorial stone in Johnstone Gardens



Dogs on beach where they are not permitted

Transport and Accessibility

Strengths

- Core Paths Network

Weaknesses / Threats

- Road safety issues, for example restricted views at roundabouts
- Parking problems on busy streets / close to local offices and facilities
- Congestion and traffic problems set to worsen with new development at Rubislaw Quarry
- Infrequent bus service in the evenings; especially a problem in winter

Opportunities / Priorities

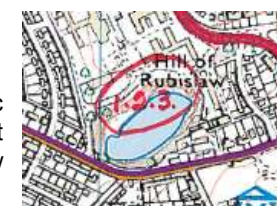
- Continue to build on Core Path Newtowrk but with more differentiation between pedestrians and cyclists
- Improved road safety for both drivers and pedestrians at roundabouts and crossings
- Winter access plan and better gritting



Roundabouts with poor visibility



Dangerous traffic islands



Traffic congestion at Hill of Rubislaw

Housing, Business and Local Facilities

Strengths

- Successful redevelopment of Oakbank School, Beechgrove Church, Rutherford Church and Mile-End School
- Outdoor recreation including tennis and bowling at Westburn Park
- Two community centres

Weaknesses / Threats

- Overdevelopment of vacant spaces; too many flats
- Little or no affordable housing
- Uncertainty over the future of Raeden School site
- Lack of public facilities in the parks

Opportunities / Priorities

- Internal and external maintenance required for Rosemount Community Centre



Sport facilities at Westburn Park



Lack of things to attract the public

Architecture, Design and Historic Environment

Strengths

- Victoria Park and Fountains and Westburn Park
- Historic Churches redeveloped when closed for worship

Weaknesses / Threats

- No progress with the redevelopment and future use of Westburn House
- Redevelopment of Old Cornhill Hospital
- No regular maintenance of Mary Garden
- Fountains in Victoria Park require upgrading and repaired
- Greenhouses in Victoria Park are in a dangerous condition and face demolition

Opportunities / Priorities

- Maintenance and upgrading of historic buildings, parks and squares



Granite Heritage - St Marks Church



Proposed redevelopment of Cornhill Hospital

ROSEMOUNT AND MILE END

Natural Environment

Strengths

- Parks and gardens including Victoria Park, Westburn Park and Union Terrace Gardens
- Trees and woodland at Cornhill Hospital

Weaknesses / Threats

- There is little of interest to encourage people to visit Westburn and Victoria Parks
- Flooding in parks due to drains not being regularly serviced
- Presence of dogs deters families from visiting and using their local parks

Opportunities / Priorities

- Union Terrace Gardens requires upgrading and should not be developed to the level of Union Terrace



Victoria Park and Westburn Park



Union Terrace Gardens

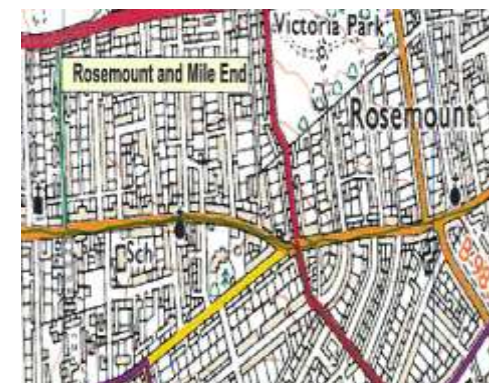
Transport and Accessibility

Strengths

- Within short walking distance of the city centre
- Local access to central services
- There is good access to a public bus service for most of the area

Weaknesses / Threats

- Cycling is dangerous due to busy roads
- Uneven pavements make walking a hazard in some areas
- Lack of bus service in west end of the area, from Raeden to the top of Midstocket Road
- Charges for parking is confusing due to too many different systems in operation



Good bus service into the City Centre, serving most of the area

Housing, Business and Local Facilities

Strengths

- Local facilities including chemist and Post Office
- Nice individual houses along Hayton Road and at Meadow Place

Weaknesses / Threats

- Unattractive multi-storey flats
- Run-down shops

Opportunities / Priorities

- More community facilities
- Outdated shopping centres need to be redesigned
- A need for a new supermarket
- Need more employment opportunities
- Replace multi-storey flats with low-rise
- Children's play equipment needs to be replaced where it has previously been removed



Local shops in a poor state of repair



Post Office and Pharmacy

Architecture, Design and Historic Environment

Strengths

- Built Heritage including the Wallace Tower, former mill workings and the old sweet factory, Jacob's Ladder, March Stone and historic walls along the Chanonry

Weaknesses / Threats

- Third Don Crossing is likely to cause noise and visual blight

Opportunities / Priorities

- Restore Jacob's Ladder
- Stop the Third Don Crossing
- Clean up the area
- Restore and maintain historic walls

Wallace Tower



Cottages at Meadow Place



Unattractive tower blocks

TILLYDRONE

Natural Environment

Strengths

- Green recreation areas, including Seaton Park, child play areas and playing fields
- River Don corridor with its mature trees, riverside walks, wildlife, outdoor recreation and the heritage of nearby mills

Weaknesses / Threats

- Third Don Crossing will sever local housing from the river and parks, and sever green corridors
- Open space is poorly maintained

Opportunities / Priorities

- River paths to be made more accessible and maintained
- Creation and maintenance of green corridors, joined up with walking routes
- River bank needs to be better looked after, currently suffers from fly tipping and vandalism

Poor access to the River Don corridor



Play park for children



Tree lined avenue

Transport and Accessibility

Strengths

- Well served by bus routes
- Walking and cycling on quieter roads

Weaknesses / Threats

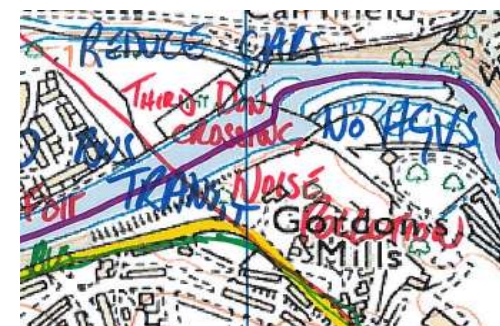
- Third Don Crossing is likely to cause noise, visual blight and pollution
- Poorly maintained pavements
- Speeding cars along main roads
- Congestion on Bedford Road makes buses unreliable
- Underpasses are dangerous, off-putting and generally avoided

Opportunities / Priorities

- Traffic calming measures and speed restrictions
- Incorporate principles of Shared Space, including benches and planters to calm traffic
- Aberdeen Cross Rail station at Don Terrace



Good bus service into City Centre



Third Don Crossing- to cause noise and pollution?

Housing, Business and Local Facilities

Weaknesses / Threats

- Rubbish, including large items such as sofas and mattresses, left in the street waiting for the Council to collect
- Poorly maintained cellars



Rubbish left on street at Girdlestone Place



Poorly maintained cellars



Poorly maintained street corner area

Architecture, Design and Historic Environment

Weaknesses / Threats

- Unattractive and hazardous broken paving slabs
- Derelict shops



Broken paving slabs



Derelict Empty Shop

TORRY

Natural Environment

Strengths

- Local green spaces and flowerbeds maintained voluntarily by local community members



Local green spaces voluntarily maintained by local residents

Other Photographs



Rubbish left out on streets

