

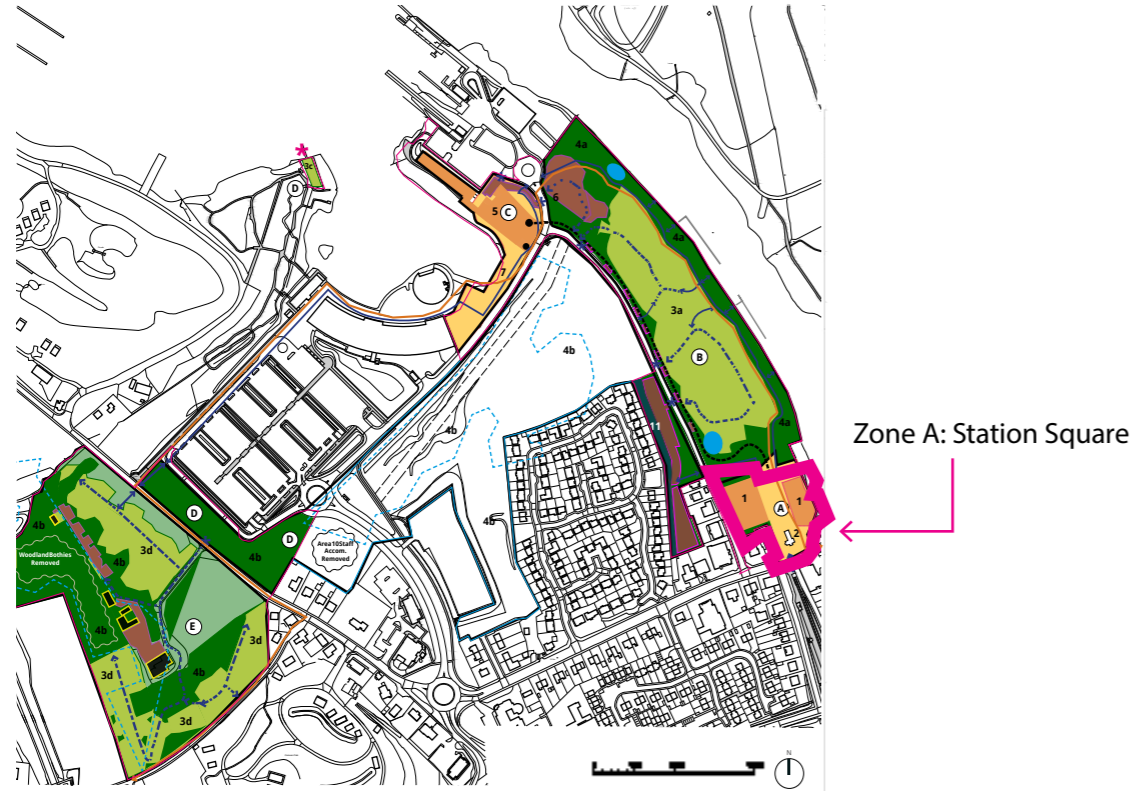


Section 07

PARAMETER PLAN ZONES AND DESIGN PRINCIPLES

7.1. ZONE A: STATION SQUARE

Location



Context



Design development

Design concepts for this Zone are based upon ideas within the Balloch Charrette. These include:

- a pedestrian priority space which provides a high-quality setting for the tourist information centre
- new buildings to create frontage and activity together with a sense of enclosure
- strong wayfinding and visitor orientation with parking located away from the proposed "Station Square"

Following the Balloch Charrette, Sustrans have developed Balloch-wide public realm proposals in more detail. (refer Section 2.6).

These have included outline proposals for a small, coordinated area of public realm which is partially located in the PpiP site (within an area in front of the tourist office currently owned by Scottish Enterprise, which will be purchased by Flamingo Land), but which also comprises Balloch Road and the railway station. There are a number of other landowners involved with the potential redevelopment of this area including principally Scotrail and West Dunbartonshire Council. Ongoing, detailed design of Zone A: Station Square will take Sustran's outline proposals into account.

Sweeney Cruises are located adjacent to Zone A: Station Square and are seeking to redevelop their existing facilities to provide improved office space, a boathouse/workshop and a new access route. It is proposed to coordinate materials, construction details and massing across the Zone A: Station Square and Sweeney Cruises areas, achieved through further contact with Sweeney Cruises as proposals are developed in more detail.

Concept



KEY

- ← - - - → New pedestrian footpath
- ● ● Enhancement of current planting
- Mixed use developments
- ↔ Proposed vehicle access points
- ✦ Key gateway nodes
- Location for SUDS feature
- New amenity landscape areas
- Monorail location
- Enhanced pedestrian gateway
- - - - - Removal of existing footpath access
- ◇ Enhance streetscape
- ⊙ Amphitheatre space
- Enhanced public realm space

7.1. ZONE A: STATION SQUARE

Description

Zone A: Station Square is intended as a lively destination for people arriving by train and on foot from the wider Balloch area. It will be better connected to the station by a new, high quality public space designed to integrate with the other town centre locations which have been redesigned by Sustrans and West Dunbartonshire Council, following the Balloch Charrette.

It will provide a series of interconnected, animated, small scale spaces enclosed by buildings with a "town centre" scale, which are adaptable for a number of events. They will provide external spill out from internal building uses, where people will feel comfortable sitting outside to enjoy a drink or snack, while watching an outdoor performance.

The existing tourist office will be retained and the range of services on offer will be extended to include a shop, ticketing area for the new Iconic Leisure development, bike hire and repair. A craft brewery, bar and cafe are also proposed within the Station Square development.

Staff offices and facilities associated with ticketing and site management will be housed at Station Square as the gateway to the development.

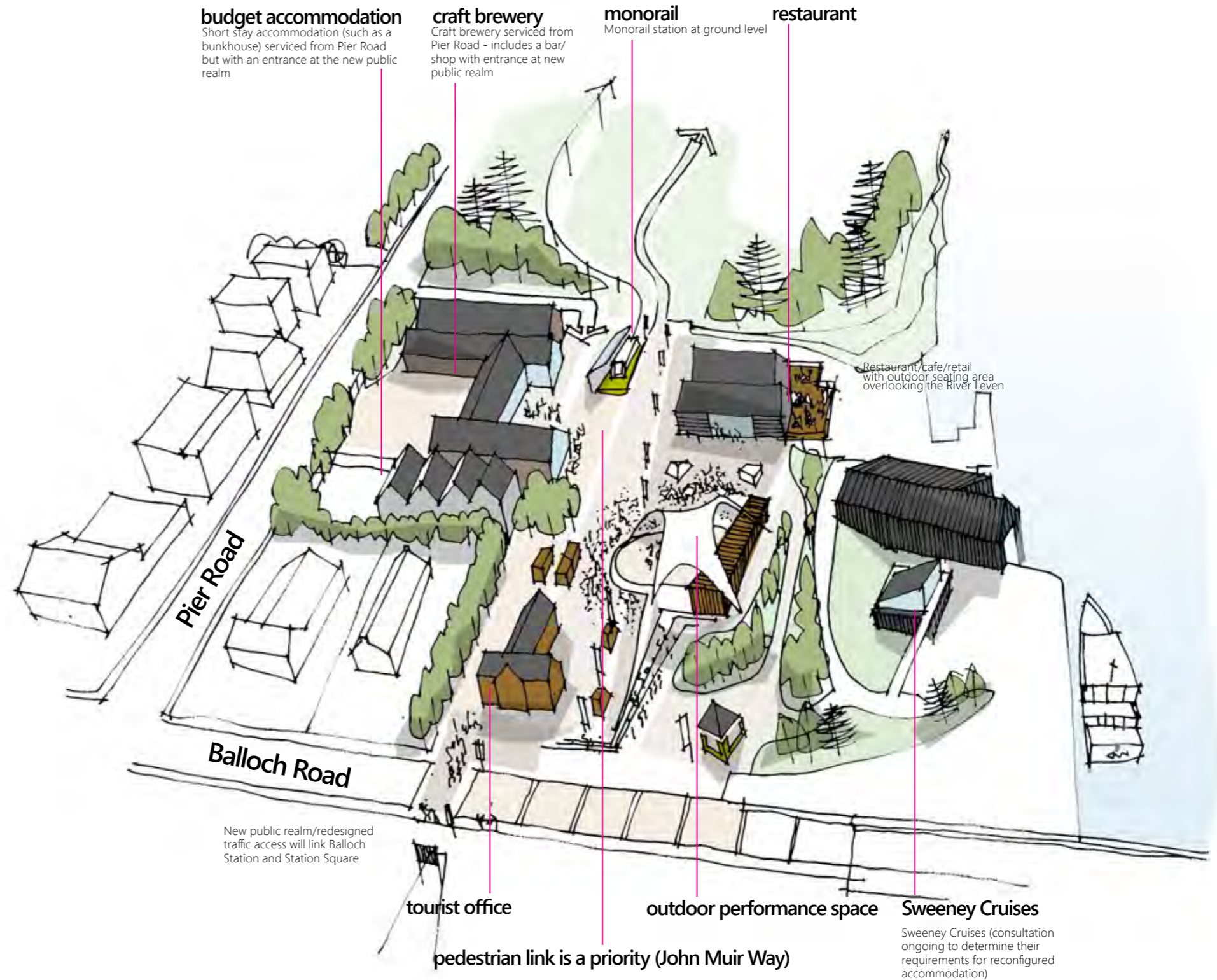
Rather than developing a pastiche of a typical rural village, we propose to base the character of built form in this area on its heritage as a transport hub for trains and tourists. Development character will be based on robust historic buildings - such as railway and dockland sheds - which have simple proportions and details and a restricted palette of materials.

The soft and hard landscape in this area will be designed to enhance the existing tree planting in the public realm to include a greater mix of native trees and ornamental varieties to define the village square. It will include decorative lighting and bespoke art works and strengthen the streetscape frontage along Balloch Road.

Station Square and the Pierhead will be linked by a footpath - the route of the John Muir Way - and by a high-level monorail which will provide good views of the river and the wider landscape while minimising its impact on its setting.

Although there is parking, it will be located further along Pier Road, so that Station Square can function as a 'pedestrian only' space which acts a gateway to the wider West Riverside area, encouraging movement towards the Pierhead and Loch Lomond Shores, and both to and from Sweeney Cruises, who are located immediately close by. This will help to minimise unnecessary traffic over Balloch Bridge and the wider village to the east.

Artist's impression



7.1. ZONE A: STATION SQUARE

Character

ARCHITECTURE



view from craft brewery showing animated and lively public space

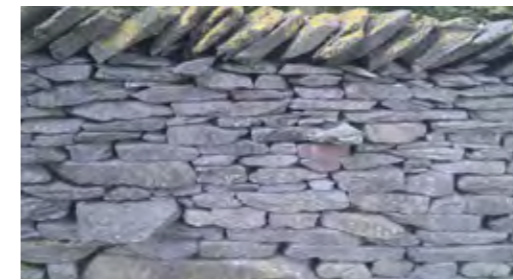


Precedent: Baynes and Mitchell Architects' Chatham dockyard project



Precedent: Hawkshead Brewery: Cumbria

FURNITURE



Traditional dry stone enclosures



Timber bollards



Litter bins



Concrete/ stone etched elements

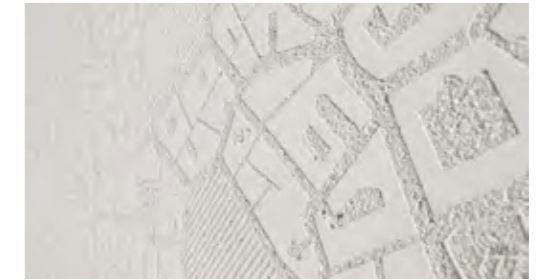


Chunky Rustic timber and steel benches

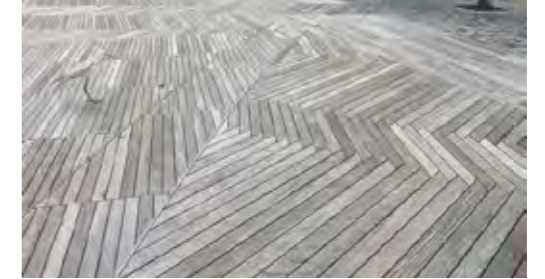


Chunky natural stone seating steps

SURFACING



Concrete etched with local references



Areas of timber decking

ART



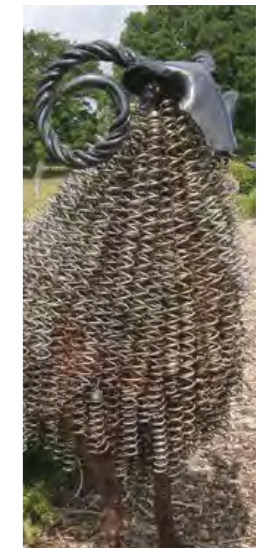
Cycle hubs



Decorative wayfinding pieces



Local history and culture



Celebrating local context

7.1. ZONE A: STATION SQUARE

Character

SPECIAL FEATURES



Referencing trainline past




Robust tree planters / seating integrated

LIGHTING



Attractive lighting

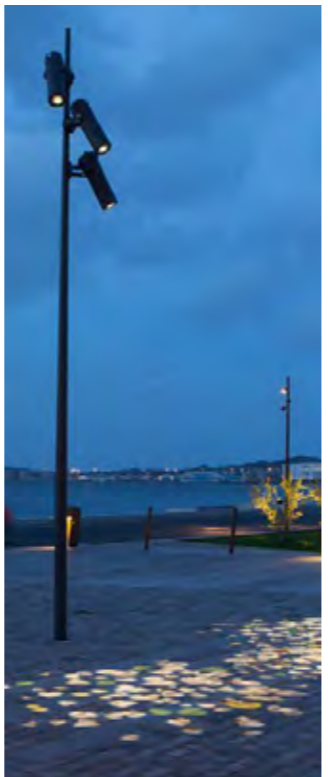


Low level light posts


SIGNAGE



Map / wayfinding signage

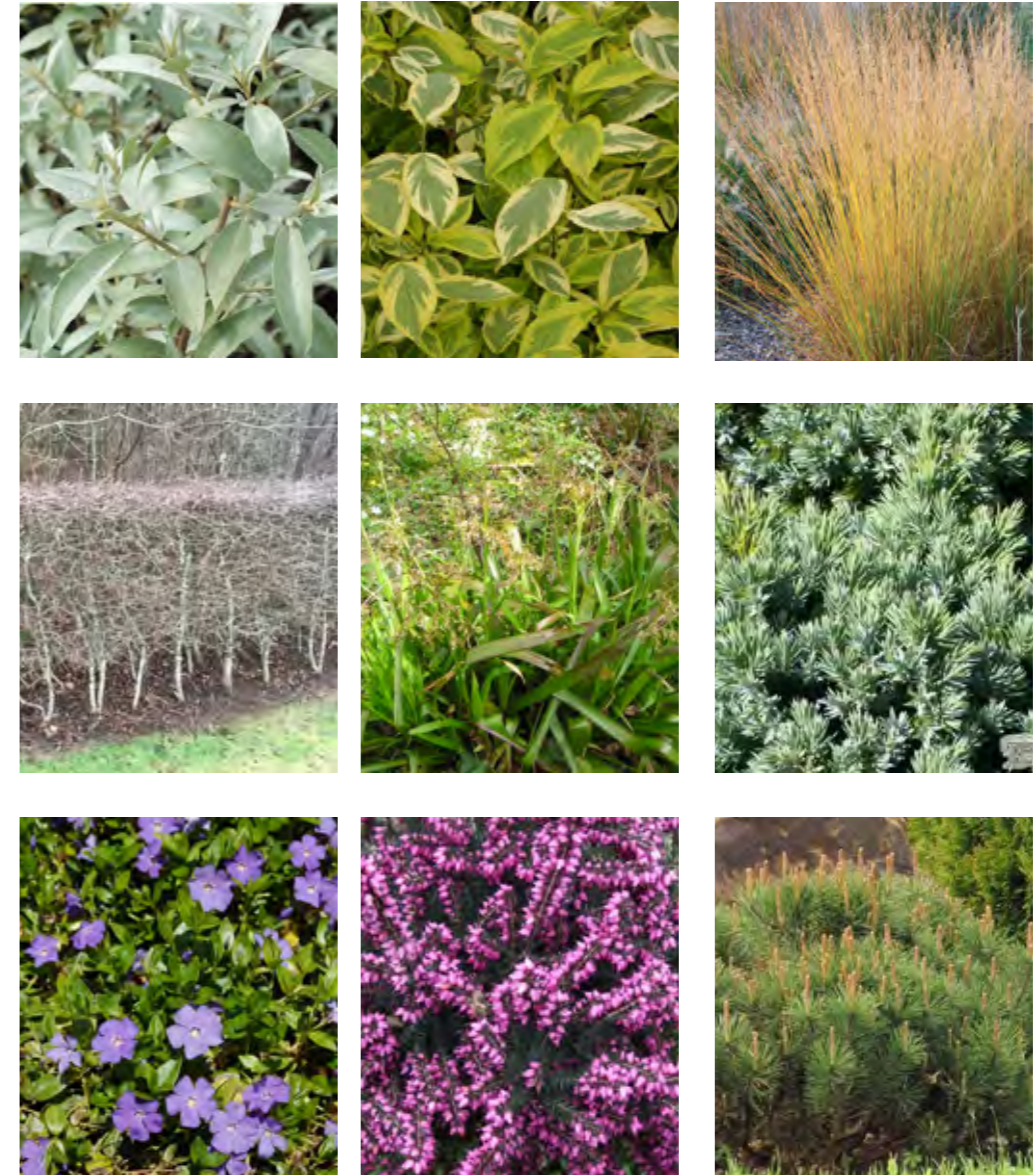


Lighting columns



Gateway signage

SOFT ELEMENTS

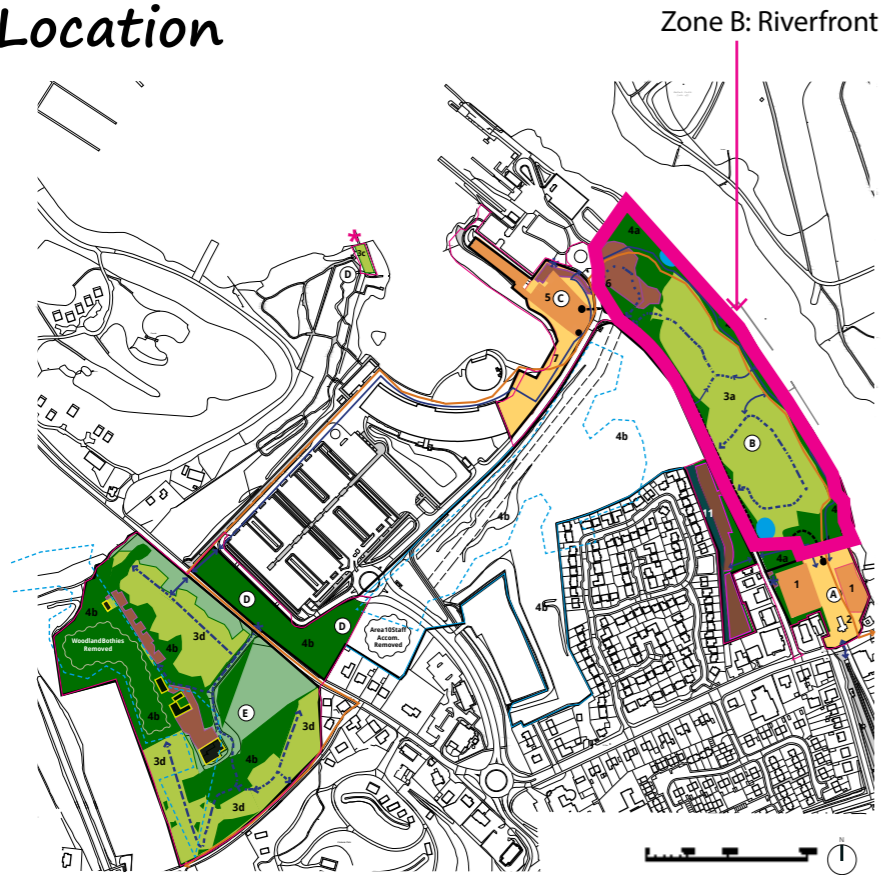


PLANTING

- Enhance existing tree planting in the public realm to include a greater mix of native trees and ornamental varieties to define the village square. Species such as : *Fagus sylvatica*
- Introduce hardy ornamental species of trees and shrubs with year round interest to create a strong sense of place, such as: *Prunus avium*, *Pinus sylvestris*, *Elaeagnus 'Quicksilver'*, *Berberis*, *Pittosporum tenuifolium*.
- Develop planting plans to include hardy species grasses and ornamental ground cover, such as:
 - *Pinus mugo*, *Juniperus procumbens "Nana"* , *Cornus alba "Hedgerow's Gold"*, *Rhododendron luteum*, *Erica x darlyensis "Furzey"*, *Luzula sylvatica Aurea*, *Molinia caerulea*, *Vinca minor*, *Primula vulgaris*

7.2. ZONE B RIVERFRONT

Location



Design development

We arrived at our final design proposals for this area after exploring other design options which were based upon feedback from the Balloch Charrette report and our landscape analysis. These design options were assessed by the technical team and contact was made with key stakeholders to determine if they would support these development strategies.

Design options were generated which included proposals within the Balloch Charrette. Those which were assessed but were not considered viable included:

- A new pedestrian and cycle bridge across the River Leven connecting the Pierhead area and Balloch Castle Country Park. West Dunbartonshire Council are responsible for the maintenance and development of Balloch Country Park. They confirmed that they were unable to provide any financial or practical support for a new bridge across the Leven.
- A continuous riverside walkway incorporating a boardwalk and a series of smaller-scale visitor destinations. The river edge sits within an area identified as at risk of flooding but SEPA have advised that they would not support development of any kind within the riparian flood zone. Although development is not possible directly beside the river, an enhanced Riverside Walkway will improve access to Loch Lomond Shores and provide a route for the John Muir Way.

Context



recently established good quality woodland can be expanded and used to screen new development

riverside walkway provides new views towards River Leven

access to existing moorings to be retained

public access to an improved path network

traffic calming at Pier Road

Concept



KEY

- ← → Pedestrian routes including the John Muir Way
- Enhance Buffer planting
- Improved crossings
- Enhanced pedestrian gateway
- Holiday Lodges (notional numbers and locations)
- ↔ Retain shared route for emergency access
- Enhance access to beach front
- Children informal play spaces
- Monorail location
- BBQ areas
- New woodland parking area
- Art installations
- Existing woodland managed
- Location for SUDS features
- New and enhanced woodland planting

7.2. ZONE B RIVERFRONT

Description

New development in this area is intended to retain and enhance its original landscape setting.

Forest Lodges

Small pockets of holiday lodges will be sensitivity integrated into the existing woodland, through the removal of unhealthy or short-lived trees to create space for development. These will be screened by existing and new planting. Lodges will be small in scale and will be constructed of natural materials that are in keeping with their woodland setting. They will be designed to minimise any new building platforms, and to retain as many existing trees as possible.

These lodges will be accessible by foot or golf buggy only along public access ways, utilising discrete, attractive signage to discourage public access into more private areas. There will be no vehicular access, although paths will be able to accommodate occasional use by emergency vehicles.

Woodland and landscape setting

An existing, grassy corridor runs between denser woodland bordered by the River Leven to the East and Pier Road to the West. This corridor will be the location for new woodland planting which will enhance the setting for lodges and provide compensatory planting for woodland removal elsewhere.

A new/enhanced Riverfront Walkway will form a section of the John Muir Way. It will be designed to encourage visitors to move towards Loch Lomond Shores and the new Pierhead and will be well lit and supervised and will incorporate picnic/seating areas and play areas.

A tree top monorail will run alongside Pier Road

Recreational facilities

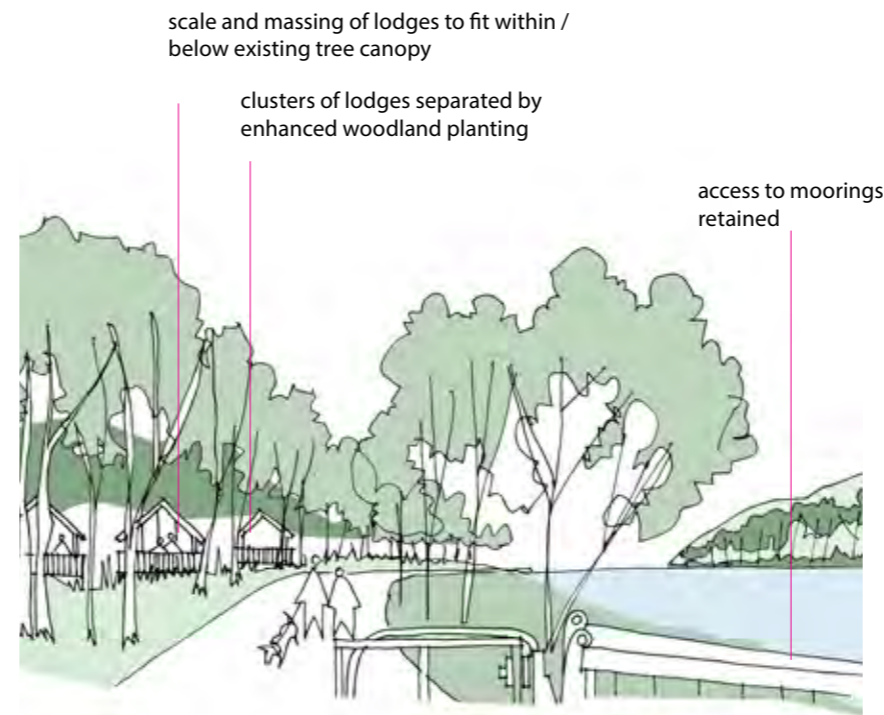
The design of picnic areas and play areas will be inspired by local flora and fauna, and will provide spaces for natural, informal play.

Pedestrian access will be retained to existing pontoons managed by local boating clubs, where smaller recreational boats are already moored

Woodland development strategy

A management plan will be put in place so that existing woodland is properly managed and wherever possible improved, in order to promote biodiversity and provide a habitat for wildlife. Woodland management will:

- enhance tree planting along the River Leven with species typical of a wet woodland such as Birch, Alder and Willow and Pin Oak.
- encourage a greater mix of native trees within the canopy.
- improve shrub layers through planting of damp tolerant and native species such as Ilex aquifolium, Corylus avellana, Sambucus nigra, Prunus spinosa, Crataegus monogyna,
- promote the growth of ground cover species such as marsh marigold, marsh fern and greater tussock sedge.
- enhance the conditions needed for the growth of spongy mosses and liverworts such as retaining dead wood and damp bark.



Artist's impression



7.0 PROJECT DEVELOPMENT PARAMETER PLAN ZONES AND DESIGN PRINCIPLES

7.2. ZONE B RIVERFRONT

SKETCH SECTION THROUGH TYPICAL WOODLAND FOOTPATH



← cluster of lodges constructed to minimise impact on woodland

woodland planting improved and consolidated where possible to provide screening between lodges and footpath

path for pedestrians, cyclists, buggies and occasional emergency vehicles with narrower running surface + additional low impact porous surface colonised with none woody woodland flora. to create a running surface of total width 3.8 metres

low level lighting



illus; cellular geotextile system used to protect tree roots



Artist's impression : woodland experience



paths improved to accommodate occasional emergency traffic

lodges designed to minimise impact on existing levels and soil

biodiversity protected

7.0 PROJECT DEVELOPMENT PARAMETER PLAN ZONES AND DESIGN PRINCIPLES

SPECIAL FEATURES



Undulating Landforms



Lodges to suit woodland setting

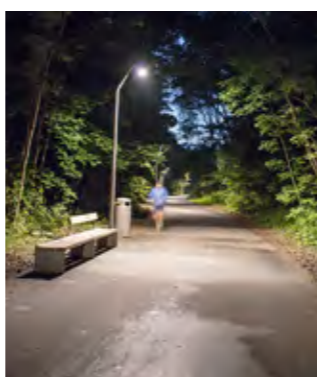


High-line monorail through the woodland

LIGHTING



Mood lighting of Mature trees



Light posts along key routes



Low Timber lighting posts

SIGNAGE



Wayfinding signage



Information signage

SOFT ELEMENTS



PLANTING

- Enhance tree planting along the River Leven with species typical of a wet woodland such as Birch, Alder and Willow and Pin Oak. Encourage a greater mix of native trees within the canopy.
- Shrub layers to be improved through planting of and native species such as Ilex aquifolium, Corylus avellana, Sambucus nigra, Prunus spinosa, Crataegus monogyna, Viburnum opulus, Vaccinium myrtillus.
- Promote the growth of ground cover species such as marsh marigold, marsh fern and greater tussock sedge.
- Enhance the conditions needed for the growth of spongy mosses and liverworts such as retaining dead wood and damp bark.

7.0 PROJECT DEVELOPMENT PARAMETER PLAN ZONES AND DESIGN PRINCIPLES

SURFACING



Robust self-binding Gravel



Asphalt along key access routes



Composite timber deck for lodges



Mesh grated pathways through SUD's areas

FURNITURE



Communal event pods buried in the landscape



BBQ / fire pits



Timber cycle logs



Timber bins



Reclaimed timber picnic benches



Natural Play Features



Chunky Rustic timber seating, reclaimed wood



Timber fence detail



Habitat homes



Bird Boxes

ART



Landscape Art Installations



Stumpery - dead forest

Woodland Character

SPECIAL FEATURES



Gateway Markers - Natural materials

STREET FURNITURE



Timber bollards



Low level light posts



Chunky Rustic timber seating, reclaimed wood



Reclaimed log seating

SIGNAGE



Educational signage

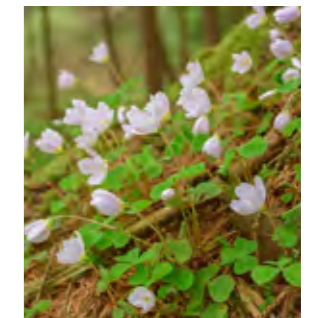


Enhance gateways along key routes



Wayfinding signage

SOFT ELEMENTS



PLANTING

- Enhance existing tree planting throughout the mature woodland, introduce additional native british species to further enrich the space include species such as: Rowan, Oak and Lime, Hornbeam.
- Introduce native species of shrubs such as: Ilex aquifolium, Ligustrum vulgare, Rosa canina, Viburnum lantana, Cornus sanguinea, Sambucus nigra, Prunus spinosa, Crataegus monogyna.
- Ground cover layers of the woodland to benefit from native bulb planting such as: bluebells.

7.3. ZONE C PIERHEAD



Context: summary



Constraints: summary



Constraints; key

- ineos pipeline
- designated woodlands
- significant trees
- flood risk area 1 in 500 years
- ownership currently outwith Flamingo Land
- John Muir Way

Design development

Final design proposals for this area were developed through a number of design options based upon a thorough landscape analysis. These were assessed by the technical team in order to respond to the issues noted below:

The Balloch Charrette identifies the pier head as a potential 'multifunctional' area which both services existing slipway users and contributes to Balloch's visitor experience. Design concepts were therefore developed with reference to the Charrette report which suggests:

- Making the most of views out towards the water
- Coordination of designs for existing and proposed facilities

Sense of Place: Existing parking areas are utilitarian and recent woodland planting has been designed to screen

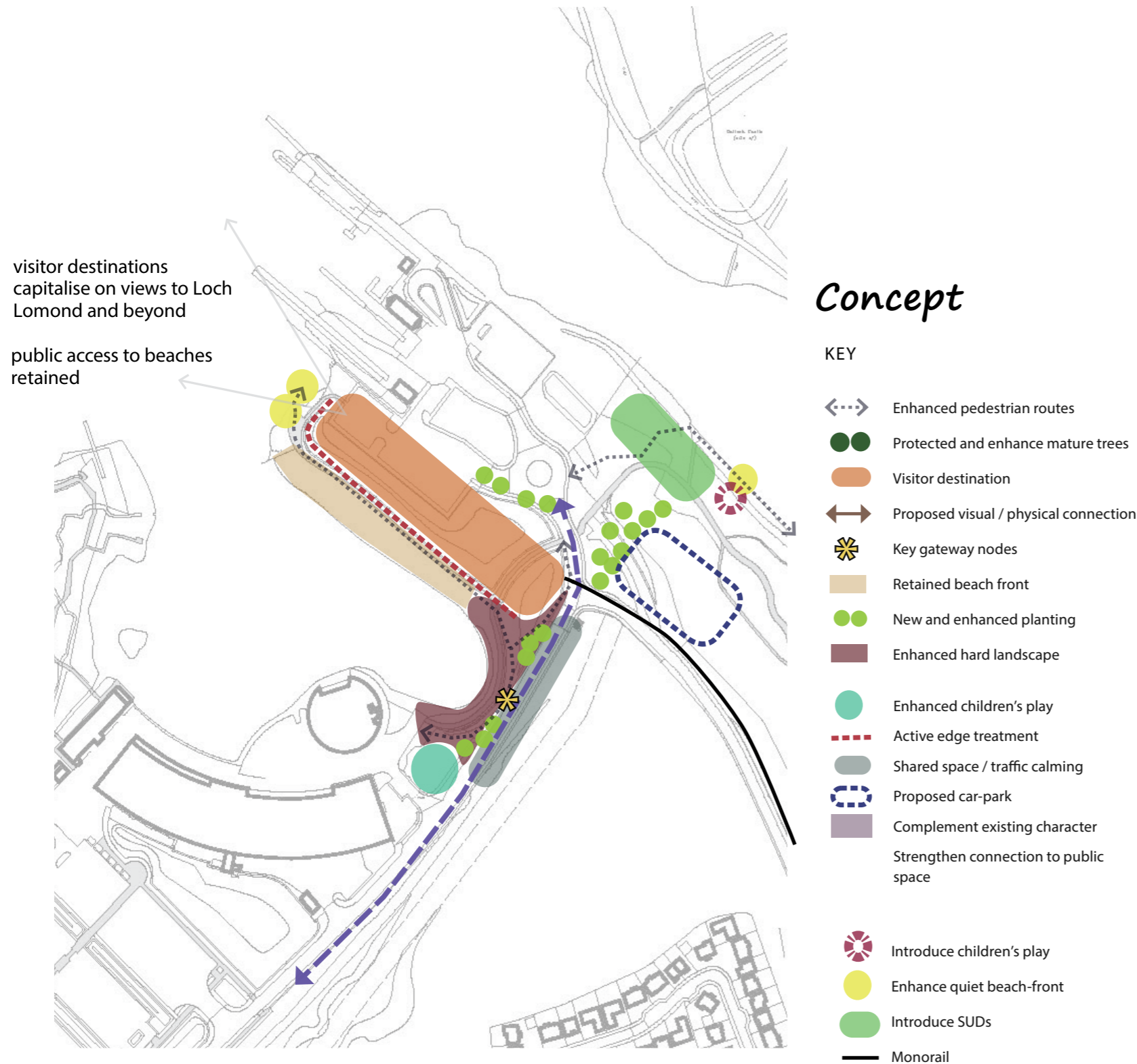
views of parking spaces. As a consequence, visitor's perceptions are of an area without its own special, interesting character. The proposed Design Strategy for this area focuses on providing a new Pierhead development which forms a 'gateway' or travellers from Balloch – enhancing the current beach front and improving the quality of the space.

SEPA have advised that they will not support development within the River Leven flood risk area, but would be prepared to consider development in the area at risk of flooding from Loch Lomond provided that compensatory flood storage is put in place and proposed finished floor levels set at the same as Loch Lomond Shores as a minimum to provide flood immunity from the as modelled 1:200 Year + Climate Change event.

The development of future pierhead structures is therefore limited to areas immediately adjacent to Loch Lomond with minimal impact on the flood risk area.

Feedback from community consultation events determined that a smaller area of existing beach to the north west of the pier head is all that remains of the original Loch Lomond shoreline before the creation of the new lagoon associated with Loch Lomond Shores. Local residents are keen to retain access to this area, so proposals accommodate this.

7.3. ZONE C PIERHEAD



Design development

Final design proposals for this area were developed through a number of design options based upon a thorough landscape analysis. These were assessed by the technical team in order to respond to the issues noted below:

The Balloch Charrette identifies the pier head as a potential 'multifunctional' area which both services existing slipway users and contributes to Balloch's visitor experience. Design concepts were therefore developed with reference to the Charrette report which suggests:

- Making the most of views across the loch towards the Highlands
- Coordination of designs for existing and proposed facilities

Sense of Place: Existing parking areas are utilitarian and recent woodland planting has been designed to screen views of parking spaces. As a consequence, visitor's perceptions are of an area without its own special, interesting character. The proposed Design Strategy for this area focusses on providing a new Pierhead development which forms a 'gateway' for travellers from Balloch – enhancing the current beach front and improving the quality of the space.

Access to beach: Feedback from community consultation events determined that a smaller area of existing beach to the north west of the pier head is all that remains of the original Loch Lomond shoreline before the creation of the new lagoon associated with Loch Lomond Shores. Local residents are keen to retain access to this area, so proposals accommodate this.

Description

This is intended as the location for a significant new destination which will attract new visitors, as well as enhancing and improving the experience for people currently visiting Loch Lomond Shores.

The current provision of parking spaces and slipway access for boat users will not be affected by the new development. Public access to the existing beach will also be retained.

There are opportunities to increase footfall and animation for this part of the loch, by enhancing the current beach front and improving the quality of the space.

Landscape proposals are intended to complement the existing landscape character of this part of Loch Lomond, while improving visitors' enjoyment of outdoor spaces. A series of flexible outdoor spaces are proposed which can provide a potential setting for a range of activities including viewing points, play areas and seating opportunities along the water edge.

The design of external spaces will reflect local heritage and vernacular architecture. Proposed improvements include:

- Rationalising street furniture throughout the space, utilising high quality, robust and cost-effective solutions.
- Enhancing existing tree planting along the waterfront spaces with native species typical of exposed conditions such as *Pinus sylvestris*, *Sorbus aucuparia*, *Populus tremula* and *Betula pendula*. Encourage a greater mix of native trees within the canopy.
- Introducing hardy species of shrubs tolerant of exposed conditions, such as: *Mahonia*, *forsythia x intermedia*, *Syringa*, *Corylus avellana*, *Hippophae rhamnoides*, *Buddleja davidii* and *Cotinus coggygria*. These offer seasonal and biodiversity interest to the spaces.
- Developing planting plans to include hardy species grasses and ornamental ground cover tolerant of exposed conditions, such as: *Festuca amethystina*, *Miscanthus nepalensis*, *Sporobolus heterolepis*, *Sedum telephium*, *Stachys byzantina*, *Kniphofia*, *Euryops pectinatus*, *Echium pininana*, *Crocsmia* and *Euphorbia*.

The new visitor destination will be designed as a "gateway" to the pierhead area and will signal that this is a special, interesting and exciting place. Wayfinding and branding will be improved throughout the space.

Better connected footpaths and cycleways are proposed from Balloch town centre and Loch Lomond Shores, together with an overhead monorail system suitable for those who are less able.

7.3. ZONE C PIERHEAD

Shared space treatment and traffic calming will be provided at key crossing points at existing roads.

Enhanced woodland planting is proposed at the River Leven to provide a setting for an improved Riverfront Walkway.

Traffic management and parking:

New parking will be provided with some parking spaces plus a drop-off area located directly beside the new Pierhead building, with others located within an informal, enhanced woodland setting to the east of the existing roundabout.

Woodland parking will be designed to comply with SNH Parking Guidance (Car Parks in the Countryside: 1996) with smaller pockets of parking set within gaps in enhanced woodland planting in order to screen parking areas. This has the potential to be the location for a future iconic leisure destination.

Visitor destination:

A new visitor destination will be located to focus on iconic views across Loch Lomond. Its impact on existing pierhead users will be minimised as visitors will be encouraged to walk past Loch Lomond Shores, or to travel through the existing woodland by monorail.

It will be designed to suit its rural location but will share the same scale as Loch Lomond Shores with some elements reaching the same height as Drumkinnon Tower. New development will be focussed on iconic views across Loch Lomond with a viewing deck overlooking the loch utilising the iconic views.

The new visitor destination will include:

- a family friendly indoor water park and spa, linked to outdoor pools, seating and decking areas. These will capitalise on views to Loch Lomond and beyond
- a visitor hub with indoor visitor destinations, including those for smaller (age 5 to 9) children plus facilities to support outdoor water-based activities.
- first floor level access for monorail from Station Square
- a 60 bedroom apart-hotel with remote parking (pierhead parking retained for slipway users and the Maid of the Loch).
- a family friendly restaurant/cafe linked to the water park and apart-hotel.



Artist's impression

Massing and scale broken down; natural materials used which are suitable for their rural location

Potential waterpark located to make the most of views

Existing Drumkinnon Tower

Accessible path to beach retained with sporadic tree planting enhanced

Height of new hub will not exceed that of Drumkinnon Tower

Visitor destination



Artist's impression

7.0 PROJECT DEVELOPMENT PARAMETER PLAN ZONES AND DESIGN PRINCIPLES

7.3. ZONE C PIERHEAD



Artist's impression

Existing
Drumkinnon
Tower

Potential waterpark
located to make the
most of views

Accessible path to beach
retained with sporadic tree
planting enhanced

Height of new hub will not
exceed that of Drumkinnon
Tower

Kiosk within
Public Realm

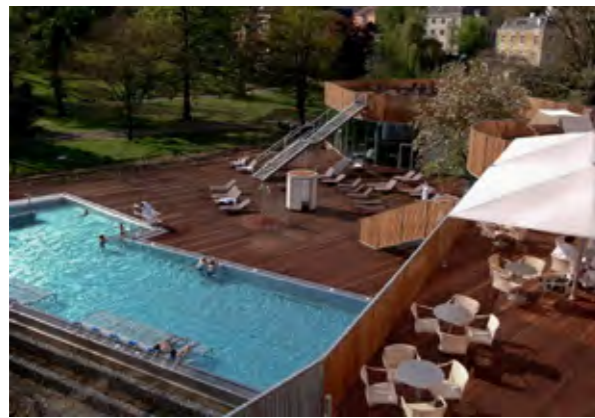
Visitor
destination



Artist's impression

Pierhead Character

ARCHITECTURE



FURNITURE



Timber faced step seating



Timber bollards



Timber bins



Chunky Rustic timber seating, reclaimed wood



Cycle parking

SPECIAL FEATURES



Children water play spaces



SUD's planted strips within hard landscape areas

SURFACING



Concrete Banding



Beach front



Tumbled stone setts



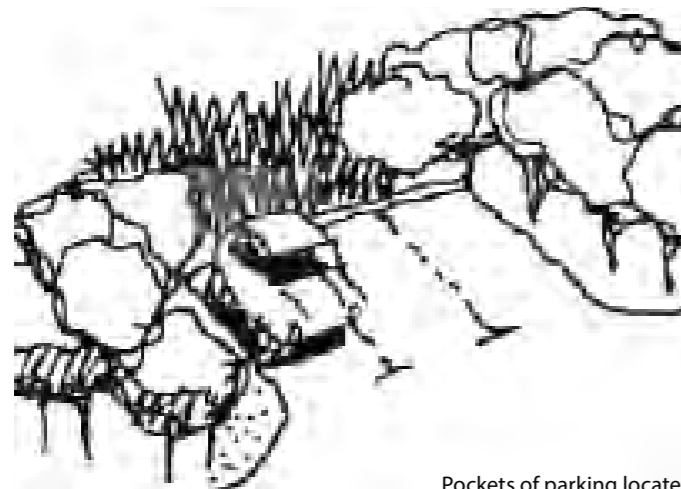
Composite timber

Pierhead Character

PARKING



A range of types of hard surfacing



Pockets of parking located in woodland setting

LIGHTING



Lighting Columns



Timber feature light posts



Low level light posts

SIGNAGE



Trail Markers



Information signage

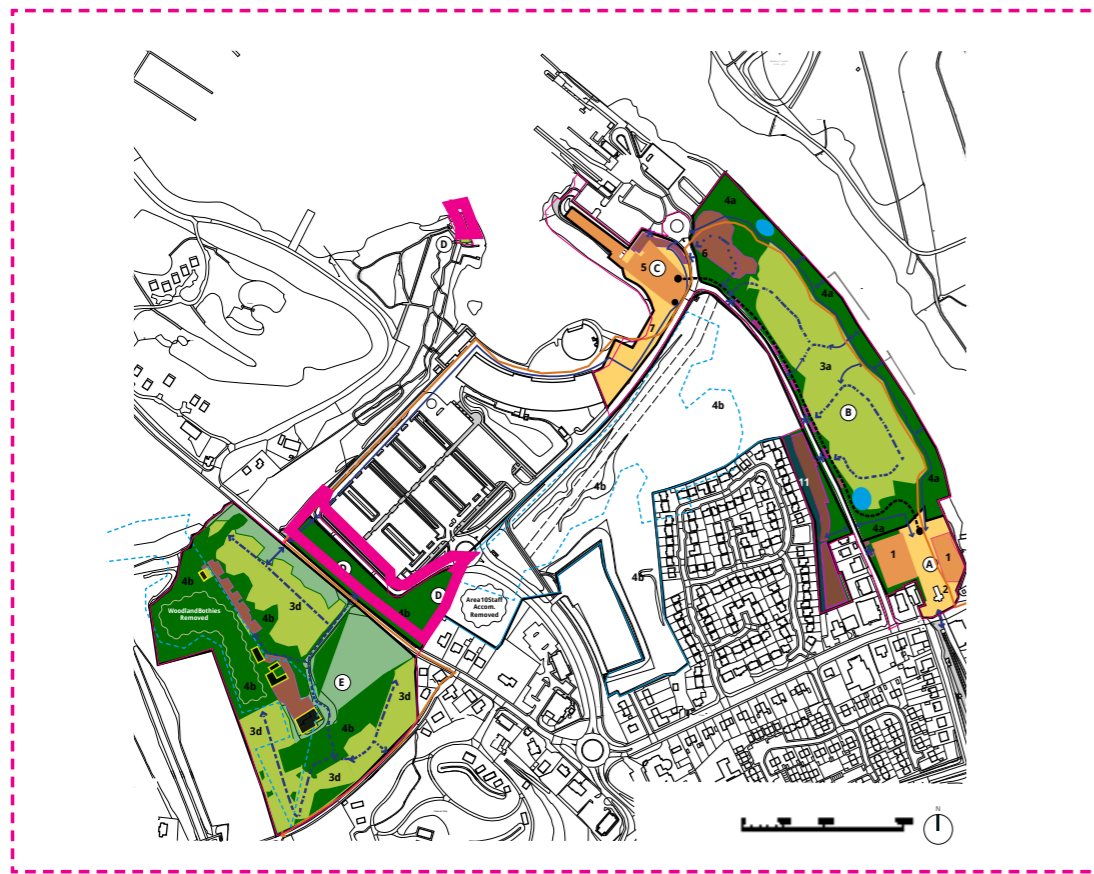
SOFT ELEMENTS



PLANTING

- Enhance existing tree planting along the waterfront spaces with species typical of the exposed conditions such as *SPinus sylvestris*, *Quercus robur*, *Betula alba*, *Populus tremula*. Encourage a greater mix of native trees within the canopy.
- Introduce native shrubs and a carefully selected palette of ornamental shrubs to create a strong sense of place

7.4 ZONE D: BOATHOUSE



Design Development

Design concepts for this area of the site are based upon a thorough landscape analysis. At the outset of the design process, a review of existing information sources confirmed:

- Road access and car parking to Loch Lomond Shores
- Location of various businesses in woodland to the north of Loch Lomond Shores
- Planting or spread of exotic tree species and shrubs as well as invasive plant species

Design strategies for this area aim to celebrate and protect existing woodland, wildlife and significant trees, and the character of any new development will be dependent on, and derived from, the retention of the existing, welcoming woodland setting.

Design concepts for this area are also aligned with feedback from PAN consultation events. They include:

- Publicly accessible pedestrian access retained throughout existing woodland, with vehicular access for emergency vehicles only

| | | | |
|---|----|---------------------------------|---|
| Zone D: Boathouse & Staff Area | 8 | Ancient Woodland Boundary | LEPO Boundary - Area Designated Ancient Woodland |
| | 4b | Managed Woodland | <ul style="list-style-type: none"> • Existing paths upgraded • Existing woodland retained and managed |
| | | Staff & Service Area | <ul style="list-style-type: none"> • Area 10 Staff Accomodation and Parking Removed |
| | 3c | Boathouse | <ul style="list-style-type: none"> • A boathouse c95 sqm for storage of equipment and operation of water- based activities |

7.4 ZONE D: BOATHOUSE

Description

Woodland setting retained

Woodland will be managed to enhance the existing ecology and ground flora by thinning out trees, consequently allowing more sunlight to reach the woodland floor. Existing tree and shrub planting will be enhanced throughout the mature woodland, with the introduction of

- additional native British species to further enrich the space (Rowan, Oak and Lime, Hornbeam, Ilex aquifolium, Ligustrum vulgare, Rosa canina, Viburnum lantana, Cornus sanguinea, Sambucus nigra, Prunus spinosa, Crataegus monogyna).
- Native bulb planting such as bluebells.

A woodland management plan will be put in place to conserve, improve and enhance areas of existing woodland. Landscape management will retain the semi natural character of the site It will include

proposals for:

- Management of none native species.
- Enhancing habitats for wildlife and biodiversity mitigation such as bird boxes and bug houses.
- Additional planting of native species.
- Enhance existing tree planting throughout the mature plantation woodland, introduce additional native British species to further enrich the space include species such as: Rowan, Oak and Pine, Yew.
- Introduce native species of shrubs such as: Ilex aquifolium, Rosa canina, Viburnum lantana, Prunus spinosa, Crataegus monogyna to create layers and varied structure through the woodland. Control of Rhodendron species throughout the space.
- Ground cover layers of the woodland such as: Digitalis purpurea, Lavandula, Primula
- Large Mature good quality tree species of significance throughout the landscape such as

Cedar, Pine and Oak.

Buffer zone and screening

Screening will be provided and/or enhanced in the following locations:

- between existing and proposed structures associated with the Ineos pipeline and other utilities – such as substations, pumping stations etc

Carefully designed footpaths

In order to minimise impact on existing ecology, and to ensure that the public can continue to use existing walks through the woodland, existing pathways will be retained and improved using low impact methods such as cellular confinement and porous surfaces.

Existing car park

There is an existing car park in this area which is used

by Loch Lomond Shores for overflow car-parking. It is well screened and at a lower level to adjacent woodland.

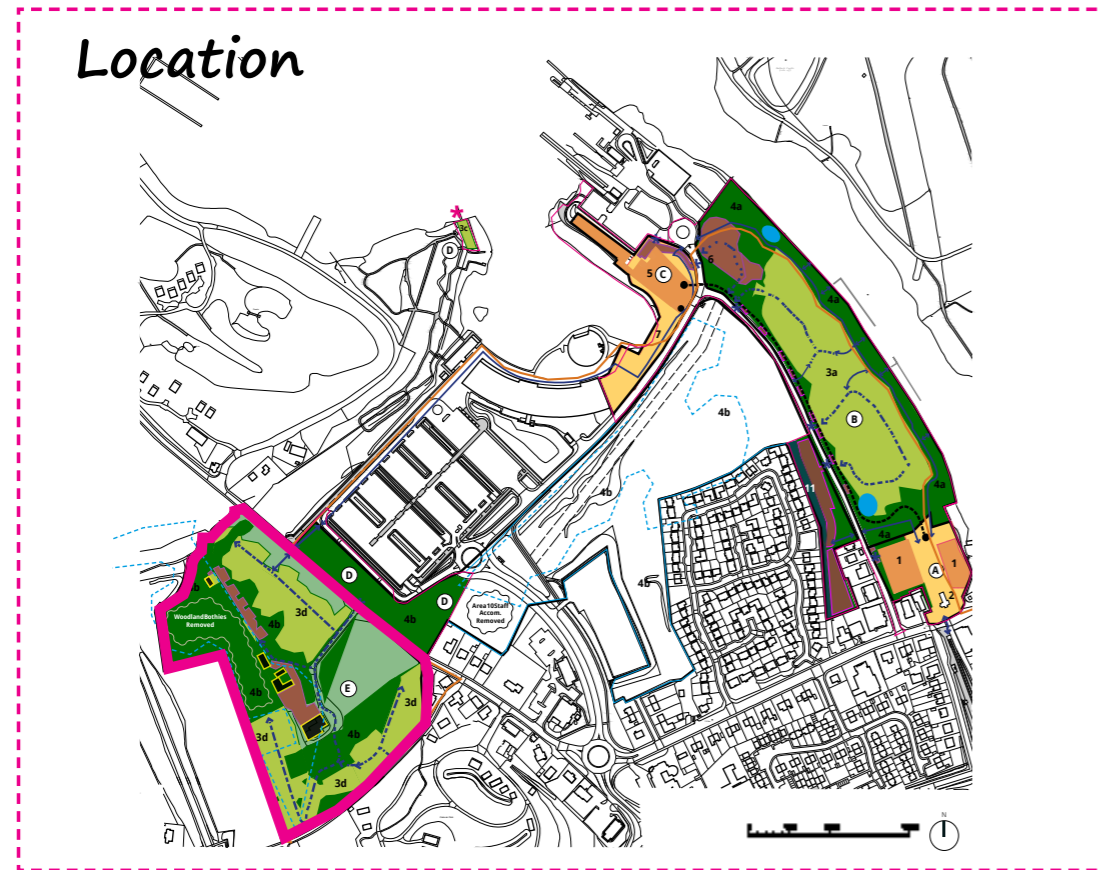
Boathouse woodland promontory

This will be the location for storage of equipment and operation of water-related activities.



7.0 PROJECT DEVELOPMENT PARAMETER PLAN ZONES AND DESIGN PRINCIPLES

7.5. ZONE E WOODBANK



Concept



Design development

Design concepts for this zone have been developed using

- historic maps, aerial photos, and site visits
- landscape analysis
- structural survey of Woodbank House prepared by PBA Ltd
- Barham Glen Architects (RIAS Conservation accredited architects) have prepared an outline conservation report (attached as appendix)

Proposals also accommodate Loch Lomond and the Trossachs Local Development Plan designations and feedback from the Pre-application consultation process

This process has identified:

- Woodbank House as a local landmark, providing an aesthetic contribution to its landscape setting. It sits in an elevated position with important views towards it from the old Luss Road across an open area currently used for rough grazing.
- The importance of the setting of Woodbank House, including the previous walled garden, stables and other smaller ancillary buildings which are currently in a state of dereliction.

- Woodland designated as ancient woodland located in a steeply sloping area directly behind Woodbank House

The Conservation Appraisal and Structural Survey identified that all structures, buildings and outbuildings are in a very poor condition, with extensive building works required to conserve and rebuild/reconstruct what remains.

Consultation with Historic Environment Scotland is proposed, once more detailed proposals have been developed.

The detailed design of retained facades and reused listed buildings within the Woodbank House part of the site will be addressed through future applications for planning and listed building consent.

7.0 PROJECT DEVELOPMENT PARAMETER PLAN ZONES AND DESIGN PRINCIPLES

7.5 ZONE E: WOODBANK



1950's



present day



PPIP proposals

Woodland Lodges - Self Catering

Woodland Lodges - Self Catering

open views retained to landmark Woodbank House

7.0

7.5. ZONE E WOODBANK

The detailed design of retained facades and reused listed buildings within the Woodbank House part of the site will be addressed through future applications for planning and listed building consent.

Description

Outline design ideas take a holistic approach to the site as a whole, with equal consideration given to both Woodbank House and its setting.

Woodbank House and its setting

Although the retention of existing buildings and their setting is a key driver for this site, the priorities for their redevelopment have been identified as:

- Retention and conservation of the original east (principal) Woodbank House façade, in order to preserve and improve key views from the Old Luss Road. Redevelopment and extension of the property to form new flats.
- Redevelopment of the previous stable buildings and other ancillary buildings for holiday accommodation retaining as much of the original structures as possible. The intention is to retain both north and south Stable blocks, refurbishing them to restore the original symmetry of the Stables courtyard, enhanced by its curved entrance walls flanked by matching stone gables. Other ancillary buildings beside the Stables plus an existing Bothy will also be rebuilt.
- Historical landscape features are still evident, and the intention is to use historical built and landscape footprints - such as the walled garden - to guide development proposals.
- Open meadowland framed by trees will be retained to preserve the attractive views towards the landmark historical feature of Woodbank House. This open area has the potential to be used for a range of temporary events. The intention is to create a space that celebrates the sites past. Retain the sites openness along with its significant views.

Artist's impressions LODGES



"Lodges"; located in less steeply sloping areas, views to Loch Lomond and beyond, planting retained

Artist's impression COUNTRYSIDE LODGES



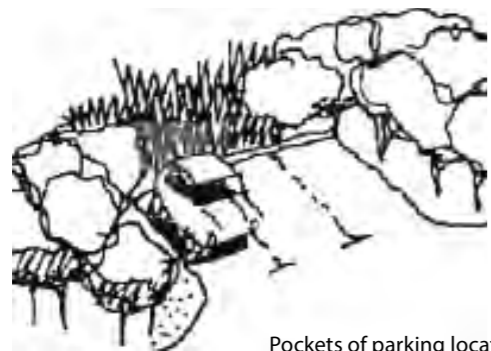
7.0 PROJECT DEVELOPMENT PARAMETER PLAN ZONES AND DESIGN PRINCIPLES

Woodland Character

LODGES

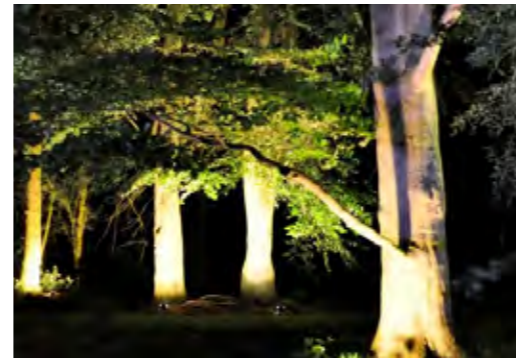


PIER ROAD PARKING



Pockets of parking located in woodland setting

LIGHTING



Uplighting of Mature trees



Woodland Lanterns



Low Timber lighting posts



Information signage

PATHS



Timber board-walks elevated off ground level



Robust self-binding Gravel



Composite timber deck for lodges



Natural Materials used for tactile routes

7.5 ZONE E: WOODBANK

Woodland Lodges

Some very carefully sited woodland lodges which incorporate minimal or innovative sustainable infrastructure, will be sited in the steeply sloping woodland areas behind Woodbank House, to take advantage of spectacular views over Loch Lomond. Visitors will access this area by foot or by buggy, with paths designed for occasional use by emergency vehicles. The setting and design of lodges will provide:

- Woodland as the predominant experience of the space with woodland character to provide the basis for design character
- Lodges positioned and oriented to retain privacy between lodges while retaining woodland feel for this part of the site
- Use of appropriate materials, massing and scale for a woodland setting – for example using timber cladding and decking, single storey, prefabricated and installed on stilts for minimal disturbance
- Continuous woodland cover between lodges with minimal changes to existing ground levels
- All development to be located within/below the existing tree canopy

Countryside lodges

It is proposed to locate holiday lodges within an area currently used for grazing adjacent to Luss Road. They will be screened by new woodland planting to ensure that they do not intrude onto views of Woodbank House and new footpaths will provide better access between Woodbank and Loch Lomond Shores.

Retention of existing woodland

A woodland management plan will be put in place to conserve, improve and enhance areas of existing woodland. Landscape management will retain the semi natural character of the site It will include proposals for:

- Management of none native species.
- Enhancing habitats for wildlife and biodiversity mitigation such as bird boxes and bug houses.
- Additional planting of native species.
- Introduce additional native British species to further enrich tree planting throughout the mature plantation woodland,
- Introduce native species of shrubs such as: Ilex aquifolium, Rosa canina, Viburnum lantana, Prunus spinosa, Crataegus monogyna to create layers and varied structure through the woodland.
- Introduce Ground cover layers of the woodland such as: Digitalis purpurea, Lavandula, Primula
- Retain large Mature good quality tree species of significance throughout the landscape such as Cedar, Pine and Oak.

SURFACING



Gravel bound walkways



Traditional cobble setts



Areas of timber decking for lodges

FURNITURE



Traditional dry stone enclosures



Water features



Bee hives



Estate fencing



Bench with backrest



Rustic timber picnic tables



Bird boxes



7.0

PROJECT DEVELOPMENT PARAMETER PLAN ZONES AND DESIGN PRINCIPLES

SPECIAL FEATURES



Restoration of derelict buildings

LIGHTING



Tree lighting



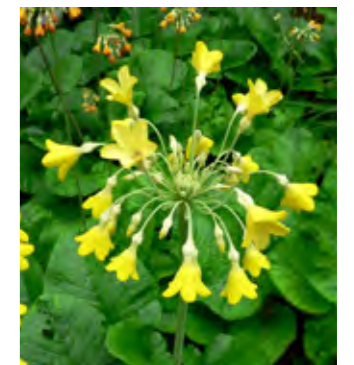
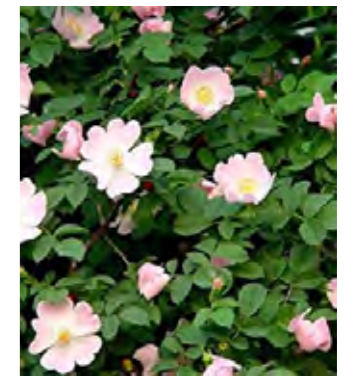
Low level light posts

SIGNAGE



Integrated wayfinding

SOFT ELEMENTS



PLANTING

- Enhance existing tree planting throughout the addition of species such as: *Pinus sylvestris*, *Prunus avium*, *Betula alba*, *Fagus sylvatica*, *Fagus sylvatica "Purpurea"*, *Abies grandis*, *Quercus robur* and *Prunus yeodensis*.
- Introduce native species of shrubs such as: *Ilex aquifolium*, *Rosa canina*, *Viburnum lantana*, *Viburnum opulus*, *Prunus spinosa*, *Crataegus monogyna* to create layers and varied structure through the woodland. Control of rhododendron and bamboo throughout the space.
- Ground cover layers of the woodland such as *Cornus sanguinea*

HISTORIC FEATURES



Retain and Restore the listed facade



Design solutions retain open vistas towards Woodbank House



Section 08
CONCLUDING STATEMENT

8.0

PROJECT DEVELOPMENT CONCLUDING STATEMENT

Balloch is an extremely accessible opportunity for a day visit from Scotland's principal urban environments, to enjoy Loch Lomond, its wild landscapes and fresh air. The challenge for Balloch is how to encourage more expenditure from the existing day trip market, either with attractions and activities, or through extending stays to overnight, while managing the effects of a large influx of people in a small place.

The best way to increase visitor spending is to increase dwell time, with overnight accommodation, an enhanced activity offer and an expanded and improved food and drink provision.

Balloch Charrette Report

A bespoke approach

These design proposals have been developed by a comprehensive technical team using a "place-based" approach recommended by Loch Lomond and the Trossachs National Park (LLTNP). They have been based upon a thorough examination of the existing landscape and the setting for new development.

The aim is to provide a vibrant and sustainable visitor destination with a distinctive character derived from its stunning setting. The scheme's design approach is based upon caring for, complementing and enhancing a special landscape while providing a series of connected woodland spaces and places which encourage movement between the Loch Shore and Balloch.

It will maintain the distinctiveness of the National Park and its special landscape, and to build upon the work that has informed the Balloch Charrette.

The proposed Lomond Banks development at West Riverside and Woodbank House has the potential to make a major contribution to the viability and sustainability of the visitor economy in Balloch by increasing visitor dwell time and spending.

There is a strong case for the development in terms of its close proximity to an existing attraction at Loch Lomond Shores, and its potential to support the local tourism industry, while providing opportunities for jobs and the local economy.

This new development makes a positive contribution to its setting by:



Conserving and enhancing the area's heritage

- Retaining existing historic structures that have a cultural and heritage significance, such as Woodbank House
- Using historic knowledge as tool to inform future proposals
- Providing new development that 'knits – in' and improves what is already on offer at Loch Lomond Shores
- Opening up views of the river, the loch and the mountains, while minimising the impact of new development on views into the site
- Designing new buildings with materials, massing and scale which suit their specific location



Using natural resources in a sustainable way.

- Retaining and improving important landscape features and wildlife corridors which are a fundamental part of the proposed development's character.
- Retaining and reusing natural materials wherever possible
- Increasing biodiversity
- Creating a balance between protecting a natural setting and creating a successful visitor destination that attracts families and retaining the best of the development's setting



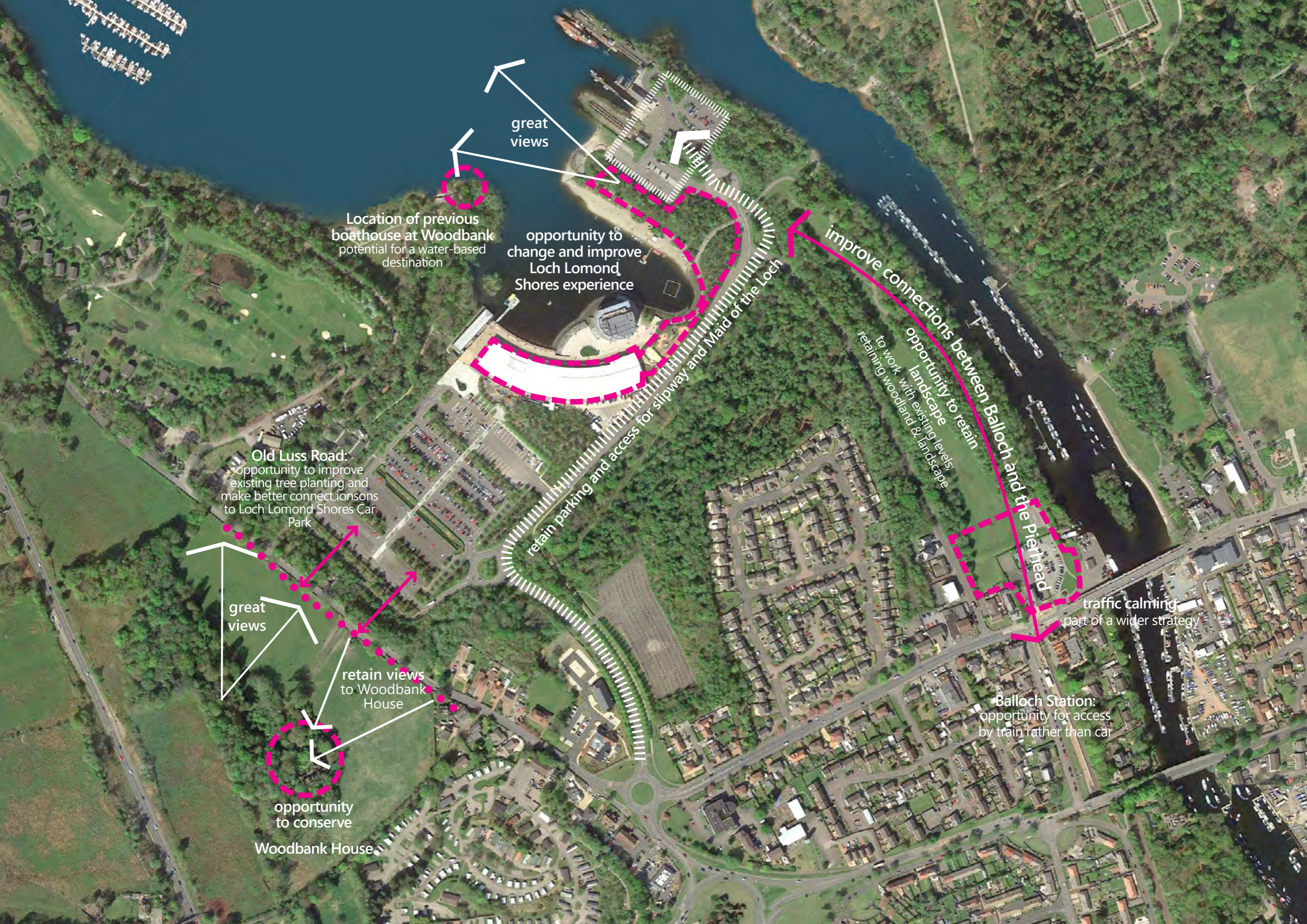
Creating opportunities for the public to continue to enjoy the special qualities of the area

- Improving connections – between arrival points such as Balloch Station, the village centre, Loch Lomond Shores and Balloch Park.
- Continuing to provide access to the waterfront, and using waterside locations for new activities
- Creating more inviting, safer physical links between Loch Lomond Shores and the rest of Balloch
- Setting the bar high for quality – making sure that the Balloch experience is second to none.
- Providing educational opportunities



Providing opportunities for local social and economic development

- Expanding the ranges of visitor experiences and generating activity – so that visitors to Balloch will stay for longer and experience a wider range of places
- Complementing and building upon existing visitor experiences, accommodation and destinations.
- Create new opportunities for employment for people of all ages from Balloch and the Vale of Leven.



great views

Location of previous boathouse at Woodbank potential for a water-based destination

opportunity to change and improve Loch Lomond Shores experience

improve connections between Balloch and the Pierhead
opportunity to retain landscape with existing levels retaining woodland & landscape

Old Luss Road: opportunity to improve existing tree planting and make better connections to Loch Lomond Shores Car Park

retain parking and access for slipway and Maid of the Loch

traffic calming part of a wider strategy

great views

retain views to Woodbank House

Balloch Station: opportunity for access by train rather than car

opportunity to conserve

Woodbank House

END