



CAIRNHILL DESIGN PROPOSALS
2010 - 2024

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CHAPELTON

Chapelton will be an enduring and sustainable town. It is set in beautifully rugged Kincardineshire landscape and builds on the architectural and planning traditions of Scotland.

Since 2010 we've been designing Chapelton not only to provide needed housing, but to create a thriving, sustainable community with schools, employment and services matching the local character of Kincardine and Deeside villages.

To achieve this, we studied many traditional Scottish towns and been lucky to have local exemplars including Banchory and Stonehaven on our doorstep.

They all have several common characteristics: compact and walkable, a wide range of housing types and mixed-use property providing employment and services. Usually, there is a limited materials palette but varied street widths which are pedestrian-friendly. The occasional small park or idiosyncratic corner results from the undulating topography, which is never flat, and responds to the 'features on the ground'.

We have woven these elements into Cairnhill in a series of key spaces and character areas which are explained in this book. The design process is not linear, and often need several iterations to find appropriate solutions.

We've included in this book some design sketches and watercolours (not all built) that are influenced by traditional local architecture and urban patterns, and deal with the undulating terrain and sometimes difficult climate. Varied streets, terminated and deflected vistas, greens, pends, wynds and closes are all designed into Chapelton.

From first considering the possibility of founding a new settlement between Aberdeen and Stonehaven, The Duke and Duchess of Fife held a series of Charrettes and workshops in 2010. These produced a masterplan set around Elsick House, the 13th century home at the centre of the estate. The 840-hectare masterplan accommodates 8000 dwellings within 6 neighbourhoods and town centre. The town includes primary schools, a secondary school, shops, employment space and parks.

In 2013, two planning permissions were granted: an outline approval for the initial 4045 homes and the second, a detailed approval for 802 homes within the first neighbourhood: Cairnhill. Construction started the same year.

The direction of construction has run along Greenlaw Road from the rural edge up to the Cairnhill neighbourhood centre at Geddes Square and the primary school. This allows for several delivery partners to work building out the neighbourhood with the least disruption to existing residents as they move into the town.

2024 sees parts of Cairnhill over 10 years old. There are now over 500 dwellings, 13 commercial spaces, 4 parks, a community building and allotments.

This is a young place with a growing active community. Its streets are bedding in. The trees and hedges, an integral part of the design, are maturing and filling out, providing structure and form. It continues to grow.

Come take a look.



Quarryline Street Design Drawing

STEWARDSHIP

At Chapelton, we are aspiring to lead by example as careful stewards of the environment and the growing place.

Enhancing biodiversity, reducing carbon output and eliminating waste are all part of this work.

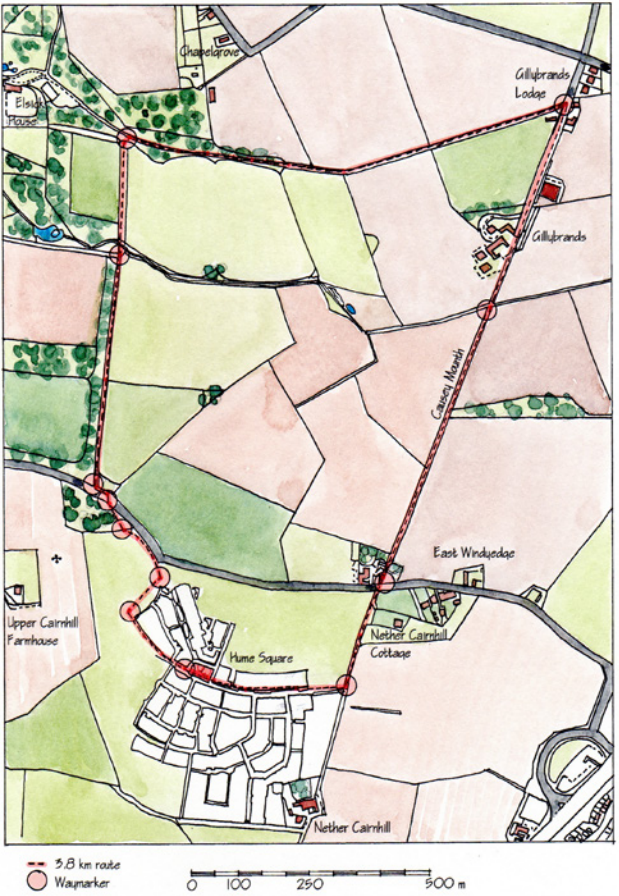
We design around 'features on the ground', retain wildlife corridors through the town, improve riparian corridors on existing watercourses and plant native species to improve biodiversity and encourage wildlife habitats.

The acres of commercial woodland around Chapelton that are managed and replanted with a mix of species which improve biodiversity while providing amenity space for the residents.

The architecture of Chapelton draws from vernacular style, and uses materials that are sensitive to these. This includes slate roofs, painted render walls and timber windows: materials that will age well rather than degrade.

At the same time, the buildings achieve high environmental standards. Houses are timber frame providing energy efficiency and improved speed of construction. Solar panels, carefully located, are encouraged.

The town is subject to a design code which guides proposed changes to the town. This is managed by the Chapelton Community Interest Company.



The Chapelton Trail is an hour-long walk through diverse scenery and habitats, beginning in Hume Square and stretching out into the countryside beyond. It is the first in a proposed series of trails encouraging residents to connect and engage with the wider environment that Chapelton sits in.



Liddell Place Design Drawing

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The full masterplan for Chapelton.

Designed during the Chapelton Charrette in 2010,
following conversations with local authorities,
regional and national bodies, existing nearby
residents.

We designed the masterplan from extensive study
of Scottish towns and villages, from Stonehaven to
Inveraray.



The 2024 masterplan of Cairnhill – the first neighbourhood being built at Chapelton.



Walk from the Rural Edge (T2) at the Causey Mounth,



through the quieter residential Sub-Urban (T3) streets,



to the denser, terraced General Urban (T4) housing at Liddell Square,



and up to the mixed use Neighbourhood Centre (T5) at Geddes Square.



Cairnhill Transect

We designed Chapelton using a transect.

This is based upon the valley section designed by Patrick Geddes, who is renowned for his pioneering urban planning work prior to formal planning systems.

Geddes was a local from Deeside who worked in Stonehaven.

Different parts of the transect are defined by the architectural form, density and use: terraced or detached, one-storey or three-storey, mixed use or just residential.

Pends, Wynds and Closes

Street design varies across the town and throughout the zones of the transect.

Pends, wynds and closes are traditional Scottish street types: all different, small streets within a block. These may or may not be designed for car access. They can be pleasant and intimate environments, featuring shared gardens or other spaces, while creating shortcuts through the town.

Chapelton is designed accordingly with pends, wynds and closes throughout the town, with many houses designed specifically for use in these types of environments.

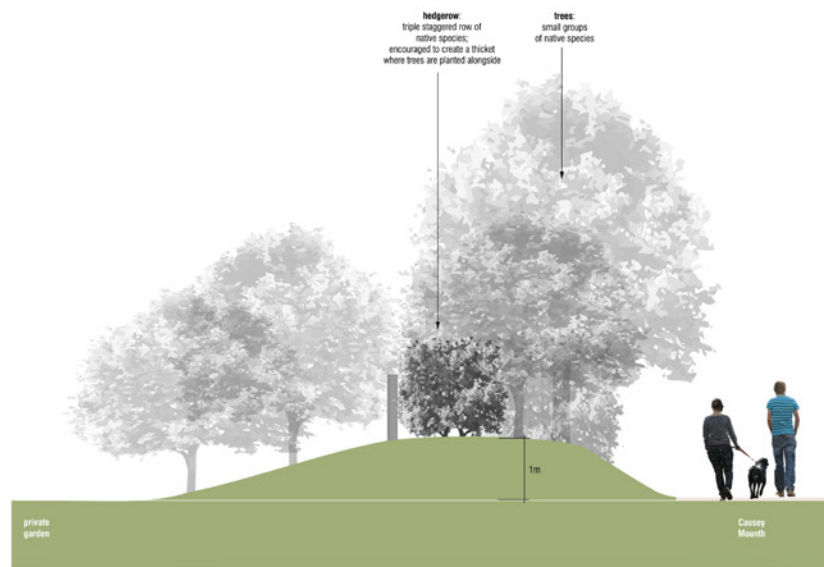


I. The Community Wood

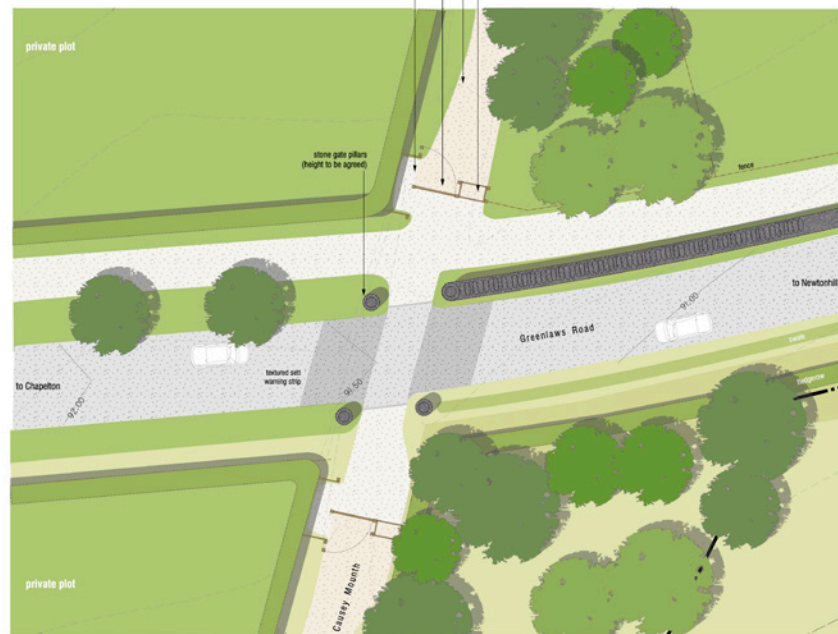
All residents are invited to plant a tree in the community wood. A very long term project, this will grow to form a native woodland with diverse tree species around open grassland. It is beginning to provide some shelter as part of a green corridor defining the approach to Cairnhill.

- KEY**
- Existing tree planting
 - Proposed future community planting: native broadleaf woodland species planted as 40-60cm cells by new residents in blocks of 300 to 500 cells (depending on number of participants)
 - Mixed thorn hedge with post and wire fence
 - Wildflower meadow grass mix
 - Informal mown grass paths

open views to east
courtesy of Janet Benton



PLAN
1:200 @ A3



Planted bund provides screening to the rural edge, which is defined on Greenlaw Road by granite sett rumble strips and the Chapelton sign.



2. The Rural Edge

The Causey Mounth, an ancient drove road, forms the eastern boundary to Chapelton. Marking the arrival into Cairnhill, it defines the change of character from the rural edge into the town. It is lined with native species hedgerows and copses of trees, reflecting what is found typically in the Aberdeenshire countryside.

Journeys from the A92 pass the bus interchange, new roundabout and cycle path leading west into Cairnhill.

Here, inside the Chapelton sign, the built form is low density: large plots with steadings.





CHAPELTON / F. ELICK



3. Hume Square

Chapelton's first green, completed in 2017.

It marks the beginning of a more urban environment, with two-storey terraced housing on three sides and a path running north through to Ashley Lane.

It is also home to the first commercial units in the community, including the Brae café, and nursery school.

The square is encircled by distinctive white flowering cherry trees.



2012



4. The Lanes

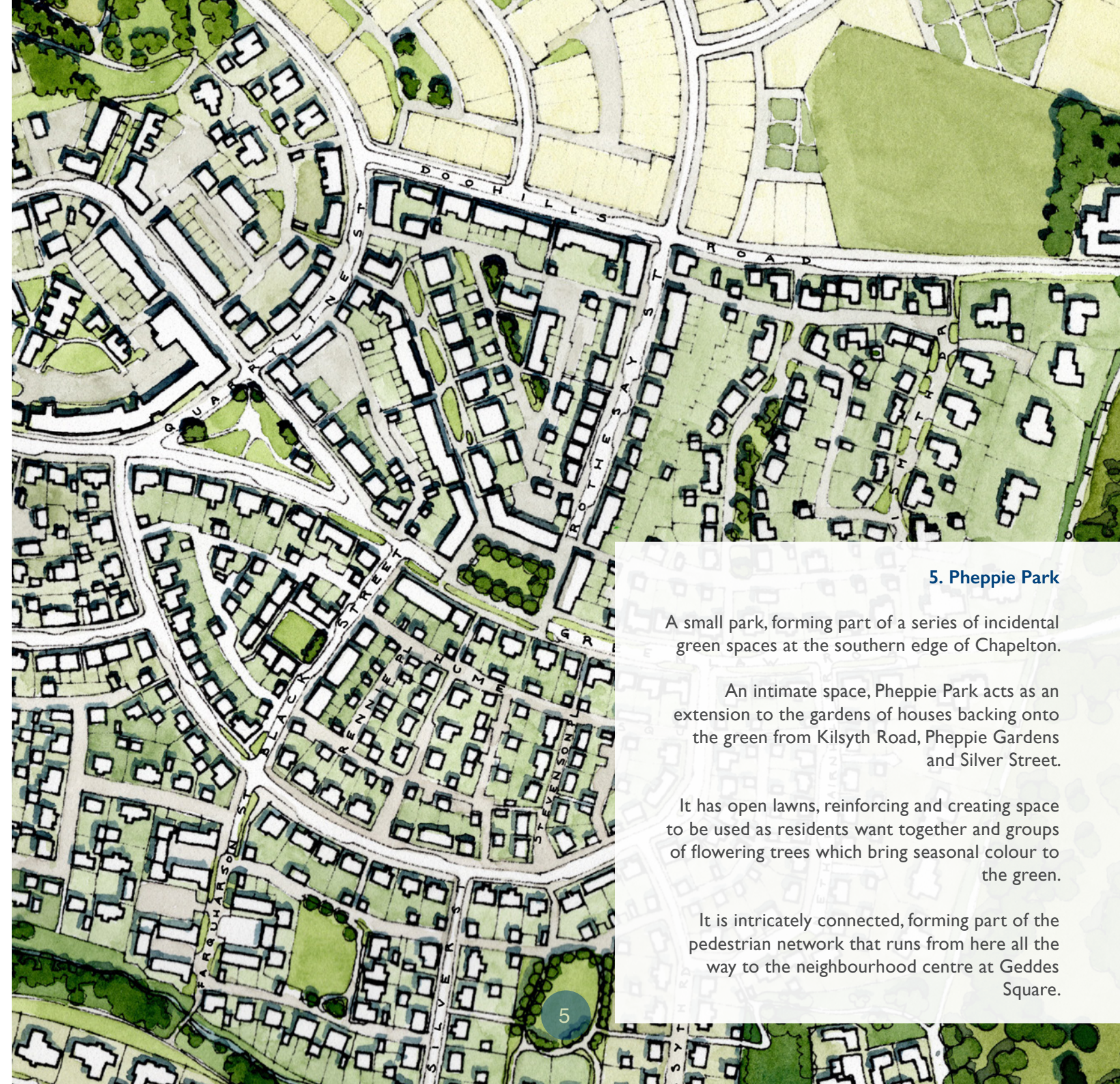
Reflecting a lost art of building traditional back lanes, these are pedestrian-friendly shared surfaces which accommodate parking.

These lanes increase density, take cars off main streets, creating nice routes for people to walk through.

Buildings are oriented to overlook from all directions, to create spaces where people can linger or children can play.



2016



5. Pheppie Park

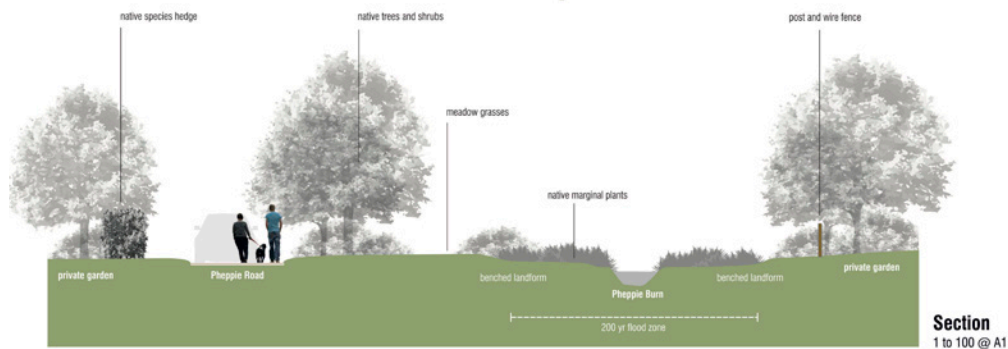
A small park, forming part of a series of incidental green spaces at the southern edge of Chapelton.

An intimate space, Pheppie Park acts as an extension to the gardens of houses backing onto the green from Kilsyth Road, Pheppie Gardens and Silver Street.

It has open lawns, reinforcing and creating space to be used as residents want together and groups of flowering trees which bring seasonal colour to the green.

It is intricately connected, forming part of the pedestrian network that runs from here all the way to the neighbourhood centre at Geddes Square.

5



6. Pheppie Burn

A riparian corridor, part of the wider 'blue-green' network at Chapelton and used for the management of flood water, the enhancement of riparian habitats and as corridors for people on foot and bicycles to enjoy.

The eastern part of the Burn is undergoing naturalisation (rewilding), with a new more natural alignment and swathes of native planting.

The Burn will green up in the next few years, and will settle in and mature over the next decade.

6

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Red dashed line]	CC covering boundary	[Green circle]	PROPOSED COPSE PLANTING	[Green circle]	PROPOSED TREE PLANTING
[Blue line]	Proposed realigned toe flow channel	[Green circle]	Native marginal species planted in single species groups of 1, 5 or 7	[Green circle]	Proposed native tree species planted in 10-200mm width
[Blue line]	Proposed toe flow channel	[Green circle]	Native marginal species planted in single species groups of 1, 5 or 7	[Green circle]	Proposed native tree species planted in 10-200mm width
[Blue line]	Proposed toe flow channel	[Green circle]	Native marginal species planted in single species groups of 1, 5 or 7	[Green circle]	Proposed native tree species planted in 10-200mm width
[Blue line]	Proposed toe flow channel	[Green circle]	Native marginal species planted in single species groups of 1, 5 or 7	[Green circle]	Proposed native tree species planted in 10-200mm width



7. Wolrige Gardens

Part of the series of green spaces connecting southern Cairnhill, this is a small green enclosed by a group of cottages.

This is an example of reacting sensitively to commercial aspects of development as we moved across the site: retaining the original design intent while bringing more dwellings into the neighbourhood.

Houses front onto the green which has an oval of level lawn surrounded by wildflowers, and groups of decorative trees that include Cherry and Small Leaved Lime.



8. Farquharson Street Cottages

One- and two-bedroom cottages which are set in traditional almshouse arrangements in contrast to the informality of Wolrige Gardens.

They are organised around intimate garden courtyards which have a simple formal character.

Planting can provide privacy when mature, managed by residents of each cottage.



2015



9. Moray Place

A shared-surface street with an informal green responding to an awkward topography.

The informal nature of the street is reflected by the varied house types and selection of materials: bungalows and mews houses, sometimes clad in timber and porches with knotted columns, for example.

On the outer edges of the neighbourhood, Moray Place is lower density (T3) with generous lawns, trees and shrub planting.



P E R S P E C T I V E 6 A - 0 0 2



10. Rothesy Street

A traditional, formal street leading north from Hume Square, with groups of Whitebeam trees that frame a distinctive view north to the open countryside.

Approaching from the east into Cairnhill, Rothesy Street marks a transition into a more urban (T4) environment: tighter built form, consistent setbacks, frontages onto the street, clear plot boundaries, and two-storey houses all clad in render.



2015



11. Bunting Place

A broad, tranquil car-free street leading from Hume Square northwest to the Cairnhill parks and the primary school.

In contrast to Rothesay Street, it is a green street with a distinctive landscape character created by lawns, wildflowers, hedging and flowering trees. It has been a pilot project for grass and wildflower management at Chapelton.



12. Quarryline & Liddell Park

A focal space for community within Phase I centred around Liddell Park. Here, The Hut – Chapelton’s first community hall and home to the Chapelton Community Interest Company – a retirement community at Landale Court, toddler playground and commercial spaces meet.

Liddell Park has open lawns and trees plus the informal playground. When complete, it will be enclosed on all three sides by houses as well as Landale Court.



VIEW D



2016



13. Landale Court

A retirement village with apartments, cottages and houses arranged around a series of small community gardens.

Responding to a taxing topography, this is a network of different scales and characters that residents can use as they wish, including allotment, gym, grassed amphitheatre.



14. The Boxes at Chapelton

A temporary hub for small businesses. This creates opportunities for startup businesses to establish at Chapelton which may become candidates for leases once more permanent retail space is built.

COMMUNITY AT CHAPELTON

The buildings, the streets, the parks are the raw materials of a place.

What people do with these raw materials is what makes a place special.

There is an energy produced in Chapelton, brought by the pioneering people who have decided to come and live here and make it home — and the Chapelton Community Interest Company's enthusiasm and ability to facilitate.

This appears on a daily basis in the cafe, The Hut, or Patey Park as much as anything formal, but there are a growing number of planned community events which demonstrate this rare Chapelton energy.

Alongside the Chapelton Trail and the Community Wood (above), a few examples are the:

- Chapelton 10km Run
- Chapelton Bike Ride
- Quarterly Farmer's Markets
- Allotments
- Yoga at The Hut and – to particular enjoyment –
- Chapelton's Scarecrow Festival.



15. Geddes Square

A formal, mixed use square inspired by traditional Aberdeenshire village greens such as Monymusk and Stonehaven.

It is mostly defined by three-storey terraced buildings that give the square an intimate human scale and proportions.

This will be the neighbourhood centre at Cairnhill, with shops, offices, a civic building, open space for markets, the green and the primary school.



16. Burgess Park

An intimate park enclosed by metal railings and surrounding on three sides by two storey single family homes.

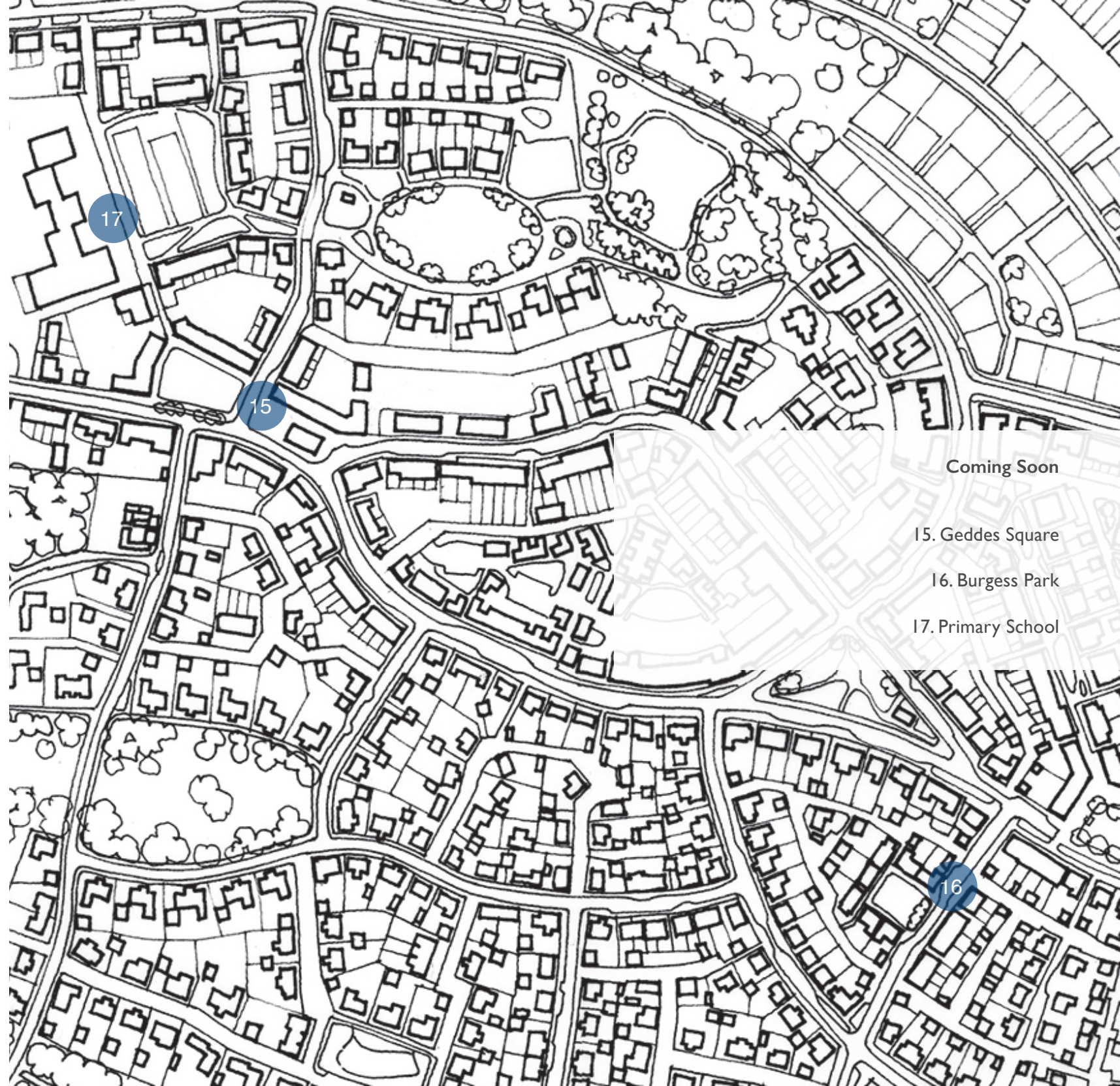
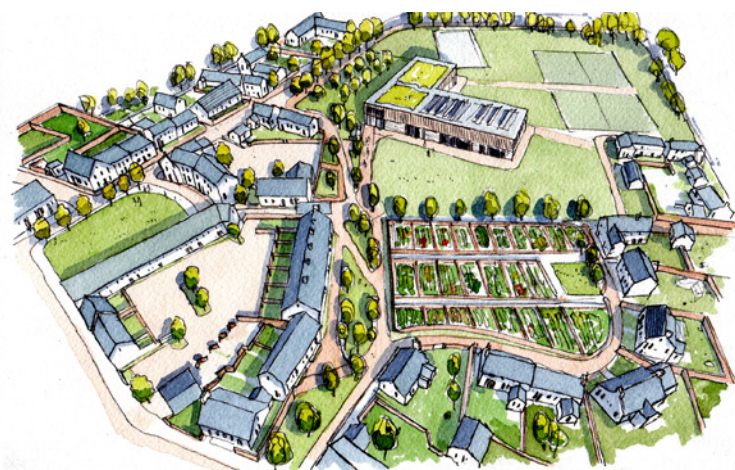
The park pushes out into Black Street, providing traffic calming. This is reinforced by the trees planted along the eastern edge of the green which are visible coming along Black Street.



17. Primary School

A 3ha site located next to Geddes Square as part of the neighbourhood centre in western Cairnhill.

The school is a key part of a major north-south green corridor linking the Pheppie Burn in the south to the Elsieck Burn further north.



Coming Soon

15. Geddes Square

16. Burgess Park

17. Primary School

Come back soon.
Thank you.



Watt Green Design Drawing

