

Introduction

The Proposal

Kirkwood Homes are currently preparing an application for planning permission for residential re-use of the former Hazlewood Primary School site. Located off Kings Gate, the site is in close proximity to where Kings Gate meets Queens Road and also provides easy access to the adjacent Fernielea Park.

The surrounding area is predominantly residential in nature and is well served by local amenities. North Anderson Drive to the east and Queens Road to the west ensure that the location is easily and sustainably accessible to all parts of the City for employment, leisure and retail purposes.

Whilst the intended planning application is below the criteria where public pre-application consultation is required, Kirkwood Homes are seeking comments from any interested parties on the development proposals prior to the formal submission of the planning application. A pre-application enquiry has also formally been submitted to Aberdeen City Council and initial feedback on the design and layout incorporated into the draft proposals.

Formerly used as a primary school, the site is not allocated for any specific purpose within the Aberdeen City Local Development Plan 2023, although it is covered by the policy notation 'Residential Areas (H1)', where proposals for new residential and householder development will be approved in principle if they do not constitute over-development; do not have an adverse impact to residential amenity and the character and appearance of an area; and do not result in the loss of open space.

Within this planning context, the site and local environs have been assessed and the proposals as currently drafted are set out within this public consultation. Within the layout, it is considered important to achieve a good mix of size, type and tenure of dwellings across both the 'private market' (75%) and 'affordable' (25%) components of the proposed development. This approach helps to create mixed and inclusive communities by offering a choice of housing and lifestyle in an established residential setting. As such, a mix of tenure and house types are currently proposed as set out in Board 3.



Location Plan



Site Context



Development Site

01

Hazlehead Primary School

02

Fernielea Park

03

St Margarets School for Girls Playing fields

04

Woodend Bowling Club

05

Premier Convenience Store

06

Rosewell house - Rehabilitation centre

07

North Burn of Rubislaw

08

Dolphin Fish & Chip Shop

09

Saltire Pitch, Aberdeen Wanderers RFC

10

The Living God Church

11

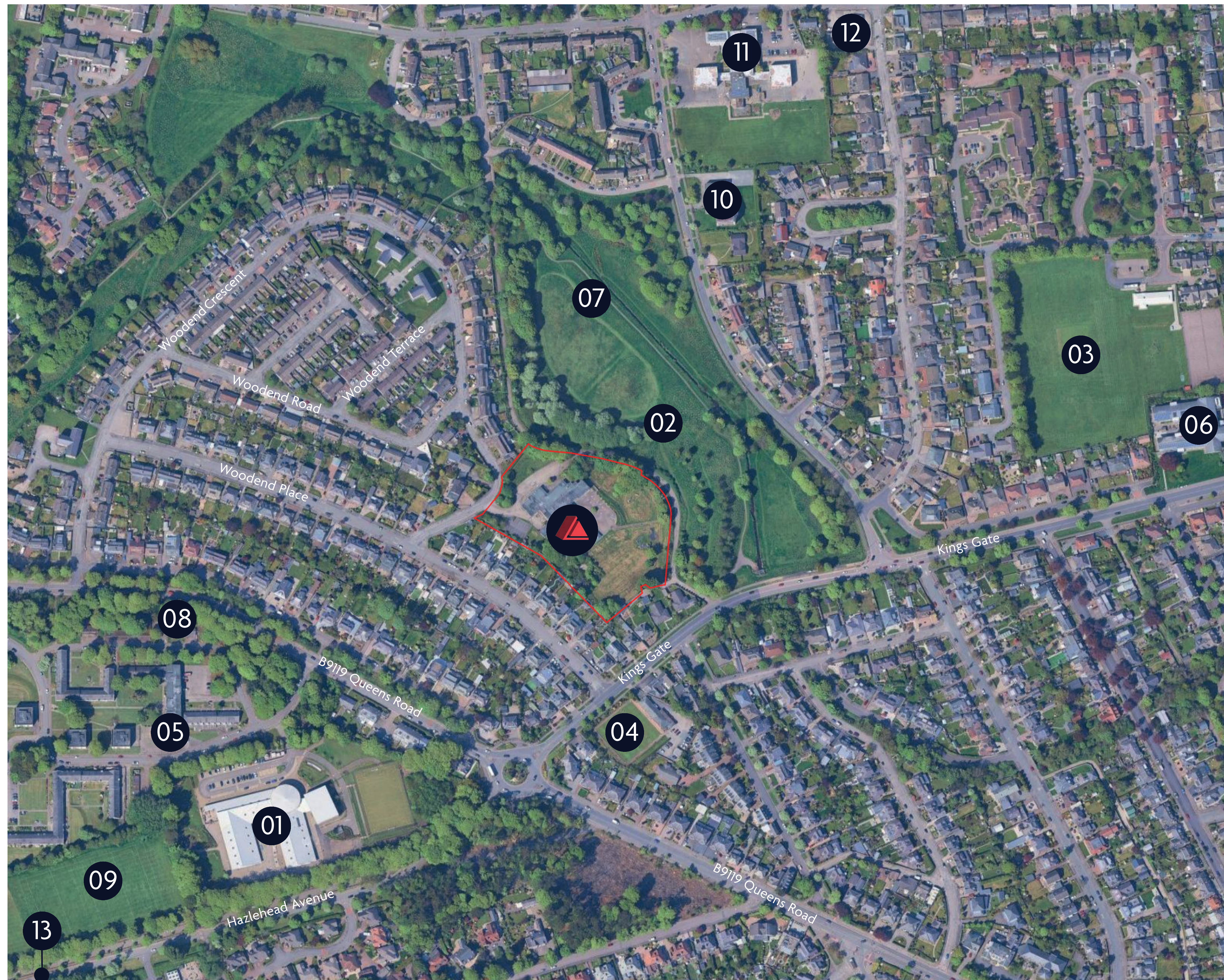
Fernielea Primary School

12

Fernielea Gospel Hall

13

Hazlehead park



**KIRKWOOD
HOMES**

Hazlewood, Aberdeen

Indicative Layout

Site Context

The proposed housing is set out in a simple street pattern with the north side providing a sweeping continuation of the building line from Woodend Crescent and the south reflecting the existing pattern established by Woodend Place. The mix of 11 house types range from 3 bedroom Terraced to 5 bedroom detached homes with a 25% allocation for affordable homes. The current proposed mix is as follows:

- 6no. 3 bedroom Terraced units
- 3no. 3 bedroom detached units
- 9no. 4 bedroom detached units
- 6no. 5 bedroom detached units

All homes are to be provided with the below features and energy saving measures:

- Air Source Heat Pumps (ASHP) to provide the primary space heating and domestic hot water requirements. The ASHP also have the benefit of Smart Home integration
- All homes are proposed to have a 32amp electrical connections from the garage gable to the property fuse board allowing for a 7kW car charger.
- EPC certificates are estimated to be a 'B' throughout the development.
- Kirkwood Homes manufacture their own timber kits on site at our factory in Sauchen, Aberdeenshire (Kirkwood Timber Frame). The timber used in this process is FSC and PEFC certified. Certification schemes that provide forest management and a chain of custody. A modern factory process reduces material waste, ensures a higher quality of build and improves health and safety on site with offsite production.
- All fixed internal light fittings within each dwelling are energy-efficient

Proposed Layout Features

- 01** Avenue tree and shrub planting to enrich the street scene and allow plots to be set further back from the road.
- 02** Wide range of private housing catering for a large proportion of the market. 25% affordable housing.
- 03** Landscaped informal path routes linking to the existing fernielea Road.
- 04** Indicative sustainable drainage system (SUDs) area.
- 05** Incorporation of a play park
- 06** Existing trees where appropriate to be retained



Example House Types



Kirkwood Homes - Street scene from Balgillo Heights, Broughty Ferry



Kirkwood Homes - Street scene from Inchmarlo, Banchory



Kirkwood Homes - Street scene from The Brambles, Sauchen



Kirkwood Homes - CGI Street scene from Echt

Example House Types



Next Steps

Step 1: Provide feedback on the proposals

- Thank you for participating in this consultation event. Please fill out a feedback form
- and return. Alternatively, fill out one online, write by letter or email to give your views on the proposed development by 16th October 2025.

Step 2: Consideration of additional comments received and alterations made to the proposals as considered appropriate.

Step 3: Applicant prepares supporting documentation, including a Pre-Application Consultation Report, and submits application for Planning Permission to Aberdeen City Council with a target submission date of Autumn 2025.

Step 4: Aberdeen City Council assess the planning application following statutory consultation with a determination target date of early 2026.

For more information

If you would like to be kept updated on progress of the development, please leave your details on the webpage feedback form or find out more about Kirkwood Homes at:

www.kirkwoodhomes.co.uk

Option 1: Respond by Webpage Feedback form



The form can be found at

<https://www.kirkwoodconsultations.co.uk/hazlewood-aberdeen>

Option 2: Respond by Letter or Email



Hazlewood Consultation

Emac Planning, 109 Camphill Road,
Broughty Ferry, Dundee, DD5 2NE



ewan@emacplanning.co.uk



07860 968006

Please note that all written representations on the pre-application consultation must be sent to the above address and NOT to Aberdeen City Council. Comments made to the prospective applicant are not representations to the Planning Authority. If the prospective applicant submits an application there will be an opportunity to make representations on that application to the Planning Authority.

Deadline for Pre-Application Comments:

Thursday 16th October 2025