

Parameters Plan



Zone	Area	Proposed Use(s)	Key Parameters																														
Zone A: Station Square	1	Mixed Use: Food & Drink, Entertainment and Budget Accommodation	<ul style="list-style-type: none"> Brewery (max height 13m, 1200 sqm total floor area including 300 sqm pub) Restaurant (max height - 9m, floor area 150 sqm) Amphitheatre - temporary tented structure (max height 8m; capacity - Flamingo Land to advise) Budget accommodation (32 max bed spaces, 12m max height) 																														
	2	Tourist Information Services and Public Realm	<ul style="list-style-type: none"> Refurbished tourist office to include bike hire, commercial and site management uses Enhanced public square adjacent to tourist office 																														
Zone B: Riverside	3a	Woodland with Forest Lodges and Recreational Facilities	<ul style="list-style-type: none"> Up to max No. 42 single Storey Woodland Lodges within woodland Picnic, BBQ and Play Areas in woodland pockets Path network 																														
	4a	Managed Woodland with SUDs	<ul style="list-style-type: none"> Existing woodland retained and managed 2 SUDS attenuation areas: <ul style="list-style-type: none"> Area 1 - treatment of surface water from upgraded section of Pier Road and adjacent car park. Area 2 - treatment of surface water from reconfigured Pierhead Destination 																														
Zone C: Pierhead	5	Pierhead Visitor Destination	<ul style="list-style-type: none"> Apart Hotel (max 60 bedrooms, approx. Floor Area - 3065m², Max Height 10.5m) Leisure pool / Waterpark (approx. Floor Area - 2500m², Max height 10.5m) Restaurant/Bar (max 150 sqm, incorporated into aparthotel/water park) Visitor Hub (indoor rides, storage & office uses, 																														
	6	Visitor attraction and carpark	<ul style="list-style-type: none"> Details subject to future planning 																														
	7	Multi-User Public Realm	<ul style="list-style-type: none"> High quality hard landscape public realm with capacity for temporary visitor attraction uses. Small scale kiosks for visitor experience s (eg. cafe) 																														
Zone D: Boathouse & Staff Area	8	Ancient Woodland Boundary	LEPO Boundary - Area Designated Ancient Woodland																														
	(Blue Circle)	SUDs	Proposed Sustainable Drainage Systems SUDs																														
	4b	Managed Woodland	<ul style="list-style-type: none"> Existing paths upgraded Existing woodland retained and managed 																														
	(Green Box)	Boathouse	<ul style="list-style-type: none"> A boathouse c95 sqm for storage of equipment and operation of water-based activities 																														
Zone E: Woodbank	4b	Managed Woodland	<ul style="list-style-type: none"> Existing woodland retained and managed 																														
	13	Heritage	<ul style="list-style-type: none"> Woodbank House conserved and converted into up to 15 Holiday Apartments subject to other necessary consents Woodbank House Ancillary buildings (including stables and bothy) conserved and converted into 6no. new self catering holiday properties subject to other necessary consents Woodland planting extended 																														
	3d	Visitor Accommodation	<ul style="list-style-type: none"> Up to 37 new Countryside Lodges within existing field Path network Up to 25 new Woodland Lodges within woodland (Woodland Bothies Removed) 																														
Overarching Components <i>(Internal access, utilities and drainage to be confirmed at detailed design stage)</i>	(Brown Box)	New Car Parking	<table border="1"> <thead> <tr> <th colspan="2">WOODBANK PARKING SPACES</th> </tr> <tr> <th>Location</th> <th>No.</th> </tr> </thead> <tbody> <tr> <td>Woodbank House</td> <td>25</td> </tr> <tr> <td>Staff Parking</td> <td>27</td> </tr> <tr> <td>Woodbank Lodges*</td> <td>81</td> </tr> <tr> <td>WOODBANK TOTAL</td> <td>133</td> </tr> <tr> <td colspan="2">*See Zone E Woodbank Section for Lodge Quantities</td> </tr> <tr> <th colspan="2">WEST RIVERSIDE PARKING SPACES</th> </tr> <tr> <th>Location</th> <th>No.</th> </tr> <tr> <td>Staff and services area (Area 10 Accommodation Removed)</td> <td>0</td> </tr> <tr> <td>Pierhead Woodland Parking</td> <td>103</td> </tr> <tr> <td>Riverside Parking (43 Lodges)</td> <td>43</td> </tr> <tr> <td>Station Square Parking</td> <td>93</td> </tr> <tr> <td>Station Square & Riverside Parking</td> <td>136</td> </tr> <tr> <td>LOMOND BANKS TOTAL PARKING SPACES</td> <td>372</td> </tr> </tbody> </table>	WOODBANK PARKING SPACES		Location	No.	Woodbank House	25	Staff Parking	27	Woodbank Lodges*	81	WOODBANK TOTAL	133	*See Zone E Woodbank Section for Lodge Quantities		WEST RIVERSIDE PARKING SPACES		Location	No.	Staff and services area (Area 10 Accommodation Removed)	0	Pierhead Woodland Parking	103	Riverside Parking (43 Lodges)	43	Station Square Parking	93	Station Square & Riverside Parking	136	LOMOND BANKS TOTAL PARKING SPACES	372
	WOODBANK PARKING SPACES																																
Location	No.																																
Woodbank House	25																																
Staff Parking	27																																
Woodbank Lodges*	81																																
WOODBANK TOTAL	133																																
*See Zone E Woodbank Section for Lodge Quantities																																	
WEST RIVERSIDE PARKING SPACES																																	
Location	No.																																
Staff and services area (Area 10 Accommodation Removed)	0																																
Pierhead Woodland Parking	103																																
Riverside Parking (43 Lodges)	43																																
Station Square Parking	93																																
Station Square & Riverside Parking	136																																
LOMOND BANKS TOTAL PARKING SPACES	372																																
(Pink Star)	Site Vehicular/Boat Access Points	<ul style="list-style-type: none"> 9 no vehicular access points 1 no boat access point 																															
(Blue Dashed Arrow)	Indicative Pedestrian/cycle linkages (capable of use by emergency vehicles)	<ul style="list-style-type: none"> As drawing 																															
(Blue/Orange Arrow)	Indicative Pedestrian/cycle linkages (blue) John Muir Way (orange)	<ul style="list-style-type: none"> As drawing 																															
(Black Circle)	Monorail	<ul style="list-style-type: none"> Station Square to Pierhead through Zones A, B and C (max height 3.5m rising to 5.5m above vehicular access roads) Monorail Stations in Zone A at ground level & Zone C in Apart-Hotel Monorail alignment subject to detailed design 																															