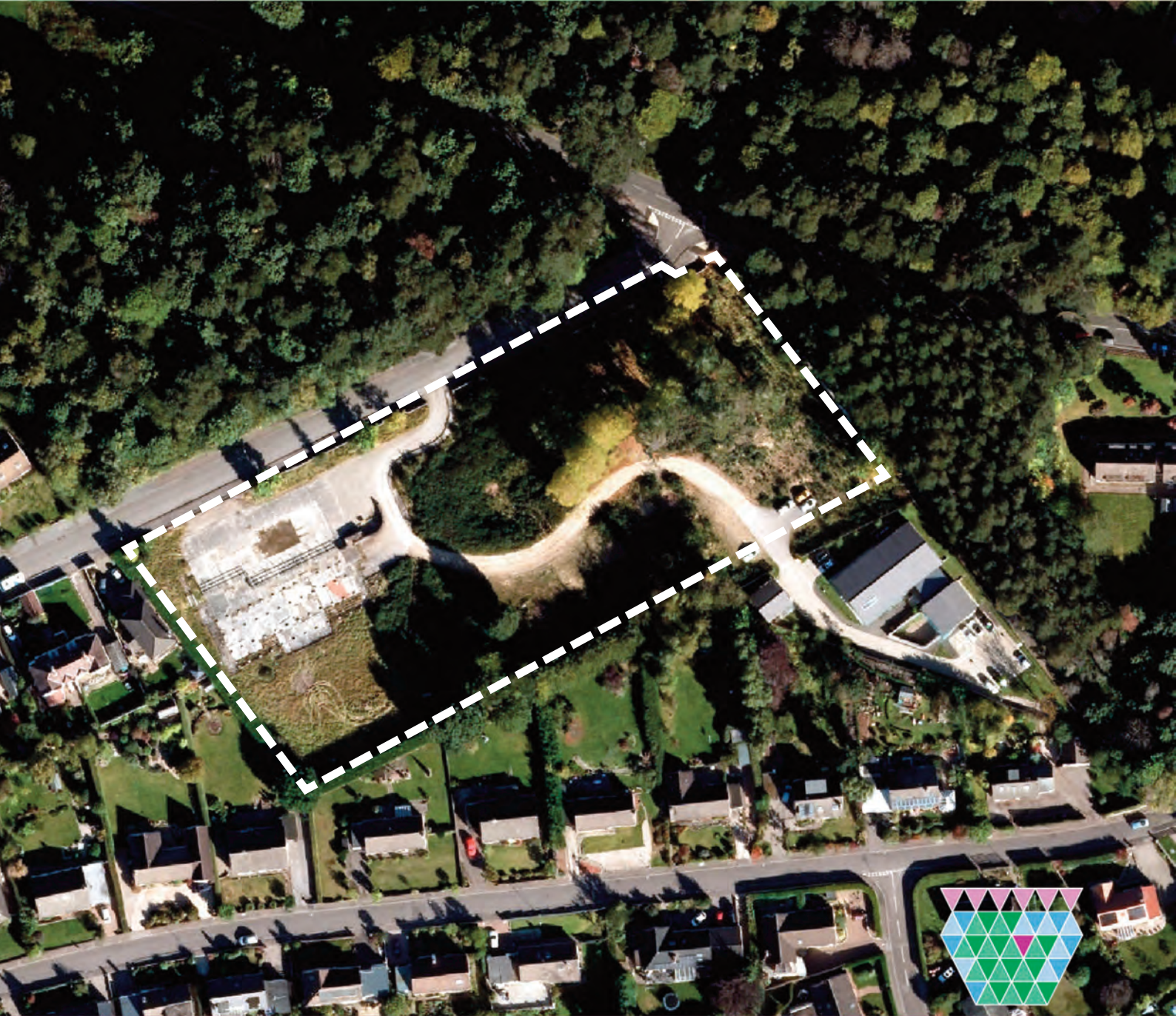


PLANNING AND DEVELOPMENT SERVICE
AUGUST 2017



DEVELOPMENT BRIEF

R13 HAMILTON DRIVE, ELGIN



R13 Hamilton Drive, Elgin

Introduction

This brief sets out the design principles for the development of site R13 Hamilton Drive in Elgin. The designation text pertaining to site R13 can be found in the adopted Moray Local Development Plan (LDP) at

www.moray.gov.uk/downloads/file100539.pdf

The site has an indicative capacity of 20 houses. The site was previously referenced R14 in the Proposed Plan 2014.

Purpose

This brief sets out the Council's expectations of proposals for this site and the design principles that must be taken into account in its development. The brief is informed by national and local planning and design policy and guidance.

Planning Status

This brief has the status of Supplementary Guidance (SG) and is a material consideration in the determination of planning applications.

Early Design Advice

Developers are encouraged to enter into dialogue at the start of the development process (e.g. prior to the submission of a planning application) to discuss their proposal.

Quality Audit

Developers are required to audit the design quality of their proposal using the Council's Quality Audit which can be viewed at

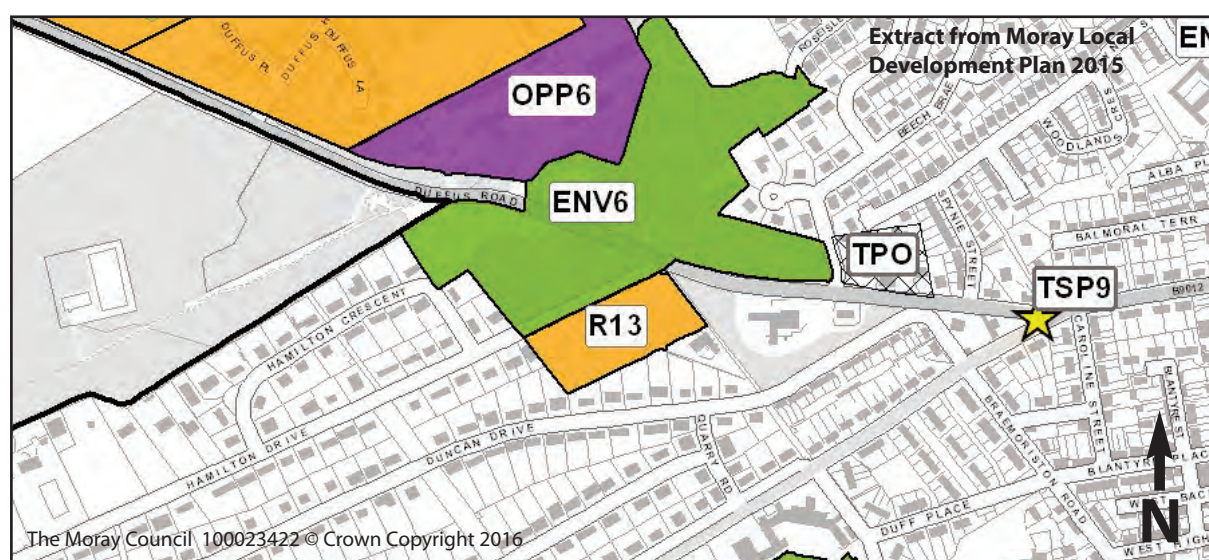
www.moray.gov.uk/designquality

This audit will also be undertaken by the Council and will help inform discussion.



Policy & Infrastructure Requirements

LDP Policy	Policy/Infrastructure	Requirement (based on an indicative capacity of 20 houses)
H8	Affordable Housing (25% of total units)	5 houses
H9	Accessible Housing (10% of private sector units)	2 houses (including 1 bungalow)
E5	Open Space	15% of total area
T2, T5	Transport	Contributions to Elgin Transport Strategy Core Package
T7	Active Travel	Footpath/Cycleway connection to Core Path EG 13.



Developer Obligations

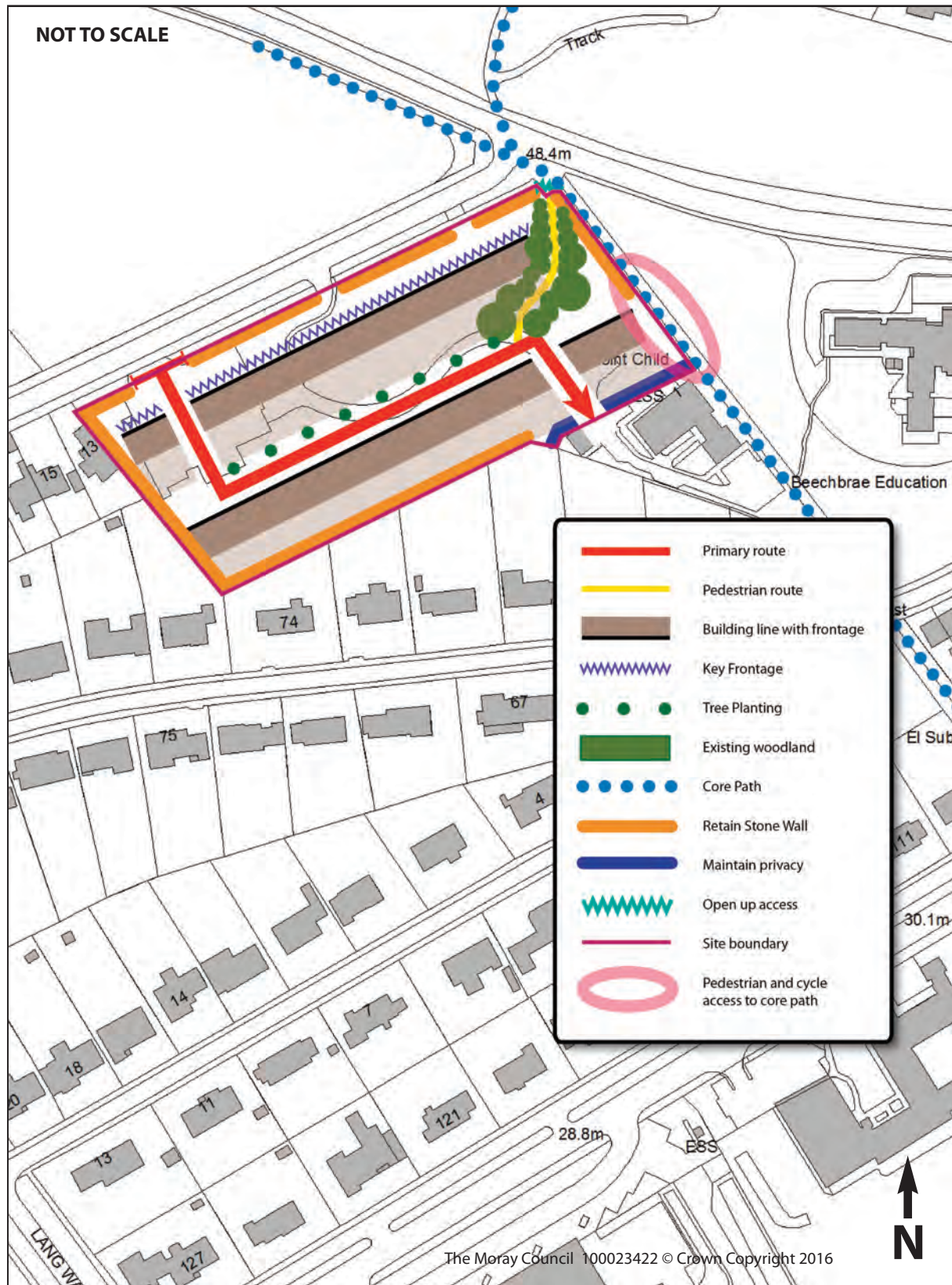
At the time of writing, developer obligations are required to mitigate the adverse impact of this development on education and healthcare facilities and Elgin's transport infrastructure. A contribution is sought toward the extension of Bishopmill Primary School and Elgin Academy, and the expansion of Elgin Health Centre to accommodate 4 additional GP's and support staff, provide 3 additional dental chairs and 1 additional pharmacy, and mitigation measures identified in the Draft Transport Strategy for Elgin.

Developers are advised to consult the Council's Supplementary Guidance (SG) on Developer Obligations which sets out the anticipated infrastructure requirements and associated costs for each LDP site. The SG is reviewed on an annual basis and can be viewed at www.moray.gov.uk/developerobligations.



Development Strategy

The development strategy has been informed by the site analysis shown in Appendix 1.



DEVELOPMENT STRATEGY

Design Concept

Site R13 Hamilton Drive will be prominent in the streetscene when approaching Elgin from the north. The development will take the appearance of bespoke houses set within generous plots set behind a stone wall that runs along Hamilton Drive. The development will create a new frontage along Hamilton Drive. Houses throughout the site will have a building line and height that reflects the existing properties which are primary individually designed houses built in the 1960-70's. Retention of existing trees will form part of the 15% open space requirement.

Access through to the Child Protection Unit (CPU) must be maintained and the privacy of this building must be respected by minimising overlooking. Pedestrian and cycle access should be provided directly onto the Core Path EG13 along the south eastern boundary of the site.



Design Criteria

To deliver the design concept the development must incorporate the following criteria:

Movement

Connections

- One access point for vehicles, pedestrians and cyclists onto Hamilton Drive. Gradient and visibility will require to be addressed to meet National Roads Development Guide (NRDG) and Scottish Government policy on Designing Streets. The access position shown on the concept plan is indicative and the exact location requires to be assessed in terms of gradient and visibility.
- New pedestrian and Cycle access in south east of site directly onto Core Path EG13.
- Open up former access in north east corner for pedestrian and cycle use. Path to be 3m wide.
- Traffic safety must be designed into the development. Street and junction design must take on the principles of the NRDG and the Scottish Government's policy on Designing Streets.
- Routes must be overlooked by houses to provide natural surveillance.
- Pedestrian access to buildings must be provided within the site i.e. the wall on Hamilton Drive must not be punctuated with individual pedestrian gates.

Car Parking

Routes

- Vehicle and pedestrian access to be maintained through the site to the CPU which is situated to the south east of the site.
- One main primary route through site, and if necessary secondary access routes off this to service housing.
- Primary and secondary routes shall vary in surface and texture materials to distinguish the street hierarchy and intended users.
- Potential for shared surface incorporating street design principles from National Road Development Guide e.g. street trees.
- Parking must be within the curtilage of houses, with the majority of this to the side or rear of the building. Car parking must not dominate the street scene.
- Integral and detached garages must not protrude in front of the building line of the house.
- Any courtyard or communal parking areas must be broken up by landscaping to minimise the impact of parking on the street scene.



Buildings/Identity

Legibility

- Buildings in the northern part of the site will front onto Hamilton Drive. A uniform building line and height along this frontage must be maintained.
- Buildings in the remainder of the site will front onto the access road and a uniform building line should be maintained for the majority of the housing.

Block Structure & Size

- Buildings in the upper (north) part of the site fronting onto Hamilton Drive must all be 2 storey's in height. A uniform building height should be maintained along Hamilton Drive.
- Buildings in the remainder of the site can be a maximum of 2 storey's.
- Generously sized plots will reflect the character of the area. In the context of this site generously sized plots are considered to be a minimum of 0.05ha.
- The privacy of the CPU must be maintained by avoiding overlooking and having the gables of neighbouring buildings facing this rather than primary frontages.
- Affordable housing must be integrated within the development.

Boundaries & Edges

- All stone boundary walls must be retained. The stone wall fronting onto Hamilton Drive must be retained and not punctuated by individual driveways or pedestrian accesses.
- Buildings will be set back from the road in accordance with the building line shown with front gardens.
- Hedges or low stone or harled walls must bound the front perimeter of plots where these front onto internal roads.
- Rear boundary of houses in the northern part of site will front onto the internal road. This rear boundary must incorporate low walls or fences which address visibility requirements for rear vehicle access (i.e. in relation to height).

- Boundaries between development plots and existing properties must include planting to provide screening/privacy.
- Developers must satisfy themselves in respect of any legal obligation in respect of boundary maintenance or other burdens on the site.

Key Buildings

- Buildings fronting onto Hamilton Drive must have bespoke individual designs such that each house has its own unique appearance and is distinct from other properties. Whilst these should have an individual appearance they should be two storey and observe a uniform build line along the frontage. The same house type should not be repeated or have simple minor changes made to these e.g. change of door, window or render colour. Buildings can have similar character or theme e.g. traditional character, timber elements etc. but each building must be distinctly different to the others.
- The remainder of the site shall have a variety of house types and designs such that no house type dominates, i.e. no more than 4 of one type across the whole site.

Materials and Detail

- Acceptable materials for buildings –slate or non-profiled slate effect roof tiles, wet dash render, harled, stone and wood.
- Acceptable materials for boundaries – stone walls, harled walls, and hedging. Fencing will only be acceptable where softened by landscaping.
- Buildings must take cognisance of energy efficiency (e.g. glazed south facing elevations to maximise passive solar gain).

Site Photos





Open Space

Open Space

- Houses must front onto open space.
- Open space must incorporate existing mature trees.

Landscaping

- Existing trees must be retained, where possible.
- Tree planting along internal road.
- Trees and soft landscaping must improve biodiversity within the development.
- Trees/shrubs suitable for the site are: common ash, birch, scots pine, willow and rowan.
- A tree survey must be undertaken and a detailed landscape plan must be submitted as part of the proposal. This must set out detail on species type, etc. to ascertain whether the trees proposed are suitable for the locations proposed within the development, and if they are likely to provide adequate foliage within a reasonable time period (5-10) years to deliver their intended purpose.

Sustainable Urban Drainage (SUDS)

- SUDS to be designed into the development from the outset in accordance with CIRIA's The SUDS Manual C753 and The Controlled Activities Regulations General Binding Rules 10 & 11. This should also address any existing surface water issues.
- Careful consideration should be given to surface water flow to ensure neighbouring properties are not put at flood risk.
- Any SUDS pond must be a feature of the development and overlooked by buildings.

Further Considerations

Pre-application/Planning Application Requirements

Applicants are to note the following key requirements as detailed through the development brief:

Pre-application

- Consult Moray Council Development Planning and Facilitation Team, Transport Development Team, and Housing Services together with the SEPA, SNH and Scottish Water at the earliest opportunity.

Full Planning Application

- Design and Access Statement, Quality Audit, Sustainability Statement and Contaminated Land Survey in support of the planning application. Survey work may be required to assess the impact on bats and red squirrels within trees. This list is not exhaustive and other assessments may be required.
- Access requirements: Gradient and visibility will require to be addressed to meet National Roads Development Guide and the Scottish Government's policy on Designing Streets.

Environmental Considerations

- Development must satisfy the requirements of Policy E2 Local Nature Conservation Sites and Biodiversity and Policy E3 Protected Species of the LDP and the potential need for survey work for bats, red squirrel and breeding birds to ascertain whether the tree(s) contain bat roosts, red squirrel dreys and/or bird nests. Ecological survey work must be carried out at the appropriate time of the year for the species being surveyed, so will require scheduling in advance to avoid delays with planning applications due to incomplete or inadequate survey information. Ground clearance should take place between September and February to avoid bird breeding season. Ground clearance activity is considered to include scrub removal, not just removal of turves to expose soil.

Tree removal should also avoid the squirrel breeding season – where red squirrel are present, tree removal may only be possible between September and November.

- All construction works should be undertaken according to best practice as outlined in the relevant Pollution Prevention Guidelines (PPG's).

CONTACTS

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Appendix 1: Site Analysis



Movement

Pedestrians & Vehicles

- Areas of pedestrian/vehicle conflict at junction of Hamilton Drive/Duffus Road – core path crosses here as well as roadside pavements.
- Core path EG13 is a pedestrian/cycle route to the east of the site – this provides an off road path down the edge of the sites which connects with the network leading to the town centre and passes Bishopmill Primary School. It also connects to woodland paths to the north.
- No opportunity for vehicular through road due to existing development.
- Existing access not surfaced and provides access to CPU.
- Visibility and gradient of access will require to be addressed to meet the requirements of National Roads Development Guide and Designing Streets.
- Old/former access points which are now fenced/gated.
- Bus route on Duffus Road- Stops at Beech Brae Education Centre and entrance to Spynie Hospital, both within 300m of the edge of the site.
- Access to CPU must be maintained.

Buildings/Identity

Heritage

- Former hospital and school site, historic buildings now demolished.

Traditional Built Form/Street Pattern

- Hamilton Drive and nearby residential areas have wide roads with wide pavements.
- Surrounding residential areas large plots with detached dwellings set back from the road behind low walls or hedges.
- More traditional grid pattern layout is some distance to the south east of the site at Bishopmill.
- Areas of woodland to north and east of the site.

Traditional Buildings & Materials

- Mix of housing type in surrounding area, generally individually designed. Predominantly bungalows with converted upper floors and two storey properties with traditional proportions and design.

- Wide mix of materials in surrounding areas- stone, slate, red roof tiles, wet and dry dash, and some wooden cladding.

Visual Connections

- Views south across Elgin from upper/northern parts of the site. Views less prominent as move down the slope.
- Landscaping visually connect to trees/woodland to east and north of site.

Open Space

Landscape Character

- Sloping site, some areas with steeper gradients.
- Scrub gorse covers large proportion of site.
- Group of mature trees mainly located in north east corner of site. Includes what appears to have been an avenue of trees from the historic entrance at the north east corner.
- Mix of boundary treatments – including Leylandii hedge, trees, walls and fencing

Existing Network of Open Space/Green Corridors

- Core path to east of site runs alongside mature trees.
- Woodland which lies outwith site has no paths. Woodland to south of Spynie Hospital includes some walking tracks. Woodland further north (Quarrelwood) good path network.
- Sports areas to south at Elgin Academy and Morriston Playing fields.

Use of Space

- Houses primarily front onto roads.
- Private gardens to the rear of properties.
- CPU located to south east corner of site.

Landscaping (Soft/Hard)

- Surrounding area has a north-south path network between housing with trees and shrubs providing off road routes.
- ENV opposite site – trees and shrubs – no paths/not readily accessible.

Flooding

- Surface water drain to southern boundary of site.
- Sloping site – run off







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