SCOTLAND
IDENTIFYING OPPORTUNITIES, PROMOTING IDEAS AND REALISING VALUE FOR SITES OF ALL TYPES AND SIZES, IS CORE TO WHAT BARTON WILLMORE DO EVERY DAY.

Adding Value

We are the UK’s leading Planning and Design consultancy. Our wide coverage of regional offices ensure expert local knowledge is available for your area. The Barton Willmore Scotland team cover sites and projects across the country. We have a wealth of experience in exploring and advising upon development options to enhance an asset’s value at any scale. Our integrated Planning and Design disciplines enable us to identify the wider implications of decisions and advice across the project team, underlining the importance of a fully integrated approach to development. This allows us to produce deliverable, cost effective and sustainable solutions. One of our major benefits is our ability to influence the development process. As a national, leading organisation in our industry we are able to access a number of influential figures in order to progress and promote ideas.

This document details our capability and sets out our experience in:

- Residential Architecture;
- New Communities;
- Heritage;
- Ports and Harbours;
- Leisure and Tourism;
- Energy;
- Retail;
- Working with Local Authorities; and
- Working with Communities.

We are always happy to discuss any site with you and to investigate how we can add value to your projects, land or buildings.
HOW WE CAN HELP

We utilise our integrated services of planning, masterplanning, architecture and landscape architecture to secure planning permission or progress development plan promotion. This can be for major urban expansion areas or smaller projects, to change or restore land uses or to offer future redevelopment options.

YOU HAVE THE SITE...

...WE HAVE THE EXPERTISE...

SITE APPRAISALS
Representations on Policy
Site Analysis
Concept Designs
Landscape Evidence

SITE PROMOTION
5 Year Housing Land Supply
Planning Appraisals
Feasibility Studies
Landscape Assessment
Promotional Brochures

GREENFIELD & GREEN BELT SITES

URBAN SITES

BROWNFIELD SITES

RURAL LAND & BUILDINGS
**PLANNING APPLICATIONS**
- Pre-Application Advice
- EIA Screening / Scoping
- Masterplans
- Detailed Site Layouts
- Architectural Drawings
- Stakeholder Workshops
- Public Consultation
- Exhibition Material
- Graphic Design
- Landscape & Visual Impact Assessment
- Landscape Design
- Environmental Statements
- Design and Access Statements
- Pre-Application Consultation Reports
- Planning Statements
- Section 75 Negotiations

**PLANNING PERMISSION**
- Planning Appeals
- Discharging Conditions
- Variation Submissions
- Negotiating Developer Obligations

**POST CONSTRUCTION**
- Monitoring Management
- Standards Enforcement
DELIVERING RESULTS

ACROSS SCOTLAND

With projects throughout Scotland, from urban regeneration to major ports and harbours or single buildings, we know our country.
Pennywell is a residential urban regeneration project comprising 719 mixed tenure houses and flats. This project was secured in a developer-led competitive dialogue process responding to a Design Guide and Masterplan commissioned by the City of Edinburgh Council.

The first phase of 193 houses and flats obtained detailed planning consent in February 2014 and commenced on site in June 2014. Barton Willmore secured Building Warrant Approval and have produced full construction information for the contractor.

The dwellings provide significant reductions in energy consumption through provision of enhanced building envelope design, including airtightness, insulation values and thermal bridging details. 10% of the dwellings for rent are designed to enhanced wheelchair standards.
WITH PLANNING APPROVAL SECURED IN FEBRUARY 2014, SITE WORKS COMMENCING IN JUNE 2014 AND FIRST OCCUPATION IN SPRING 2015, BARTON WILLMORE’S ARCHITECTURE TEAM HAVE WORKED EFFECTIVELY WITH THE CLIENT, CONTRACTOR AND DESIGN TEAM TO ENSURE THE FAST TRACK PROGRAMME IS MET. EFFECTIVE COMMUNICATION, EXCELLENT TECHNICAL SKILLS AND A DESIRE TO EXCEED EXPECTATIONS HAVE SIGNIFICANTLY CONTRIBUTED TO THE PROJECT’S SUCCESS.
Calder Gardens is a residential development of 37 units in western Edinburgh, set in the heart of an established social housing environment. The development is a mix of terraced housing and three storey flatted blocks designed around a central courtyard with clearly defined public and private spaces and well integrated parking so that vehicles do not dominate the environment.

This development is one of seven brownfield developments in the City of Edinburgh Council’s Small Sites Programme which aims to provide Edinburgh with much needed social housing.

Calder Gardens was granted planning consent in summer 2016 with development expected to start on site towards the end of 2016.
West Pilton Grove is a residential development in the north of Edinburgh, part of the City of Edinburgh Council’s Small Sites Programme. It comprises of 29 units, including 14 terraced houses and a four storey flatted block. This development will create a new courtyard community with links to the wider neighbourhood. The flatted block takes advantage of long views across the adjacent West Pilton Park. The intention is that this scheme will be the catalyst for regeneration of nearby existing City of Edinburgh Council housing stock.

This project was granted planning consent in summer 2016 with development expected to start on site towards the end of 2016.
Barton Willmore prepared an Area Development Brief (ADB) on behalf of Hazledene for the first phase of residential-led mixed use development forming a major urban expansion of Inverness, along the A96 corridor to the east of the city, to eventually include provision of c.2,500 homes and a new town centre.

The ADB set out a clear urban design approach identifying key character areas and associated design principles to ensure that detailed design is brought forward to reflect quality city living in the highlands. The ADB has now been adopted by the Highland Council as Supplementary Planning Guidance.

Further to the ADB, Barton Willmore is currently preparing the detailed housing layout for c.400 homes as part of Phase 1A on behalf of Scotia Homes and Barratt Homes and working on the submission of a planning application in late 2016. Our design work has incorporated Architecture, Masterplanning and Landscape Planning services and has included the creation of bespoke house types.
This development provides 203 new dwellings, new public realm areas and links into the surrounding streets and established infrastructure. It is the final phase of a wider regeneration project to provide over 420 new dwellings in the area.

The design seeks to innovate and design streets and spaces which complement the proposed and existing built form. Through our involvement, the masterplan has been refined and optimised to ensure amenity areas become meaningful, easily maintained spaces which prevent anti-social behaviour. The architecture has been developed to be tenure blind and housetypes are designed so the different tenures are indistinguishable.

Through the integrated approach between our Architecture and Town Planning teams, we secured consent for this major planning application in just four months.
Finavon Street is a residential development, on behalf of Abertay Housing Association, delivering 68 social rented houses and flats along with public realm improvements on a prominent brownfield site in the Fintry area of Dundee.

Barton Willmore are appointed as a multi-disciplinary team including Architecture, Urban Design, Landscape and Town Planning services, all coordinated and led by our Edinburgh Architecture team. Barton Willmore will provide a full design service at every stage of the project, from inception and feasibility to preparation of construction production information and input into on-site delivery.

Over 20% of the residential properties to be delivered by this scheme are specifically designed to provide supported living accommodation for individuals with physical and learning disabilities. The design of these properties has required a complex briefing process and management of a number of important stakeholders.
In 2007, members of our team helped lead preparation of the National Indoor Sports Arena (NISA) and Dalmarnock Planning Framework. Detailed planning permission followed in 2010 for 750 houses, to host the Commonwealth Games Athletes’ Village, a care home and an energy centre. Following the success of the Games and the Athletes’ Village, Barton Willmore was instructed to lead the provision of Town Planning and Community Engagement services for Phase 2 of the Commonwealth Games Village redevelopment.

A series of workshops, site visits and public exhibitions have been held to provide the local community and stakeholders a further opportunity to influence the evolution of this new neighbourhood. The valuable feedback from the community will be used to inform future planning applications and to help the final phases of this development be delivered over the next 10 years.
The Laurieston Transformational Regeneration Area comprises a development of 800 new homes in Glasgow and started on site in 2012. Barton Willmore provided Town Planning and Community Engagement services and managed a hybrid planning application consisting of a Planning Permission in Principle for the overall development, as well as detailed consent for Phase 1.

The development includes a mix of tenures and is designed to be tenure blind. A key feature of the design is the creation of a new linear park which incorporates a variety of amenity spaces for residents and the public. The site includes residential, office, shops, hotel, food and drink, student accommodation, associated roads, parking and infrastructure, landscaping, public realm and open space.
Barton Willmore was instructed to prepare a masterplan for the Scottish Fire and Rescue Service’s training college at Gullane. The masterplan involved the retention and conversion of the historic Henderson House into flats, with the remainder of the site cleared in order to deliver much needed new build housing.

Barton Willmore provided specialist architectural and heritage advice relating to the retention of this highly prominent building of high local importance. In addition to Masterplanning, Architecture and Heritage advice, Barton Willmore is also providing Town Planning services to assist with the redevelopment of this prime brownfield site.

Planning permission was secured for residential use on the site in April 2016 and development is likely to commence on site during late 2017.
Barton Willmore was commissioned to provide Town Planning, Landscape and Design services to promote this strategically important 90ha site located on the western edge of Stirling. Appointed to promote the site through the emerging Stirling Local Development Plan process, our work has led to formation of a strong and concise vision for potentially one of the most exciting development ideas to emerge in Central Scotland in recent years. Our design work has demonstrated that the site has the potential to provide a major mixed use gateway development for Stirling that can deliver modern residential, commercial, educational, tourism and employment related uses and, critically, enables the delivery of a new Heritage Park for the city.

Our approach included provision of a single masterplanned redevelopment area where the focus is upon landscape, parkland and public art, as much as it is upon buildings. The need to work in partnership with Stirling Council has been key to our approach and dialogue continues as we look to secure a positive outcome for the client on this flagship project for the city.
BARTON WILLMORE ARE APPOINTED AS A MULTI-DISCIPLINARY TEAM INCLUDING ARCHITECTURE, URBAN DESIGN, LANDSCAPE AND TOWN PLANNING SERVICES, ALL COORDINATED AND LED BY OUR EDINBURGH ARCHITECTURE TEAM. BARTON WILLMORE WILL PROVIDE A FULL DESIGN SERVICE AT EVERY STAGE OF THE PROJECT, FROM INCEPTION AND FEASIBILITY TO PREPARATION OF CONSTRUCTION PRODUCTION INFORMATION AND INPUT INTO ON-SITE DELIVERY.

(FINAVON STREET, DUNDEE p.14)
Our integrated service offer assisted Robertson Homes, latterly in conjunction with Hamilton Golf Club, in designing proposals and delivering planning permissions for c.125 new homes over two adjacent sites within Chatelherault Country Park Estate, at Ferniegair near Hamilton.

We started by setting a planning strategy and designing a layout for delivery of 79 homes as part of the Ferniegair Community Growth Area. Our team took significant care in designing a residential masterplan that was sensitive to the historic setting and listed estate wall. Planning permission was secured and the homes are now being delivered.

Our Town Planning, Design and Landscape teams then combined to promote the Green Belt release of the adjacent site through Local Development Plan promotion and then a Planning Permission in Principle application route.

We designed a robust indicative layout to support extensive consultation with the Council and statutory consultees such as SportScotland and Historic Environment Scotland. This secured a Council recommendation for approval for this Green Belt release and the application was granted at committee on the basis of the sustainability credentials of the site.
We have been promoting a residential-led mixed use development on 50ha of Green Belt land at Goshen Farm, Musselburgh, East Lothian for c.1000 homes and associated community infrastructure. Promotion has included submissions on the emerging Local Development Plan as well as the submission of a planning application. Tasks have involved carrying out community consultation exercises, housing land supply analysis and the preparation of quantitative evidence of the economic benefits that would be brought to the local area as a result of the development.

The site was identified in the Council’s Main Issues Report and committee version of the Proposed Local Development Plan as a ‘Preferred New Housing Site’ and removed from the Green Belt. Officers acknowledged that the site is one of the most accessible in East Lothian with its development promoting sustainable travel patterns and helping to minimise carbon emissions. However, members decided to remove the site as an allocation at committee and now the application proposals are the subject of an appeal to the Scottish Ministers against non-determination.
We have led the masterplanning, consultation and planning processes for this major greenfield expansion area on the edge of Stonehaven. This site has the potential to deliver up to 400 new houses, a much needed retail superstore and petrol station, a new primary school and additional community facilities. This land is currently being promoted through the development plan process and a Planning Permission in Principle application has been submitted.
Barton Willmore is currently instructed by Aberdeen Harbour Board in support of the Aberdeen Harbour Expansion Project, which proposes an expansion of harbour operations into Bay of Nigg to facilitate increased demand and provide new deep water capabilities. Barton Willmore have been actively involved in securing this project’s status in National Planning Framework 3 and the emerging Strategic and Local Development Plans. During this project, we have undertaken extensive consultation with key stakeholders and statutory authorities to successfully lead the coordination and management of the application for Planning Permission in Principle, combined with inputs into the other consenting regimes (i.e. Harbour Revision Order and Marine Licence). The planning application was submitted in November 2015 and through effective working with Aberdeen City Council and the key regulatory authorities, was approved in May 2016.
Barton Willmore was instructed by Aberdeen City Council, working closely with Scottish Enterprise and Aberdeen Harbour Board, to prepare a Development Framework for land surrounding the proposed harbour expansion at Bay of Nigg, Aberdeen. Proposing a long-term (30 year) strategy for the surrounding area, the Framework considers how to maximise the opportunities presented by investment in the new harbour in terms of economic development, regeneration and environmental improvements.

Preparation of the Development Framework was carried out in close partnership with Aberdeen City Council and involved a comprehensive engagement process with the local community, statutory consultees and internal council departments. The Framework has now been adopted as Interim Planning Guidance. This will form part of the emerging Aberdeen Local Development Plan, once adopted.
Barton Willmore worked closely with the Forestry Commission Scotland and Scottish Borders Council to produce a Development Framework and Masterplan for the realisation of new development potential at the existing tourism facilities at Glentress Forest, part of the Tweed Valley Forest Park in the Scottish Borders.

Masterplanning, engagement and planning skills have been combined to develop a robust 15+ year vision to allow proactive, appropriate and sustainable development within the Forest Park.

The masterplan identifies the potential for up to 50,000 sq ft of flexible floorspace, capable of accommodating retail and commercial functions as well as that of tourism and leisure.

The Development Framework and Masterplan has been adopted as Supplementary Planning Guidance by Scottish Borders Council and has since been shortlisted for the Scottish Awards for Quality in Planning.
Barton Willmore produced a Strategic Framework outlining the opportunities for recreational and commercial opportunities associated with the Kilpatrick Hills in Dunbartonshire.

The Framework considers how Forestry Commission Scotland and stakeholders can enhance the visitor experience and establish the hills as a significant destination for recreational use.

Importantly, the Framework seeks to balance priorities in terms of landowner interests, integrated forest and development planning, regeneration opportunities as well as access and recreation.

Stakeholder engagement through interactive workshops formed a vital component of the commission.
Commissioned by East Renfrewshire Council, as part of their Professional Services Framework, this project involved advising on the design feasibility of establishing a new visitor centre within the Dams to Darnley Country Park. The park covers approximately 1,350 acres and occupies greenspace around the East Renfrewshire and Glasgow City boundary. The area has a range of landscape settings including open water, wetland, woodland and farmland.

The architectural design was largely influenced and developed in response to the civic nature of the brief and characteristics of the site. The design approach drew on the idea of a singular form which entered into a dialogue with the surrounding landscape.
Following a competitive bid process, we worked with our client to promote the development of an Anaerobic Digestion plant at Millerhill, Midlothian, which will treat 30,000 tonnes of food waste collected from homes and businesses within the City of Edinburgh and Midlothian Council areas. This has involved community engagement and the preparation of detailed submissions, resulting in planning permission being secured in May 2013.
Barton Willmore was instructed by W.H. Malcolm Ltd to lead the planning application and engagement processes required to help deliver an Energy Recovery Facility as part of the diversification of its existing recycling centre and waste management plant at South Street, Glasgow. The existing operation is currently consented to process 495,000 tonnes per annum of construction and commercial/industrial waste. The proposed development seeks to recover up to 12.2MW of electricity and 9.7MW of heat by creating a Zero Waste process through gasification technology that will assist in the national goal of meeting Scottish Government landfill reduction targets.

Barton Willmore prepared relevant application submission documents (including a Planning Statement, Pre-Application Consultation Report and Design and Access Statement) and the application drawings, and managed the detailed major planning application process. Close working with the Council and stakeholders led to us securing an officer recommendation for approval, although there was significant public objection and the application was refused at planning committee. Barton Willmore is now leading the appeal process to the Scottish Government.
Barton Willmore was instructed to provide planning consultancy services to support a planning application for eight wind turbines at the site of the former Glenmuckloch opencast coal site in Dumfries & Galloway. The project is estimated to generate enough clean energy to power around 16,000 homes as well as contributing towards targets to reduce greenhouse gas emissions.

Following submission of the planning application, Barton Willmore was asked to analyse detailed comments made by the Dumfries & Galloway Council Landscape Officer and Scottish Natural Heritage in relation to environmental impacts and policy, and prepare a written rebuttal with a focus on the relevant planning policies, demonstrating how the proposed development sits against the Development Plan. Following submission of our rebuttal, the application was approved by the Planning Committee and Dumfries & Galloway Council in June 2016 and the project now moves towards construction.
On behalf of KFC, Barton Willmore submitted a planning application and Design and Access Statement for a ‘drive-thru’ restaurant on a semi-derelict site on the edge of Falkirk town centre. The site is located on part of a former Tesco site, on a key approach into the town. The proposals were contrary to Council planning policy which sought comprehensive redevelopment of the wider area for different uses. However, the proposal persuaded officers to recommend the application for approval on the basis of the overall improvements that redevelopment of this site could achieve. The application was approved by Falkirk Council and the restaurant is now fully operational.
We were instructed by Threadneedle Investments Ltd to produce a Retail Impact Assessment (RIA) and lead all planning processes required to enable B&M Homestore to trade from a prominent unit in Kingsway East Retail Park, Dundee. This involved applications to change a restrictive planning condition and to modify two existing legal agreements on the land, allowing variation of the goods that can be sold on site.

Our Planning and Retail Statements demonstrated that the new retail will have no detrimental impact on the health of Dundee City Centre or nearby District Centres.

Although the applications were refused by planning committee as contrary to policy, we lead and secured planning permission via appeal.

The Reporter accepted our evidence that the stated material considerations set ‘exceptional circumstances’ that justified approval.
OUR EXPERIENCE

WORKING WITH LOCAL AUTHORITIES

Barton Willmore recognise that there are significant benefits achieved from joint working with Local Authorities in driving projects forward. We have worked in collaboration with several Local Authorities in progressing proposals through the preparation of Development Frameworks which have subsequently been adopted as Supplementary Planning Guidance.

This approach has proved successful on a number of projects over recent years, particularly where a site has been sensitive or the development is of a large scale, complex or where it is highly prominent.

Cooperative working with Local Authorities helps to map out key issues and can lead to efficiencies in project programming. The resulting strategies and frameworks also provide a strong basis for effective community engagement.

Barton Willmore has produced a wide range of documents which have either been adopted as Supplementary Planning Guidance or are in consultation ahead of adoption. These include:

- **Aberdeen Harbour Development Framework** for Aberdeen Harbour Board;
- **Bay of Nigg Development Framework** for Aberdeen City Council (Scottish Enterprise);
- **St Leonard’s Development Framework**, St Andrews for Robertson Homes; and
- **Glentress Development Framework and Masterplan** for Forestry Commission Scotland.

Barton Willmore has also worked as consultants on behalf of Local Authorities to help them progress their own development projects and this includes:

- **East Renfrewshire Council**, we are appointed on to their Framework for Planning, Masterplanning, Architecture and Community Engagement;
- **Glasgow City Council**, we carried out the Govan/Partick Charrette in conjunction with Glasgow Housing Association;
- **City of Edinburgh Council**, we are assisting in the delivery of new homes for social rent, mid market and low cost home ownership through 21st Century Homes;
- **Aberdeen City Council**, we delivered the Bay of Nigg Development Framework; and
- **Perth and Kinross Council**, we worked with Urban Union as developer to deliver social rent, mid market and low cost homes ownership.
Barton Willmore was commissioned by East Renfrewshire Council to deliver a charrette for the village of Thornliebank, to the south of Glasgow. It sought to explore the redevelopment of the community centre into a new community hub as well as the potential for village centre improvements in terms of access, circulation, public realm and development opportunities.

The process included a number of stakeholder workshops which preceded a three day charrette exercise designed to test a number of options for the new community hub as well as identify areas of improvement within the village centre.

The charrette report is currently being used to assist the Council in funding bids for a number of potential projects as identified through the process.
The charrette for the Govan and Partick areas of Glasgow aimed at creating better connections between the two communities and was to form an urban design scoping exercise at the beginning of the Council’s Strategic Development Framework process.

The charrette itself ran for four days at the Riverside Museum in Glasgow with nearly 100 people attending. Their ideas helped to build, evolve and refine a number of plans and drawings which mapped the potential future connections and growth of Govan and Partick with widespread consensus for a new bridge.

Three key concepts included that of Activity on and around the river, a Botanics to Bellahouston spine and the delivery of Commercial, Civic and Community uses at the potential new bridging point.
Stakeholder and community engagement plays a central role in our work. We have extensive experience through a wide range of projects across Scotland which include those of national significance such as the extension of Aberdeen Harbour at Bay of Nigg and the Commonwealth Games Village Phase 2 as well as regionally such as Glentress for Forestry Commission Scotland. Our experience also covers a multitude of residential and regeneration schemes, representing all the major housebuilders active in the country.

Our approach is commercial and we believe that the engagement skills we offer adds value in terms of process and product.

**Building Consensus**

Effective community and stakeholder engagement is key to achieving successful outcomes for major proposals. Principle areas of involvement are:

- Organisation;
- Publicity;
- Facilitation;
- Mediation; and
- Recording.

We believe that our approach to engagement has, on occasion, been the decisive element in securing planning consents.