



Buckie South Character Area Manual | November 2021

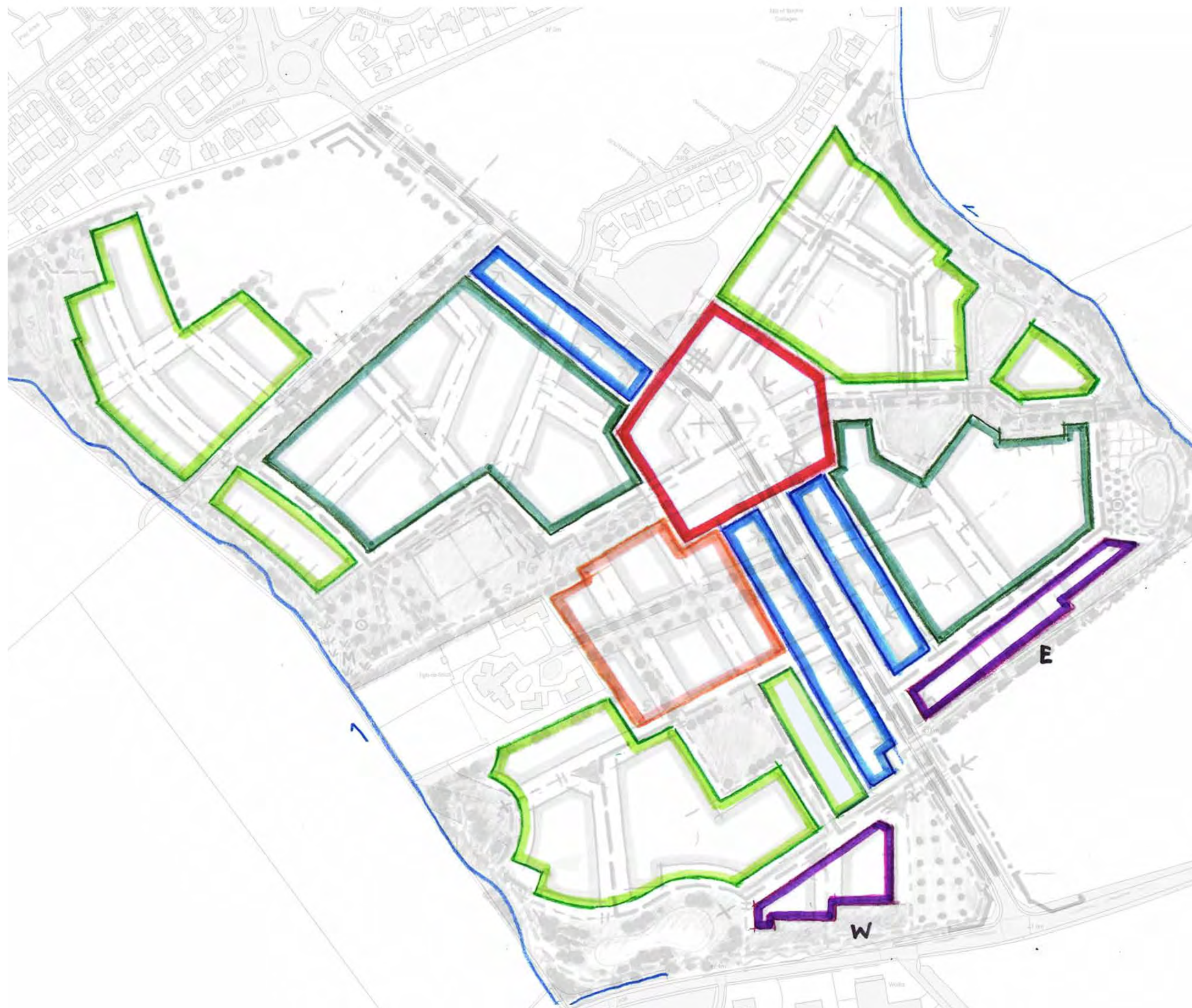


Figure 50 - Rev A

Character Areas

1:2,500 @ A3

10.0

Character Areas - Overview

This section provides details of a number of varying character areas to the Buckie South development which will aid placemaking, give a distinctive feel via different materials and landscape features to draw out differing elements of the phases which make up the site and the constituent homes with them. These are intended to give overarching guidance on architectural character and built-form for these areas to meet MC Placemaking PP1 policy requirements. The aim is to identify areas and zones across the larger site with which a broad range of materials and styles sympathetic to the local character will emerge. The areas are therefore drawn to capture both sides of streets and catch those areas which have a common relationship to adjacent open space or are an identifiable phase in itself. Six key character areas have been identified, these areas have been developed as a response to the existing landscape, topography, and the location within the development. They must inform the detail layout of these areas, the character of open space, the palette of materials and architecture in each area.

The various Buckie South character areas shall be designed to ensure distinctiveness and differentiation between them and within each of them, recognising the policy requirements of PP1 Placemaking. Alongside the character areas palette which focuses on external finishes and soft landscaping there will be considerable variation within each character area in terms of design of individual buildings, boundary treatments and varied architectural features. Variation will be in the colour palette for the houses and street surfaces as well. The various key buildings that will be located within each character area will also ensure that distinctiveness is reinforced by accentuating features, materials and colours. Dedicated detailed Placemaking Statements will be submitted with each detailed Planning Application which will demonstrate how that will be achieved.

SUMMERTON SQUARE



‘Summerton Square’

Providing a hub for the community, the square will be a vibrant inviting central meeting place. Public art themed from the Buckie fishing heritage will create a focal point within the square, complemented with a variety of landscaping materials, raised planting beds and public seating areas.

BARHILL AVENUE



‘Barhill Road Frontage’

The gateway into Buckie from the west; this tree lined avenue will provide a leafy green approach into the town and with strong cycle and pedestrian links, which will encourage activity and communication which will promote reduced traffic speeds.

THE COURTYARD



‘The Courtyard’

This intimate ‘cottage style’ character area will provide quiet discrete housing areas with easy access to public amenity spaces. Splashes of red and orange will create interest and colour into the open spaces.

HEARTLANDS



‘Heartlands’

Encouraging residents to make use of open spaces, playing field and allotments, the Heartlands are located adjacent to amenity and landscaped areas. A cherry orchard to the east sets the scene for streets of pink blossom in early summer through the character area.

GARDEN VILLAGES



‘Garden Villages’

Located on the green edges of the masterplan area, Garden Villages provides residents with opportunities for woodland walks. Meadowlands with wild flowers and marginal planting on wetlands encourage wildlife and biodiversity.

THE GABLES



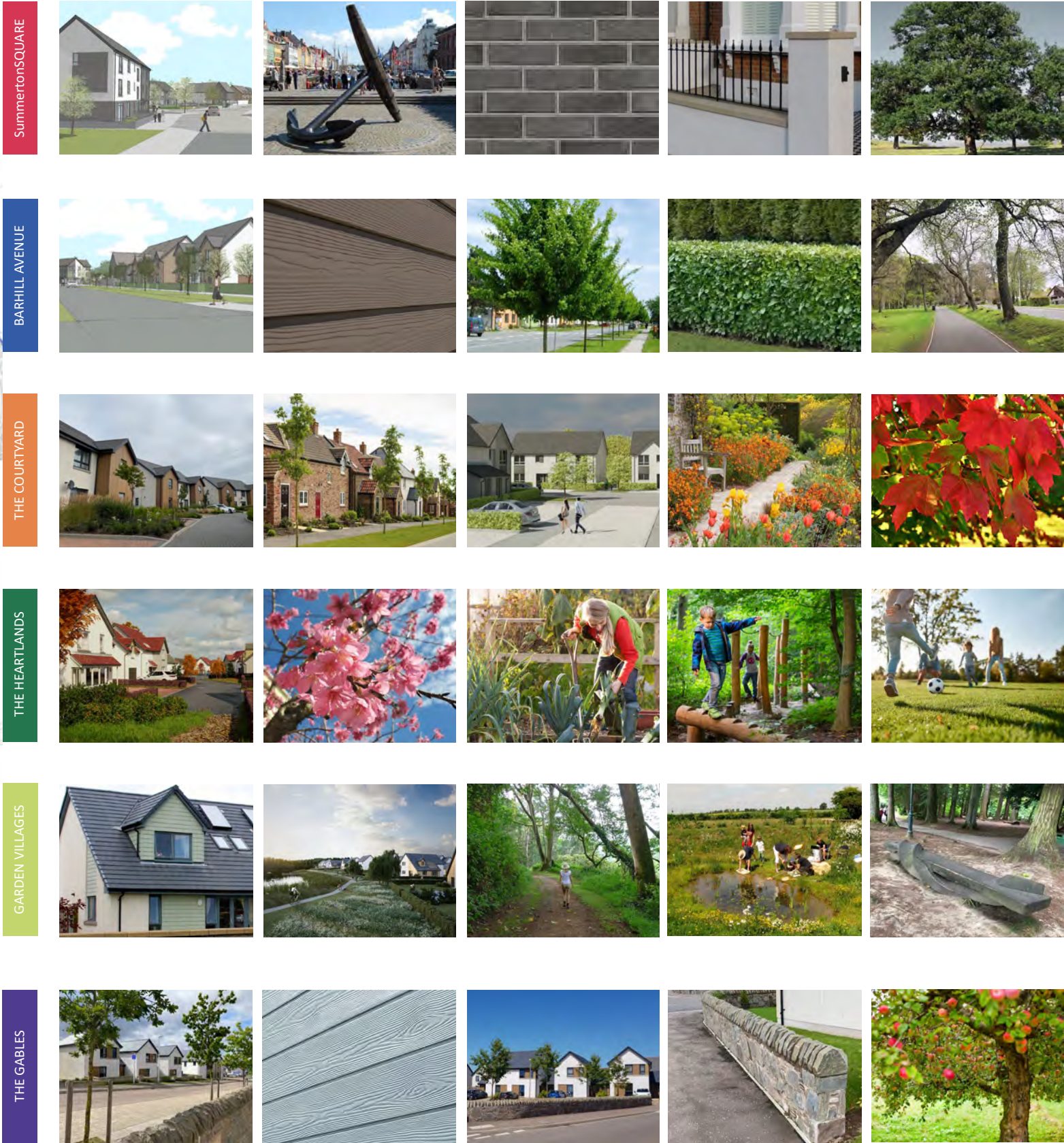
‘The Gables’

With a south facing aspect, The Gables provides a gateway feature, visible from the A98 road. The use of cladding and stone on the gables pay homage to Buckie boatyards and the nearby distillery pagoda style roofs and gables.

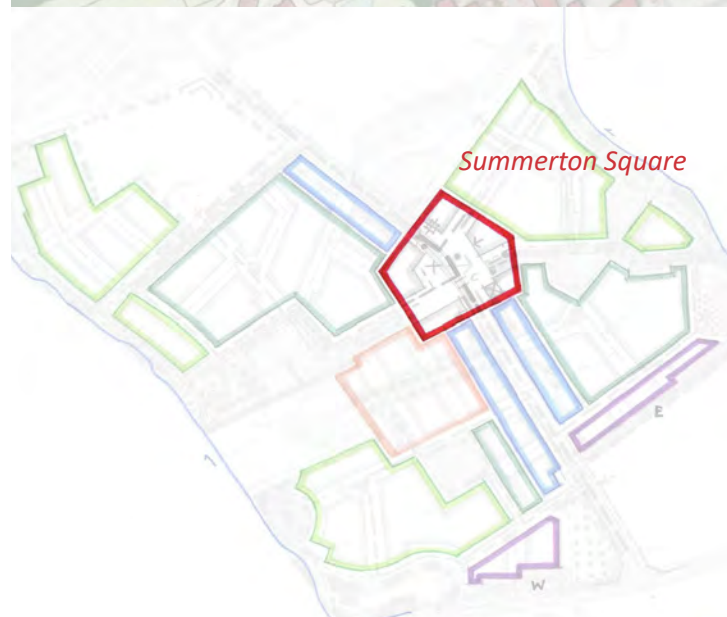
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Extract of figure 50 Character Areas - Rev A



10.0 Summerton Square



The Square will be defined by 2 and 3 storey buildings and hard landscaping to provide an area with activity and interest on the western gateway to Buckie. Public spaces, retail/ commercial opportunities, public art and seating areas will contribute to create a central hub for the masterplan, which will help slow traffic movement into Buckie. Pedestrian and cycle links from east/west across the square will also act as traffic calming and encourage connectivity between developable areas on the east and west of Barhill Road. A variety of materials, hard and soft landscaping will create an interesting focal point to the development and a central meeting place for all residents.



View of Summerton Square looking south towards Barhill Road



Example of ground floor retail unit



Buckie fishing heritage themed public art



Public Square to create meeting place



Example of outdoor seating



Example of outdoor seating

10.0 Summerton Square



Density

■ Key Buildings ■ Vista Stoppers ✕ Key features & viewpoint locations



Frontages and Key Buildings

■ Key Frontages ● Key Corners/Buildings

Key Buildings and Vista Stoppers

- Key buildings and vista stoppers should include:

Higher density neighbourhood core taking references from Cluny Square

Commercial premises to be provided on ground floor of key building in the Square

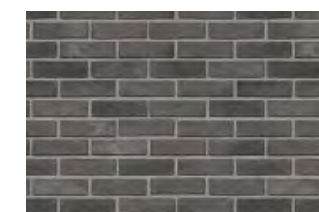
Prominent buildings facing the square

Central Public Art feature

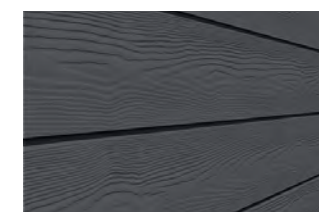
Taller 3 story focal point and vista stopper buildings (apartments) set in a street scene that can include a variety of building heights including 1, 1.5 and 2 storeys

Street Design, Frontages and Boundaries

- Active frontages to 'South Square'
- The South Square frontage should define the public realm and edges of the public space.
- Boundaries around the square to be predominately robust materials such as walls and railings at key edges.
- Landscaping to be a mix of hard and soft landscaping where appropriate.
- Metal themed street furniture to reference the fishing heritage of Buckie.
- Steeper pitched roofs to lend accent building heights and provide residents and visitors with navigational aids when orientating themselves with the square.



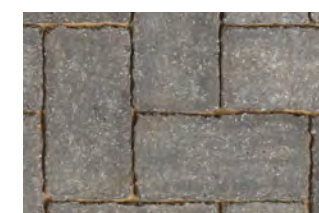
Dark grey facing brick



Slate grey cedar cladding



Dark Grey paving with public art feature



Keyblok vintage charcoal paving



Charcoal grey paving



Feature wall and railings



Feature tree - English Oak



Specimen trees - Paper Birch



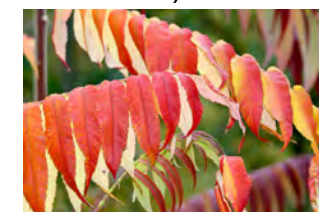
Low specimen shrubs - New Zealand flax (Year round colour)



Low specimen shrubs - New Zealand flax (Year round colour)



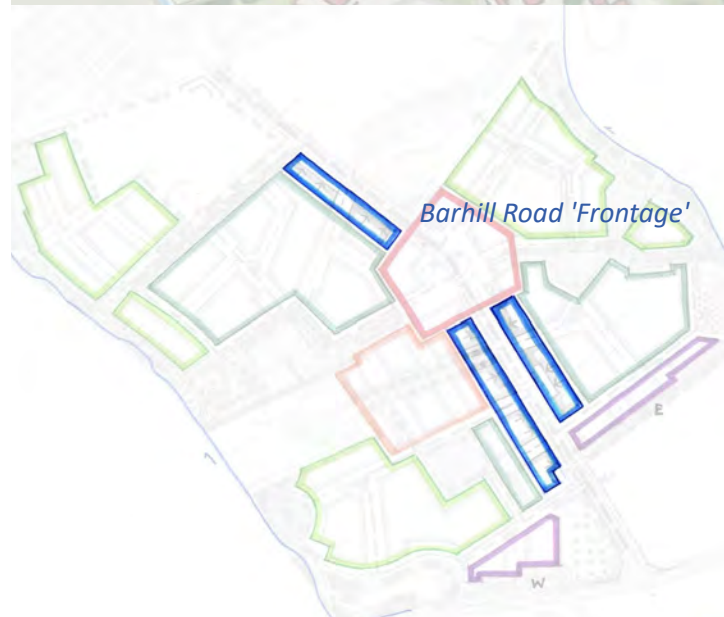
Shrub Planting - Rock Rose (Summer)



Tall specimen shrubs - Staghorn (Autumn)

COLOUR
THEME

10.0 Barhill Avenue



Barhill Avenue will provide a tree-lined avenue into Buckie and will help create an interesting and attractive western gateway. Medium density housing facing barhill road will provide natural surveillance and activity and the pedestrian/ cycle routes will form part of the green edges to this street. Hedges and low walls will define public and private spaces and a variety of external materials and colours will provide distinction to this street. Leafy green travel routes crossing Barhill Road will connect public and recreational spaces east and west and this will help reduce traffic speed.



View of Barhill Road looking north towards Summertown Square



Front garden hedge boundaries



Tree lined street



Landscape buffer between paths and side of the street

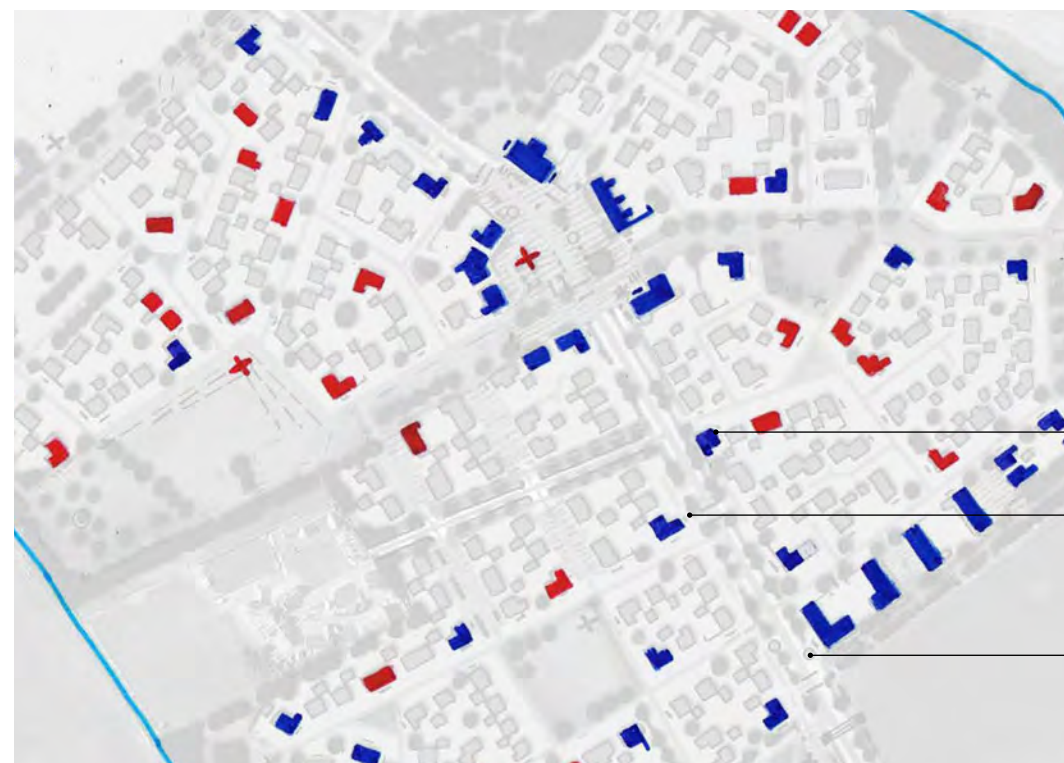


Low walls



Cupar terrace housing with buff stone frontage

10.0 Barhill Avenue



Density

■ Key Buildings ■ Vista Stoppers ✕ Key features & viewpoint locations



Frontages and Key Buildings

■ Key Frontages ● Key Corners/Buildings

Key Buildings and Vista Stoppers

- Key buildings and vista stoppers should include:

Medium density with a opportunity for 1.5 and 2 storey housing.

Opportunities for linked terraced and semi detached houses as well as free standing detached and semi detached

Key corner buildings will be differentiated by being finished by anstone or other material

Varied building line to create enclosure and reference points and groupings in the street

Fully integrated crossings connecting the east and west of Buckie South

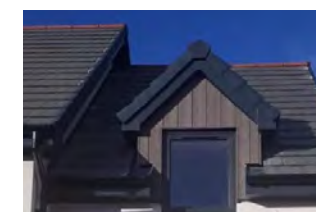
Parking behind build line

Street Design, Frontages and Boundaries

- Active frontage Barhill Road street scene taking reference from West Church Street.
- Key buildings in the South Square provide a focal point while travelling along the road.
- Boundaries within this area should be predominately low walls and medium height railings and formal medium height hedges.
- Medium height masonry walls to be incorporated into front and side gardens for noise attenuation.
- Layered soft landscape set off Barhill Road will be used to soften the hard landscape and define plots, driveways and parking areas etc.
- Potential for fully integrated and operational tree lined SuDS features designed into the street scene providing a buffer to paths on either side of the street.
- Masonry and render finish with potential for timber cladding accents
- Parking on frontage to be minimum with majority of parking behind the build line and/or in rear parking courts.



Buff anstone external wall



Taupe cedar cladding



Keyblok brindle paving



Buff feature wall



English Laurel hedge



Street tree - Greenspire Littleleaf Linden



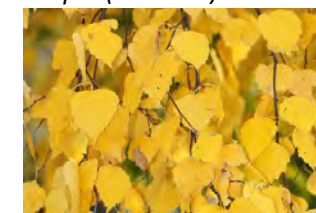
Specimen trees - Field Maple (Summer)



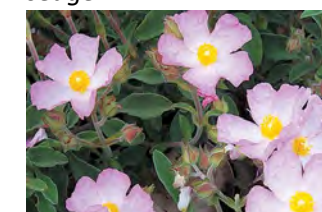
Specimen trees - Field Maple (Autumn)



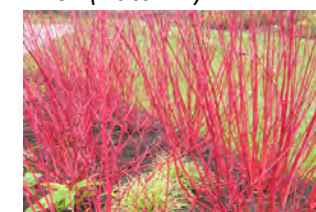
Shrub Planting - Japanese sedge



Feature trees - Silver Birch (Autumn)



Shrub Planting - Rock Rose



Shrub Planting - Dogwood (Autumn)

COLOUR
THEME

10.0 The Courtyard



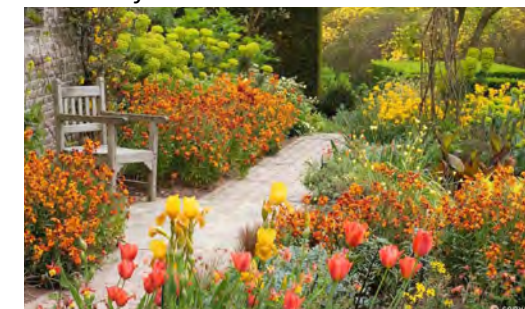
This medium density character area provides the opportunity for an intimate 'cottage style' development area, with potential for home zone areas, creating quiet hedge lined private gardens. Courtyard parking areas and hard landscaped public areas are edged and softened with a variety of trees and hedges. Maple trees provide strong autumn colours in contrast to summer greens and shrubs in this area are hot reds and oranges providing all year round colour and interest.



Tree lined streets with small cottage style gardens



Potential for Home Zone Areas



Informal Seating Spaces



Opportunity for Terrace Housing

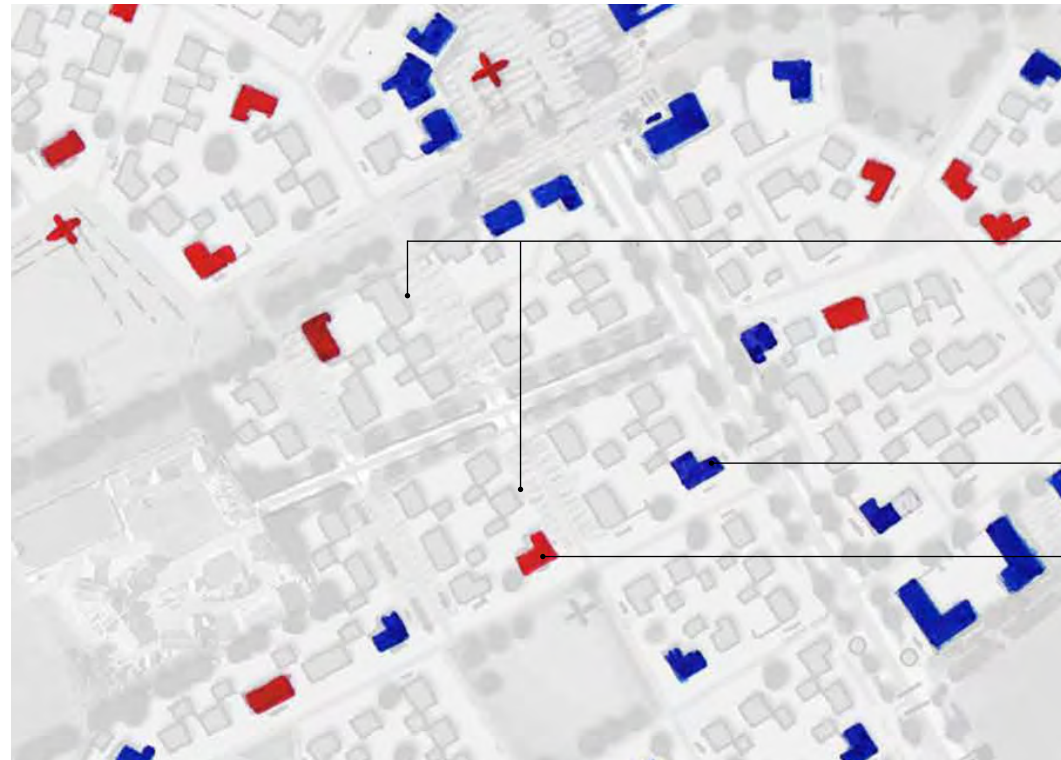


Lower density housing with shared drives



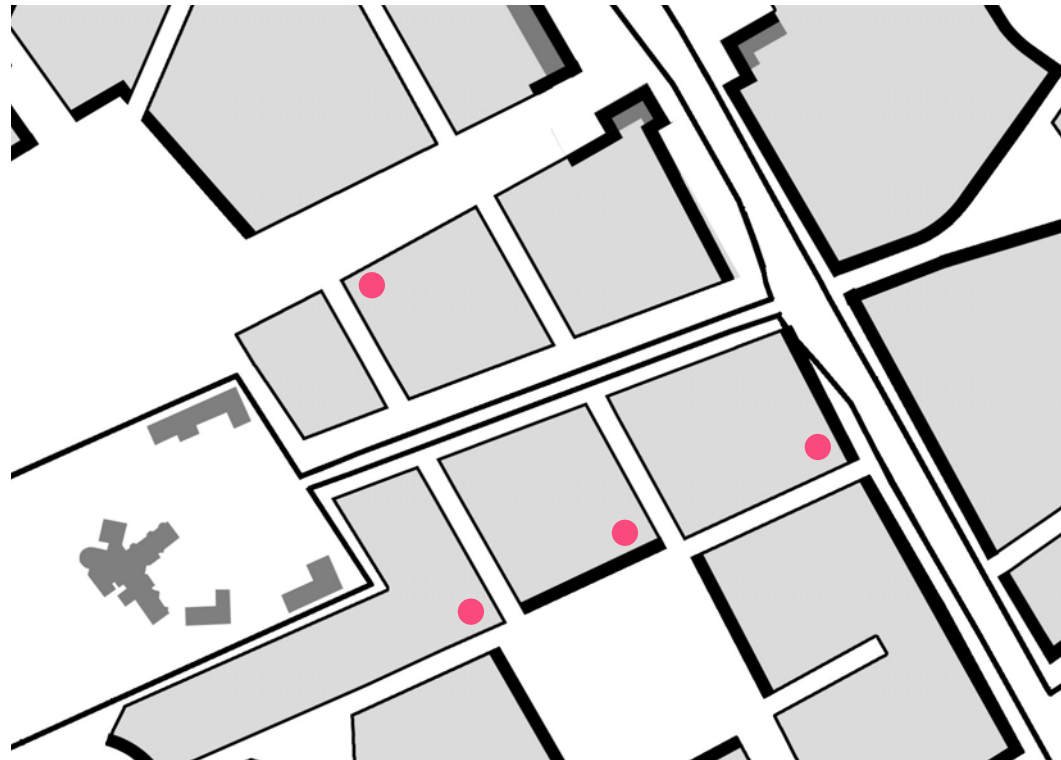
Example of shared drive

10.0 The Courtyard



Density

■ Key Buildings ■ Vista Stoppers ✕ Key features & viewpoint locations



Frontages and Key Buildings

■ Key Frontages ● Key Corners/Buildings

Key Buildings and Vista Stoppers

- Key buildings and vista stoppers will include:

Medium to higher density clusters set out along shared surface 'lanes'

Opportunities for terraced housing or linked detached and semi detached houses of 1.5 and 2 storeys.

Key corner buildings will be dual-fronted with distinguished material finishes and architectural feature onto greenspace.

Frontages to open space



Red brick



Buff stone walls



Buff roughcast



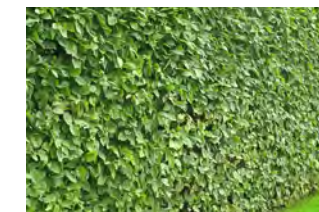
Taupe cedar cladding



Keyblok brindle paving



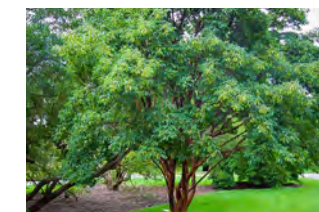
Red Doors



Beech hedge (Summer)



Beech hedge (Autumn)



Specimen trees - Paper Bark Maple (Summer)



Specimen trees - Paper Bark Maple (Autumn)



Feature Tree - Copper Beech Tree (Summer)



Shrub Planting -Salvia Royal Bumble

Street Design, Frontages and Boundaries

- The Courtyard should create an feel of intimate streetscapes with a hard landscape focus using small element paving and a soft landscape fringe to garden boundaries.
- Cottage/'Colonies' style dwelling opportunity eg George St, Portessie but with small cottage gardens defining plot frontages creating a feel of cluster courtyards.
- Potential to create a low traffic speed 'home zone' through use of paving materials and natural surveillance .
- Soft landscaping creating year round colours and interest for residents.
- Car parking behind build lines within courtyards will feature in the main within this area, with discrete onstreet parking bays utilised where permissible along with sensitive in curtilage parking.
- Variation in external door colours including red, will be introduced in this charcter area.

10.0 The Heartlands



The Heartlands are 3 separate character areas within the masterplan that provide medium density housing linked to public open spaces and recreational areas by strong leafy green travel connections. Formal hedges and low walls define private and public spaces and a well structured street scene creates a vibrant community spirit with easy access to the open spaces for leisure and play, including allotments, gardens and a cherry orchard. A variety of external finishes include wet dash, timber cladding and red roofs provide interest and distinction to these areas. Open spaces and outer edges are framed by soft landscaping of native species. Early summer burst of pink in the cherry orchard is complemented by soft white and pink flowering shrubs in the open amenity spaces.



Green Streets and Landscaping Opportunities



Street Trees



Allotments



Kickabout area



Natural play area



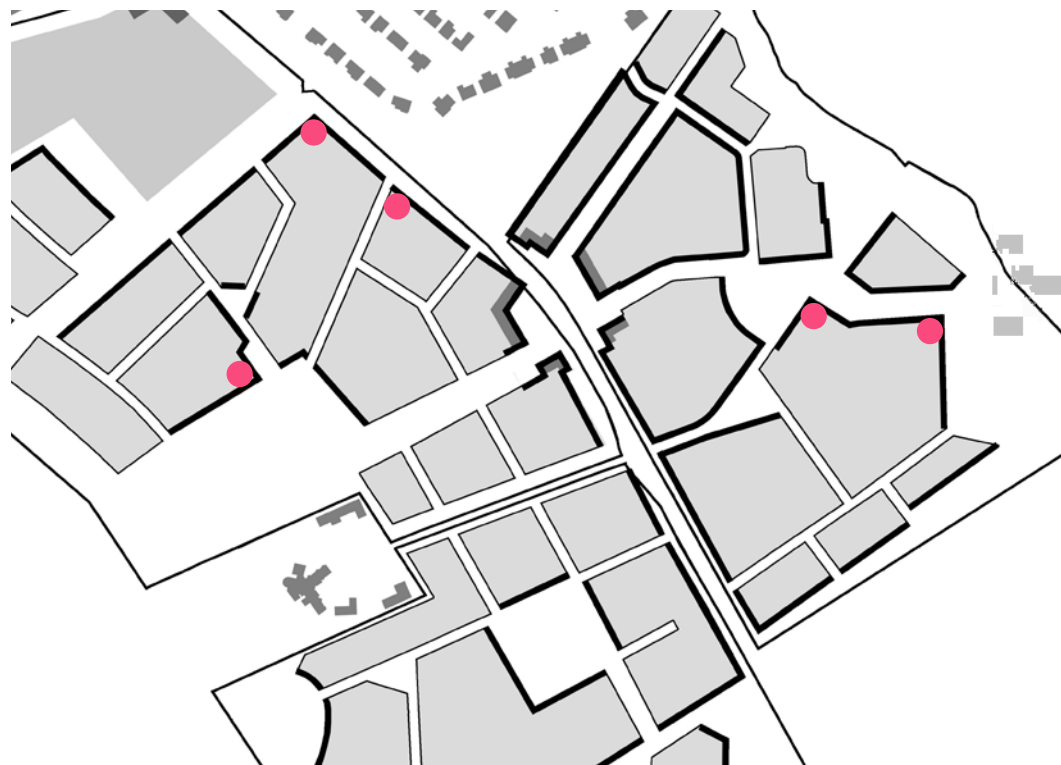
Cherry Blossom Trees

10.0 The Heartlands



Density

Key Buildings Vista Stoppers Key features & viewpoint locations



Frontages and Key Buildings

Key Frontages Key Corners/Buildings

Key Buildings and Vista Stoppers

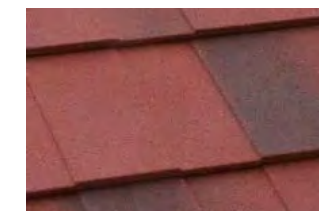
- Key buildings and vista stoppers should include:

Medium density 'connecting' residential areas

Frontages to 'Green Avenue'

Key corner buildings will have a dominant focus onto the neighbourhood park with a distinct frontage providing a focal point in the area. Predominately 2 and 1.5 storey dwellings with opportunities for accent buildings and structures

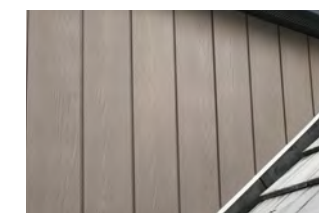
View of Bin Hill from green avenue and open spaces



Red roofs



White wet dash



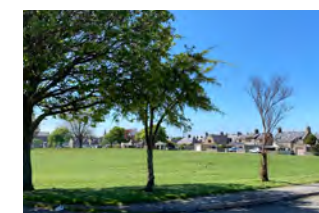
Taupe cedar cladding



White windows



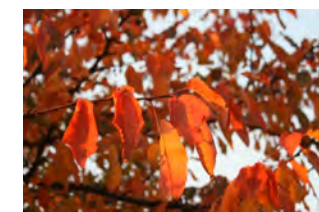
Keyblok vintage burnt ochre paving



Neighbourhood Park



Feature tree - Cherry Tree (Spring)



Feature tree - Cherry Tree (Autumn)



Specimen tree - Lime tree



Shrub Planting - Astilbe colour flash



Shrub Planting - Rock Rose



Shrub Planting - Rosa white 'max graf'

Street Design, Frontages and Boundaries

- Variety of dwelling types to make up vibrant community within a well-structured street scene to accommodate servicing and general access to the outer fringes and character areas of the neighbourhood.
- Suggested materials for this area are render/wet dash finish with timber, masonry accents and red roofs.
- The materiality on key blocks should differ to the standard palette to help create a bigger impact and point of reference for residents.
- Boundaries within this area should be predominately formal hedges and low wall/railings defining front gardens and front of plot subdivision as well as driveways.
- Front garden tree planting (low growing ornamental species) designed to soften the elevations/streetscene in contrast to integrated on street tree planting in other areas
- Green tree lined avenue connects pocket parks and green outer ring network of woodlands and amenity spaces.
- Natural surveillance and access to allotment gardens and community orchard.

COLOUR
THEME

10.0 Garden Villages



Garden Villages, located on the peripheral of the masterplan provide a natural setting where residents can enjoy the woodland planting, meadows and natural green edges to the development. Medium to low density housing provide active frontages to the green edges, with hedges defining private spaces and native trees and flowering shrubs of blues and white complementing the natural spirit of the the character area. Existing burns and wet areas are integrated with the proposed SUDs creating areas where marginal planting encourages biodiversity and natural habitat. Open spaces connected by green travel links provide opportunities for relaxation and play.



Green Network Edge



Woodland Walks and Informal Paths



Tree lined street



Meadow Planting with Informal Paths



Natural Play of Western Edge



Encouraging biodiversity

10.0 Garden Villages



Density

■ Key Buildings ■ Vista Stoppers ✕ Key features & viewpoint locations



Frontages and Key Buildings

■ Key Frontages ● Key Corners/Buildings

Key Buildings and Vista Stoppers

- Key buildings and vista stoppers should include:

Edge of neighbourhood medium to lower density communities with pro-active outward looking frontages overlooking the Green 'Outer Ring' Network

Key corner buildings will have a materiality and colour that makes it a standalone feature plot with a contrasting colour.

Predominately 2 and 1.5 storey dwellings with opportunities for accent buildings and structures

Detached and semi-detached houses with scope for cottage flats and apartment buildings at corners and overlooking open spaces

Lower density properties edging the character area providing a soft, overlooked interface with the countryside and the fully integrated woodland to be laid out as part of the Green Network.

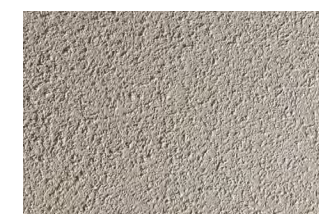
Frontages to Green 'Outer Ring' with informal path network

Street Design, Frontages and Boundaries

- The garden villages will create a 'Soft' edge to the wider neighbourhood.
- Accessible communal green network/open spaces and facilities close by.
- There will be a sense of community 'ownership' and informal 'surveillance' of the green 'outer ring' network.
- Mixed tenure homes and dwelling types fully integrated into the street scene
- More generous front cottage gardens and rear private gardens with soft focus communal gardens to apartments/cottage flats.
- Well-connected and accessible groups of homes set out across a range of streetscapes with integrated traffic calming designs designed to encourage community activities on street.
- Boundaries within this area should be predominately formal hedges to define front gardens, low to medium height with additional layers of front garden soft landscape features including low growing ornamental tree species and accent shrubs.
- Suggested materials for this area are render/wet dash finishes with timber and masonry accents
- Public art connectivity to open spaces and green network.
- Variation in external door colours including green, will be introduced in this character area.



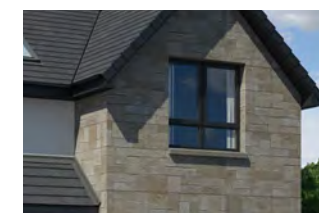
Sage green cedar cladding



Pewter grey render



Keyblok vintage burnt ochre



Grey anstone cladding



Seating and public art feature



Feature trees - Flowering Ash



Beech hedge (Summer)



Beech hedge (Autumn)



Street trees - Norway Maple (Autumn)



Garden trees - Hawthorn



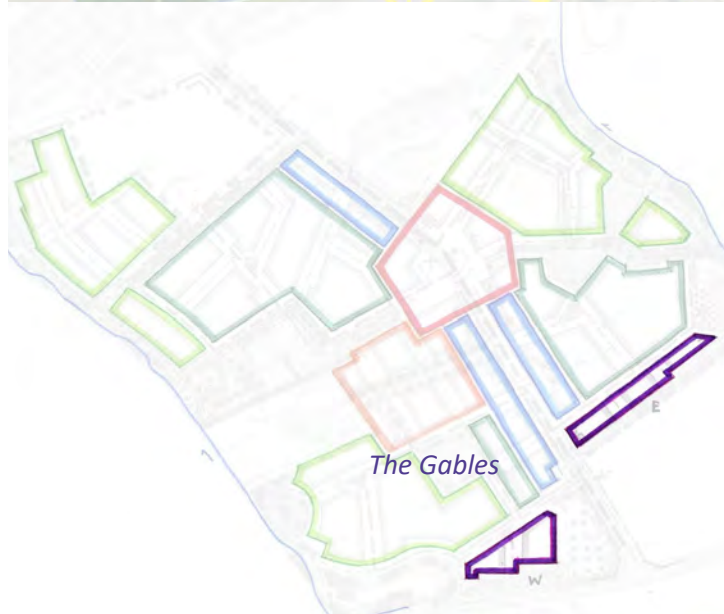
Shrub Planting - Lavender



Shrub Planting - Cinquefoil

COLOUR
THEME

10.0 The Gables



Visible from the A98 road, The Gables will provide a gateway feature to the south of the development. Medium to high density housing with 3 storey included to the east, the external materials will include masonry stone, with render and wet dash finish and feature gables of blue/ grey cladding taking reference from Buckie wasterfront boathouses. The feature gable roof line will also reflect the nearby distillery pagodas. A community orchard will provide colour and interest at the junction with A96 on the east and structured planting along the southern boundary will provide a green edge to contrast with the gable features. Shrub and flower bed planting of bright purples and blue with contrasting wine shades will give give depth to the character of the area and complement the blue/grey cladding.



Example of Gables



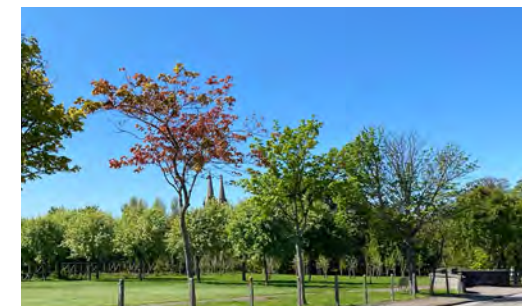
Example of Active Frontage



Orchard



Active frontage with tree lined street

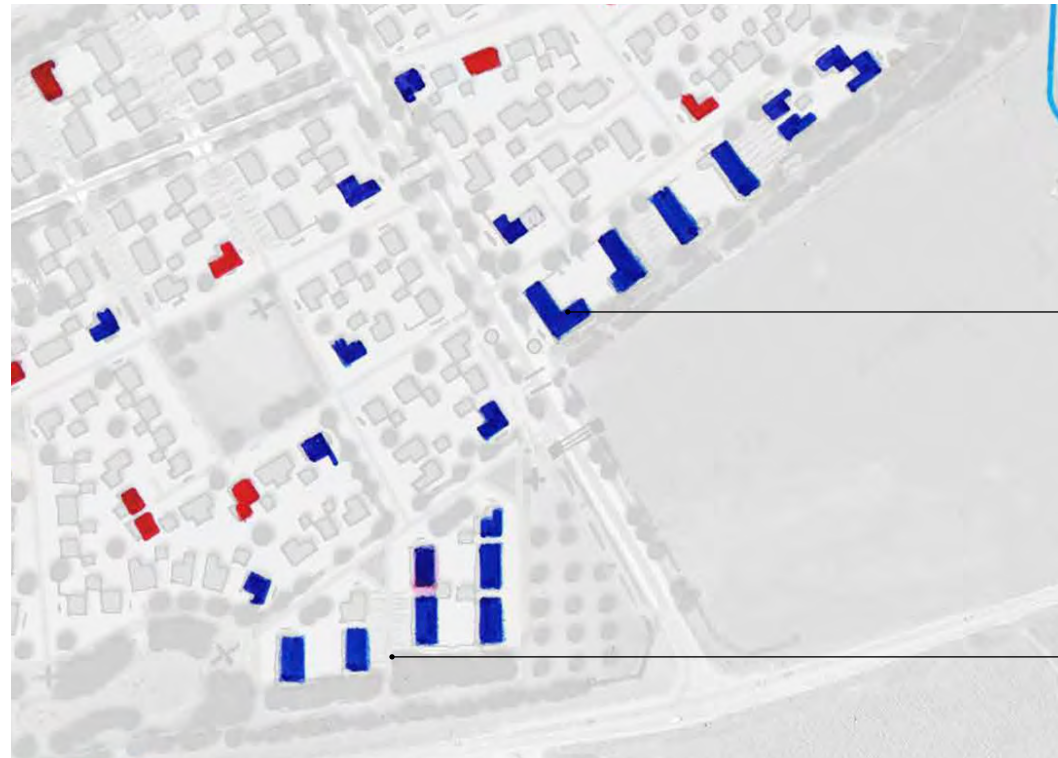


Tree lined street



Feature stone wall boundaries

10.0 The Gables



Density

■ Key Buildings ■ Vista Stoppers ✕ Key features & viewpoint locations



Frontages and Key Buildings

■ Key Frontages ● Key Corners/Buildings

Key Buildings and Vista Stoppers

- Key buildings and vista stoppers should include:

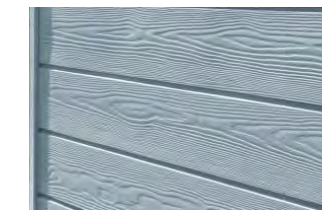
Southern medium to higher density gateway development to both 'Buckie South' and Buckie

Key corner buildings will have a 3 storey form to accentuate form and add varied streetscapes to the urban edge.

1.5 – 2 storey dwellings generally but scope for up to 3 storey gateway accent building in the 'East Gables' development

Potential for a range of dwelling types from terraces, to semi detached and detached linked villas.

Outward looking development form shaped to enhance the gateway appearance to Buckie



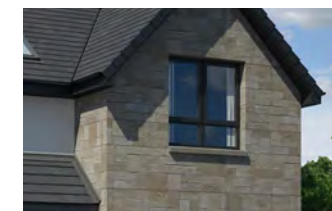
Blue cedar cladding



Dark grey cedar cladding



Navy blue door



Grey stone walls



Charcoal grey paving



Grey windows



Privet hedge



Stone wall



Specimen tree - Lime tree



Specimen Tree - Hornbeam



Spring Planting - Allium purple sensation



Shrub Planting - Blue Hydrangea

Street Design, Frontages and Boundaries

- This area will create a defined gable edge to the south taking reference from the northern edge of Buckie, including Bridge Place, Yardie/ Seatown.
- Grid-like development forms set out with lanes in an essentially north-south access to help maintain visual connectivity to the wider landscape setting.
- Dual aspect opportunities to overlook the southern Green 'Outer Ring' Network and take advantage of the sun path.
- Potential shared surface lanes serving dwellings allowing pedestrian priority.
- Boundaries within this area should be predominantly high masonry/ stone feature rear garden walls. These could be used to connect buildings along the southern boundary for privacy and/or noise attenuation. Walls associated with the Gables designed to visually connect with stone walls lining the Gateway to Buckie from the A98.
- Suggested materials are masonry with render/wet dash accents and potential timber panels to take reference from traditional Buckie waterfront boathouses and features within Inchgower Distillery.
- Feature gable roof line to southern edge of The Gables potentially to reflect the distillery pagodas.
- Narrow front gardens with scope for integrated off street and on street parking.
- Variation in external door colours including blue, will be introduced in this character area.

