



# LOMOND BANKS

Design Statement

REVISED 29 04 2022



# CONTENTS

## 1.0 THE PROJECT

- 1.1 DEVELOPMENT OVERVIEW
- 1.2 SITE DETAILS
- 1.3 CLIENT
- 1.4 BASELINE SITE DESCRIPTION

## 2.0 WIDER AREA APPRAISALS

- 2.1 PLANNING AND POLICY CONTEXT
- 2.2 WIDER LANDSCAPE SETTING
- 2.3 WIDER BUILT CONTEXT: BALLOCH
- 2.4 HISTORY OF DEVELOPMENT IN THE BALLOCH AREA
- 2.5 FUTURE DEVELOPMENT

## 3.0 DEVELOPMENT CONSTRAINTS

- 3.1 OWNERSHIP
- 3.2 HERITAGE CONSERVATION
- 3.3 ECOLOGY
- 3.4 WOODLAND
- 3.5 TRANSPORT
- 3.6 PARKING
- 3.7 PEDESTRIAN ACCESS
- 3.8 FLOOD RISK
- 3.9 WATER SUPPLY, FOUL DRAINAGE & SURFACE WATER MANAGEMENT
- 3.10 INEOS PIPELINE
- 3.11 PUBLIC UTILITIES
- 3.12 TOPOGRAPHY
- 3.13 MICROCLIMATE

## 4.0 EXISTING LANDSCAPE CHARACTER AREAS

- 4.1 ZONE A: STATION SQUARE
- 4.2 ZONE B: RIVERFRONT
- 4.3 ZONE C: PIERHEAD
- 4.4 ZONE D: BOATHOUSE & SERVICE AREA
- 4.5 ZONE D: BOATHOUSE WOODLAND PROMONTORY
- 4.6 ZONE E: WOODBANK
- 4.7 AREA ADJACENT TO DEVELOPMENT: LOCH LOMOND SHORES
- 4.8 AREA ADJACENT TO DEVELOPMENT: LOCH LOMOND SHORES CAR PARK
- 4.9 AREA ADJACENT TO DEVELOPMENT: BEN LOMOND WAY
- 4.10 EXISTING STREET FURNITURE
- 4.11 LANDSCAPE ANALYSIS SUMMARY

## 5.0 STAKEHOLDER AND COMMUNITY FEEDBACK

- 5.1 COMMUNITY ENGAGEMENT
- 5.2 STAKEHOLDER ENGAGEMENT

## 6.0 DESIGN SOLUTIONS

- 6.1 NEIGHBOURHOOD CHARACTER
- 6.2 LANDSCAPE STRATEGY
- 6.3 INFRASTRUCTURE
- 6.4 WOODLAND
- 6.5 SUSTAINABILITY
- 6.6 PARAMETERS PLAN

## 7.0 PARAMETER PLAN ZONES, CHARACTER AREAS AND DESIGN PRINCIPLES

- 7.1. ZONE A STATION SQUARE
- 7.2. ZONE B RIVERFRONT
- 7.3. ZONE C PIERHEAD
- 7.4. ZONE D: BOATHOUSE & SERVICE AREA
- 7.5. ZONE E WOODBANK

## 8.0 CONCLUDING STATEMENT





Section 01  
**THE PROJECT**



### 1.1 Development overview

Name of the scheme: Lomond Banks

Description: PPIp Application and EIA for proposed tourism and leisure-led mixed use development at West Riverside and Woodbank House (Total site area 25.9 hectares (64.3acres), Red Line Boundary area 18.8 hectares (46.9 acres) and Blue Line Boundary area 7 hectares (17.4 acres)), including:

- Refurbished visitor information building;
- 60-bedroom Apart-hotel;
- 32-bedspace budget accommodation;
- Up to 127 self-catering lodges comprised as follows:
  - 17 woodland bothies/pods (in grounds of Woodbank House)
  - 30 woodland lodges (in grounds of Woodbank House)
  - 37 Countryside Lodges (in grounds of Woodbank House)
  - 42 Lodges at West Riverfront
- Up to 15 apartments within Woodbank House
- Up to 6 apartments within the refurbished outbuildings of Woodbank house;
- 900m2 brewery;
- A boathouse c.95m2 for storage of equipment and operation of water-based activities;
- Leisure/pool/water park area up to approximately 2,500m2 ;
- Restaurants/Cafe & Retail areas up to 1,100m2 in total;
- Visitor reception areas & hub building up to approximately 2,000m2;
- External activity areas including tree top walk, events/ performance areas, children's play areas, monorail, forest adventure rides, picnic / play areas;
- Staff and service area of up to approximately 900m2;
- Associated parking (up to 393 additional spaces), landscaping and infrastructure development works; and

- Access to be taken from the surrounding road network including Ben Lomond Way and Pier Road.

The proposed development also includes the remains of the Grade A listed Woodbank House and attendant structures. The conservation and redevelopment of Woodbank House and other listed structures within the site will be subject to future applications for planning and listed building consent.

As the Applicants are seeking PPIp rather than full planning permission, at this stage the proposed development comprises a suite of key parameters, within which the detailed design of the proposed development will be confirmed at a later date. Providing that the final design remains within these key parameters, this approach ensures that the likely 'maximum' extent of effects can be considered when determining the PPIp application for the proposed development.

The proposed development is shown on a Parameters Plan, which is included in this Design Statement (DS). The Parameters Plan is the development for which PPIp is being sought by the Applicants. All other plans submitted as part of the PPIp application are indicative and are provided for illustrative purposes only.

A more detailed description of the key parameters of the proposed development is provided in Chapter 3 of the Environmental Impact Assessment Report (EIA Report) and within the Planning Statement.

The Team:

- Applicant: Flamingo Land Resorts Ltd
- Project management: Glenfruin
- Planning and engineering services: Stantec
- Architecture and masterplanning: Anderson Bell Christie
- EIA: Stantec

Purpose and structure of this document: As the Applicant is seeking Planning Permission in Principle (PPIp) rather than full planning permission, there is no

statutory requirement to submit a Design Statement (DS). However, through pre-application discussions, the Planning Authority requested that the PPIp application be supported by a "design brief and access statement or masterplan". This request was made on the basis that the site includes listed buildings. This non-statutory Design Statement and the Parameters Plan have been prepared to meet this request.

The Design Statement explains and illustrates the design principles and design concept underlying the proposals and describes how these will help to achieve the aspirations set out in Loch Lomond and the Trossachs draft Placemaking Supplementary Guidance.

### 1.2 Site details

The application site is located to the north of Balloch, and contains three distinct areas, known respectively as West Riverside and Woodbank House. Old Luss Road is the interface between the two.

### 1.3 Client

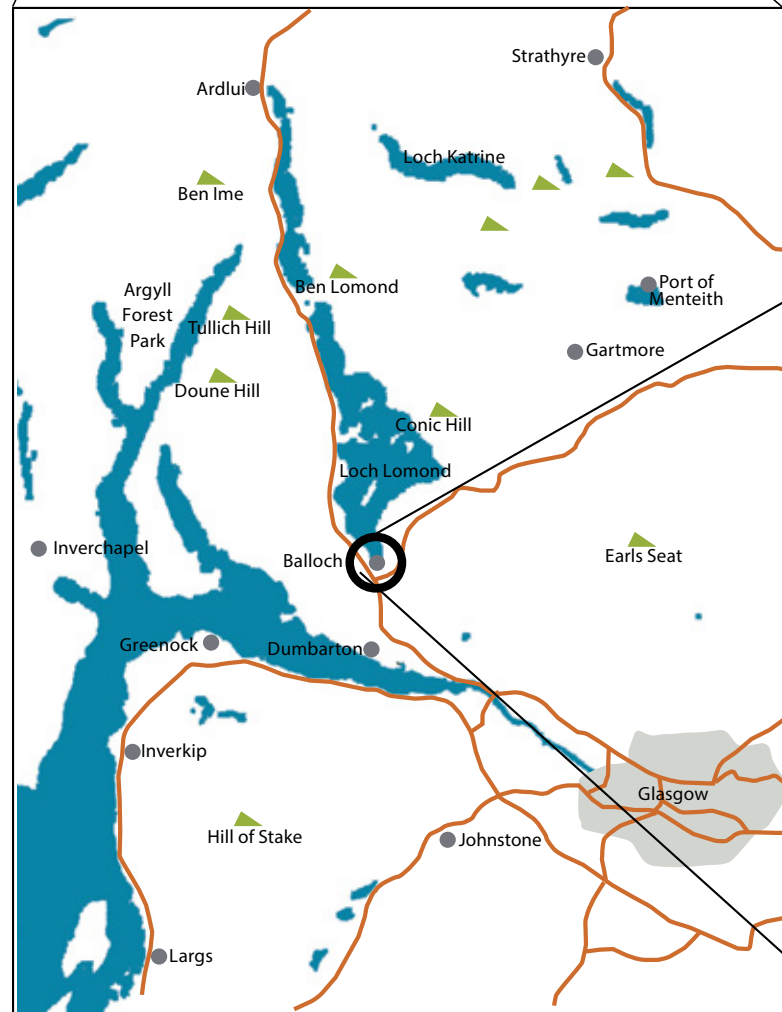
The site at West Riverside and Woodbank House, collectively known as Lomond Banks, offers a unique opportunity for leisure based development on the doorstep of one of Scotland's key tourism destinations, Loch Lomond.

Scottish Enterprise, in partnership with Loch Lomond and Trossachs National Park Authority, have promoted the West Riverside and the undeveloped sites within Loch Lomond Shores for tourism and leisure re-based developments. The majority of the site therefore benefits from visitor experience site allocations within the adopted LLTNP LDP 2017 – 2021.

The aim has been to create a quality-led destination that improves connectivity and which is accommodation – led, such as hotel, hostel, lodge and holiday accommodation together with family orientated, active leisure activities.

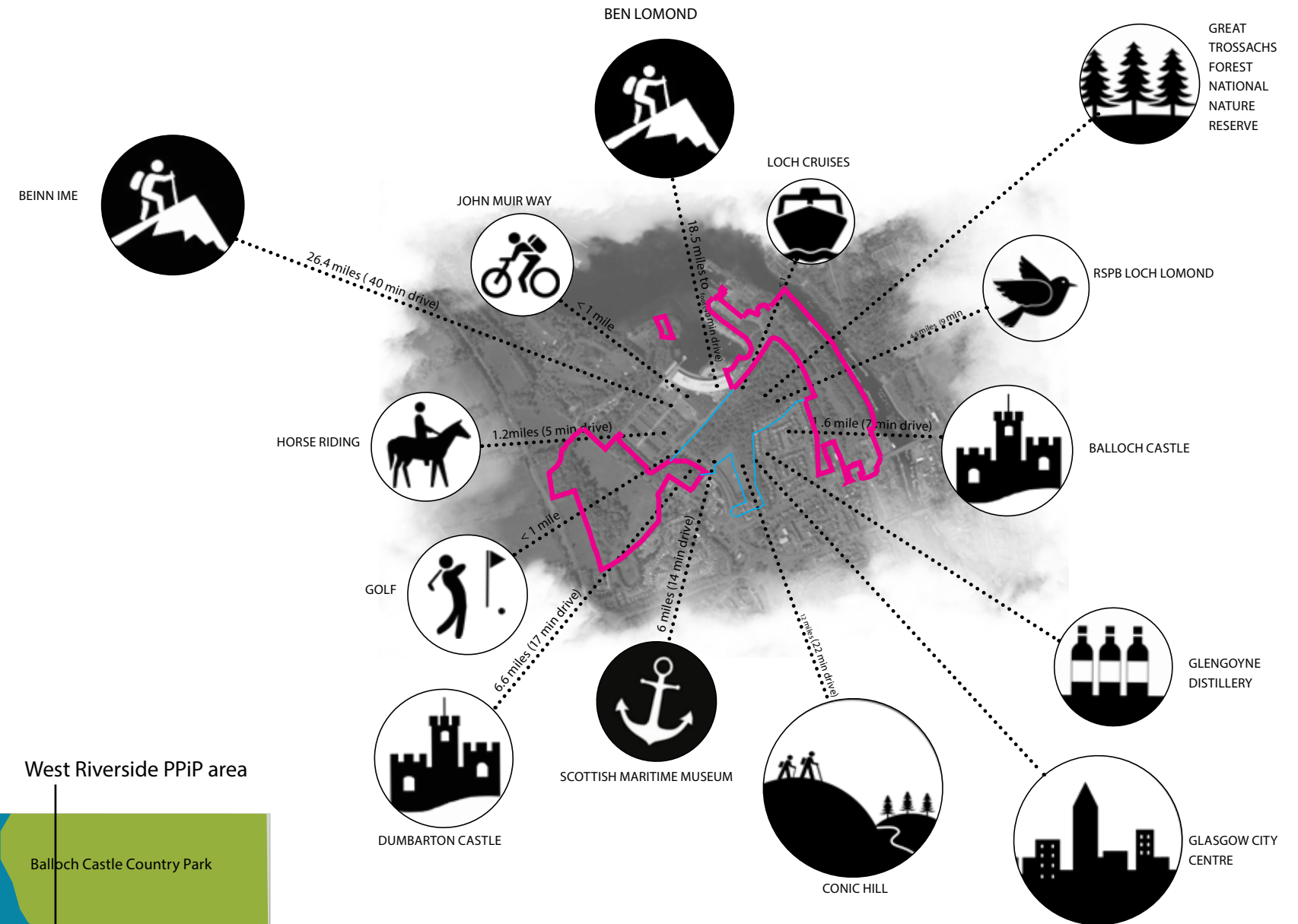
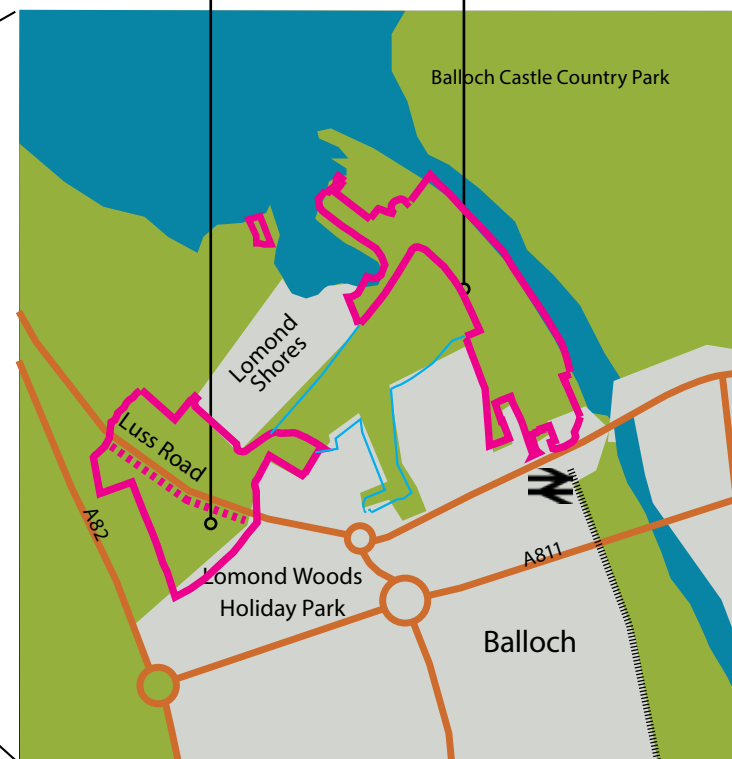
Further details regarding the rationale for siting the proposed development at the selected location are provided within the Lomond Banks Planning Statement.

### LOCATION



### THE SITE

Woodbank House PPiP area      West Riverside PPiP area



Within easy reach of the site there are a multitude of opportunities to experience culture, leisure sport and nature.

NOTE: Locations and distances are for indicative purposes only



### 1.4 Site description

The site is located within the Loch Lomond and Trossachs National Park.

Loch Lomond and Loch Lomond Shores lie to the north, with the River Leven and Balloch Country Park to the east, Balloch Road to the south and the A82 and Cameron House to the west.

An existing holiday park sits to the south of the Woodbank area and Sweeney Cruises operate from the River Leven towards Balloch Road at West Riverside. To the north, the historic Maid of the Loch and the Duncan Mills Memorial Slipway are located at the Pierhead. A Visit Scotland Information Centre and a small informal car park sit adjacent to the High Street (Balloch Station Square).

### The site and adjacent development areas incorporates:

Areas of woodland and greenspace used as publicly accessible open space and as the setting for some current visitor destinations:

- 1) The eastern part of the woods includes a corridor of open grassland with more mixed pioneer woodland species. This area of woodland lies alongside the River Leven, which flows south into the Clyde.
- 2) Drumkinnon Woods is a smaller area of woodland, with walks and picnic areas, located just to the south of Loch Lomond Shores. Running east-west through the woodland is a major gas pipeline with associated substations. The woodland contains a variety of native tree species and provides a setting for housing at Drumkinnon Gate to the south.

Woodland extends to the north west of Loch Lomond Shores where a narrow, wooded strip of land is the location for existing visitor destinations (Loch Lomond Bird of Prey centre and Tree Zone Aerial Adventure Course) together with a path network leading to the waterside.

- 3) The previous Balloch Central Station building (now a 'Visit Scotland' information centre): the Information Centre is located close to Balloch Road, opposite Balloch Station and beside existing parking areas which are used as park and rides spaces by rail travellers. The junction providing traffic access to the parking areas is shared by Sweeney Cruises, who require access for coaches bringing visitors to their riverside

THE DEVELOPMENT SITE & ADJACENT AREAS (REFER ALSO TO NUMBERED PHOTOGRAPHS ON FOLLOWING PAGE)





# 01 project development

## SITE DETAILS

landing site for cruise boats. There is an area of public realm in front of the Tourist Office which was included in the previous Balloch Charrette; designs for this area have been generated by Sustrans, responsibility for further development proposals now rests with West Dunbartonshire Council.

4) The riverbank and access to existing moorings at the River Leven: there is a formal and informal path network which currently brings pedestrians to the riverbank, including pedestrian access to existing pontoons used by local boating and cruising clubs.

5) Important pedestrian links including the John Muir Way: a formal and informal path network extends throughout the West Riverside site and is well used by visitors and local people.

6) Beach and shoreline at Loch Lomond: a beach opposite Loch Lomond Shores gradually rises to a small wooded area. A small section of the beach to the north is all that remains of the original Loch Lomond shoreline (prior to the creation of the new lagoon associated with Loch Lomond Shores).

7) The pierhead area adjacent to the public slipway and Maid of the Loch quayside is the focus for a number of facilities and visitor destinations. These include:

- The Duncan Mills Memorial Slipway with associated trailer park and changing facilities
- Base for Loch Lomond and the Trossachs national park water-borne rangers
- Maid of the Loch paddle steamer (partially restored), together with its steam slipway and winch house (fully restored)
- The slipway is also the starting point for the Great Scottish Swim - a day-long event comprising a series of outdoor races within Loch Lomond

8) Woodbank House, ancillary buildings and their landscape setting. The remains of Woodbank House (grade A Listed) and its setting are approached from the Old Luss road, through agricultural land used for rough grazing. There is a steeply sloping area of dense woodland behind the house and outbuildings which is the location of a previous walled garden and glasshouses. The house is in a ruinous condition with only parts of the south and west elevations remaining.

9) The site of a previous boathouse. The land associated with Woodbank House includes a small area to the north west of Loch Lomond Shores which was the location of a previous boathouse. There is a right of access from Woodbank House, through woodland to the site of the previous boathouse.



RIVERFRONT WOOD



DRUMKINNON WOOD



BALLOCH GATEWAY



RIVERBANK AND MOORINGS



JOHN MUIR WAY



BEACH AT LOCH LOMOND



PIERHEAD



WOODBANK HOUSE



PREVIOUS BOATHOUSE