

Design Concept 1

- Original design concept.

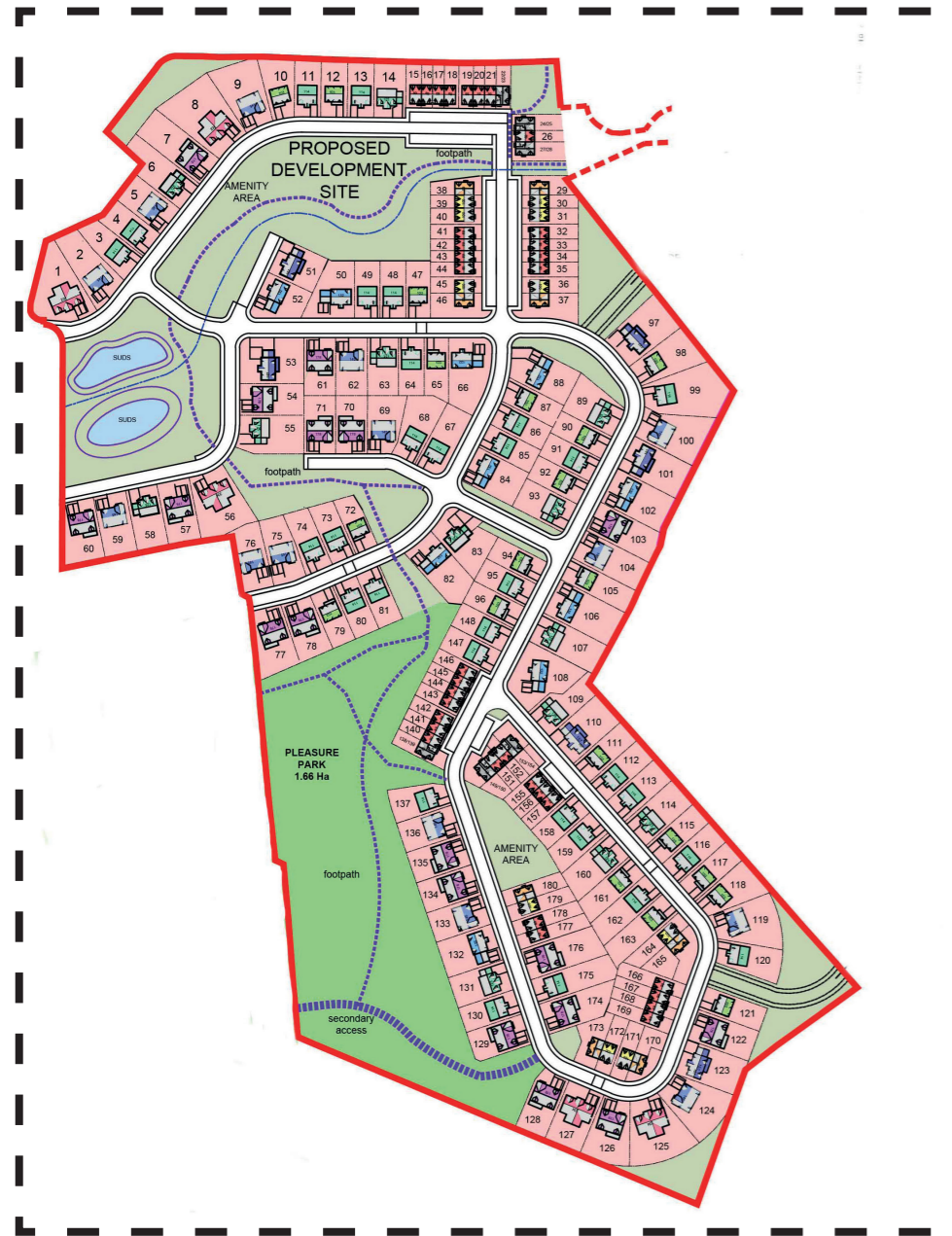


Figure 15 – Design Concept 1 - Masterplan Original

Design Concept 2

- Design and location of housing areas updated following ground conditions report.
- Open space/landscaping area relocated to the north of the site
- Relocation of natural green space allowed connections directly to proposed Den of Gowner circular walking route.

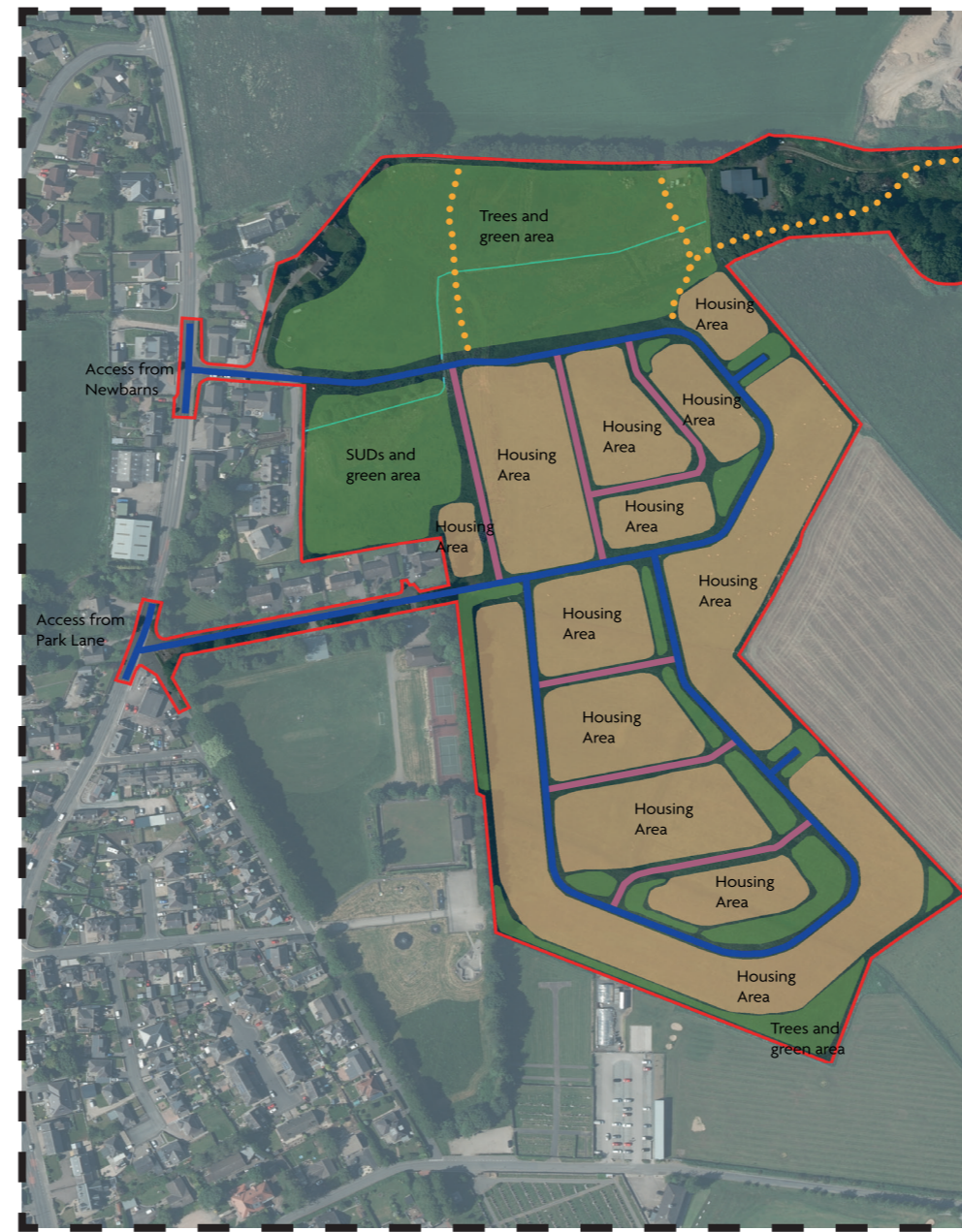


Figure 16 – Design Concept 2 - Masterplan Consultation

Design Concept 3

Updates made to layout following comments received from public consultation and a wider review of the design:

- Footpath link to park area at south west of site added.
- Community Orchard area added.
- Linear housing streets in northern part of concept 2 broken up and more prominent frontages created at both Newbarns and Park Lane site entrances.
- Red line updated following consultation.



Figure 17 – Design Concept 3 - Masterplan Finalised

Built Form

As a local developer with extensive knowledge of the local market the housing mix will reflect local customer demand and what has been requested by our affordable housing partner. Homes could include the following:

- 1 bedroom cottage apartments
- 2 bedroom bungalows
- 3 bedroom starter family homes
- 3, 4 & 5 bedroom detached homes

All featuring timber kits built locally in Sauchen, Aberdeenshire and high quality external materials suited to the local vernacular that provide a safe and low maintenance lifespan to the home owner.

Example materials and housing forms can be seen on the elevation and CGI examples.

All homes will feature air source heat pumps reducing the reliance on fossil fuel energy usage. Smart controls in the home will allow occupants to control the space and water heating remotely to limit wasted energy use.



Figure 18 – Example material finishes



Figure 19 – Example street scene and house types



Figure 20 – Example street scene and house types



Figure 21 – Example street scene and house types

A wide range of amenities are considered to be within walking distance, including the following:

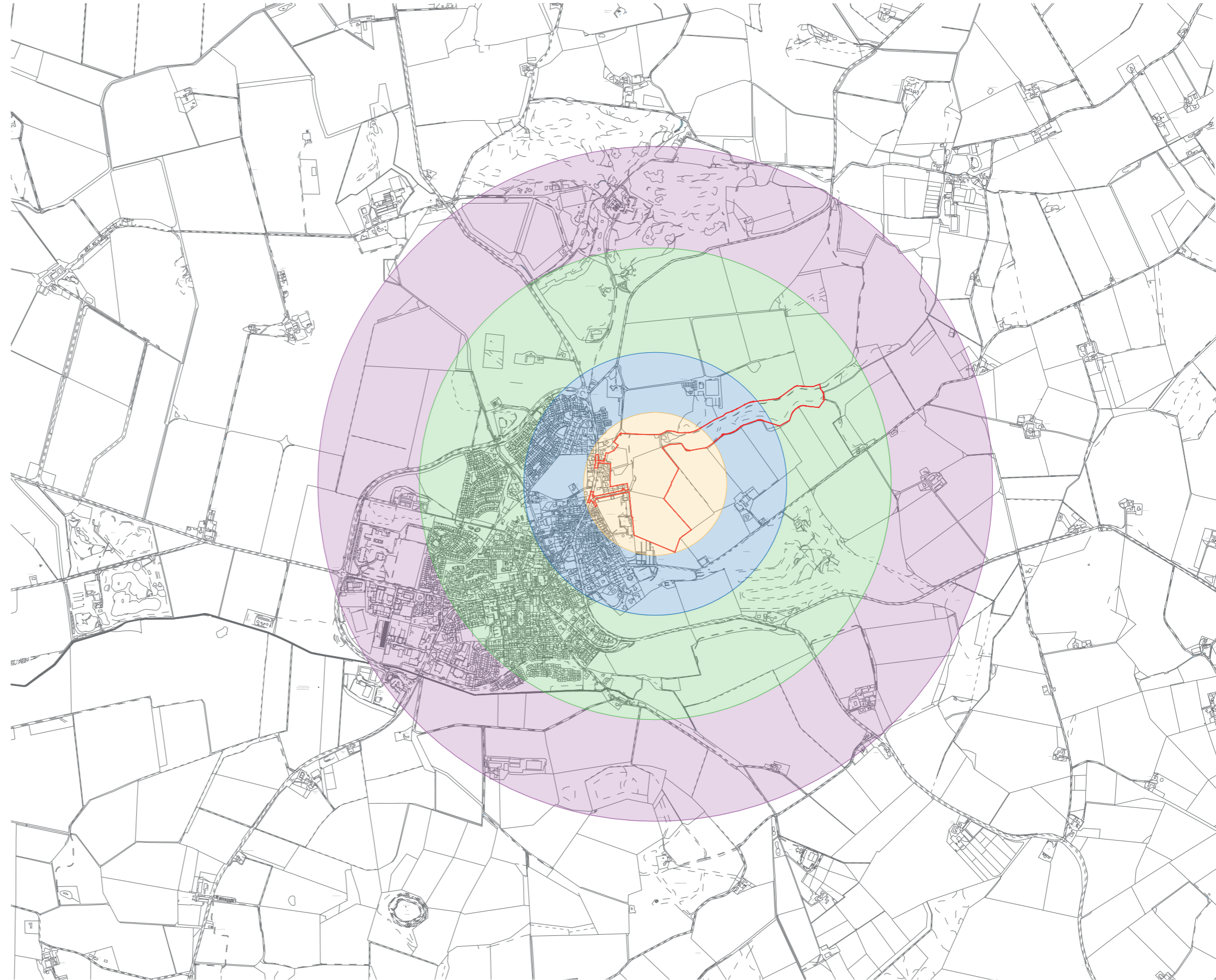
- Oldmeldrum Golf Club
- Meldrum Pleasure Park & Skate Park
- Local Food Stores
- Local Post Office
- Catchment Primary and Secondary Schools
- Local Health Centre
- Local Pubs, Restaurants and Takeaways
- Colby Road Industrial Estate

The site lies within an area that comprises agricultural uses, with the nearest residential areas located to the west of site.

The footways on the A947 Urquhart Road are generally of a good standard and are well-lit on the east side of the carriageway. A signalised pedestrian crossing is located on the A947 between Albert Terrace and Urquhart Road which enhances the pedestrian link between the site and Oldmeldrum and also represents a good traffic calming measure on the A947.

The existing footways on Newbarns and Park Lane provide good links to the A947 Urquhart Road and will facilitate walking to / from the site to the west.

Overall, the walking accessibility to local amenities is considered to be excellent and easily accessible via the proposed and existing pedestrian network within and from the site.



- Yellow circle indicates 5 minute walking zone
- Blue circle indicates 10 minute walking zone
- Green circle indicates 15 minute walking zone
- Purple circle indicates 20 minute walking zone

Figure 22 – 20 minute Neighbourhoods