

5.	Site Details	
5.1	What name would you like the site to be known by?  (Please note if the site is currently included within the ALDP2017 please use the OP site number)	Huxterstone, Kingswells
5.2	Site Address	Land at Huxterstone, Kingswells
5.3	Postcode	AB15 8QB
5.4	Have you any information for the site on the internet? If so please provide the web address:	No
5.5	Is the site currently being marketed?	No marketing to date but may be if LDP allocation is forthcoming
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Boundary plan enclosed
5.7	Please provide the National Grid reference of the site.	NJ 865 060
5.8	What is the current use of the site?	Grazing land
5.9	Has there been any previous development on the site? If yes please provide details	No

6. Legal and Planning History			
6.1	Please indicate the relationship to the Proposer or Person / Organisation they are working on behalf of, has with the site.	Sole owner	✓
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	Not to date, however there is developer interest in the site	
6.3	Is the proposed site included in the ALDP2017?	No	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes, previous discussion with LDP team around 2013 LDP bid	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes, bid ref B0304 through 2013 call for sites. Originally promoted for retail / commercial use, though the response to the Proposed LDP, the idea of a healthcare village with some supporting commercial use was put forward.	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	Overhead electricity lines wayleaves	
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site etc.)	No	

<b>7.</b>	<b>Your Proposal</b> (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	
		Employment	✓
		Mixed Use	✓
		Retail	
		Other (Please Specify)	Healthcare Village
7.2	Do you have a specific occupier in mind for the site?	No The development mix has been influenced by market demand	
7.3	Site Area (hectares)	17.7ha	
	Housing		
7.4	Approx. no of units.	N/A	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	N/A	
7.6	Affordable Housing Percentage	N/A	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	N/A	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	N/A	
	Employment		
7.9	Business and Office	TBC	
7.10	General Industrial	TBC	
7.11	Storage and distribution	TBC	
7.12	Other Please specify	TBC	
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	N/A	
7.14	Employment		
7.15	Retail	N/A	
	Retail		
7.16	Approx. floor area		

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)
7.17	Details of proposal The site is considered suitable for healthcare and commercial use in terms of its strategic location, between a range of residential and employment sites and nodes in the west of Aberdeen. Its strong linkages with Kingswells and the main local roads network support healthcare and commercial use.
7.18	Approx. floor area TBC- see supporting statement

<b>8.</b>	<b>Engagement and Delivery</b>	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place please detail how you will do so in the future.</p> <p>Yes, Public consultation will be undertaken in line with the program set out by ACC as part of the LDP process. A flexible approach will be taken.</p>
8.2	Will the proposed development be phased?	Yes, development on the site is anticipated to be phased depending on the mix of uses and occupiers
8.3	Expected development <b>start</b> post adoption of the plan in 2022	0-5
8.4	Expected development <b>completion</b>	6-10
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>Yes</p> <p>The allocation is being promoted by the site owner, ANM Group Ltd who has development experience, along with input from an experienced local developer, GSS Developments Ltd. Both are long-established local companies with access to development funding. Most recently, GSS has delivered ABZ Business Park, and ANM are progressing the Thainstone Park Commercial development.</p>
8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the site.)	No

9.	<b>Sustainable Development and Design</b>		
9.1	Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on <a href="http://www.aberdeencity.gov.uk">www.aberdeencity.gov.uk</a> . Please provide the following information:		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from	
Some shelter from northerly winds		The proposed bid site is not particularly exposed. The peak of the rising landform to the south and existing established woodland provide shelter to the south and west. Existing woodland and development on the northern side of the A944 also assist in sheltering the bid site. Physical development is only being promoted on the southern part of the site.	
Good shelter from northerly winds			
9.3	Aspect:- (is the site mainly)	North facing	The site is principally north facing, however the western section has westward facing elements.
East or west facing			
South, south west or south east facing			
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	✓
If yes approx. what area (hectares or %)		The steepest sloping area is that close to the northern boundary along the A944 and the eastern boundary. 17% along northern boundary. A 'green corridor' is proposed in these areas to integrate with the Prime Four development opposite. Development is therefore not proposed on the steeper sections of the site.	
No			
	Flooding & Drainage		
9.5	Flooding (is any part of the site at risk of flooding or has it previous	Yes (If yes please use the SEPA flood maps to	

	flooded, if so provide detail You can view the SEPA flood maps at <a href="http://map.sepa.org.uk/floodmap/map.htm">http://map.sepa.org.uk/floodmap/map.htm</a> )	Little or No Risk	
		Low to Medium Risk	
		Medium to High Risk	
		If yes approx. what area (hectares or %)	
		No	The site is not subject to any flood risk.
9.6	Has a flooding strategy been developed for the site?	No	
9.7	Have discussions been had with the Council's flooding team?	No	
9.8	Have discussion been had with Scottish Water?	No	
9.9	Is there <b>waste water</b> capacity for the proposed development? <a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?	Yes	In terms of serving new development on the site, foul drainage would be connected to the public system that serves the adjacent development where capacity exists. On site 'SUDS' would be provided.
9.10	Is there <b>water</b> capacity for the proposed development?	Yes	

	<a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?		
	Land Use, Built and Cultural Heritage		
9.11	Built and Cultural Heritage (would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	The site is not subject to any built or cultural heritage features or constraints.
9.12	Natural conservation (would the development of the site lead to the loss or disturbance of wildlife habitats or species?)	Significant loss or disturbance	
		Some potential loss or disturbance	This site is not subject to any natural heritage features or constraints. The existing grazing land is of low ecological value. A further landscape buffer / green corridor is proposed along the southern boundary with Kingshill Wood and along the northern boundary adjacent to the A944. This would minimise any impact on the woodland and would enhance habitats and biodiversity in the area.
		No loss or disturbance	
9.13	Landscape features (would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?)	Significant loss or disturbance	
		Some potential loss or disturbance	The principal landscape feature of the site is its elevated position with a woodland backdrop. The existing drystone dykes also provide an interesting feature that is found elsewhere in the Kingswells area. These have been retained as linear features in other developments and the same approach can be taken at Huxterstone.

		No loss or disturbance	
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	The surrounding woodland backdrop will aid the integration of development at Huxterstone. Although the site has north facing elements, it appears very much as part of the Kingswells area. The strategic location adjacent to the A944 roundabout and the Prime Four business park opposite emphasizes this.
		No intrusion	
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new settlement)	
		Partially related	
		Well related to existing settlement	The bid site is well related to the existing Kingswells settlement and the emerging development at Countesswells to the south west. The Huxterstone site is directly opposite the Prime Four business park. The site lies on the east—west A944 next to its junction with the north—south Cults / Newhills roads, providing a strategic location with excellent linkages to many areas in the west of Aberdeen. This presents an opportunity for healthcare centre development that has the potential to serve a large existing and proposed population.
9.16	Land use mix (will the development contribute	No contribution	



	to a balance of land uses, or provide the impetus for attracting new facilities?)	Some contribution	<p>The proposed land use enhances the area of Kingswells and other neighbouring areas with additional land use not presently catered for.</p> <p>This land use presents a proper opportunity to serve a large existing area of dominantly housing and employment with health care use.</p>
		Significant contribution	
9.17	Contamination (are there any contamination or waste tipping issues with the site?)	Significant contamination	
		Some potential contamination or	
		No contamination or tipping present	✓

9.18	Will the site impact on any water courses?	No			
9.19	Does the development site contain carbon-rich soils or peatland? <a href="http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/">http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/</a>	No			
9.20	Is the development site within the airport safety exclusion zone?	No			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No			
9.22	Land use conflict (would the development conflict with adjoining land uses or have any air quality or noise issues?)	Significant conflict			
		Some potential conflict			
		No conflict		✓	
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details:  The adjacent existing and proposed uses are entirely compatible with the uses proposed throughout the development bid.			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	No			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	N/A			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m		✓	
		Between 400-800m			
9.27	Proximity to services and facilities (How close are any of the following?)	Within 400m	✓		✓
			400m	400-800m	>800m
		Community facilities		✓	
		Local shops			✓
		Sports facilities		✓	
		Public transport networks	✓		
	Primary schools			✓	

9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to	No available connections	
		Limited range of connections	

	community and recreation facilities or employment? Give the Core Path number if core path is present <a href="https://www.aberdeencity.gov.uk/services/environment/core-paths-plan">https://www.aberdeencity.gov.uk/services/environment/core-paths-plan</a> )	Good range of connections	The area has various existing foot / cyclepath connections which development on the bid site can easily connect to. Aberdeen City Council defines core paths along the A944 and within Kingshill Wood, to both the north and south of the site. This provides an range of options for those accessing the site, from both the more informal rural path network and the more strategic route of core path 91 to both Aberdeen and Westhill.
9.29	Proximity to employment opportunities (are there any existing employment opportunities within 1.6km for people using or living in the development you propose?)	None	
		Limited	
		Significant	The site is directly opposite one of the major employment centres in Aberdeen at Prime Four business park. The proposed healthcare use will add to the employment opportunities available in the area.
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	✓
		Gas	✓
9.31	Does the development have access to high speed broadband?	Yes	
9.32	Does the development include a Heat Network/District Heating Scheme?	TBC at more detailed stage	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	TBC at more detailed stage	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No	

	Public open space		
9.35	Will the site provide the required level of open space as per the current LDP (Please provide details of your calculations)	Yes The creation of landscape open areas in a form of buffers/green corridors are proposed at the eastern and western extents of the site.	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	The western section of the bid site is GSN, this will be retained and left undeveloped. GSN will be enhanced along the northern and eastern site boundary.
		No impact on the Network	
		Negatively impact the Network	
		Please justify your response:	

<b>10.</b>	<b>Education</b>	
10.1	Have discussions been had with the Council's Education Department?	N/A
10.2	Is there currently education capacity for the proposed development? <a href="https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts">https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts</a>	N/A

<b>11.</b>	<b>Community benefits</b>	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)	
11.1	Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?	Yes, The development enables the community to have access to healthcare provision in the area.

<b>12.</b>	<b>Masterplan Development Framework</b>	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	See enclosed statement

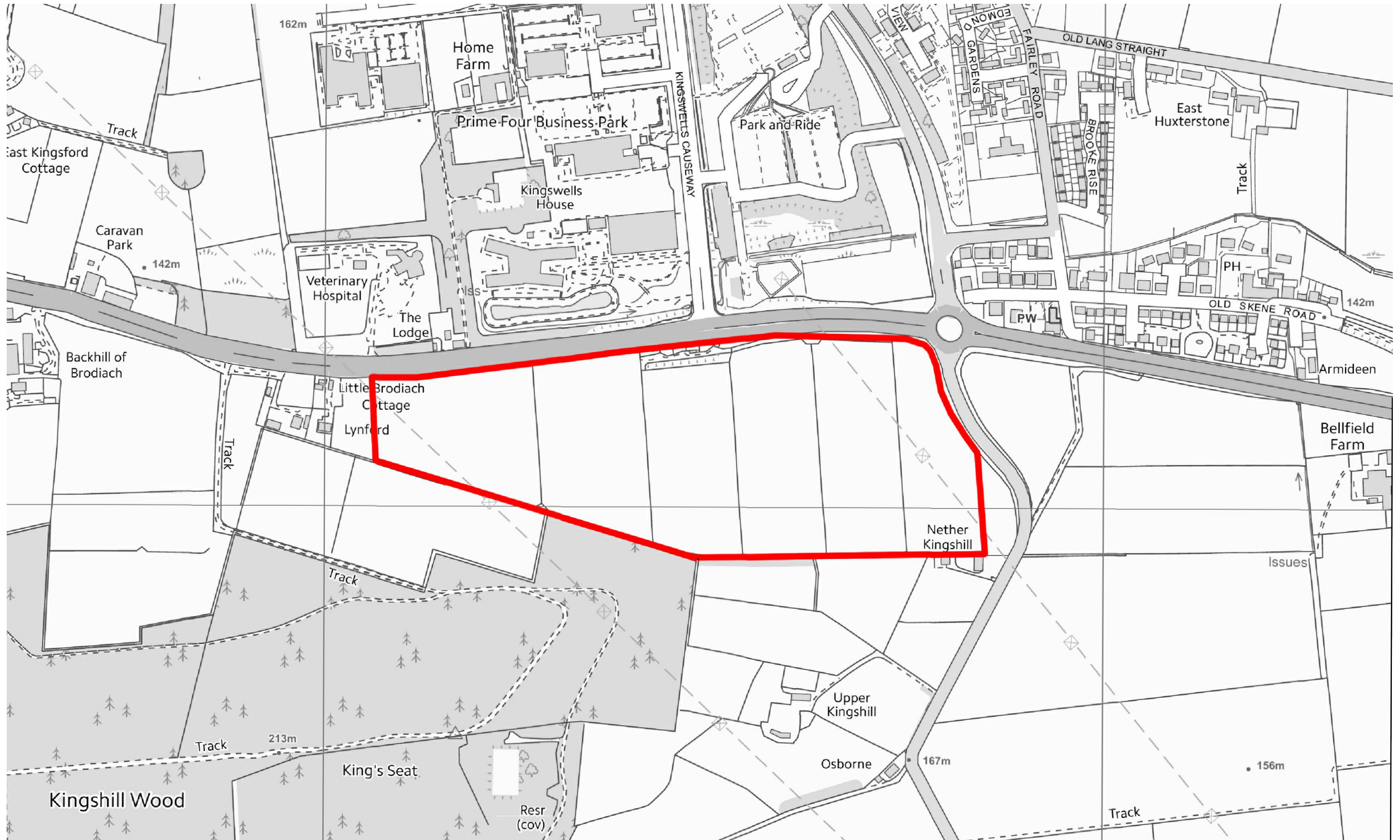
<b>13.</b>	<b>Additional attachments</b>		
	No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;		
		Included	Not Applicable
13.1	Contamination Report		✓
13.2	Flood Risk Assessment		✓
13.3	Drainage Impact Assessment		To follow at detailed stage
13.4	Habitat/Biodiversity Assessment		To follow at detailed stage
13.5	Landscape Assessment		To follow at detailed stage
13.6	Transport Assessment		To follow at detailed stage
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		

<b>14.</b>	<b>Development Viability</b>		
14.1	Taking into account all the information provided above, and the requirements of the	I confirm that I consider the site to be viable as per the details provided above.	✓

Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and found it to be viable for development in the timeframe set out above.

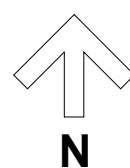
The site is promoted by ANM Group Ltd and GSS Development Ltd, both experienced developers.

There are no ownership issues and the promoters have access to development finance.



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**HALLIDAY FRASER MUNRO**  
 CHARTERED ARCHITECTS • PLANNING CONSULTANTS  
 ABERDEEN • BELFAST • DUNDEE • EDINBURGH • LEEDS • LONDON



**Huxterstone, Kingswells**  
 Aberdeen Local Development Plan Bid

**LOCATION PLAN**

Scale: 1:5000 (A3)  
 Date: May 2018  
 Dwg No: 11200

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LAND AT HUXTERSTONE, KINGSWELLS

LOCAL DEVELOPMENT PLAN BID

MAY 2018

PREPARED BY HALLIDAY FRASER MUNRO FOR ANM GROUP LTD



## EXECUTIVE SUMMARY

The purpose of this supporting statement is to support the Local Development Plan bid submission in respect of land at Huxterstone, Kingswells, which has been prepared on behalf of ANM Group Ltd by Halliday Fraser Munro Chartered Architects and Planning Consultants.

The site at Huxterstone extends to 17.7ha and presents an excellent opportunity for future healthcare and commercial use, given its strategic location at the junction of the A944 and the Countesswells/Cults road and its strong linkages with the Prime Four Business Park and Kingswells Village.

The proposals presented in this document have developed following an analysis of the site, review of the planning context, an analysis of the unique opportunities and constraints of the site including existing landscape, infrastructure and topography, and indicative layout and subsequent considerations on phasing and delivery.

***“The vision for the Land at Huxterstone, Kingswells is to create a considered and measured expansion of Kingswells southwards, creating a stand-alone opportunity for healthcare and commercial uses”***



Aerial View of Site - note Prime Four to the north and the soon to be completed AWPR west of the site.

## BACKGROUND

The site comprises six fields on the south side of the A944, adjacent to the Kingswells settlement. The land slopes mainly to the north and is steeper at the eastern end. The peak of the hill lies within Kingshill Wood, above the Huxterstone site.

Along the southern edge of the site is Kingshill Wood and further tree belts, which in addition to the topography provide a backdrop to the Huxterstone land.

The six fields are strongly defined by drystone dykes running north-south.

Existing access and egress is from two points on the A944 where livestock loading bays are located. Part of the eastern boundary is defined by the road leading south to Countesswells and Cults.

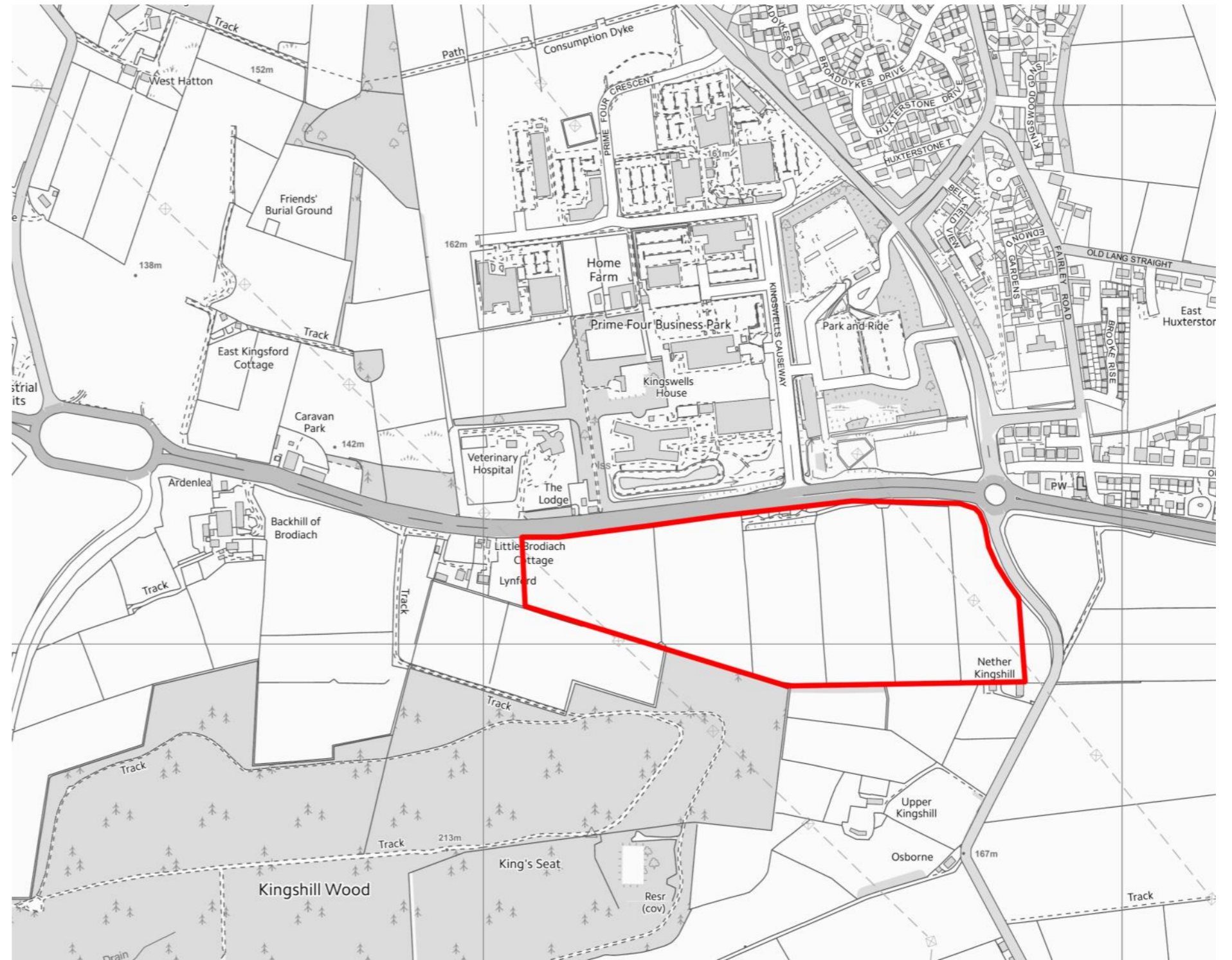
The south Kingswells junction and the emergence of AWPR just 580m to the west improves connectivity to the Huxterstone site and provides a well-connected, strategic location for future development.

The general character of the area is defined by woodland, open fields and drystone dykes west and south west of Kingswells.

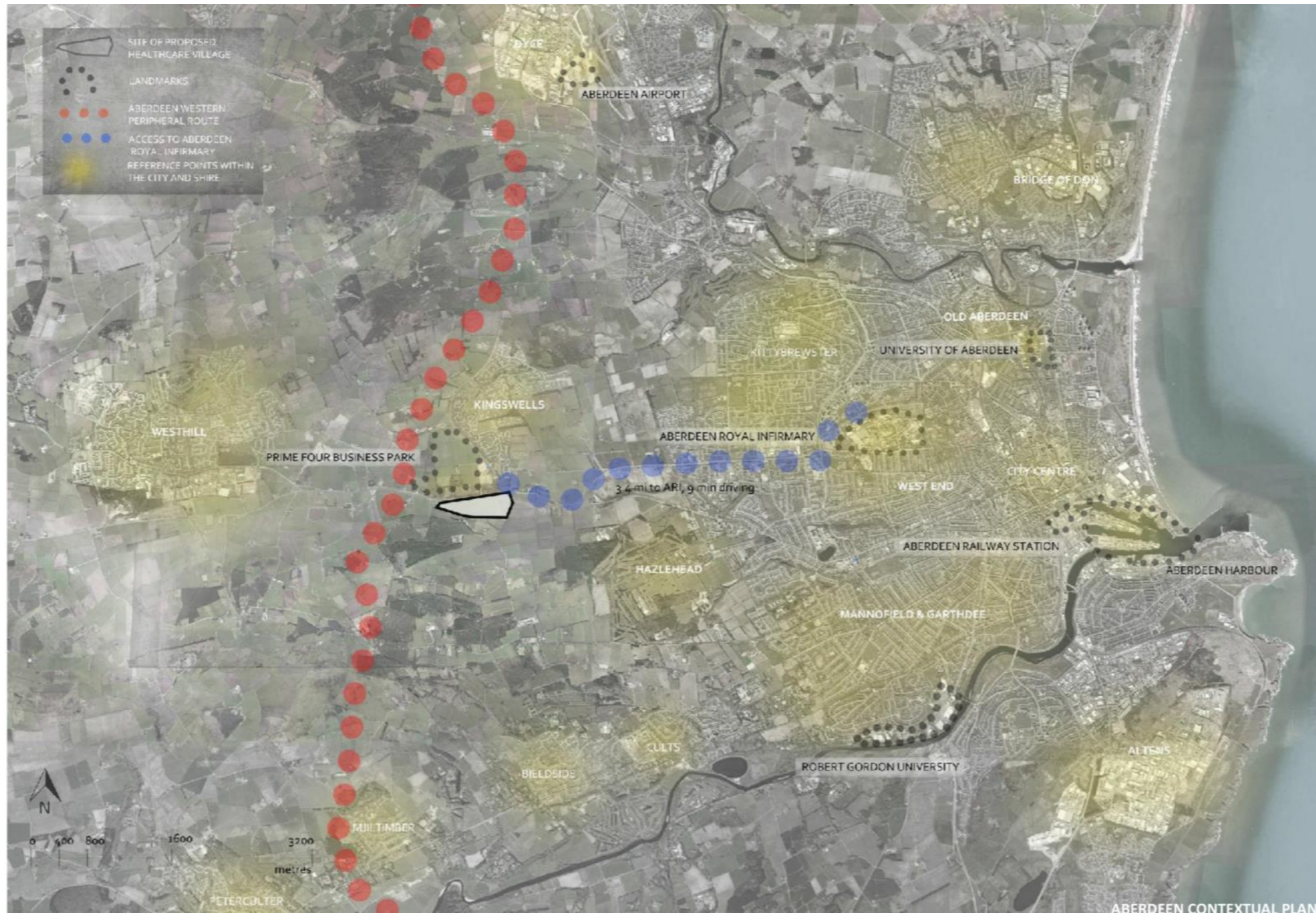
Directly opposite the Huxterstone land is 50 ha major employment land in Aberdeen at the Prime Four Business Park which is seen to be expanded for a further 13ha in the 2017 ALDP as phase 5. Prime Four lies adjacent to the Kingswells park and ride facility.

420 m south east of the Huxterstone land is the OP38 Countesswells site, allocated in the LDP for 3,000 houses and 10 ha of employment land and under construction at present.

The character of the area is therefore changing through the delivery of large-scale development.

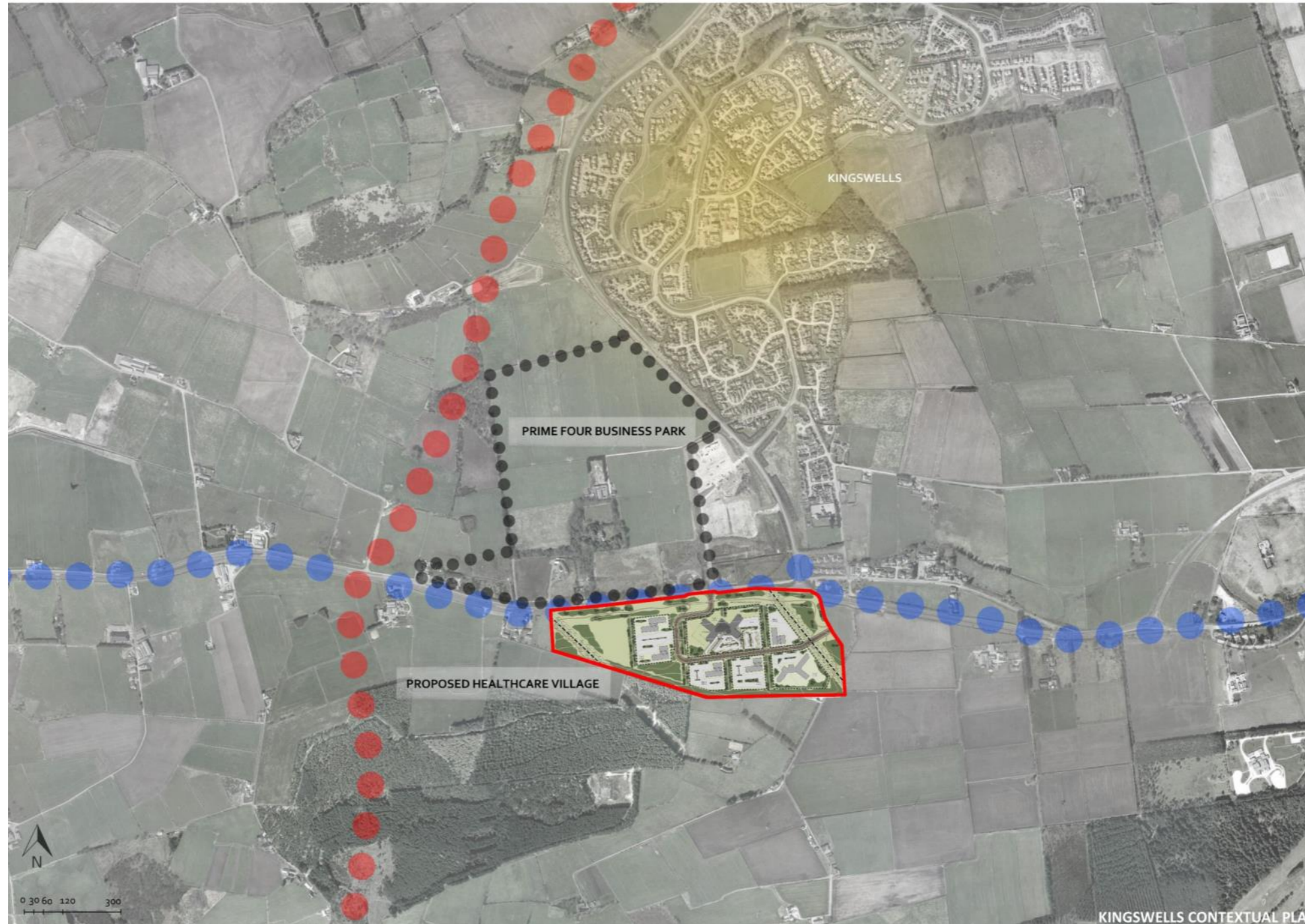


# Aberdeen Contextual Plan



Aberdeen Contextual Plan

# Kingswells Contextual Plan



Kingswells Contextual Plan



Site viewed from North (Kingswells Causeway)



Adjacent A944



Approaching to the Huxterstone site from east



Site viewed from north— note woodland backdrop to south

# PLANNING CONTEXT

In the wider planning context, there are several major development areas around the bid site, playing a key role in altering the character of this western corridor of Aberdeen. These include Prime Four Business Park, AWPR, existing commercial units at Kingsford, and the approved Kingsford Stadium and Training Facilities for Aberdeen Football Club. The bid site is currently grazing land directly opposite the Prime Four Business park on the south side of the A944 road.

## OP29 Prime Four Business Park

Prime Four Business Park (OP29), Kingswells is around 50 ha of specialist employment land allocation to the west of the city otherwise where there is little employment land allocated. OP29 comprises high quality businesses and company headquarter premises.

## OP63 Prime Four Business Park (Phase 5 extension)

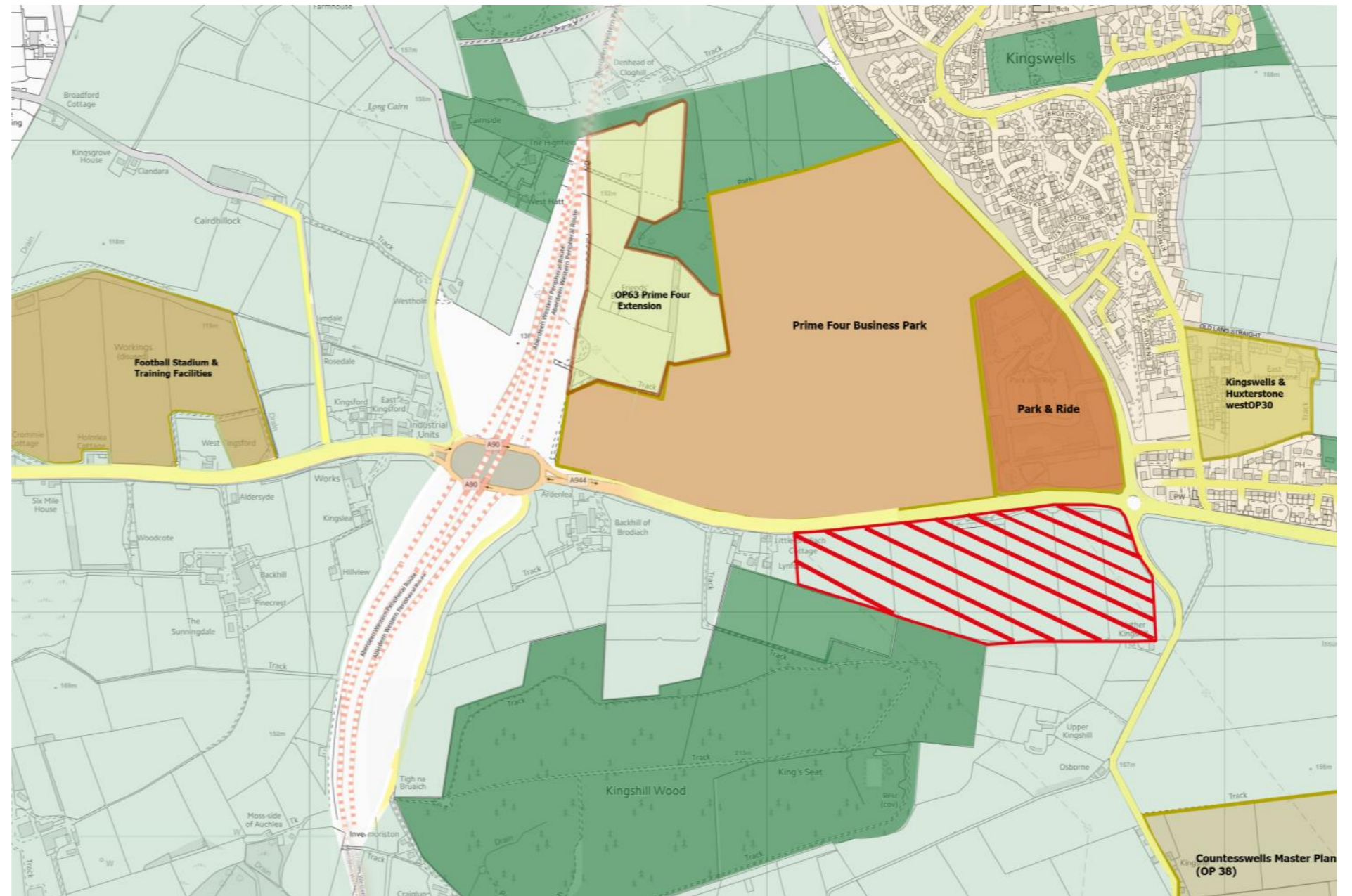
In the 2017 ALDP, a 12.7 ha site opportunity OP63 is identified as phase 5 extension of Prime 4 Business Park between the AWPR and Prime Four.

## OP30 Kingswells D and West Huxterstone

Allocated site OP30 is an opportunity for development of 120 homes. The site is currently being built out.

## OP 38 Countesswells Development

The Countesswells development involves a masterplanned development of 3000 homes and 10 ha of employment land. The site is located approximately 7km to the west of Aberdeen city centre. It is identified as a key site to address the housing requirements of Aberdeen City and is presently under construction by a range of housebuilders.





### AWPR Junction

Aberdeen Western peripheral Route (AWPR) is the key component of the proposed Modern Transport system for the North East.

The AWPR will provide a link between the A90 Stonehaven Road and the A90 Ellon Road, passing west of Aberdeen. It is a key project removing traffic from the central core, existing trunk roads and unsuitable rural routes.

This will allow improved provision for buses, cyclists and pedestrians within the Aberdeen area.

At Kingswells South is one of the main AWPR junctions and allows for easy access to and from the Kingswells area both south and north of Aberdeen and east and west.

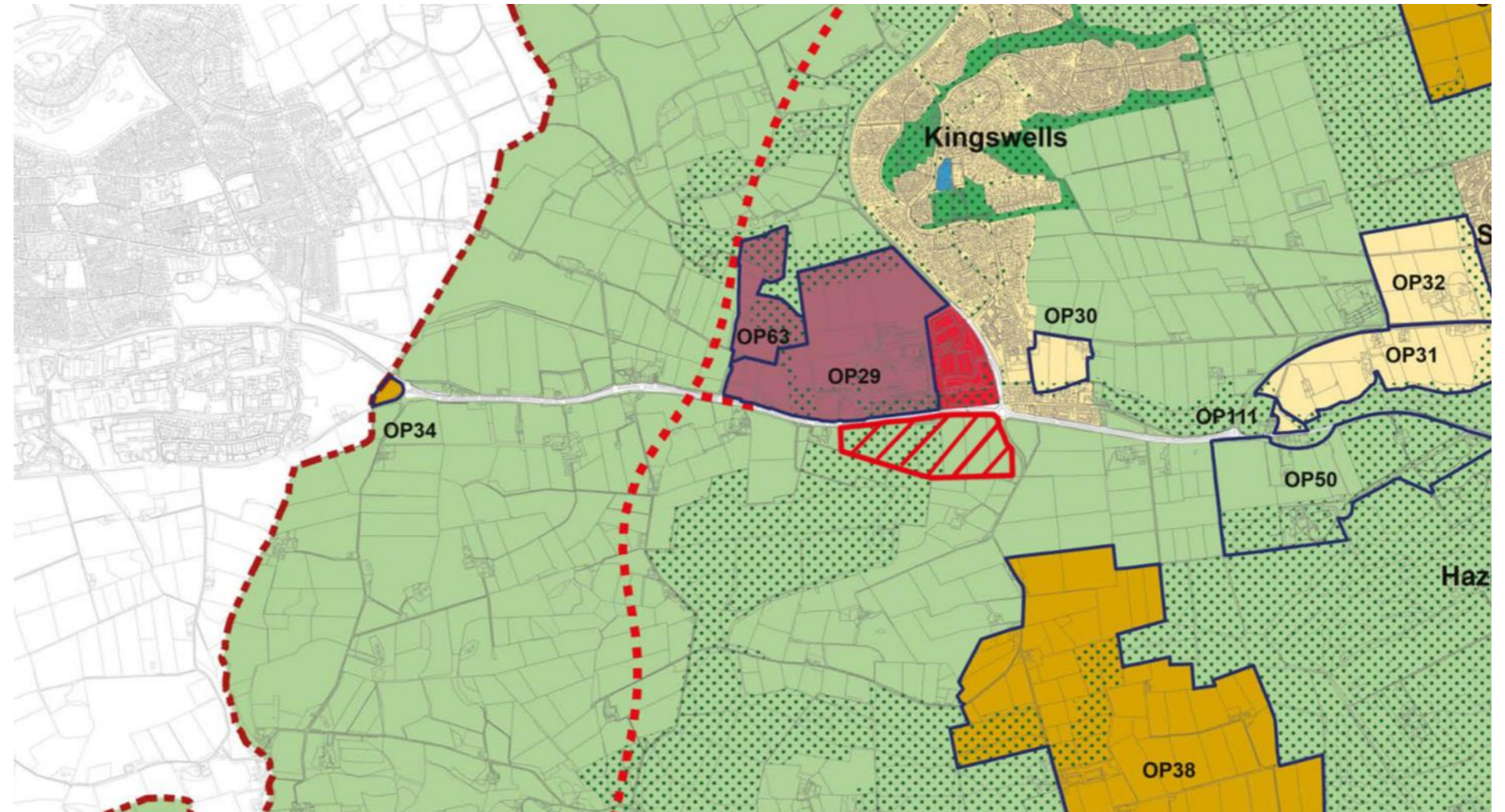
### Kingsford Stadium and Training Facilities

The consented planning permission for a major development of a new football stadium and training facilities for Aberdeen Football Club at Kingsford will increase the range of facilities available in the area. 1km west of Huxterstone, the site extends to 25 ha.

### Summary

Analysis of the surrounding uses and developments and market opportunities highlight a Healthcare Centre and complimentary commercial development at Huxterstone is an ideal fit for the area.

A healthcare centre can provide services to both employees based in Aberdeen and also to the large populations of around 6000 people in Kingswells and the anticipated population of 6000 people at Countesswells.



EXTRACT FROM LDP— Note adjacent large scale development allocations and AWPR route.

At present there is only one private hospital in Aberdeen, the Albyn Hospital on Albyn Place. This new land use is a an appropriate response to the growing population which need further private healthcare facilities.

The strategic location of the site and its accessibility by a variety of means all support this proposal.

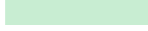
# SITE ANALYSIS: OPPORTUNITIES AND CONSTRAINTS

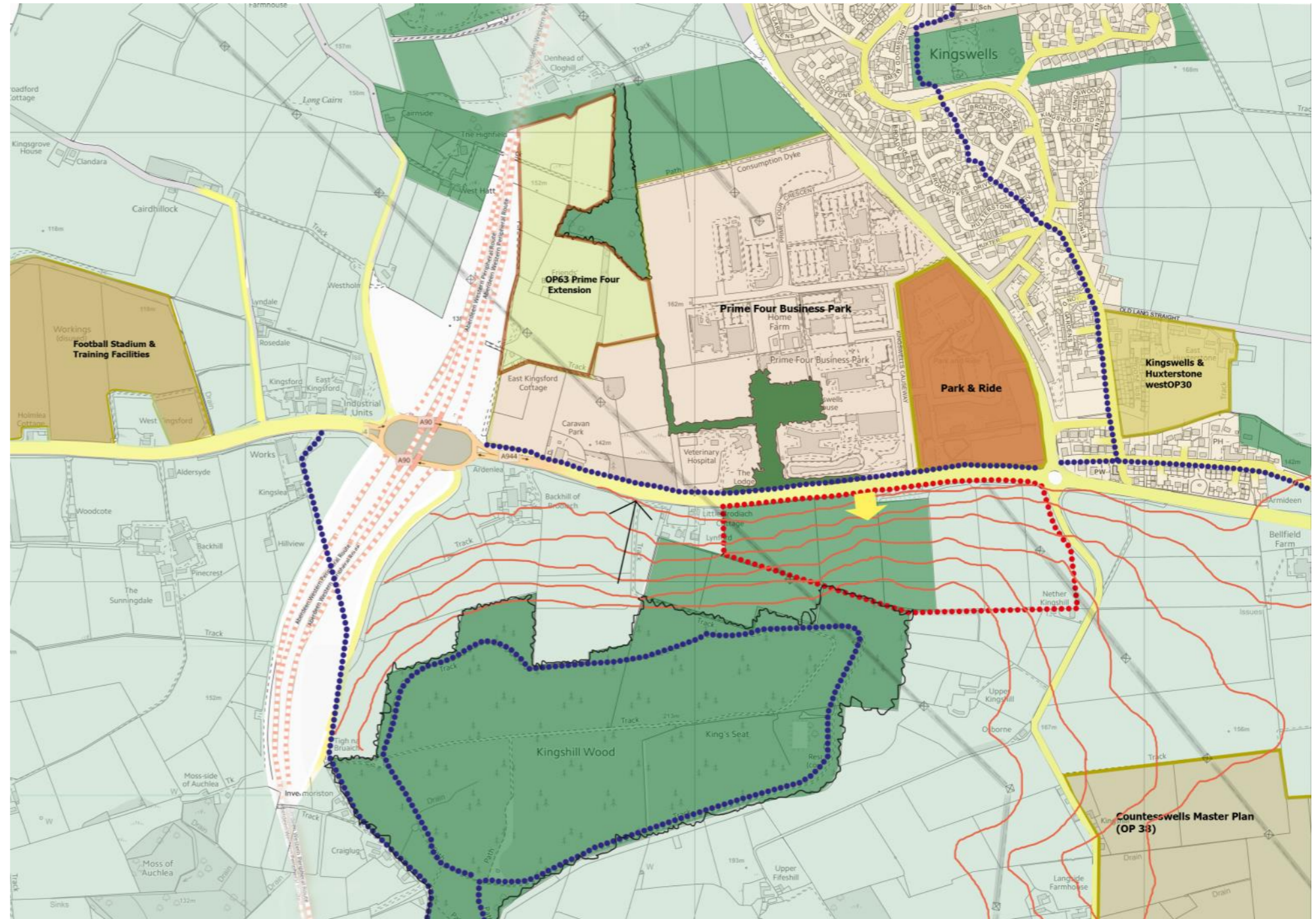
## Opportunities Key

1. **Existing Road and Path Network** The site is adjacent to A944 and AWPR
2. **Core Path** Existing path networks and cycle routes link the site with Kingswells and the Prime Four Business Park
3. **Tree belts and Woodlands** Existing woodland and trees on the northern side of the A944 assist in sheltering the bid site
4. **Contribution to land use mix** Opposite to the north is Prime Four Business Park employment land and Kingswells settlement

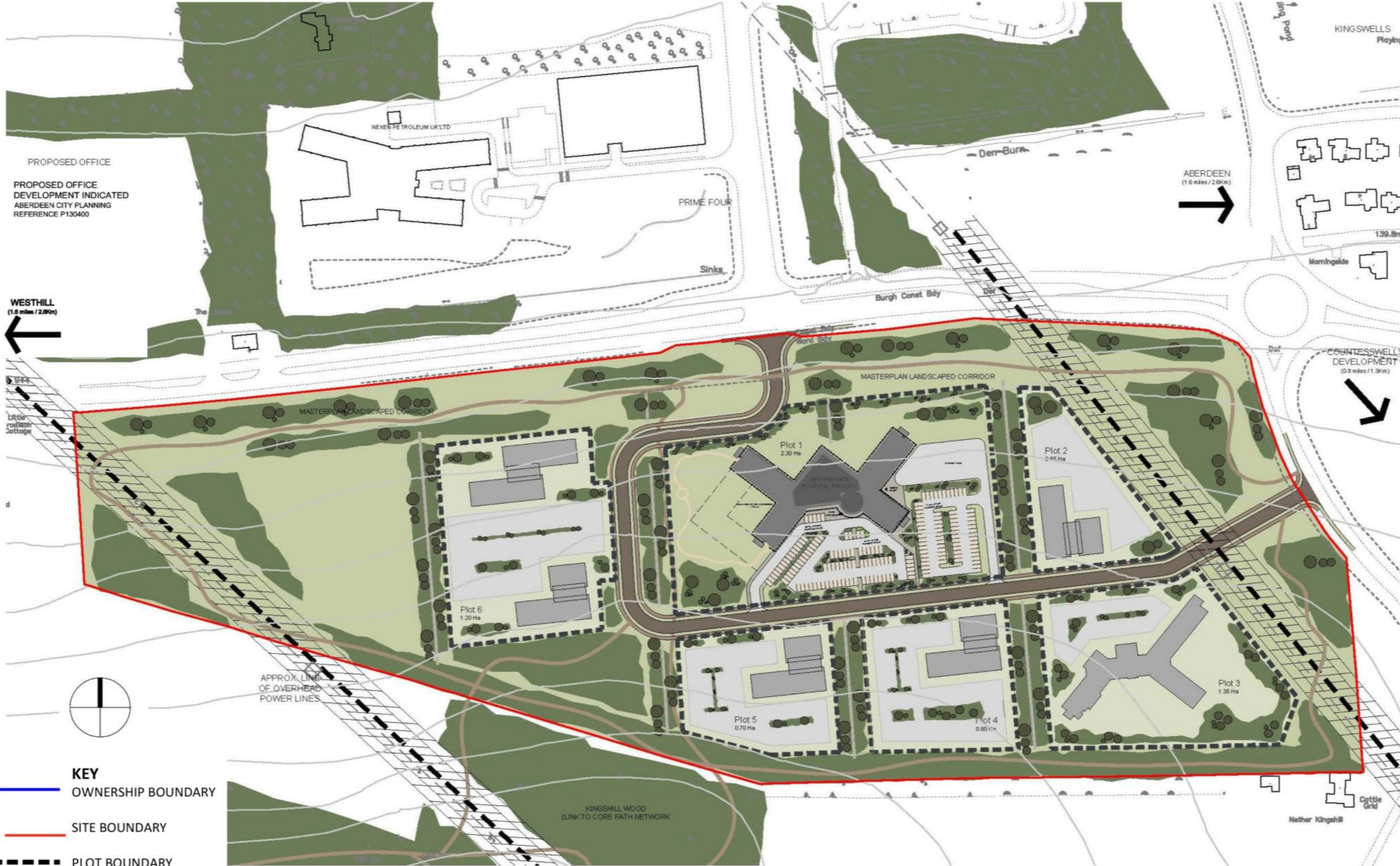
## Constraints

1. **Green Belt** The site is identified within green belt, however a development allocation would remove this zoning
2. **Green Space Network** The western section of the site is GSN, this can be retained and enhanced
3. **Topography** Northern boundary of the site is the steepest sloping area
4. **North Facing** The site is principally north facing, however the western section has westward facing elements.
5. **Overhead lines** two rows of electricity pylons cross the site

-  Existing Roads and paths
-  Core Path
-  Green Belt
-  Green Space Network
-  Topography



# INDICATIVE LAYOUT PLAN



# DESIGN CONCEPT

The land at Huxterstone, Kingswells represents a deliverable, measured extension to the existing commercial development.

The bid site is under the ownership of ANM Group Ltd and is available for development. Access can be taken into the site from the existing A944 road.

The site is grazing land of low ecological value. The site has a good access to the existing employment lands of Prime Four Business park and residential area of Kingswells settlement.

Although the site is part of Kingswells, it has the potential to service a much wider area.

The new development will provide healthcare provision and services for the residents in Aberdeen west area.

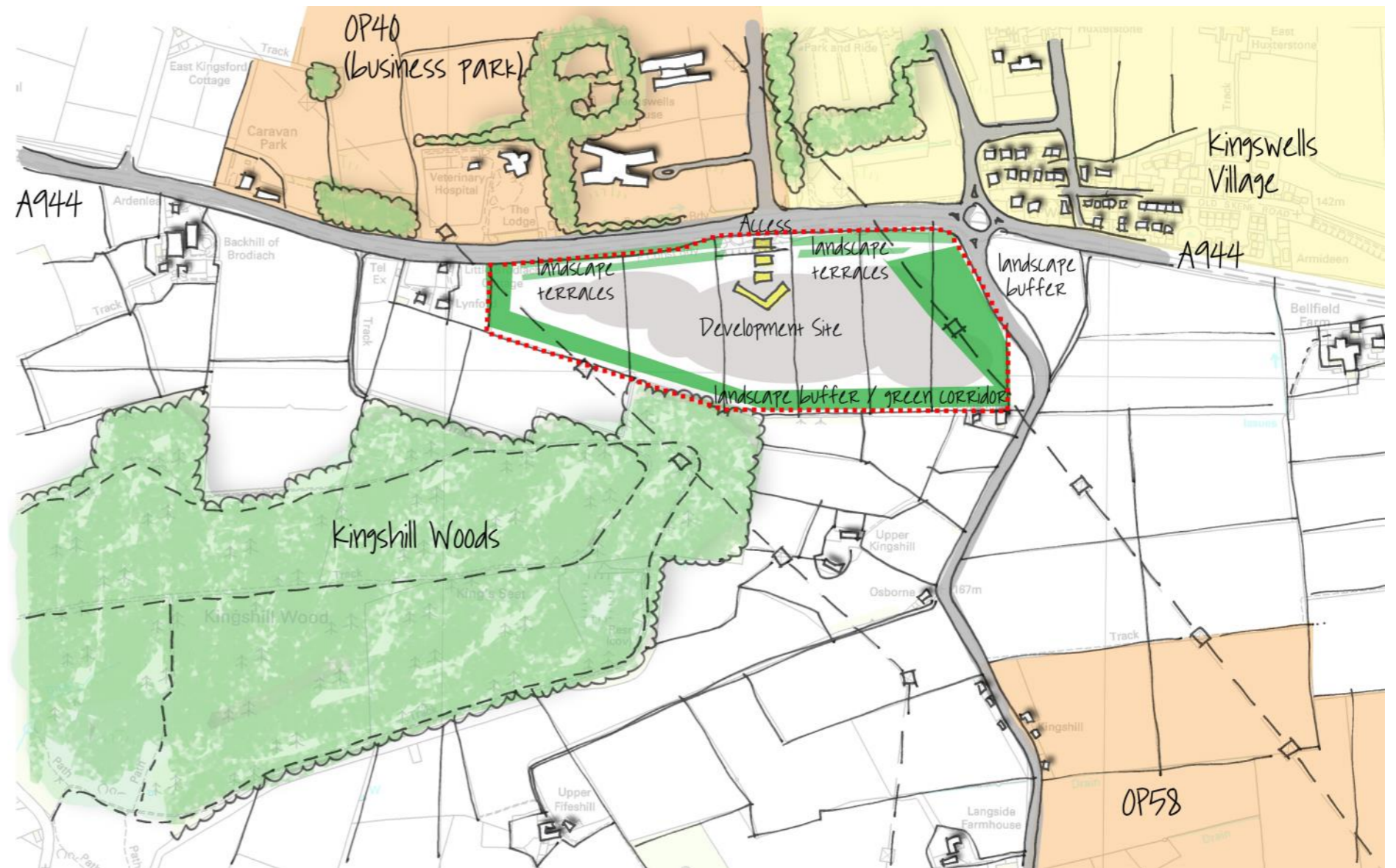
We consider that the land can be developed for healthcare services and commercial purposes as there is need for such a facility and the land at Huxterstone presents an ideal, strategically placed location.

Although the western section of the bid site is Green Space Network, this will be retained and left undeveloped through design proposal. GSN will be enhanced along the northern and eastern site boundary.

The site is being promoted by two experienced local developers - ANM Group Ltd and GSS Developments Ltd. There are no constraints to development finance and delivery.

It is respectfully requested that the land is allocated in the forthcoming Aberdeen Local Development Plan 2021 for mixed use of healthcare and commercial use:

**'Land at Huxterstone, Kingswells – suitable for healthcare centre and commercial development.'**







**CONTENTS:**

- LOCATION PLAN
- SITE PLAN
- PROPOSED PLAN LAYOUT
- EXTERIOR IMAGES

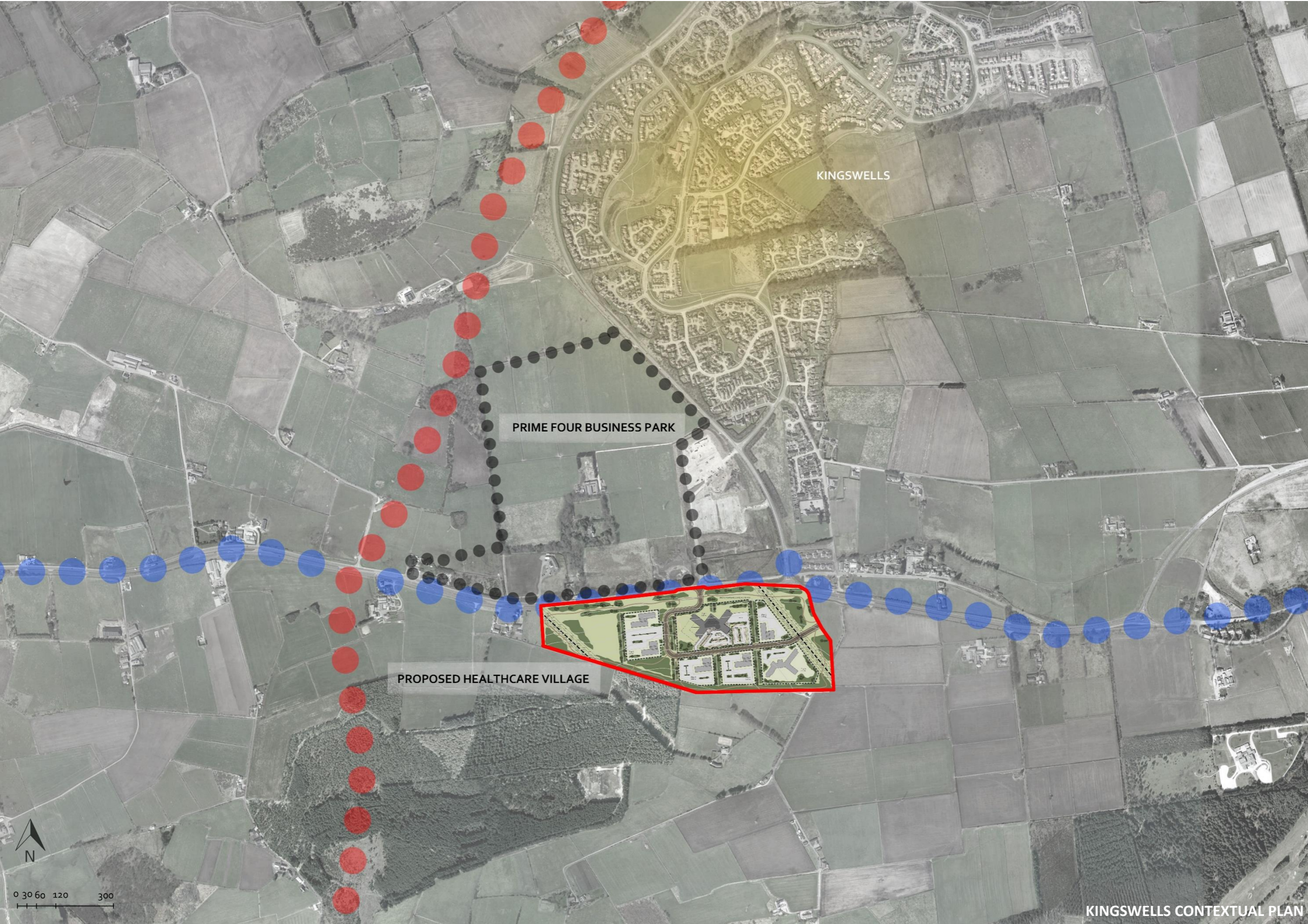
# HEALTHCARE VILLAGE | PRIVATE HOSPITAL

AMM GROUP LTD  
KINGSWELLS  
ABERDEEN



# HEALTHCARE VILLAGE | PRIVATE HOSPITAL

AMM GROUP LTD  
KINGSWELLS  
ABERDEEN





# HEALTHCARE VILLAGE | PRIVATE HOSPITAL

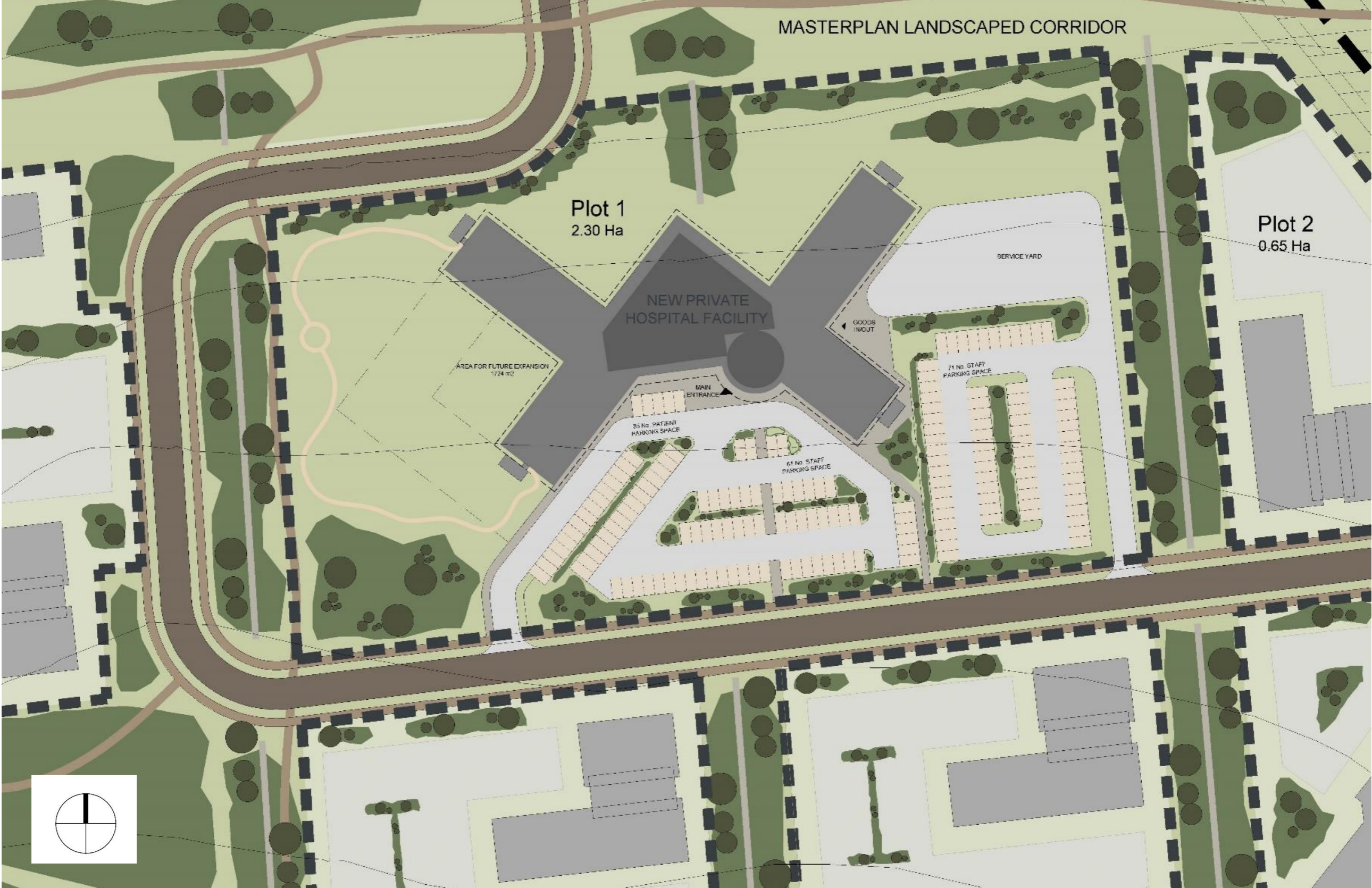
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LOCATION PLAN  
SCALE 1: 2500 @ A3

# HEALTHCARE VILLAGE | PRIVATE HOSPITAL

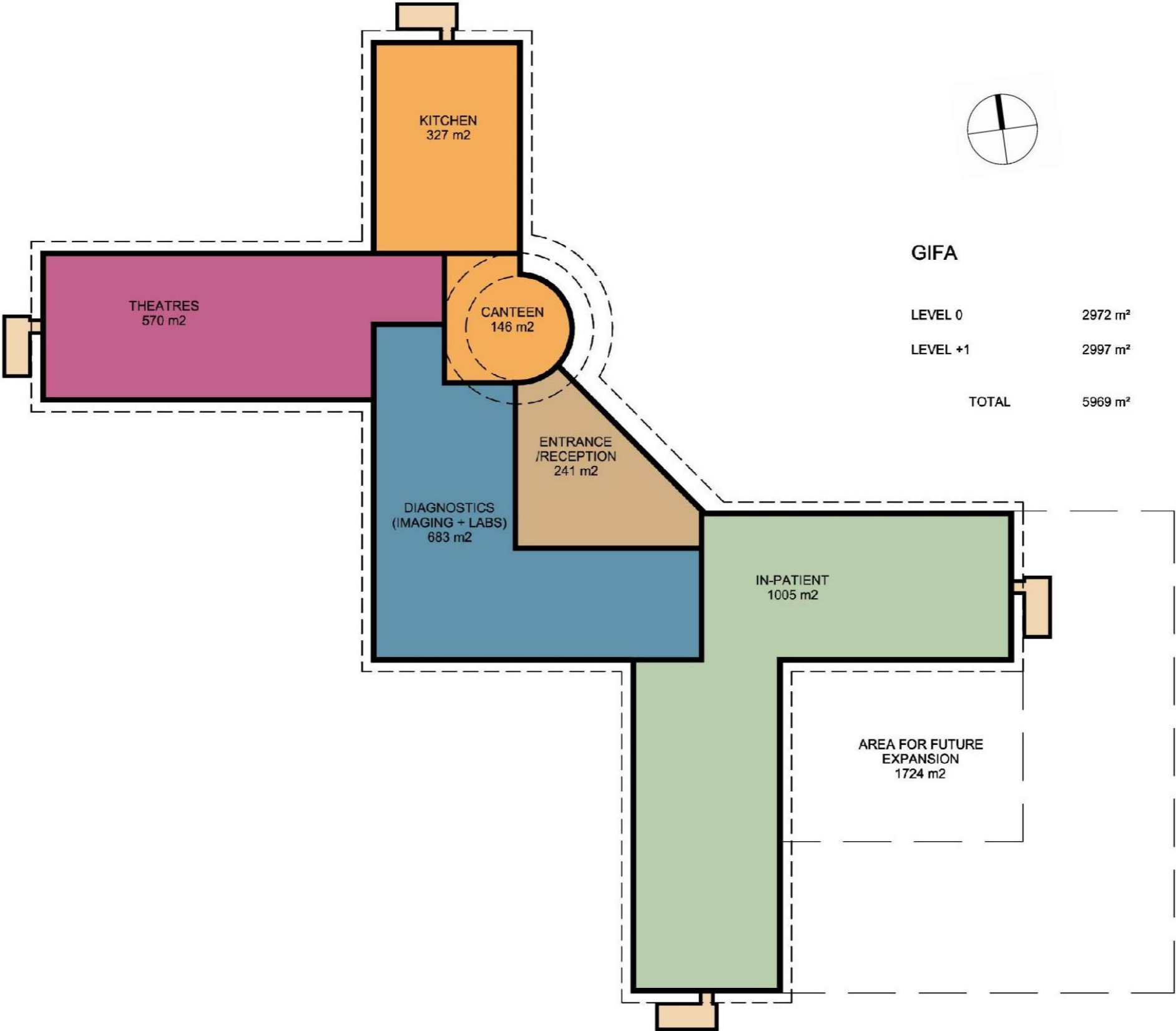
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SITE PLAN  
SCALE 1: 1000 @ A3

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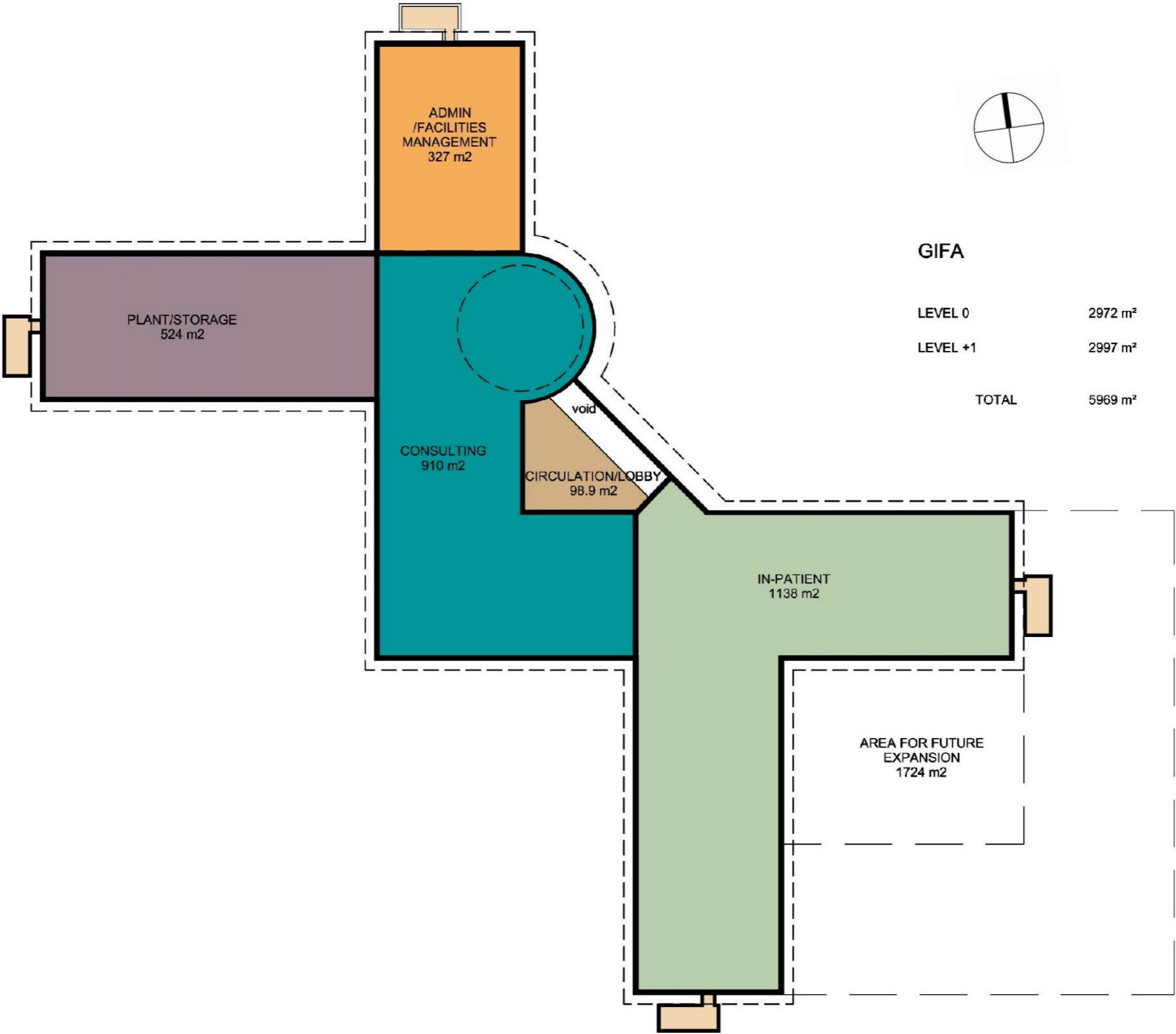
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GROUND FLOOR PLAN  
SCALE 1: 500 @ A3

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FIRST FLOOR PLAN  
SCALE 1: 500 @ A3

# HEALTHCARE VILLAGE | PRIVATE HOSPITAL

AMM GROUP LTD  
KINGSWELLS  
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3D VISUALISATION  
SOUTH-EAST VIEW

# HEALTHCARE VILLAGE | PRIVATE HOSPITAL

AMM GROUP LTD  
KINGSWELLS  
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3D VISUALISATION  
MAIN ENTRANCE

# HEALTHCARE VILLAGE | PRIVATE HOSPITAL

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3D VISUALISATION  
SOUTH-WEST VIEW