

Welcome



The purpose of this event is to set out proposals by Carterra Private Equities for a proposed new development at Hill of Rubislaw and to seek your feedback on them.

The proposed development will create a striking landmark building that will not just provide a high quality living environment for future residents but will also become a destination point for people across the city and beyond to celebrate the architecture and its granite heritage.

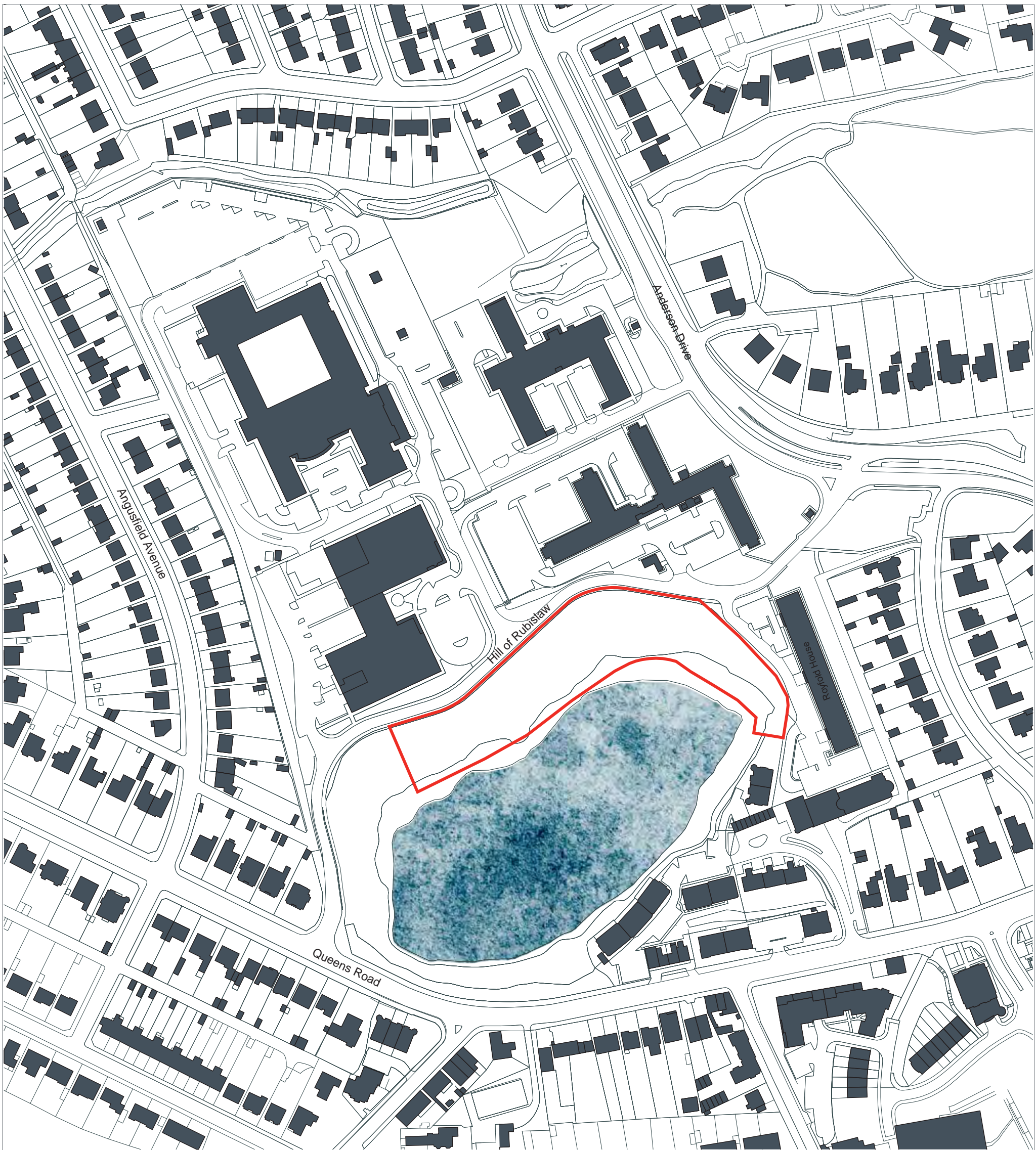
The development will comprise:

- around 300 private rented flats with associated car parking;
- a new bistro, including celebrating the granite heritage of the site;
- a gym;
- a public walkway with viewpoints to the quarry; and
- publicly accessible car club cars, including electric charging points.

The following panels provide more detail on each of these elements, as well as explaining the design concept.

Provision will also be made for affordable housing, other services, and infrastructure as required by the planning authority.

Whilst we are not required by planning regulations to seek public feedback on the draft proposals at this stage, we are keen to hear your views so we appreciate your time in attending today's exhibition. Members of our project team are here to answer any questions you might have, listen to what you have to say and to explain the next stages of the process.



Hills of Granite

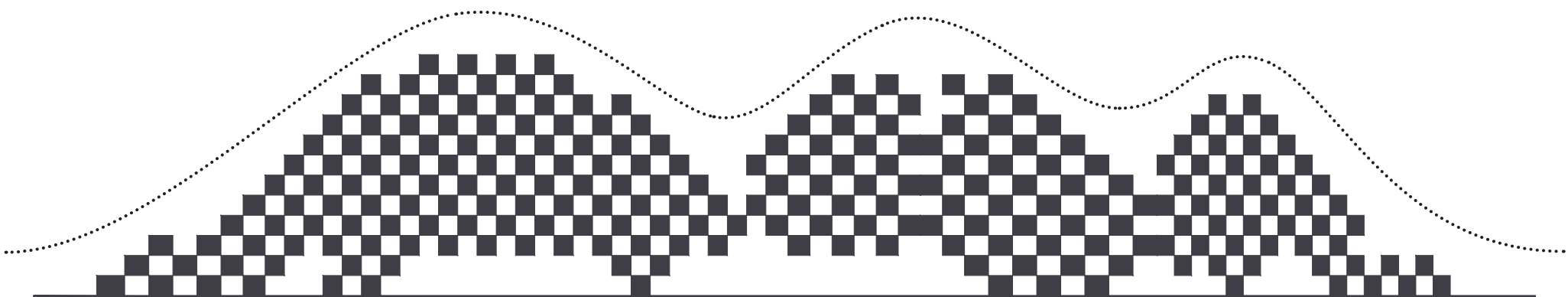
The unique shape of the site was one of main design drivers in the creative process, where the usable depth is severely limited by the edge of the quarry. Design options resulting in a long 'bar-shaped' scheme were intentionally avoided. Inspiration was drawn from natural landscapes such as the Three Sisters of Glencoe, where the profile of the hills is both linear and undulating. The other main design inspiration is to 'stack' the residential units in the same way as the blocks of granite cut from the quarry itself. The resultant of these two ideas is a long stretch of quarried blocks, rolling alongside the precipice they overlook.



Three sisters of Glencoe



Stacked blocks of granite

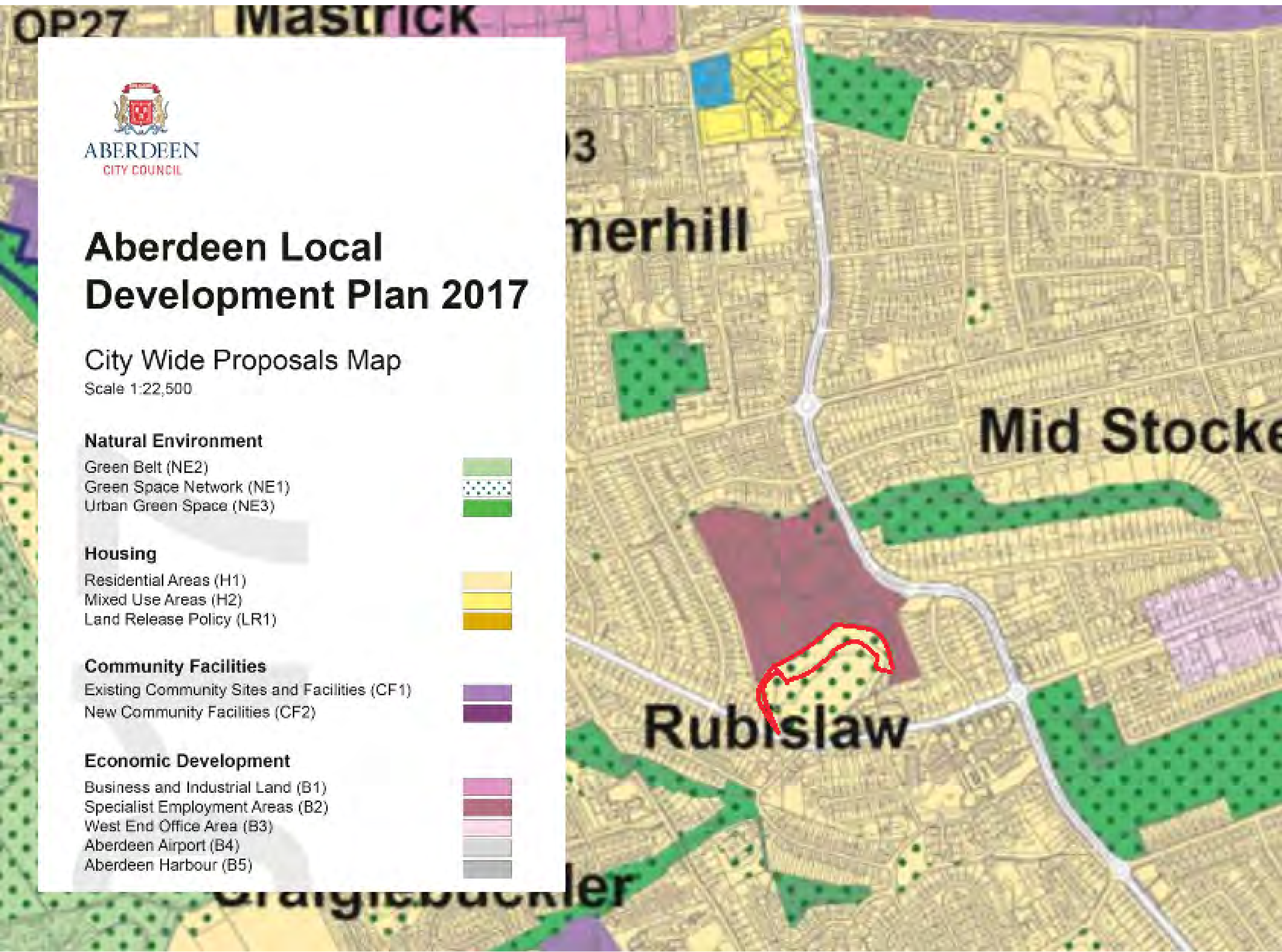


Artist's Impression

Public Access

Until now, views onto the quarry have been restricted to those privileged few living immediately around the perimeter. The new development will provide a public promenade along the edge of the quarry.





Local Development Plan

All planning applications must be determined in accordance with the development plan. In this case the site is designated in the Aberdeen Local Development Plan (2017) as H1 – Residential Areas. That means that proposals for new housing development, such as this, are acceptable in principle, subject to the details of the design.

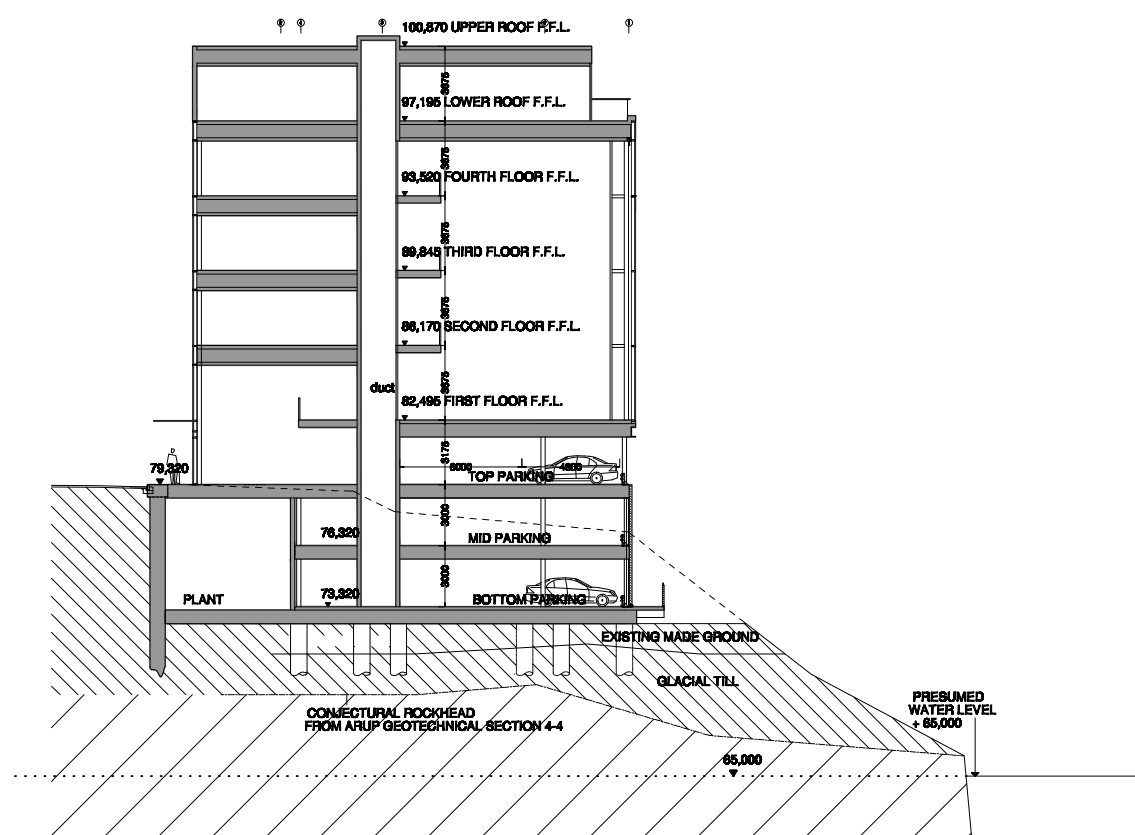
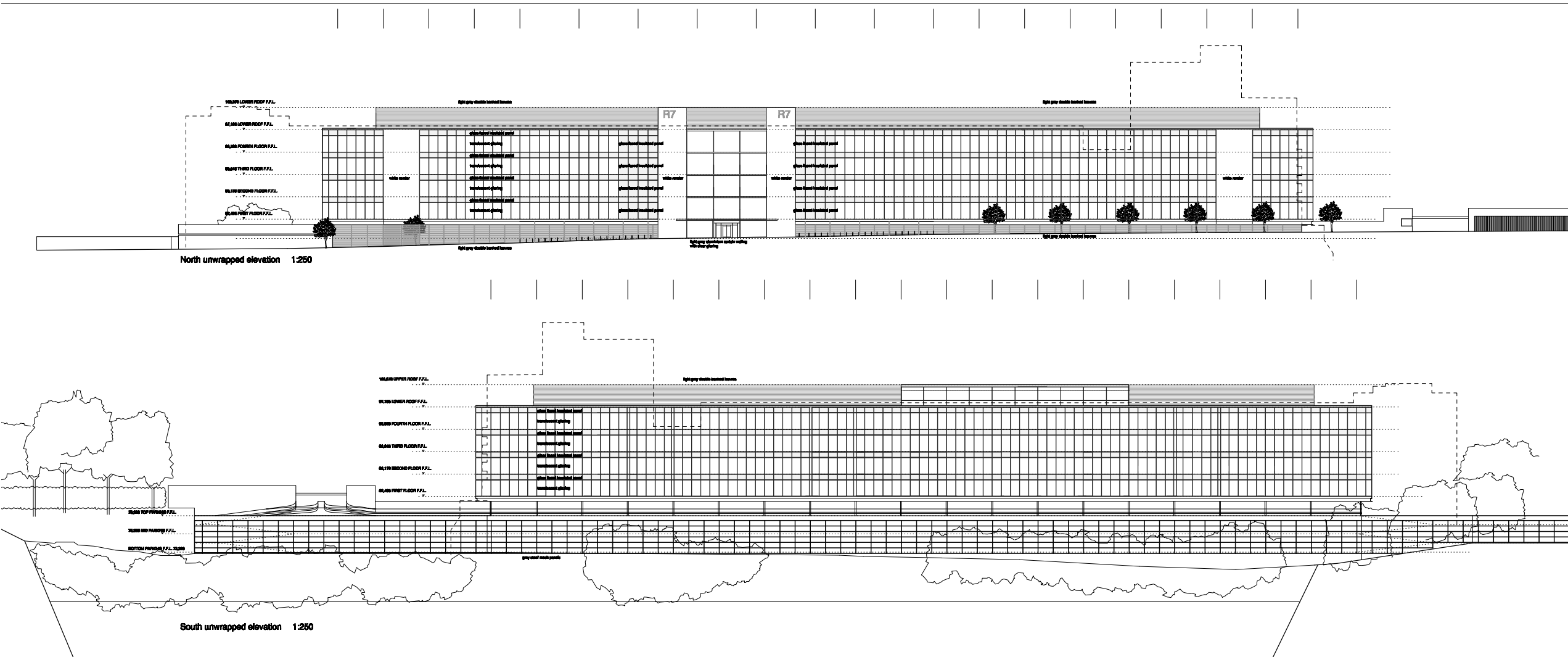
The site is also covered by the Green Space Network Designation (Policy NE1) which means that the value of the green space identified on in the Plan will be protected.

Existing Consents



Office Scheme - 2014

In 2014 consent was issued for a 5 storey development comprising 105,000 sqft of office floorspace with associated new access roads, car parking and landscaping.



Residential Scheme - 2006

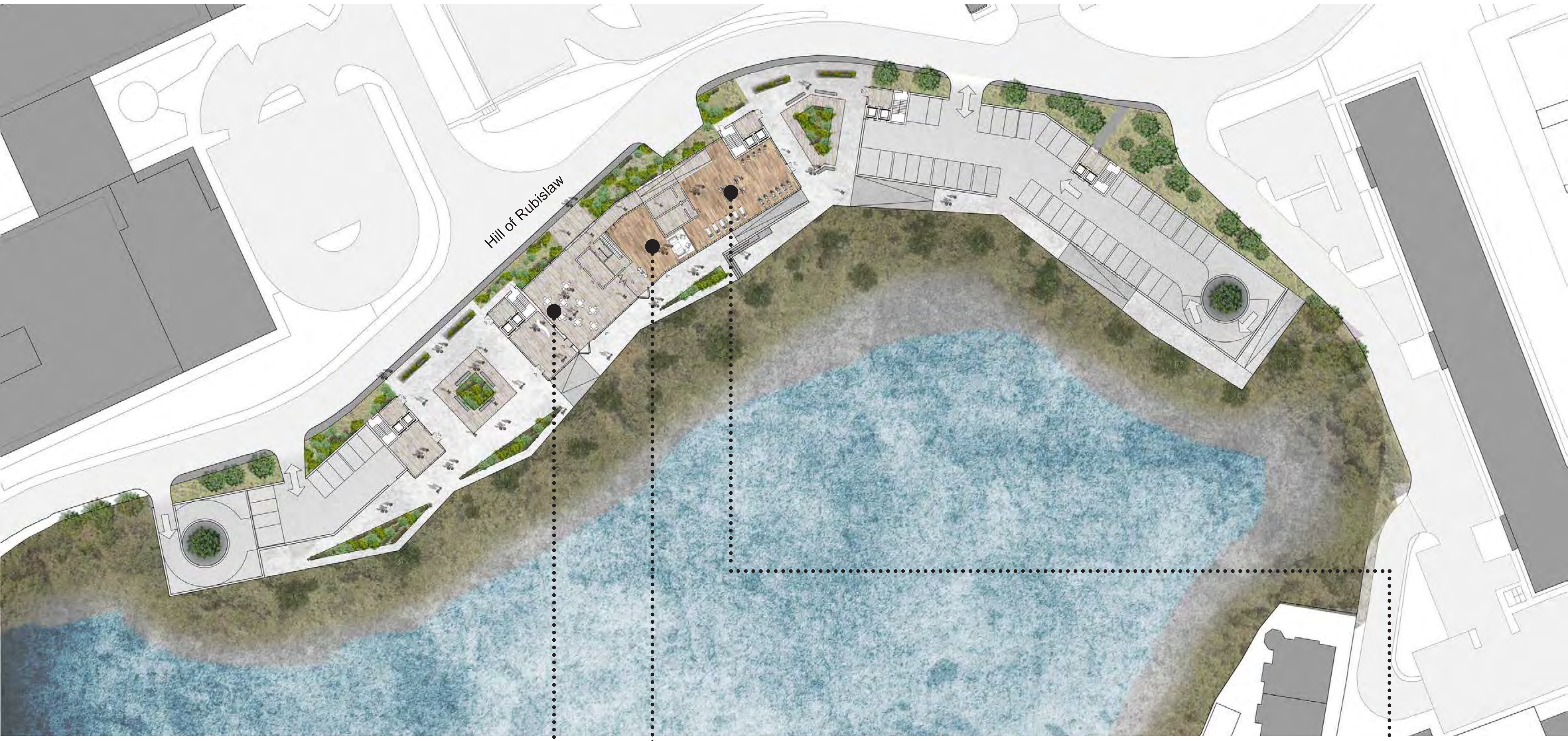
In 2006, planning permission was granted for a residential led development on this site, permitting a total of 107 flats to be built, together with 4,988 sqft of office space, a cafe-bar/restaurant, associated car parking and landscaping works.

Both of these applications, along with the Local Development Plan allocation, have established the principle of a large-scale development on this site.

Work involving the construction of a footpath linkage has commenced, so either of these proposals could still be implemented.

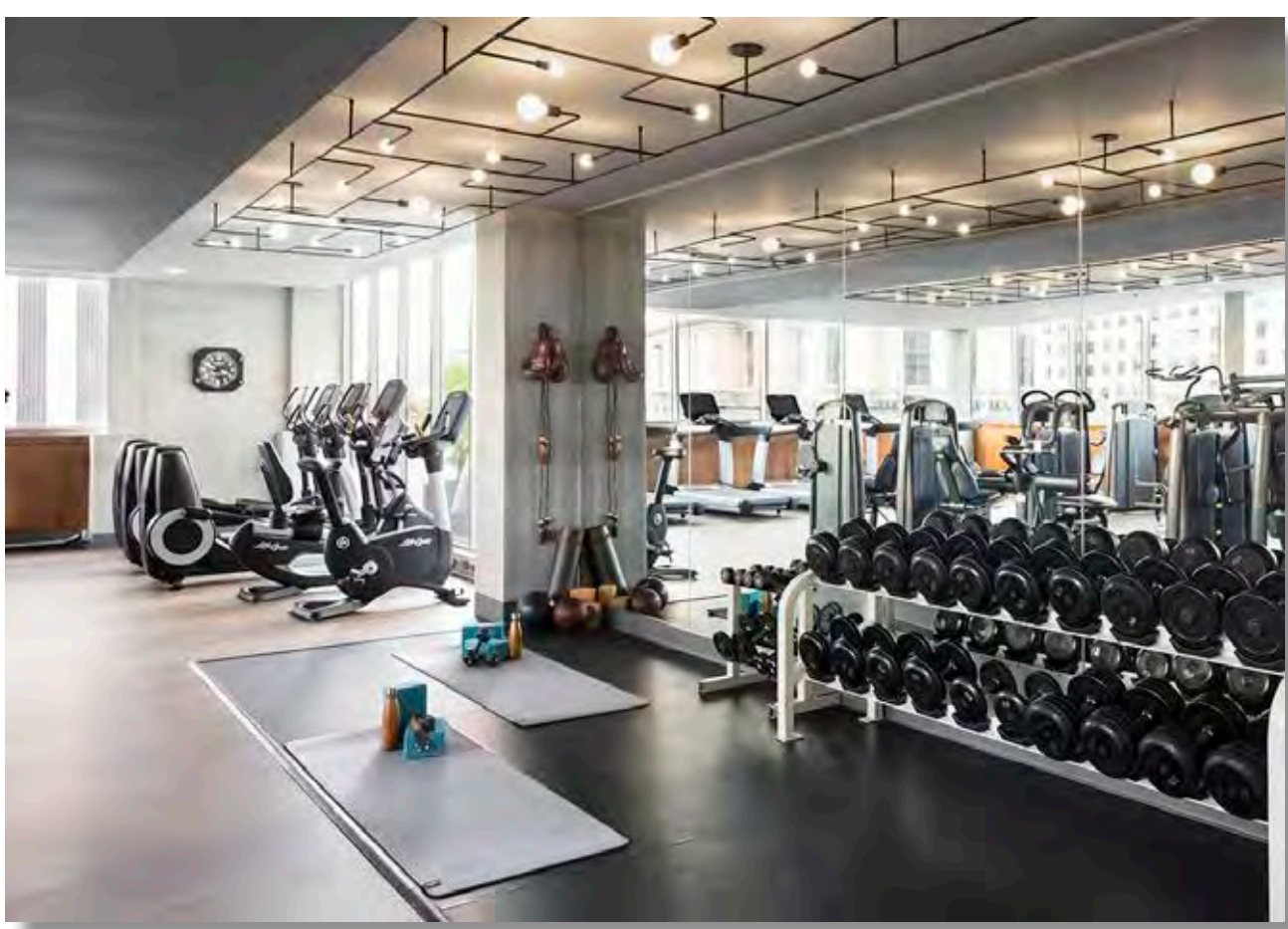


Design Overview



Bistro

There will be a bistro on site with views of the quarry, welcoming anyone wishing to enjoy a drink or a meal.



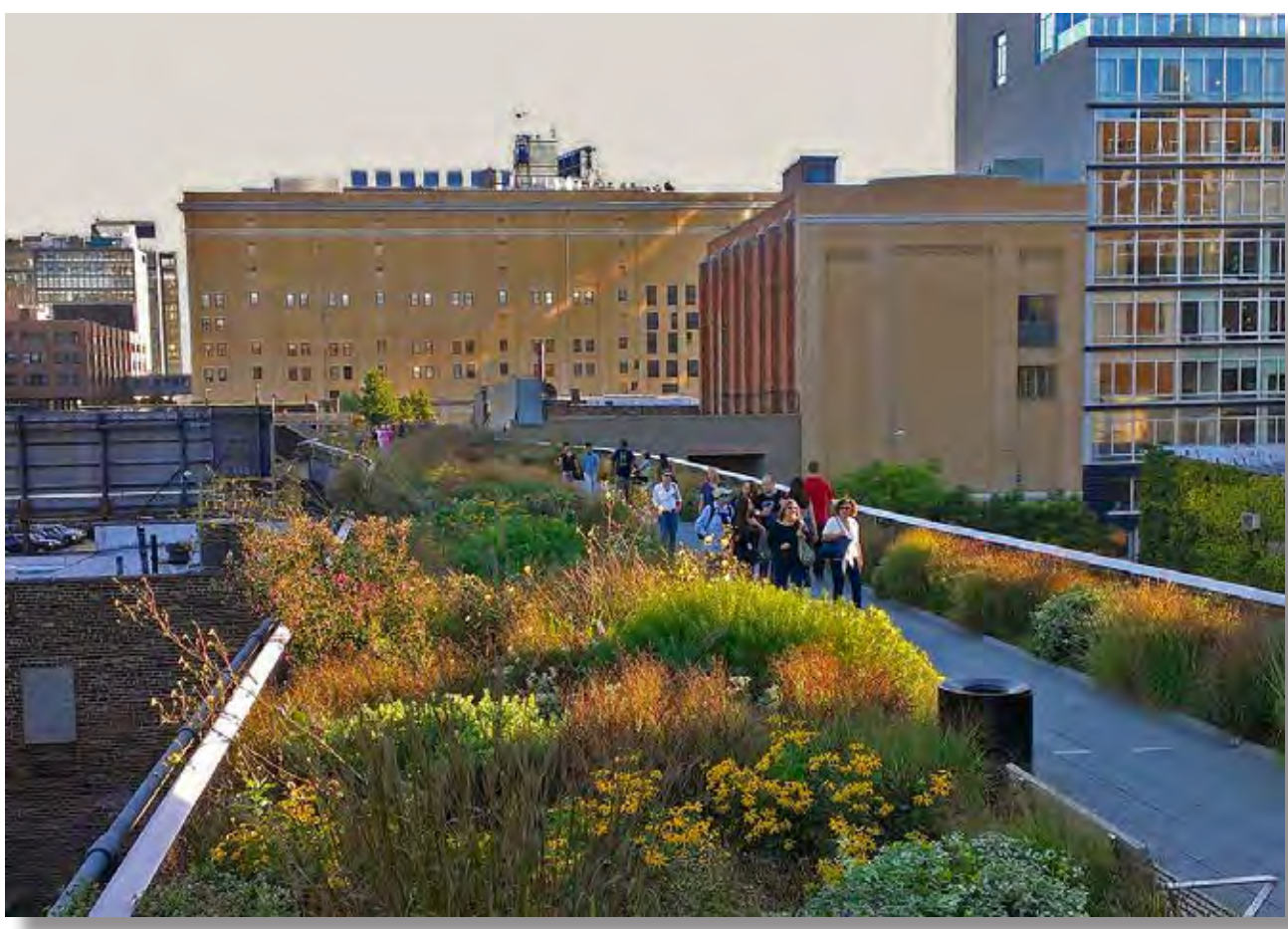
Fitness Centre

A fitness centre, operated by the facilities manager, will be available to promote health and well-being.



Function Room

A party / function room will be built next to the bistro. This will be a communal recreational facility for residents to meet, which will also be available for event hire.



Landscaping

The natural setting of the quarry walk will be complemented by indigenous species of plants and trees, and the public spaces surfaced with high quality materials. The landscaping will be integral to the building's superstructure.

Quarry Walk

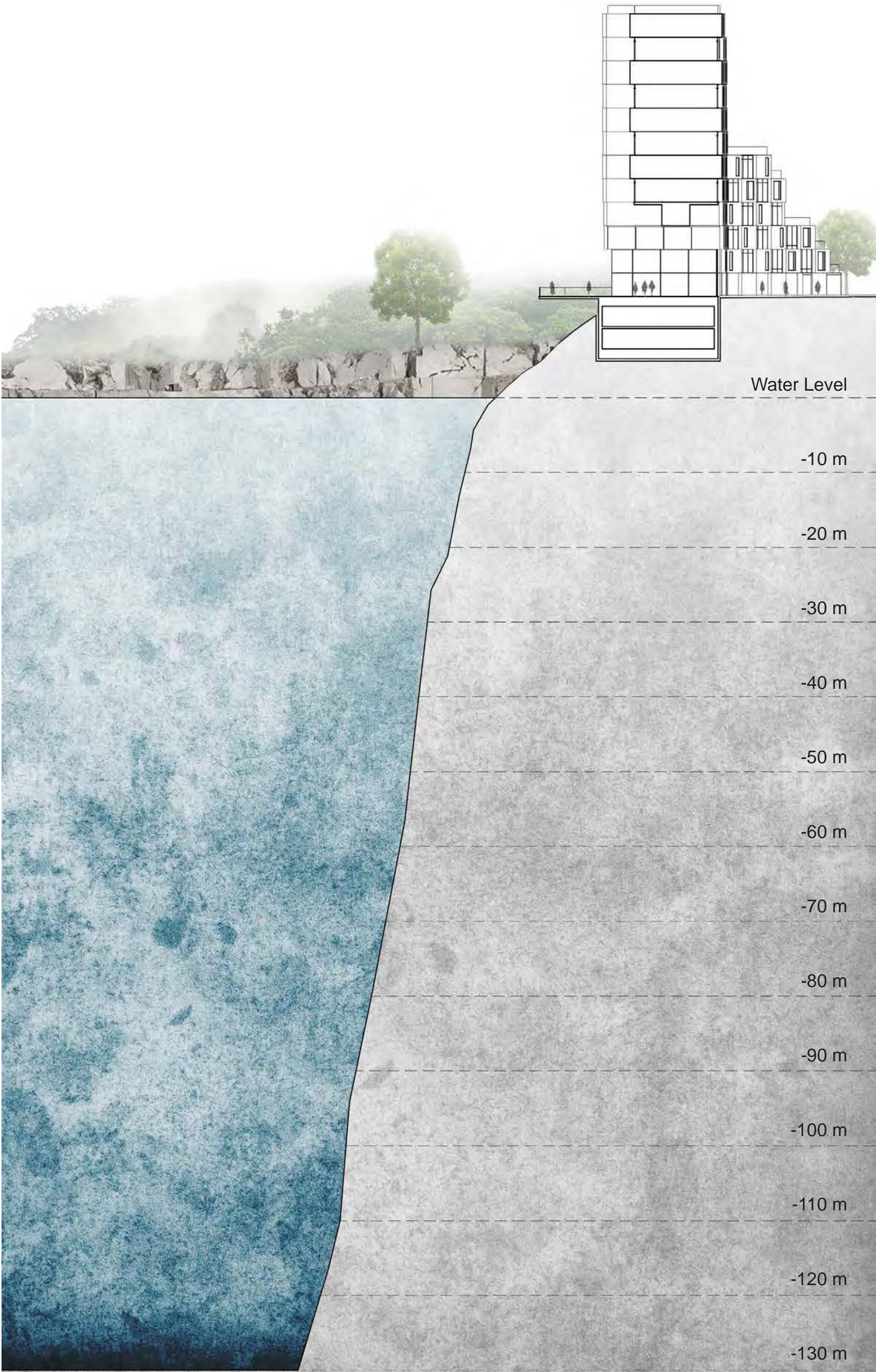
The combination of the uses described above will create an animated urban environment fully accessible to residents as well as visitors. The quarry will finally be able to fully appreciated.



Artist's Impression

Spectacular Views

The views from the quarry walk will be unparalleled. The quarry is over 140 meters deep, and stands as the deepest man-made hole in Europe. Whilst the quarry was operational, water was continually pumped out. Since its closure in 1971, the water level has risen steadily. A submersible pumping system was set up in 2012, and water flowed from the quarry for the first time in 40 years.



Heritage Bistro



History of Rubislaw Granite

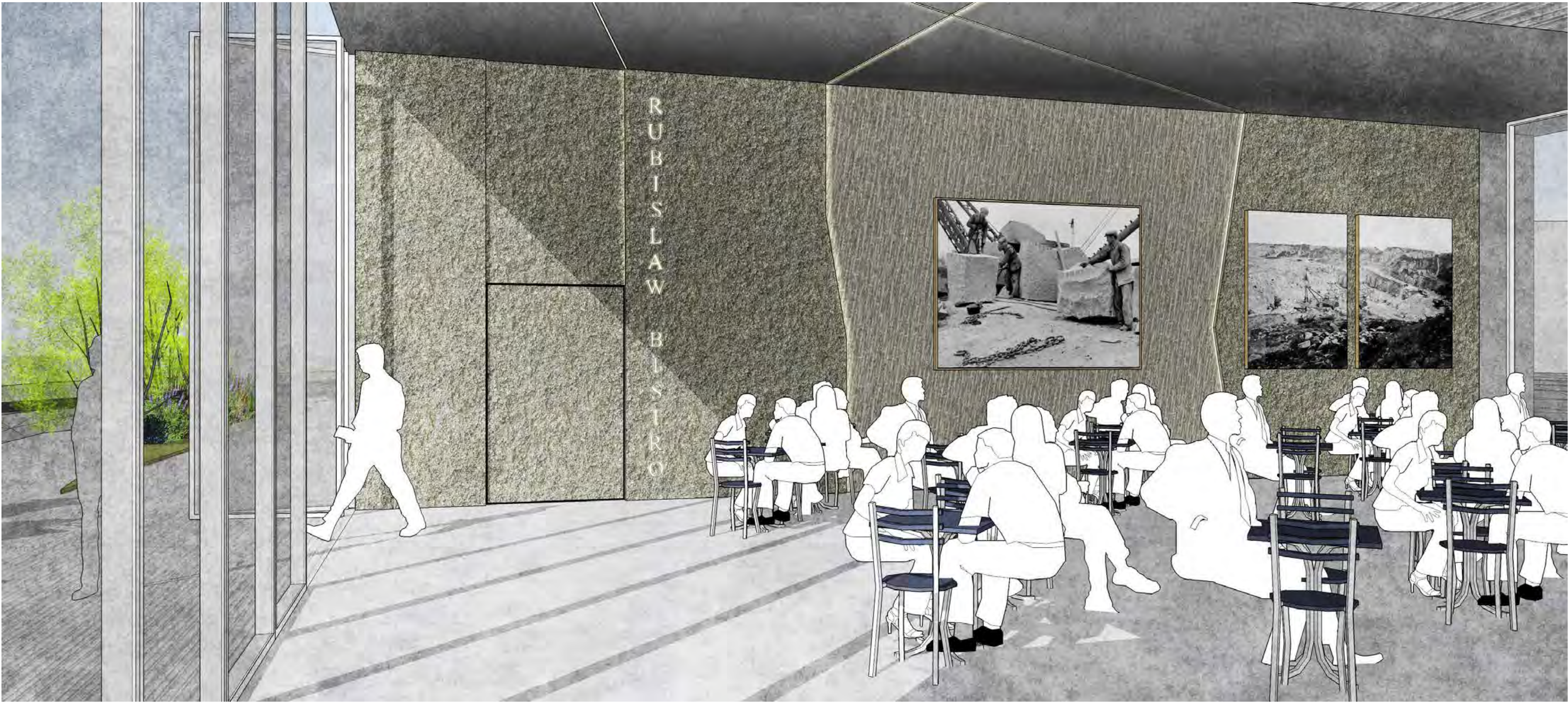
Rubislaw Quarry opened in 1740. It is estimated that over the next 200 years six million tonnes of granite were excavated from the quarry.

Many of Aberdeen's finest buildings are constructed from Rubislaw granite, as well as a number of important historic buildings across the country and beyond, including Waterloo Bridge in London, the terrace of the Houses of Parliament and the Paris Opera House.



Celebration of Granite

The bistro will contain a permanent exhibition displaying material from the quarry, as well as its photographic history. There will be a display of some of the prestigious local and international buildings which have made use of the world-renowned granite from the Hill of Rubislaw.



WHAT'S NEXT?

Please feel free to complete a comments form whilst you are here, or take one away to post back or email to us before 17 October 2017 (contact details are below). We are keen to hear from as many people as possible and will consider all comments made before finalising our proposals. Following consideration of any feedback we have received from this event, along with any input from other consultees we will revise our proposals with a view to submitting a planning application at the end of October 2017.

Please note that any comments made at this stage will be discussed fully with the design team. Once the application has been finalised and submitted to Aberdeen City Council the Council will notify neighbours and there will be a further opportunity for the public to make representations on the proposals directly to the planning department at that time.

Aurora Planning Limited
22 Rubislaw Terrace
Aberdeen
AB10 1XE
info@auroraplanning.co.uk