



Inverurie Town Centre North Development Brief

Adopted by Aberdeenshire Council November 2004
Planning and Environmental Service

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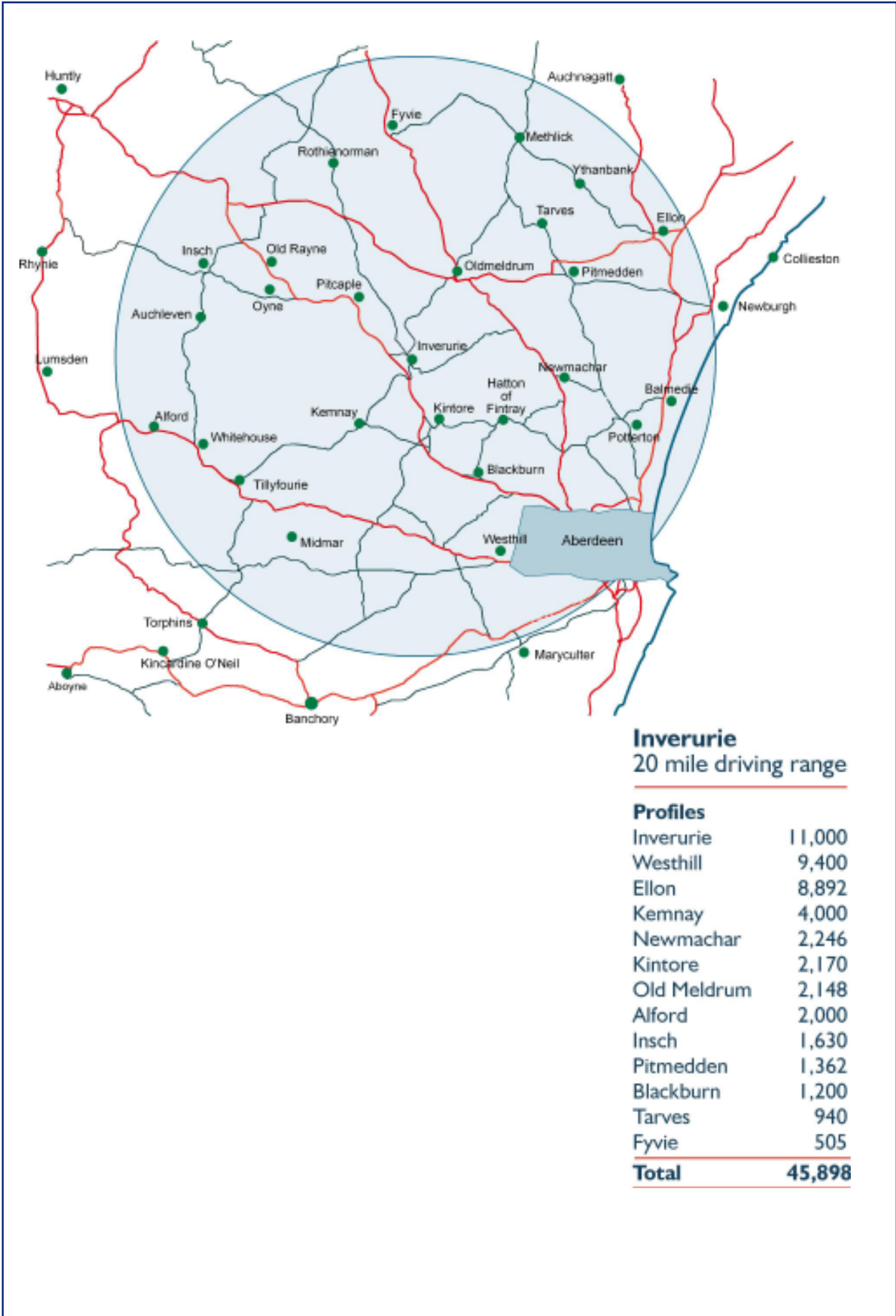
1 Introduction

- 1.1 The Inverurie Town Centre North Development Brief has been written to respond to the following:
- (1) The Great North of Scotland Railway Company Works becoming vacant.
 - (2) Historic Scotland listing the Great North of Scotland Railway Company Works.
 - (3) The extension of Inverurie Town Centre northwards to include the Great North of Scotland Railway Works.
 - (4) The need to plan the development of the Inverurie Town Centre North area in a co-ordinated way which safeguards the future of the listed buildings and guides the introduction of new uses which contribute to the viability and vitality of the extended Inverurie Town Centre and supports the aspirations of existing land owners.
- 1.2 The Inverurie Town Centre north area is shown on the attached location plan. The extension to the town centre was proposed as part of the Finalised Aberdeenshire Local Plan and supported by the Inverurie Town Centre Planning and Development Framework Brief which was adopted by the Garioch Committee of Aberdeenshire Council in November 2002. The attached plan No 1 shows Inverurie's location as a service for the Garioch and Central Aberdeenshire.
- 1.3 The Adopted Inverurie Town Centre Planning and Development Framework brief in para 5.3 proposes that "At the former locomotive Works, an existing industrial site significant new entertainment, leisure, office and workshop uses could be provided, combining conversions of existing buildings with new buildings".
- 1.4 The draft development brief was circulated to a range of organisations, local landowners and residents on Harlaw Road in September and October 2004.

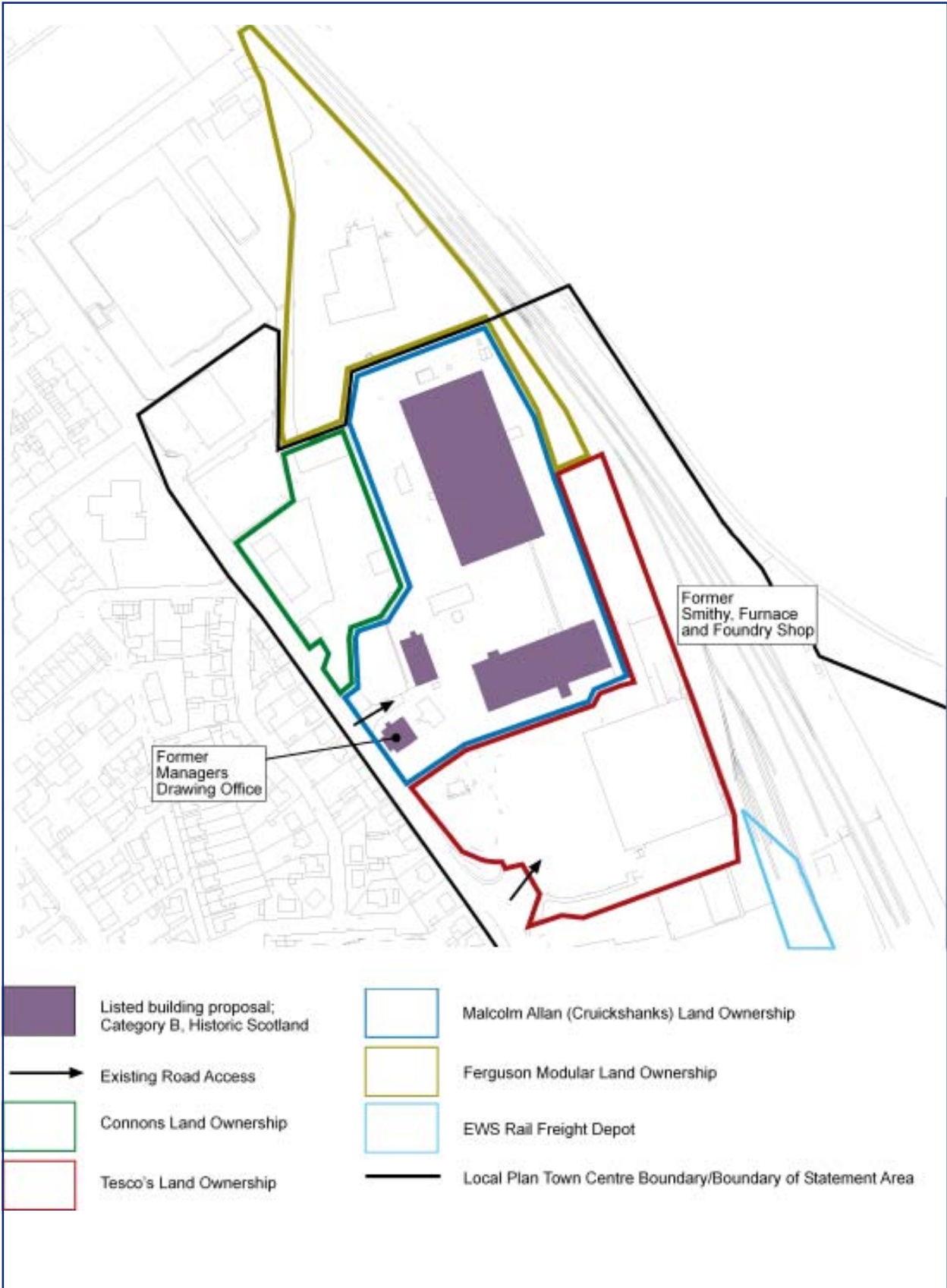
2 Listed Building Status

- 2.1 At the heart of the Inverurie Town Centre North Area lies the former locomotive works which formed the Great North of Scotland Railway Company complex. The works were relocated from Kittybrewster in Aberdeen at the start of the 20th century.
- 2.2 The buildings were designed by William Pickersgill and are steel frame granite clad structures. The Works closed in 1968 and were briefly acquired by Aberdeen County Council before being sold. One of the original buildings was demolished in 1997 to make way for the Tesco store.
- 2.3 The four remaining buildings, see Plan Number 2, "Existing Uses and Listed Building Locations" and the aerial photograph, were given listed building status by Historic Scotland on the basis of:
- (1) Their engineering and architectural merits
 - (2) The buildings' cultural importance as the centre of the North East of Scotland Railway Industry.
 - (3) The importance of the whole railway engineering complex together on the basis that there are only three remaining intact railway complexes in Scotland.
- 2.4 Proposals for the listed buildings will have to take into account:
- (1) NPPG18, "Planning and the Historic Environment", which provides guidance in relation to the protection, conservation and enhancement of the historic environment. The guidance states with regard to the demolition of listed buildings, "no such building should be lost to our environment unless it is demonstrated beyond reasonable doubt that every effort has been exerted by all concerned to find practical ways of keeping them".
 - (2) The Memorandum of Guidance on Listed Buildings and Conservation Areas supports the planning legislation and NPPG in relation to listed buildings. The presumption is in favour of finding new uses for the listed buildings to ensure their continued survival.

Location of Inverurie in Aberdeenshire



**Great North of Scotland Railway Locomotive Works
Harlaw Road, Inverurie.
Existing Uses and Listed Building Locations.**





Photograph of the former Great North of Scotland Railway Works circa 1997

2.5 Paragraph 2.12 of the Memorandum states “when considering a developer’s proposals to integrate listed buildings into the overall development, planning authorities should bear in mind not only the desirability of preserving the buildings’ fabric but the need to maintain it in an appropriate setting”.

3 Planning History

3.1 The town centre north area covered by this brief was effectively developed for the railway works. Following the demise of the railway industry in 1968 new, industrial businesses moved onto the site. These industrial uses continued until 2003.

3.2 The Harlaw Road frontage has had recent commercial uses along it, notably Autoparts and Garioch Plant Hire/Conns.

4 Town Centre Planning and Development Issues

4.1 The extension of Inverurie Town Centre into the former railway works area raises a range of planning and related town centre issues which need to be resolved to ensure that the land contributes to the viability and vitality of Inverurie Town Centre, see Plan Number 3 “Existing Urban Design Issues”.

4.2 The Inverurie Town Centre North Planning and Development Study (2004) jointly commissioned by the main landowner, Malcolm Alan Ltd and Aberdeenshire Council seeks to address the following town centre issues:

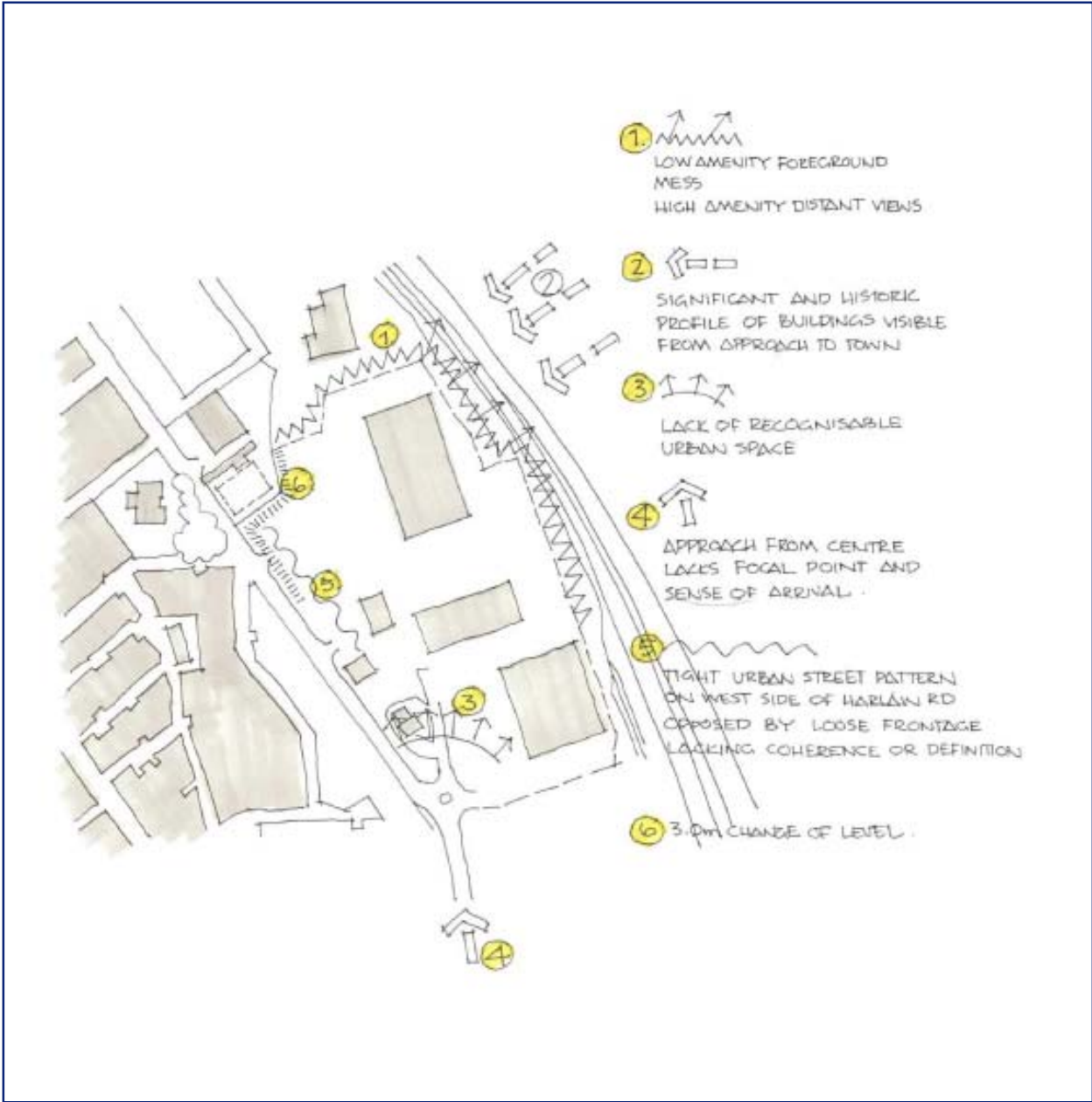
- (1) Planning policy at a national and Aberdeenshire level promotes mixed use developments within town centres in order to create vibrant and viable communities.
- (2) The site is located close to public transport, walking and cycling networks, and these networks should be utilised and enhanced by the development of this land, see Plan number 4, “Existing and Proposed Communications Links”.
- (3) Inverurie’s town centre is the prime location for retailing within the settlement and the wider Garioch catchment area, this land could contribute to meeting the demands for new, large retail stores to service existing and anticipated available expenditure within the Garioch area.
- (4) A range and diversity of land uses need to be encouraged within the town centre with particular regard given to the current lack of entertainment and leisure uses within Inverurie.
- (5) Proposals should seek to balance the needs of the community with the requirements of the commercial sector.
- (6) The impact of new development on the features, integrity and setting of the listed buildings must be balanced with the importance of the buildings to the community.
- (7) Any demolition works to the listed buildings will require to be justified in relation to the importance and condition of the buildings as well as the benefits of re-development to the community.
- (8) Proposals should encourage a high quality of design which needs to conserve and enhance the existing townscape and give due consideration to providing a town centre layout which is sustainable and acknowledges its connections to the existing town centre and the settlement of Inverurie.

5 Development Proposals

5.1 This Development Brief proposes that the extension to Inverurie Town Centre consists of mixed uses incorporating retail, business, leisure and residential uses in accordance with national planning policy guidance and the Inverurie Town Centre Planning and Development Framework (2002). A single planning application for the whole of the Inverurie Town Centre North area as shown on the plans contained within this Development Brief, is required.

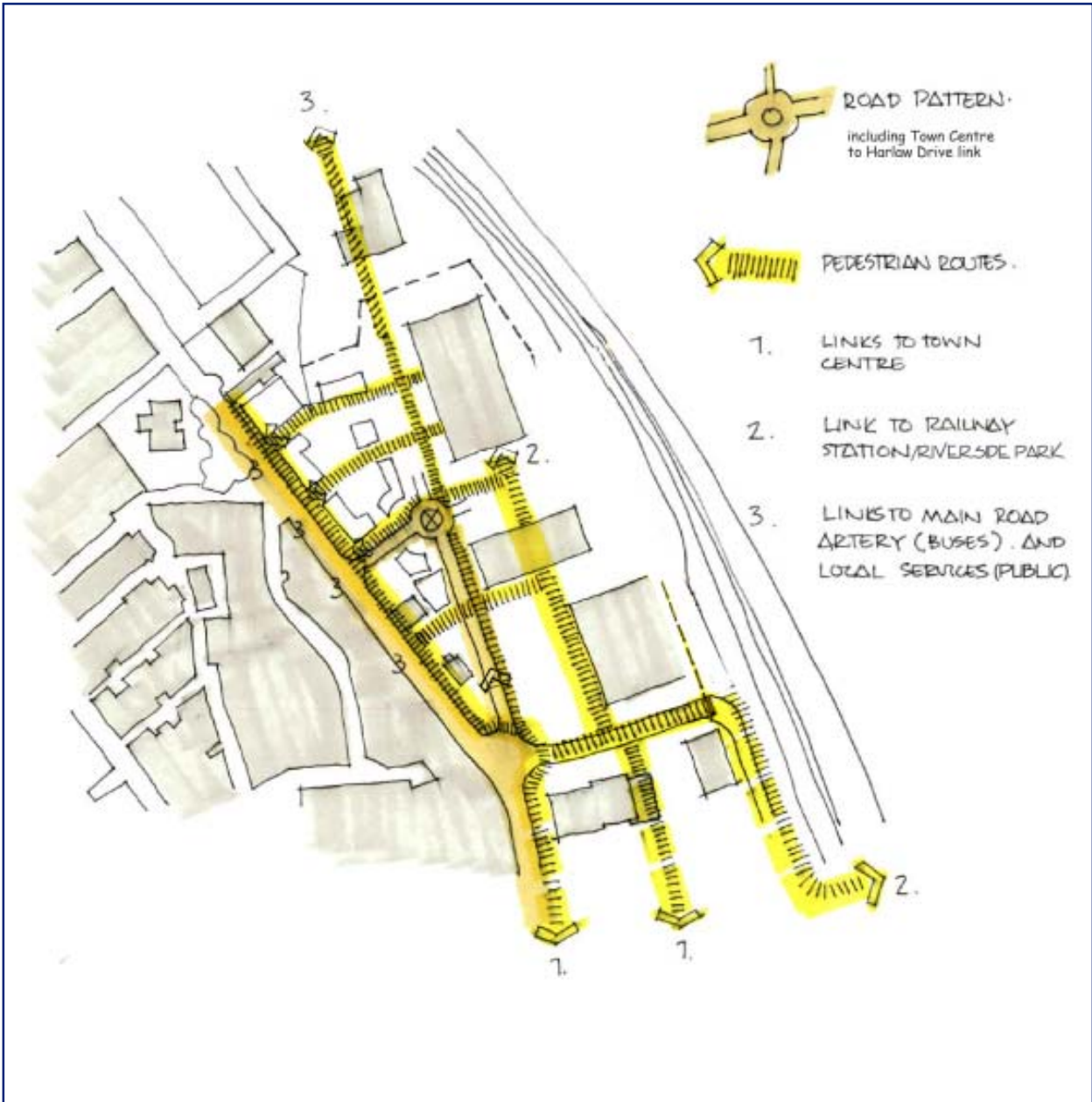
5.2 In order to contribute to the planning issues described in section 4 and make a positive addition to Inverurie Town Centre, the northern area needs to provide the following development structure:

Plan 3: Existing Urban Design Issues



Halliday, Fraser, Munro

Plan 4: Existing and Proposed Communications Links



Halliday, Fraser, Munro

Plan 5: Urban Design Analysis



Halliday, Fraser, Munro

- (1) Form a clear road and footpath network integrating the new development sites with the surrounding streets and pavements.
- (2) Define clear site boundaries to Harlaw Road, the railway and adjacent development plots with strong building lines, planting features, walls, fences and pathways.
- (3) Create public spaces between the buildings and enhance this public realm by soft landscaping enclosures, street furniture, utilising high quality materials, see Plan number 5 “Urban Design Analysis”
- (4) Address low amenity areas by screening and orientating new buildings appropriately.
- (5) Plan new developments to create urban spaces which are “people places” providing shelter, amenity and a pleasing environment to be in.
- (6) The use of percentage for art contributions on behalf of each development in the Town Centre North area needs to be used to further enhance public spaces by the provision of streetscape features celebrating and recording the Great North of Scotland Railway.
- (7) Opportunities for mixed vehicle/pedestrian spaces should be provided with pedestrians given priority.
- (8) Access to the area, individual buildings and plots should be formalised and celebrated by creating “avenues” of appropriate width and scale.
- (9) Entrance statements, gateposts, focal points and tree planting are tools which should be used to deliver approaches of quality and character.
- (10) Car parking should be broken down with clearly defined enclosures formed with trees/planting and pedestrian entry.

These points are summarised in the attached plans, No 3, 4 and 5.

5.3 In order to develop the Inverurie Town Centre North Area a new road access is required from Harlaw Road. Access to the individual development sites and buildings would need to be from this road. A further road provision is a link from the existing Tesco access through the development site to link via the Ferguson Modular Site to Harlaw Drive. Public transport, pedestrian and cycle requirements must be part of the overall transport consideration for the Inverurie Town Centre North re-development. Hence the emphasis on pedestrian and cycling links as part of this brief.

5.4 The Inverurie Town Centre North Planning and Development Study produced a range of options for land and building uses starting with the retention of all the listed buildings intact, through to the complete demolition of the foundry building, relocation of the former workshop/canteen and selective demolition of the carriage works building.

5.5 This development brief focuses upon option 4, from the Planning & Development Study as the most preferable development option for the Inverurie Town Centre North area, on the basis that:

- (1) All the listed buildings in the site are retained.
- (2) The development design guidance criteria listed in 5.1 is respected.
- (3) The development enables a “sense” of the historical character and layout of the Great North of Scotland Railway Works to be conserved for residents and visitors alike to enjoy.

5.6 Option 4 from the Planning and Development Study provides the following site development proposals, see Plan No 6 “Inverurie Town Centre North Development Proposals.

- The extension of the existing Tesco building.

Plan 6: Option 4 from Inverurie Town Centre North Planning & Development Study



Halliday, Fraser, Munro

ZONE A

Retail store - extended.
Customer car parking.
Staff car park.
Foundry Building, mixed uses, or car parking.
Covered walking link between Tesco's and Foundry Building.
1,000m² ground floor area.
Re-located listed building for retail/business use.

ZONE B

Mixed use units.
Ground floor area retail/community uses.
First floor retail/business/community.
36 no. new town houses.
12 no. 3 bed houses.
8 no. 2 bed houses.
100 no. car parking spaces.

ZONE C

Retail/Residential uses.

ZONE D

7 no. 3 bed flats.
17 no. 2 bed flats.
ex building converted into flats.
46 no. car parking spaces.

ZONE E

Residential.

- The partial demolition of the Foundry building and the sensitive refurbishment of the remaining listed building to create a quality gateway building with mixed uses at ground and first floor levels.
- The sensitive refurbishment of the carriage works to establish mixed residential, community, retail and other business uses within it. The carriage works refurbishment needs to retain the building façade and renew or replicate the north light roof construction.
- The redevelopment of the Cannon's site for a mixture of retail or residential uses.
- The conversion of the listed office building on Harlaw Road and its surroundings to residential uses.

5.7 The Inverurie Town Centre North development proposal also needs to include;

- The new road access from Harlaw Road.
- The landscaped walkway linking the existing town centre, railway station, Tesco and the former Locomotive Works.
- Building the Inverurie Town Centre relief road, to link from the transport interchange to Harlaw Drive through this site.
- Environmental artworks celebrating the history of the Great North of Scotland Railway Company, within walls, screens, footpaths and other hard landscaping elements of the development.
- Section 75 planning agreements will be sought with developers to implement these infrastructure projects.

COMMITTEE RESPONSE – 30 NOVEMBER 2004

9. INVERURIE TOWN CENTRE NORTH (LOCO WORKS) DEVELOPMENT BRIEF

A report by the Head of Planning Policy and Environment was circulated requesting the Committee to consider the outcome of the public consultation on the Inverurie Town Centre Development Brief and seeking approval for the adoption of the brief as supplementary planning guidance for the Inverurie Town Centre area.

The Committee heard that late letters had been received from Rydens, who did not want the entire site to be under one planning application and wished the brief to be looser in its approach, and from Connons, who felt that the Town Centre boundary should be extended.

The Committee **agreed** to:-

1. NOTE the representations received as part of the development brief consultation process;
2. REAFFIRM the requirement that a single planning application is required for the former Locomotive Works site and the Connons site;
3. APPROVE the Inverurie Town Centre North Development Brief, as appended to the report, as the supplementary planning guidance for the town centre area;
4. NOTE that officers will continue negotiations with the landowners, Historic Scotland, Communities Scotland and other agencies to deliver a mixed use scheme on the Carriage Works which will include rented housing and owner occupied housing; and
5. Establish a Member/Officer working group, comprising of the Chair, Vice-Chair and
6. Inverurie Councillors, to liaise closely with officers and others involved in negotiations and to consider further development of the Harlaw Corridor and the area extending north from the Town Hall.