

IMAGINE UDNY: Spatial Masterplan

Developing a future vision for Udney



January 2019





IMAGINE UDNY: Spatial Vision Report

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This document is to be read in conjunction with the Imagine Udny Community Action Plan, which outlines the engagement process and resulting actions identified, and the Appendices document, which contains a record of supporting material and findings from the Imagine Udny Charretteplus® process.

This spatial vision report details the evolution of Imagine Udney and identifies and outlines the significant projects which emerged from the workshops in 2018.

Introduction

The Imagine Udney charrette process was a series of community conversations and workshops where locals were encouraged to come together to discuss and share ideas for the future of the Udney area – with a particular focus on Pitmedden, and the need for community facilities. It is an initiative of the Udney Community Trust and was delivered by the charity PAS.

Building on previous research, the aim of the project was to gather the views of residents, young people, local groups, charities, local businesses, landowners, developers, the Council, and others, to share ideas, set priorities and create a shared vision for the area.

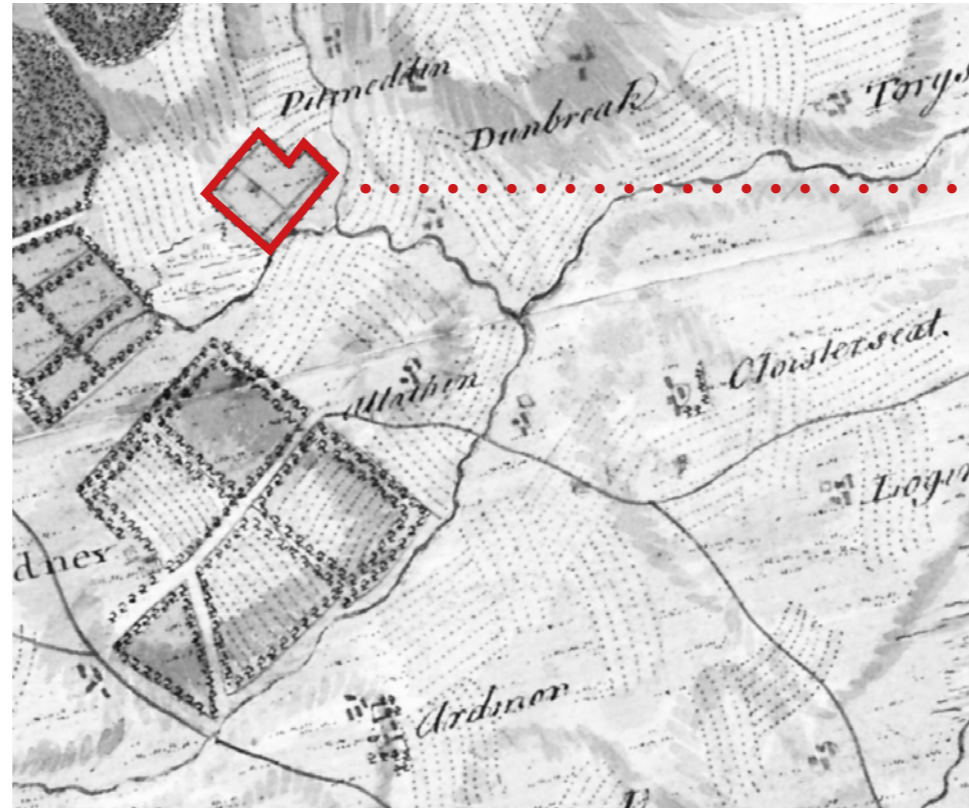
A number of proposals came out of the Imagine Udney process and those that were considered priorities are set out in the following pages as distinct location focused projects. The other projects and ideas that were identified are listed alongside the priority projects in the supporting Imagine Udney Community Action Plan.

This plan begins by setting out the context of Imagine Udney, then provides an over-arching Vision & Strategy, and Spatial Masterplan which is used to bring together the various priority projects. These projects are then detailed on individual project sheets.

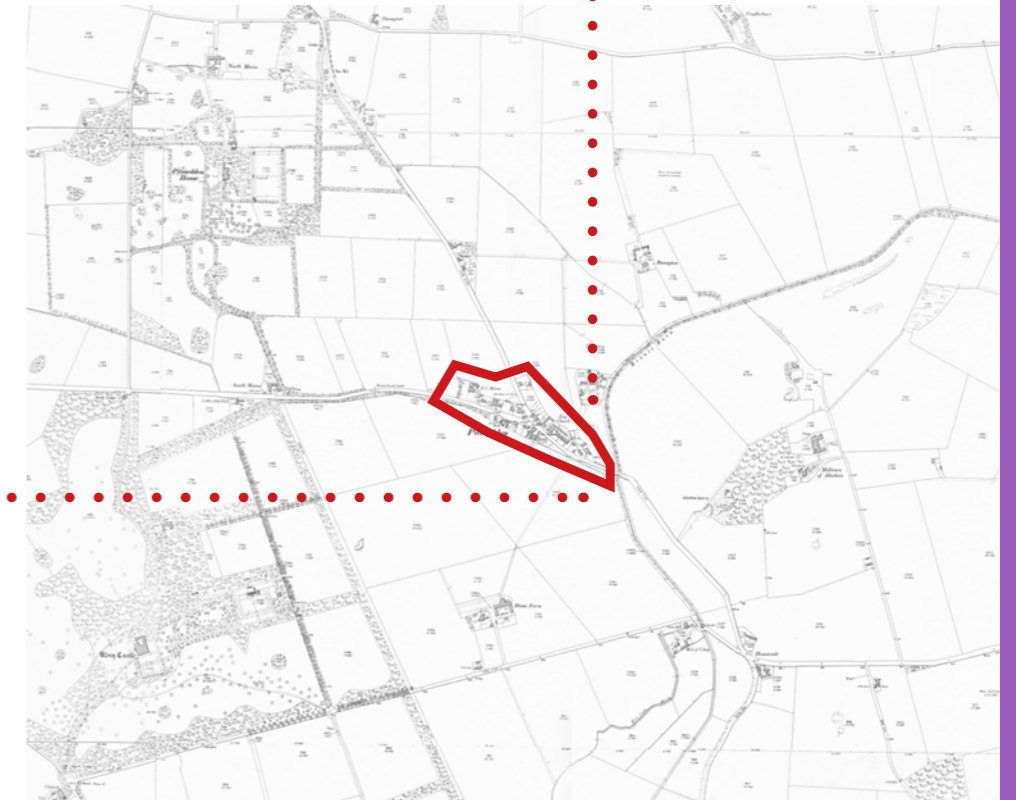
2 Udney in Context

Udney (pop. 2242) is a parish in the Formartine district of Aberdeenshire, and consists of the rural settlements of Hattoncrook, Pitmedden and Udney Green. The largest of these, Pitmedden (pop. 1444), is approximately 15 miles north of Aberdeen, and is notable for the extensive National Trust for Scotland owned garden and estate that surround Pitmedden House. Given Pitmedden's proximity to Aberdeen, it is a commuter village with high rates of car ownership and private housing.

Udney Community Trust, who commissioned this work, had identified that there were particular challenges for the future of Pitmedden. These relate to physical issues such as two busy roads passing through the village, pressure for new development, and the disjointedness of community spaces and facilities. However, Pitmedden is closely related to the wider community of Udney, providing a wider range of facilities and services than in the other Udney villages. It was therefore important to the Trust that Pitmedden should not be looked at in isolation. In some cases the themes which emerged through the process relate to this wider Udney context, others relate more specifically to Pitmedden.



OS One-inch Scotland, 1885-1903



3 Vision and Strategy

AIM

The aim is to grow Pitmedden in a considered and self-determined way to create a sustainable and well-connected Udney with a strong sense of community and identity.

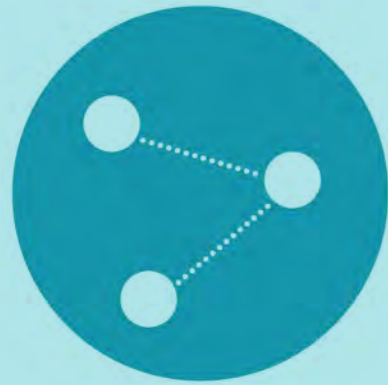
VISION

Pitmedden is welcoming and accessible, integrated and interconnected, active and dynamic, community driven and a physically and mentally healthy place.

SETTLEMENT STATEMENT

That Pitmedden develop and grow with a focus on two spatial nodes of activity:

1. The central Pitmedden School and Pitmedden Hall (known as Pitmedden Central)
2. The area surrounding the Haddo Medical centre, and areas adjacent to the B999 towards Milldale.



CONNECTIVITY objectives

To improve health and well-being, biodiversity, and access to and from the village, path network and beyond

PRIORITIES

- Bring together paths through a strategic approach.
- Improve accessibility for all - specifically for people with disabilities and those with dementia.
- Improve road / pedestrian safety by considering pedestrian priority and traffic calming measures; link improvements to the introduction of a new central square (traffic and public realm improvements).
- Improve public transport.
- Support sustainable active and motorised travel.
- Improve parking.



COMMUNITY FACILITIES Objectives

To facilitate and encourage community/ social interaction, health and well-being

PRIORITIES

- Create one place/hub which is multipurpose, multifunctional, multigenerational, flexible and owned by the community.
- Repurpose Pitmedden Village Hall for all generations
- Purchase land surrounding village for the community to develop themselves – and foster relationships between business/developers and the community.
- Provide adequate children's and young people's outdoor play facilities for present and future Pitmedden.
- Improve and better use existing local facilities.
- Encourage economic and social sustainability to help build community capacity, skills and resilience. Promote fairtrade, local food, and natural produce.
- Improve public safety.



VILLAGE IDENTITY Objectives

To enhance the village centre and surrounds, and give it a distinct identity and sense of arrival

PRIORITIES

- Create a new public central square 'show stopper' to make the village centre recognisable.
- Create a sense of arrival.
- Develop a Green Network to improve outdoor use of greenspaces, biodiversity, flood mitigation.
- Celebrate the history of the Udney region.
- Pride in place.
- Promote an area identity and plan for village growth.

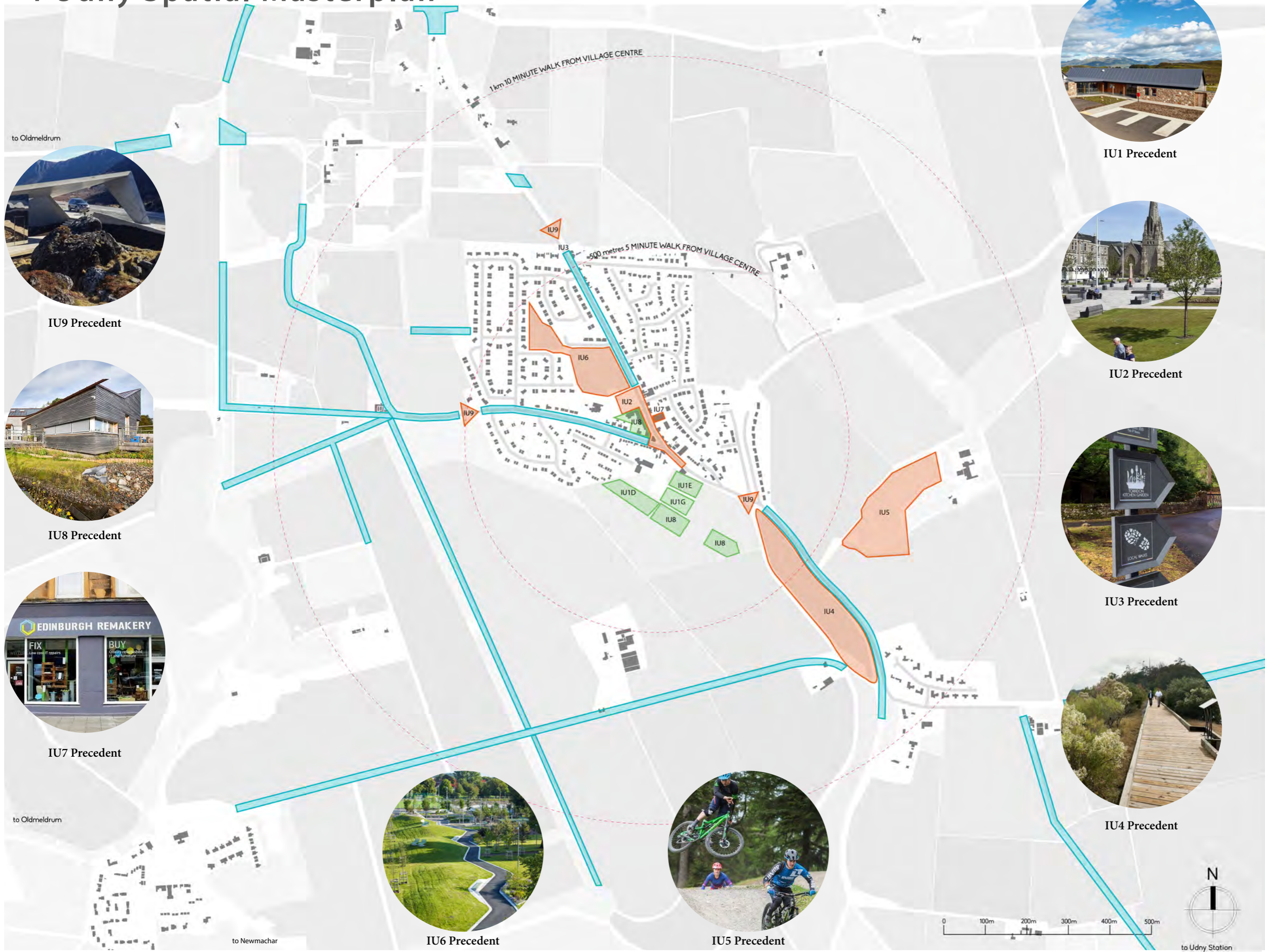
4 Udney Spatial Masterplan



Imagine Udney

SPATIAL MASTERPLAN PROJECTS

- IU1 Potential locations for new Community Hub - IU1D, IU1E & IU1G
 - IU2 Central Village
 - IU3 Connectivity Projects
 - IU4 Pitmedden Green
 - IU5 Quarry Park
 - IU6 Central Parks
 - IU7 A Repurposed Pitmedden Village Hall
 - IU8 Potential locations for new community school
 - IU9 Pitmedden Gateways
- Distance from village centre



IU9 Precedent



IU8 Precedent



IU7 Precedent



IU6 Precedent



IU5 Precedent



IU1 Precedent



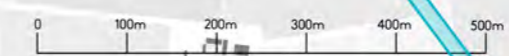
IU2 Precedent



IU3 Precedent



IU4 Precedent



NB: This map shows the priority projects only. Other projects and initiatives gathered from this process are outlined in the supporting Imagine Udney Action Plan.



Project
IU1 - Community Hub

Proposal
The community has identified two possible locations for a new hub:

1. A site to the west of Haddo Medical Centre (Site D), currently classed as agricultural. This site sits within a Aberdeenshire Council preferred development site (FR007) and could accommodate a community hub as part of wider housing development.

Size: The land area is potentially large enough for the full mix of uses envisaged, including a possible new school development.

Ownership: The landowner could potentially sell/transfer the land to the community.

Site Access/Issues: Boundary watercourse requires buffer strip, along with sufficient drainage. No immediate access to site, although this could be provided through new development, or access through vacant land north of the existing Medical Centre. Car parking to be provided through existing provision at Haddo Medical Centre.

Context: The site links well to both a community and council preference for activity in the south of Pitmedden village.

2. A combination of two possible development sites. The existing site allocated to community use by Aberdeenshire Council (Site E), and an expansion site for Haddo Medical Centre (Site G). It is envisaged that the Medical Centre would then utilise vacant space northward or westward (following adjacent FR007 site development) for expansion.

Size: The combination of these two sites is proposed to address deficiencies with the size of the allocated site (Site E), with the incorporation of the two sites being seen as sufficient for the full mix of uses envisaged. The site would possibly not allow any new school development.

Ownership: The allocated site (Site E) is already vacant for use as a community hub, however the expansion site (Site G) would have to be acquired from the privately owned Medical Centre.

Site Access/Issues: Adjacent watercourse requires buffer strip. Access to site could be provided through existing Medical Centre, or new Milldale development. Car parking to be provided through existing provision at Haddo Medical Centre.

Context: The site links well to both a community and council preference for activity in the south of Pitmedden village.

The following uses have been suggested for a new community hub:

- Multi-purpose hall for sport and event space (e.g. badminton, netball, basketball, table tennis, pool, discos, dances, parties, church hall & facilities)
- Fitness studio / gym / community cinema / youth-family café / storage facilities (e.g. chairs/tables) / changing rooms / office space (including central info point) / library / kitchen (for cookery classes and hub use) / allotments / post office

Key Delivery Partners

Community
Landowners
Aberdeenshire Council

Timescale

Medium

Imagine Udney Project 1 - Community Hub



Precedent example 1 - Muir of Ord Community Centre, Scotland



Precedent example 2 - Cumbernauld Community Enterprise Centre, Scotland



Precedent example 3 - New Mains community hub, Wishaw, Scotland



Precedent example 4 - An Crùbh, Skye, Scotland

Imagine Udney Project 1 - Community Hub



Proposed Option D



Proposed Option G + E

--- Proposed Potential Haddow Medical Centre Expansion



Project
IU2 - Central village

Proposal
Low/Medium/High interventions across the central area of Pitmedden - defined as 'just south of the entrance to the medical centre, next to Trust office, and just beyond the pedestrian crossing at the Co-op:

- **Low intervention:** pedestrian crossings (opposite primary school, and between church and medical centre), speed reduction measures, disabled access, bike lockers, seats/benches, electric charging points, coloured surface changes opposite Co-op, bins, move recycling bins to car park opposite Co-op, loading bay only opposite Co-op, organise school parking better, provide disabled car parks, improve disabled access to school, improved lighting for public/personal safety, improve existing pedestrian crossing by Co-op (coming from south parked cars obscure co-op side of crossing).
- **Medium Intervention:** provide new parking at the 'hub' (by Haddo medical centre), reduce parking at school, BBQ, provide village centrepiece (bandstand idea), raised table at three-way junction and most of the above.
- **High Intervention:** remove school (and reconfigure whole area where school used to be), provide parking behind new buildings and most of the above.

Key Delivery Partners

Community
Aberdeenshire Council
Living Streets
Central Aberdeenshire Access Panel
Sustrans

Timescale

Medium

Imagine Udney Project 2 - Central Village



Precedent example 1 - Jubilee Square, Leicester, England



Precedent example 2 - Guitrancourt, France



Precedent example 3 - Helensburgh, Scotland



Precedent example 4 - Borken, Germany

Imagine Udney Project 2 - Central Village (Low Intervention)



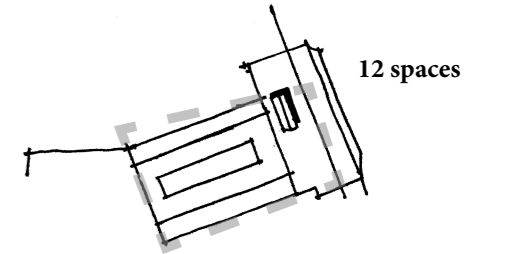
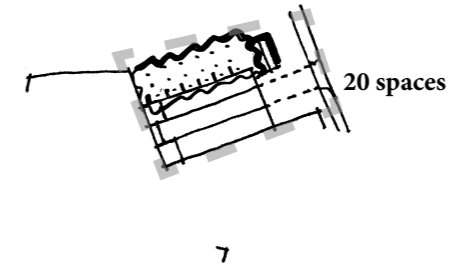
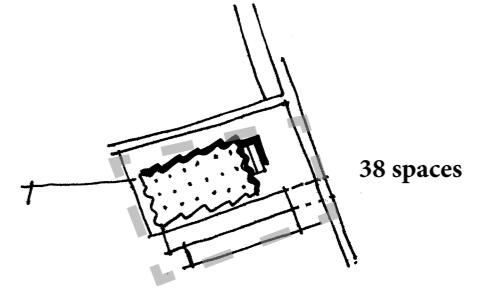
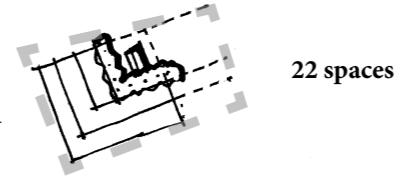
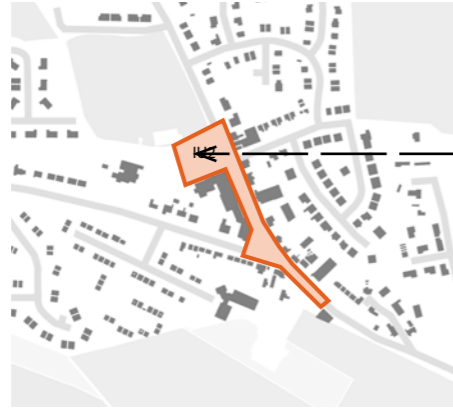
Existing



Proposed - Low Intervention



Imagine Udney Project 2 - Central Village (Med Intervention)



Optioneering exercise: Existing Village Centre Parking
A series of design option exercises was considered as part of the engagement process, testing different arrangements of car parking within the village centre at the existing school site. The options were guided by a range of parameters which were identified and expressed through the Imagine Udney conversations.



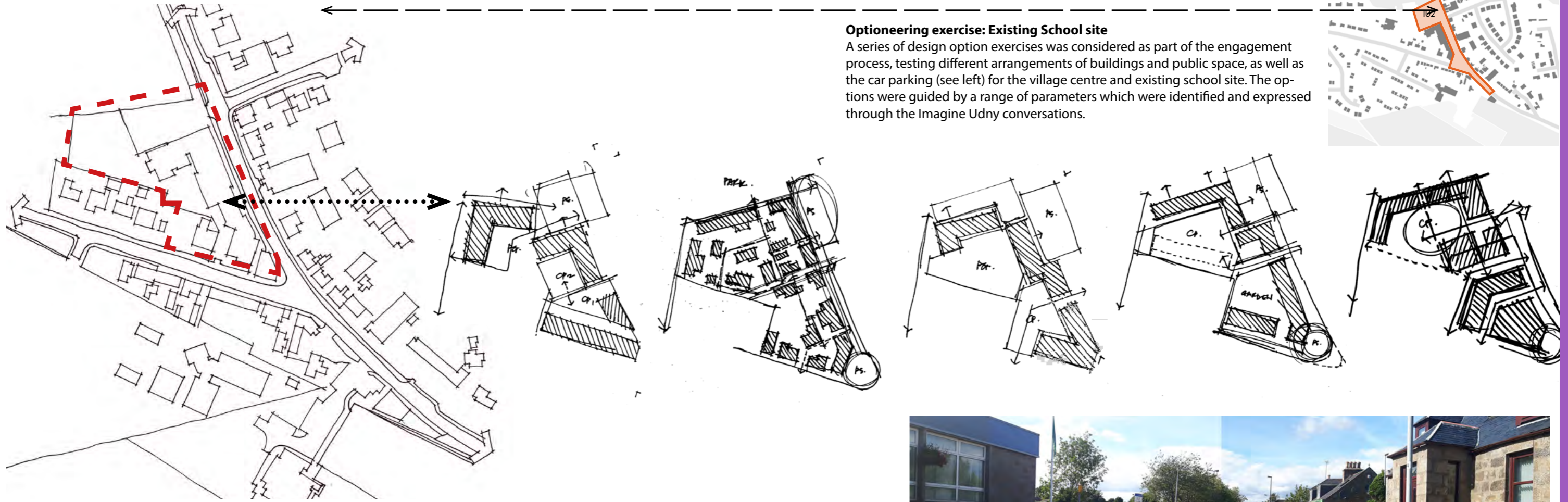
Proposed - Medium Intervention

Imagine Udney Project 2 - Central Village (High Intervention)

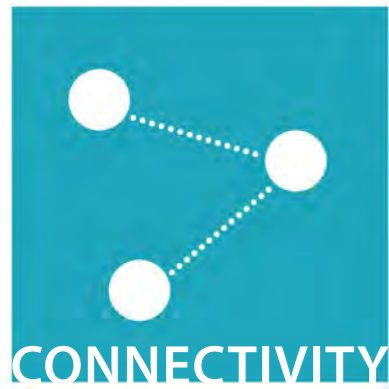


Optioneering exercise: Existing School site

A series of design option exercises was considered as part of the engagement process, testing different arrangements of buildings and public space, as well as the car parking (see left) for the village centre and existing school site. The options were guided by a range of parameters which were identified and expressed through the Imagine Udney conversations.



Proposed - High Intervention



Project
IU3 - Connectivity Path Network

Proposal General

- Create a path network map (listing local attractions) and use websites/apps/QR codes to promote it.
- Introduce comprehensive and improved directional signage (produce wayfinding strategy and implement). Old signage may need expanding/maintained.
- Create dedicated cycling trails for functional journeys and recreation.
- Establish pedestrian crossings at approaches in village and Pitmedden Primary.

Path Projects - (Refer to Path Network Plan)

- Connect North Mains Farm's path to Pitmedden Garden (via Formartine Football Club).
- Improve path between Pitmedden and Formartine United Football Ground (North Lodge Park).
- Improve access for those with mobility issues on path beginning from westerly extent of Pitmedden Village, off Oldmeldrum Rd, to Pitmedden Gardens.
- Establish formal path between Milldale and Udney Green, prioritise Mill Bend section.
- Transform the informal path at SW corner of Pitmedden Garden wooded area into a formal path and tidy up destroyed wall.
- Create a new path from Pitmedden to Formartine & Buchan Way through Milldale (Old Drove Road).
- Create a path to Logierieve [Improve signage between Pitmedden and Tarves/Haddo (Fisher's Walk).
- Reinstate path to Tolquhon Castle.
- Maintain surface on path from South Mains to Bronie Burn.
- Reinstate path from South Mains to Udney Green via Castle.
- Make use of old railway routes (e.g. Formartine & Buchan Way) for walking and cycling, and seats and benches along these paths.
- Create path along western side of burn, south of Milldale View site.
- Utilise old road north east and create path along burn to provide path to Ellon direction, avoiding Coulliehare curves & cross-roads (B999/A920).
- Improve signage between Pitmedden and Tarves/Haddo (Fisher's Walk).

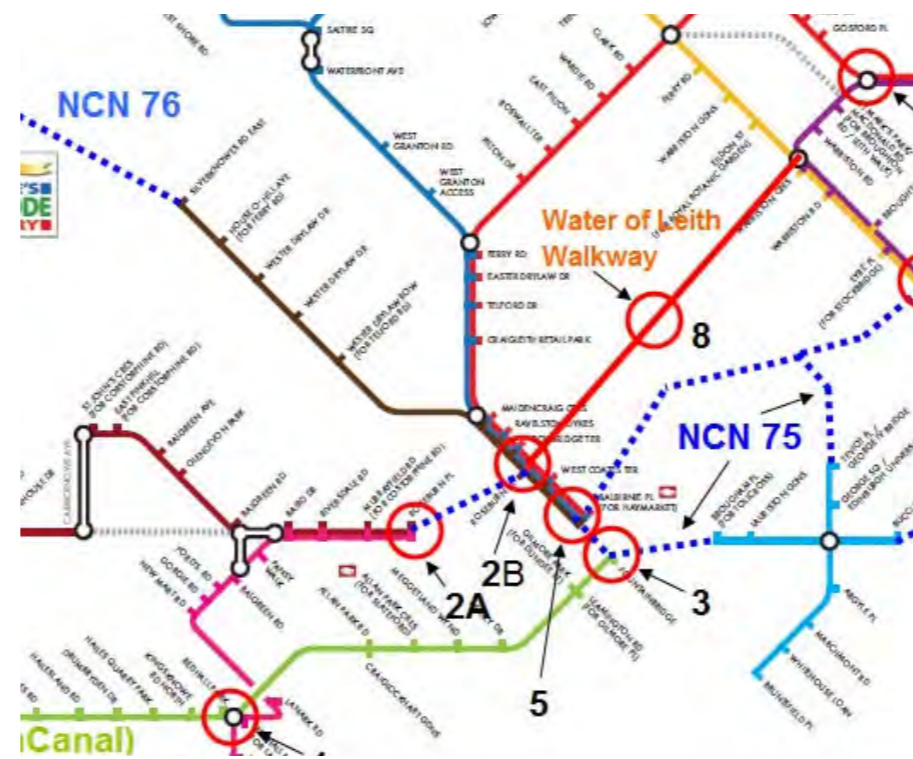
Key Delivery Partners

- Community
- Website owners
- Sustrans
- National Trust for Scotland
- Landowners
- Nestrans
- Scottish Natural Heritage
- Central Aberdeenshire Access Panel

Timescale

Short/Medium

Imagine Udney Project 3 - Connectivity Path Network



Precedent example 1 - Edinburgh Innertube map



Precedent example 2 - Lisbon, Portugal



Precedent example 3 - Torrison, Scotland



Precedent example 4 - Inverness, Scotland

Imagine Udney Project 3 - Connectivity Path Network



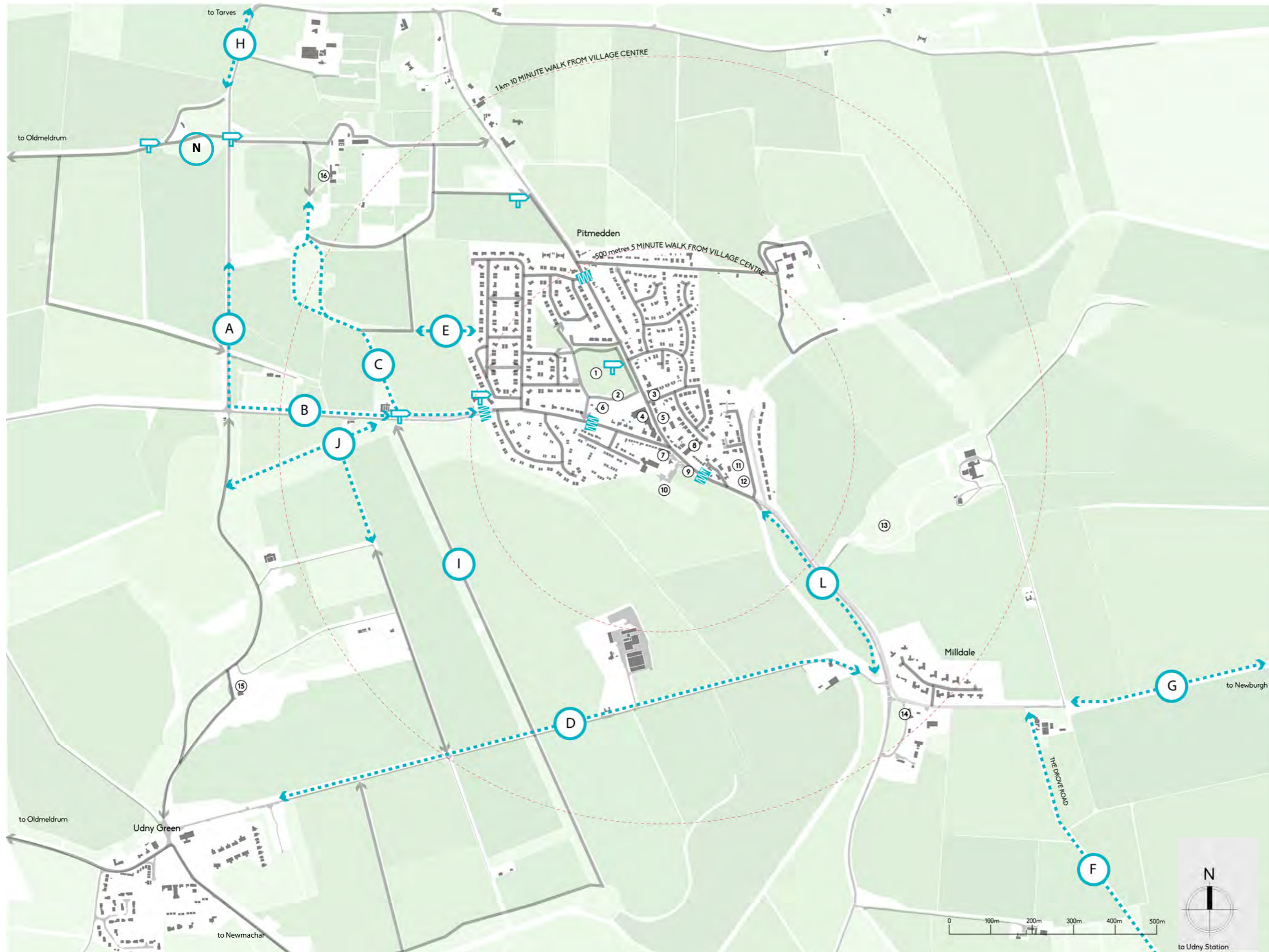
Imagine Udney

Connectivity

- PROPOSED FOOTPATH
- IMPROVED MOBILITY ACCESS
- NEW SIGNAGE
- PEDESTRIAN CROSSING
- TRAFFIC CALMING
- PRIORITY TRAFFIC CALMING ZONE
- SPEED REDUCTION
- ELECTRIC CAR CHARGING POINT
- DISTANCE FROM CENTRE
- EXISTING PATH NETWORK**
 - OFFROAD FOOTPATH
 - ONROAD FOOTPATH
 - NCR 1

KEY POINTS OF INTEREST

- ① PITMEDDEN PUBLIC PARK
- ② SKATEPARK
- ③ COOP
- ④ PITMEDDEN SCHOOL
- ⑤ PITMEDDEN PUBLIC HALL
- ⑥ LINSMOHR HOTEL
- ⑦ THE CRAFT BAR
- ⑧ PITMEDDEN PARISH CHURCH
- ⑨ PITMEDDEN GARAGE
- ⑩ HEALTH CENTRE
- ⑪ BOWLING GREEN
- ⑫ TENNIS COURTS
- ⑬ ALLATHAN QUARRY
- ⑭ COFFEE APOTHECARY
- ⑮ UDNY CASTLE
- ⑯ PITMEDDEN HOUSE





Imagine Udney Project 4 - Pitmedden Green

Project
IU4 - Pitmedden Green

Proposal
Create a new greenspace on the agricultural land adjacent to the B999, at the southerly entrance of Pitmedden Village. This could include:

- Walkways and access from north to south, linking into existing path networks such as the Milldale to Udney Green Path.
- Seating, rubbish bins, and possible picnic areas at nodal points.
- Planting to enhance local biodiversity.
- Signage and education boards referencing local ecology and history.
- Flood mitigation measures e.g. swales, strategic planting.
- Artwork and sculpture.

Key Delivery Partners
Community
Landowners
Aberdeenshire Council
Scottish Environment Protection Agency

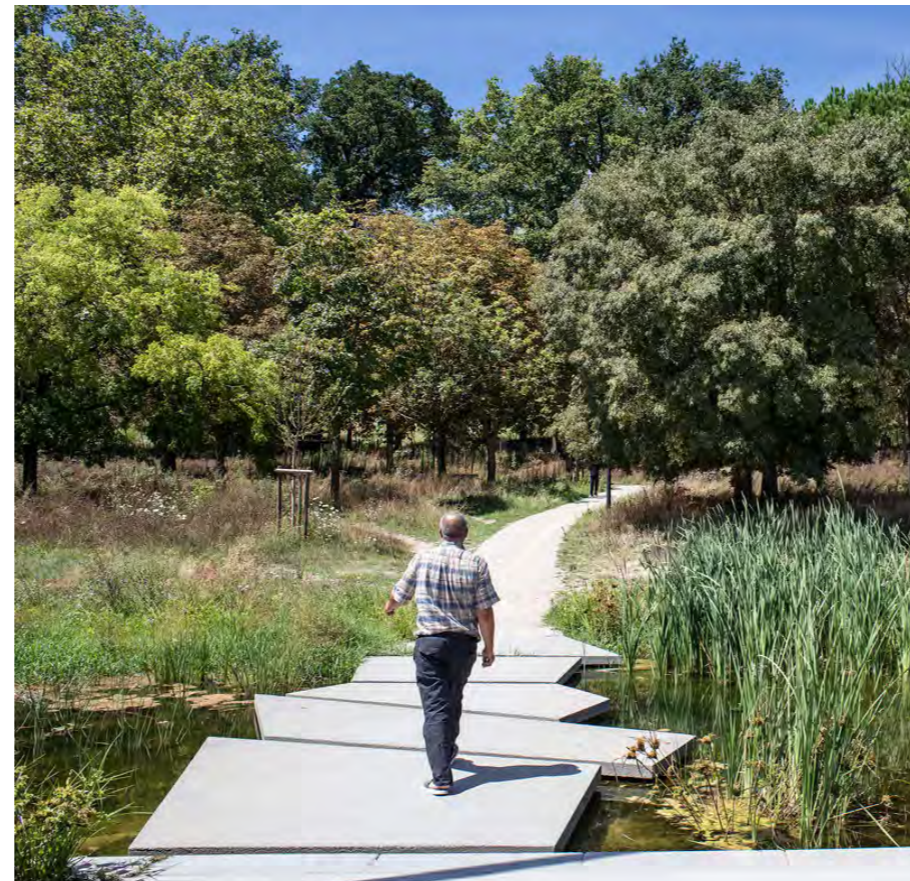
Timescale
Short/Medium



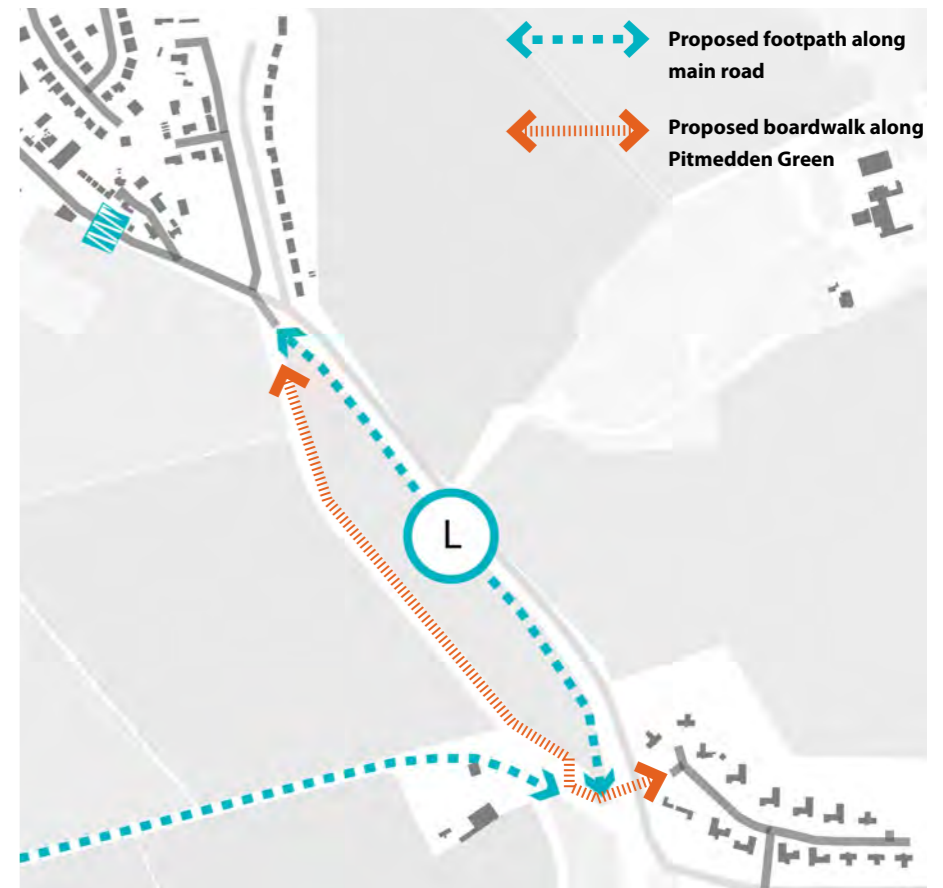
Precedent example 1 - Charlestown, USA



Precedent example 2 - Charlestown, USA



Precedent example 3 - Bellefontaine, Toulouse, France



Pitmedden Green junction and boardwalk connection to proposed path network

Imagine Udney Project 4 - Pitmedden Green



Existing



Proposed



Imagine Udney Project 5 - Quarry Park

Project
IU5 - Quarry Park

Proposal
Re-develop existing quarry site south of village for recreational and small industry use. This could include:

- Development of a recreational park (e.g. BMX / mountain bike park – jump track).
- Development of a storage and community facility at quarry site to east of B999. To include P.U.T. co-op storage area/shed and community business use (to be approx. 20x10m with 3 separate access points).

Key Delivery Partners
Community
Landowners
Aberdeenshire Council

Timescale
Short/Medium



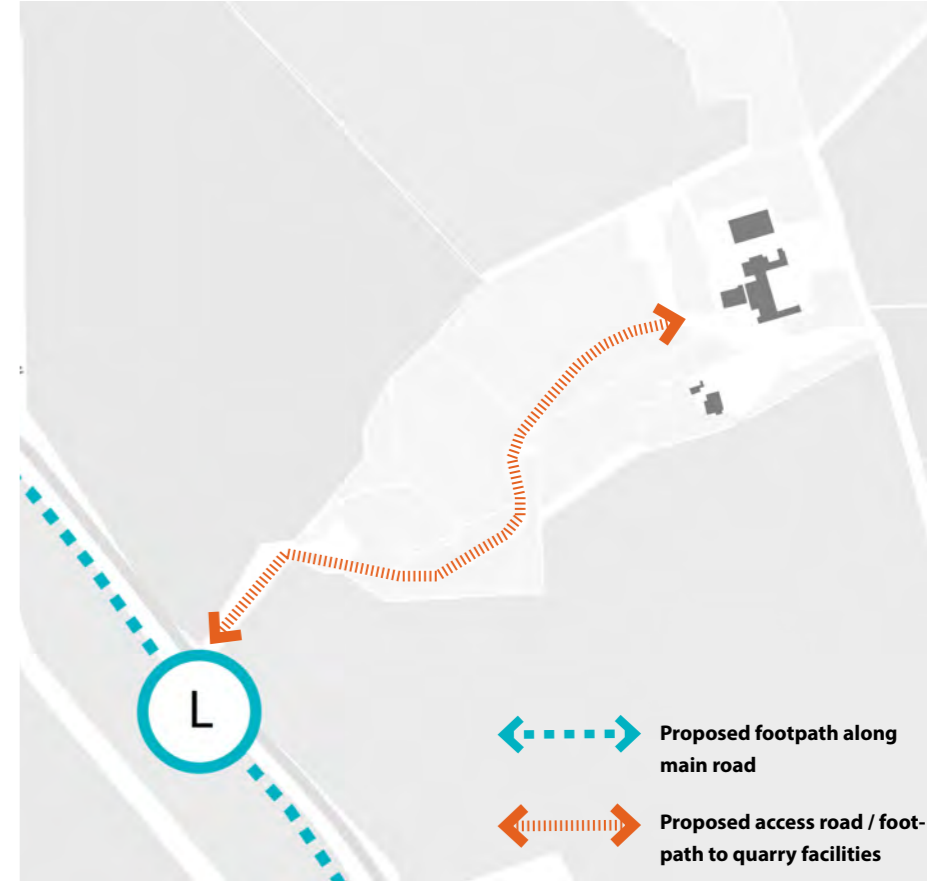
Precedent example 1 - Glentress, Scotland



Precedent example 2 - Skelf Pump Track, Edinburgh, Scotland



Precedent example 3 - Cumbernauld BMX track, Scotland



Quarry Park footpath connection to proposed path network

Imagine Udney Project 5 - Quarry Park



Existing



Proposed



Imagine Udney Project 6 - Central Parks

Project
IU6 - Central parks

Proposal
Create new facilities across both Pirate Park & Pitmedden Park, and improve transition between the two spaces. This could include:

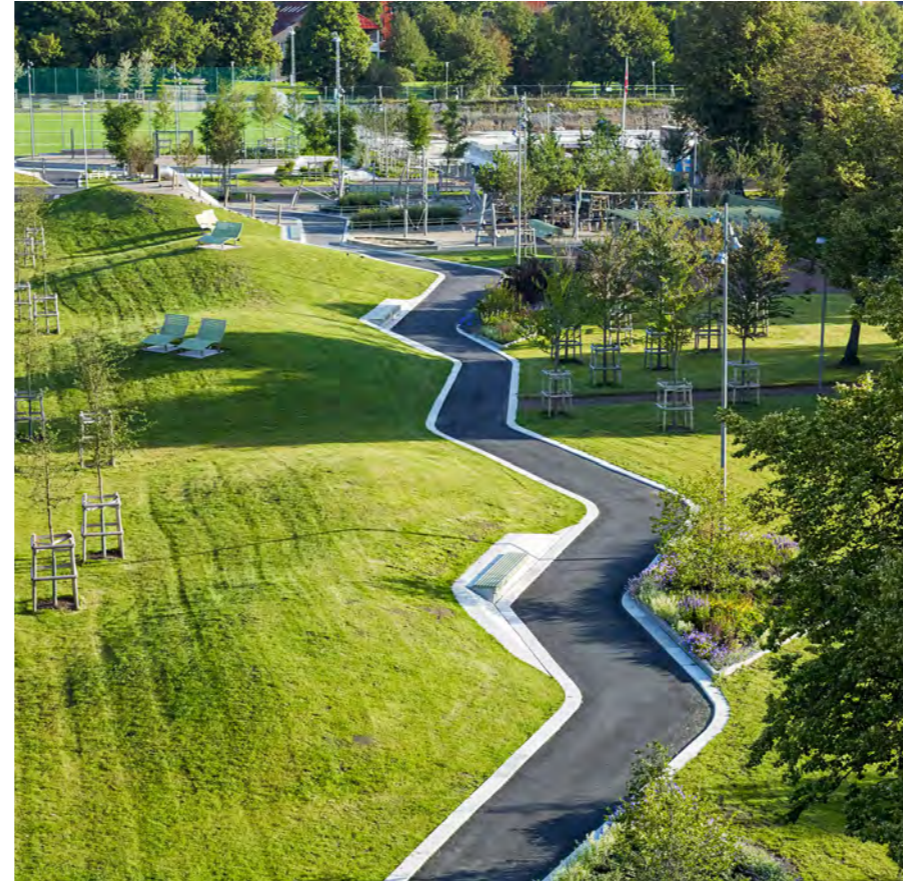
- Consider upgrading Pitmedden park for improved year round football use (e.g. drainage, levelling of land). The further development of this proposal could include the construction of a 4G pitch with lighting.
- Development of a new skate park (e.g. like Oldmeldrum skateboard park).
- Tree buffer planting along northern boundaries.
- Improved connection between parks through selective removal of existing trees.
- New and improved play equipment for Pirate Park.
- Establishment of a new footpath between Wheatland and existing footpath in Pirate Park.

Key Delivery Partners

Community
Sport Scotland

Timescale

Medium



Precedent example 1 - Gothenburg, Sweden



Precedent example 2 - The Hague, Netherlands



Precedent example 3 - Glasgow Clyde College, Scotland



Precedent example 4 - Valley Park, Maidstone, England

Imagine Udney Project 6 - Central Parks



Proposed



Imagine Udney Project 7 - Repurposed Village Hall

Project
IU7 - Repurposed Village Hall

Proposal
To re-purpose Pitmedden Village Hall as a start-up space to encourage local initiatives. Proposals include:

- Refurbish Pitmedden Village Hall.
- Create (short term) an indoor open activity space (Wi-Fi hang out / music space / pool tables / tables tennis – youth).
- Consider providing a 're-makery' business use club.
- Consider providing a men's shed/carpentry studio – perhaps linked to the 're-makery' idea.
- 'Start-up' facilities and advice centre (in conjunction with Scottish Enterprise).
- Use the current Pitmedden Hall as office space to lease back to the council, and possibly construct a mezzanine level.

Key Delivery Partners
Community
Scottish Enterprise

Timescale
Medium



Pitmedden Village Hall interior



Precedent example 1 - Dungarven Men's Shed, Ireland



Precedent example 2 - Renovated warehouse, Ghent, Belgium



Precedent example 3 - Edinburgh Remakery, Scotland



Precedent example 4 - Dovecot Studios, Edinburgh, Scotland

Imagine Udney Project 8 - New Community School



Project

IU8 - New community school

Proposal

Develop a community-led new school facility on:

1. Community acquired land by Pitmedden Green.
2. Community land by linked to new community hub.
3. Existing Pitmedden school site.

For proposals 1 & 2 the existing school building could then be re-purposed for WASP artists, business units and residential. The phasing of construction would be required for option 3. Various investment and funding arrangements could be used to deliver this proposal, one being a possible lease-back arrangement with Aberdeenshire Council.

Key Delivery Partners

Community
Landowners
Aberdeenshire Council

Timescale

Long



Existing - Aerial photograph of Pitmedden school site



Precedent example 1 - Community owned school in Strontian, Scotland



Precedent example 2 - Acharacle School, Scotland



Precedent example 3 - Stromness School, Scotland



Precedent example 4 - Arcadia Nursery, Scotland



Imagine Udney Project 9 - Pitmedden Gateways

Project
IU9 - Pitmedden Gateways

Proposal
To establish gateway/identity installations at the three entrances to Pitmedden.
This could include:

- Producing a 'Welcome to Pitmedden' sign. (local school competition).
- Improvement of the approach through tree and seasonal planting, which may include shrubs, flowers and spring bulbs along roadside verges.
- Use of artwork and sculpture to create visual interest on arrival.

Key Delivery Partners
Community
Landowners
Aberdeenshire Council

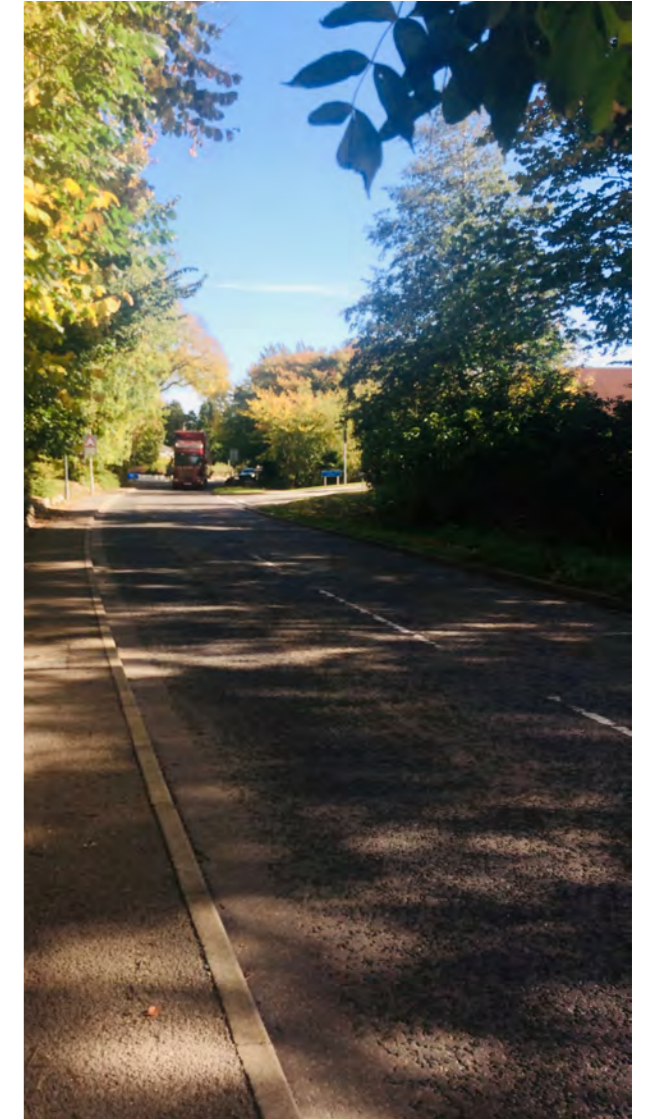
Timescale
Short



North gateway



South gateway



West gateway



Precedent example 1 - Glasgow, Scotland



Precedent example 2 - Portland, USA



Precedent example 3 - Loch Lomond National Park, Scotland



Precedent example 4 - Bohkegeargi Scenic Route Gateway, Norway

The projects in this document should be seen as the start of the Imagine Udney process, with its success dependent on the continued enthusiasm and support of the Udney community. If you want to help realise and deliver any of the ideas or proposals detailed in the action plan then please contact the Udney Community Trust and get involved!



**This report summarises the 2018 - 2019 Imagine Udney Charretteplus® programme.
For more detail on this PAS Charretteplus® process, please contact:
Udney Community Trust (Tel: 01651 843776 / Web: www.udnycommunitytrust.org.uk/)
PAS (Tel: 01312209730 / Web: www.pas.org.uk)**