

+ LOCH LOMOND SHORES
DESIGN INTENT
JUNE 2018



LOCH LOMOND SHORES



CONTENTS

1.0 Design & Access Statement

2.0 Planning Policies

3.0 Existing

- 3.1 Location Plan & Context
- 3.2 External Photographs
- 3.3 Part Ground Floor Layout
- 3.4 Upper Floor Layout
- 3.5 Elevations
 - 3.5.1 Typical Shopfront
 - 3.5.2 Materials

4.0 Proposed

- 4.1 Design Strategy
- 4.2 Externals
- 4.3 Northern Entrance
- 4.4 Eastern Entrance
- 4.5 Access Strategy & People Movement



1.0

Design & Access Statement

Introduction

“Loch Lomond Shores is a principal gateway to Scotland’s First National Park...and is a stunning visitor destination set on the southern tip of Loch Lomond. With views up the Loch to Ben Lomond, the scenery is amazing. Come for the day and visit our lovely shops, our great Aquarium, Bird of Prey Centre, Aerial Adventure Course, Adventure Golf and have lunch or refreshments in one of our eateries, or simply let the kids enjoy our playpark whilst you sit back and relax. If you want to get even more active then you can hire bikes, boats, canoes, Segways, quadricycles or just sit back on a loch cruise or waterbus and let someone else do the hard work”.

Site Details

Loch Lomond Shores was constructed around 2002 as part of the Lomond Shores development. The retail centre was one of three buildings, Drumkinnon Tower, and Loch Lomond Gateway. The site sits a short walk from Balloch train station and is well connected to buses and coaches and is well served by generous parking provision.

Planning History

Planning history of the site is typified by temporary applications for occupation of the open space for farming markets, display of advertisements, minor alterations to facades, and change of uses where tenancy changes. A recent key planning application adjacent to the site was for the change of use of the Loch Lomond Gateway building from visitor centre to conference/ function area and spa with restaurant.

Adjacent to Loch Lomond Shores, 44 acres of ground have been sold from Scottish Enterprise to Leisure operator Flamingo Land who have recently submitted a full Planning Application. The area is set for major development with a huge new draw of tourists and local visitors.

Brief and Inspiration

Loch Lomond Shores is approximately 70,000sq. ft, 40,000sq.ft is let to a mix of retail tenants with the remaining 30,000sq.ft occupied by Jenners, an anchor tenant. The 40,000sq.ft of units and circulation is cosmetically in a poor state, has a layout that can be vastly improved, with a first floor that is difficult to get to without leaving the building, the proposals seek to resolve these issues while capitalising on the existing building’s incredible views and securing it’s place as a hub for visitors and local residents alike in Balloch and the wider Lomond and Trossachs.

Proposals Overview

The North elevation faces out to Ben Lomond and is the principal elevation to visitors using the open space and enjoying the retail offering. The main mall entrance off this elevation is dark and difficult to identify. Within the proposed application we seek to improve this while respecting the existing building massing and character.

Internally, proposals seek to rationalise the number and size of retail units to create a more appealing offering to prospective retailers, with shop frontages removed to create a more open ‘mall’ feel, similar to the experience of walking through the Jenners unit. These proposals would also help to link the two retail zones of Loch Lomond Shores, currently quite disconnected.

The ground floor is characterised by retail offering generally with 4 existing units at the upper floor principally used as A3 currently. There is limited access or connection to the rest of Loch Lomond Shores which the proposals seek to remedy.

Externally the building is suffering from age, timber weathering is inconsistently across the facade with signs of some timber columns splitting from water ingress. Generally facade improvements would lift the initial impression of the building while maintaining the existing character.

Site and Area appraisal

Site Features

The site has fantastic views North out to Ben Lomond across the Loch. The existing building is designed entirely to take advantage of the views with a sweeping elevation of glass interrupted by panels of timber cladding.

Orientation

The existing building faces the principal views which is to the North of the site, this means the building is laid out to take advantage of views principal and not orientation.

Views In and Views Out

The site sits within a wooded area to the South of the building and looks out over Loch Lomond which pinches and opens up as the landscape rises and falls. The Loch is active with use for water sports and activities





2.0 Planning Policies

Section 4 Policies

4.1_STRATEGIC PRINCIPLES

OVER ARCHING POLICY 1:

A successful, sustainable place:

We believe the proposals to improve the external condition of Loch Lomond Shores helps to ensure continued achievement of *areas of open space* are that of *high quality*.

Distinctive, Safe and Pleasant, Easy to move around, Welcoming, Adaptable, and Resource efficient, by refurbishing the existing building and with minor elevational alterations within the existing footprint we can make Loch Lomond Shores a more *distinct, pleasant, welcoming, adaptable, and efficient centre*.

A natural, resilient place:

The existing building *relates well to the landscape context and setting*, the proposed alterations in our opinion are *sympathetic to* the existing and look to improve existing *materials*. The proposals maintain the existing building *massing, and* within the principals of the original *design*. Where lighting is proposed externally, we will ensure the proposals *respect the important physical and landscape features of the site and surrounding area*.

4.1_DEVELOPMENT REQUIREMENTS

OVER ARCHING POLICY 2:

Landscape & Visual Amenity:

We will work to ensure that proposed lighting will be designed to mitigate impact at night of the proposals to views to the site.

Natural Environment:

We will work to ensure that proposed lighting will be designed to mitigate impact at night of the proposals to wildlife.

Visitor and Recreational Experience:

For many Loch Lomond Shores represents the gateway to Loch Lomond and Trossachs, we believe the proposed elevational changes improve visitor experience.

Design & Placemaking:

The original building was a quality design with appropriate materials, under new ownership there is the strong desire to bring the building back to the quality it once had and to maintain that moving forward to *provide a positive sense of place*.

Social Wellbeing and Economic Vitality:

The proposals seek to *adapt* the existing building through minimal intervention and to offer an improved *mix of uses/tenures*

4.1_DEVELOPMENT CONTRIBUTIONS

OVER ARCHING POLICY 3:

Not considered applicable.

4.2_DETAILED POLICIES

VISITOR EXPERIENCE POLICY 2:

Improvements to the overall quality of Loch Lomond Shores should secure the centre's strong reputation for quality retail, drawing visitors and residents to the area forming hub for further recreational and tourist activities.

4.2_DETAILED POLICIES

NATURAL ENVIRONMENT POLICY 1:

The proposals make no change to existing building massing. Where lighting is proposed externally, the specification and design of external lighting will ensure no greater impact than existing condition.

4.2_DETAILED POLICIES

NATURAL ENVIRONMENT POLICY 5:

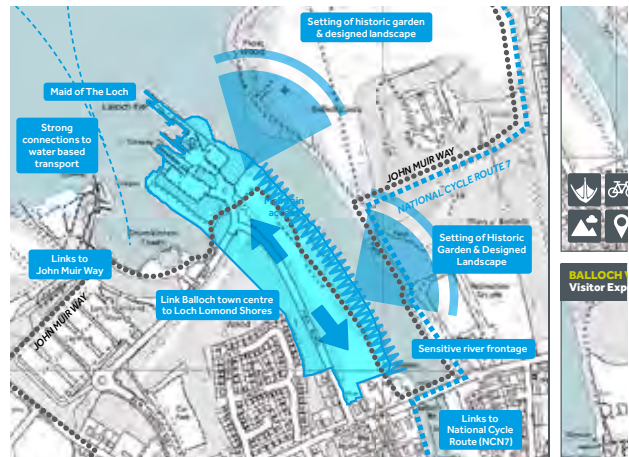
The proposals do not seek to have any adverse impact on habitats or species in and around the site. Where lighting is proposed externally, the specification and design of external lighting will ensure no greater impact than existing condition.

4.2_DETAILED POLICIES

RETAIL POLICY 3:

The proposals seek to homogenise existing signage on the building's North Elevation which has gradually been altered, replaced, and renewed by individual tenants. To aid with visitor accessibility and to create a welcoming entrance, it is proposed to open up the existing Northern mall entrance, signage is indicated to highlight the improved entrance.





BALLOCH

Balloch sits on the shores of Loch Lomond and forms the southern gateway to the National Park.

Balloch attracts a high number of tourists with easy access from Glasgow. Balloch is notable for being the main access to Loch Lomond, the Country Park, Loch Lomond Shores and numerous historic buildings.

Future development includes housing, visitor experience, leisure and mixed use. Several development opportunities support the aim of bringing back into use great listed buildings including Balloch Castle and Woodbank House. Loch Lomond Shores is an exceptional retail and visitor attraction within the National Park and the links from the train station will be improved.

LIVE Park
Local Development Plan
3.0 | PLACE

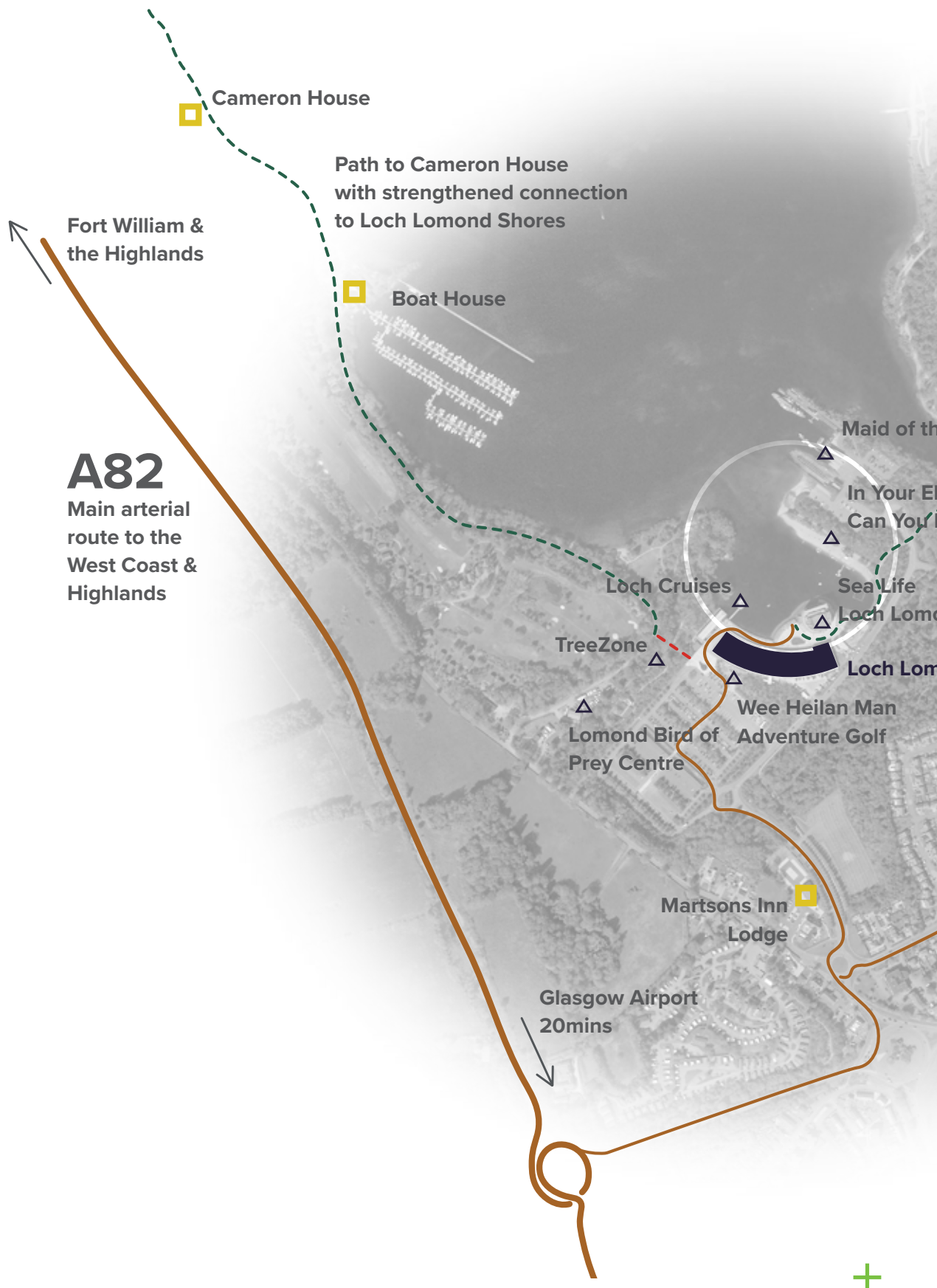
PROPOSED SITE & USES

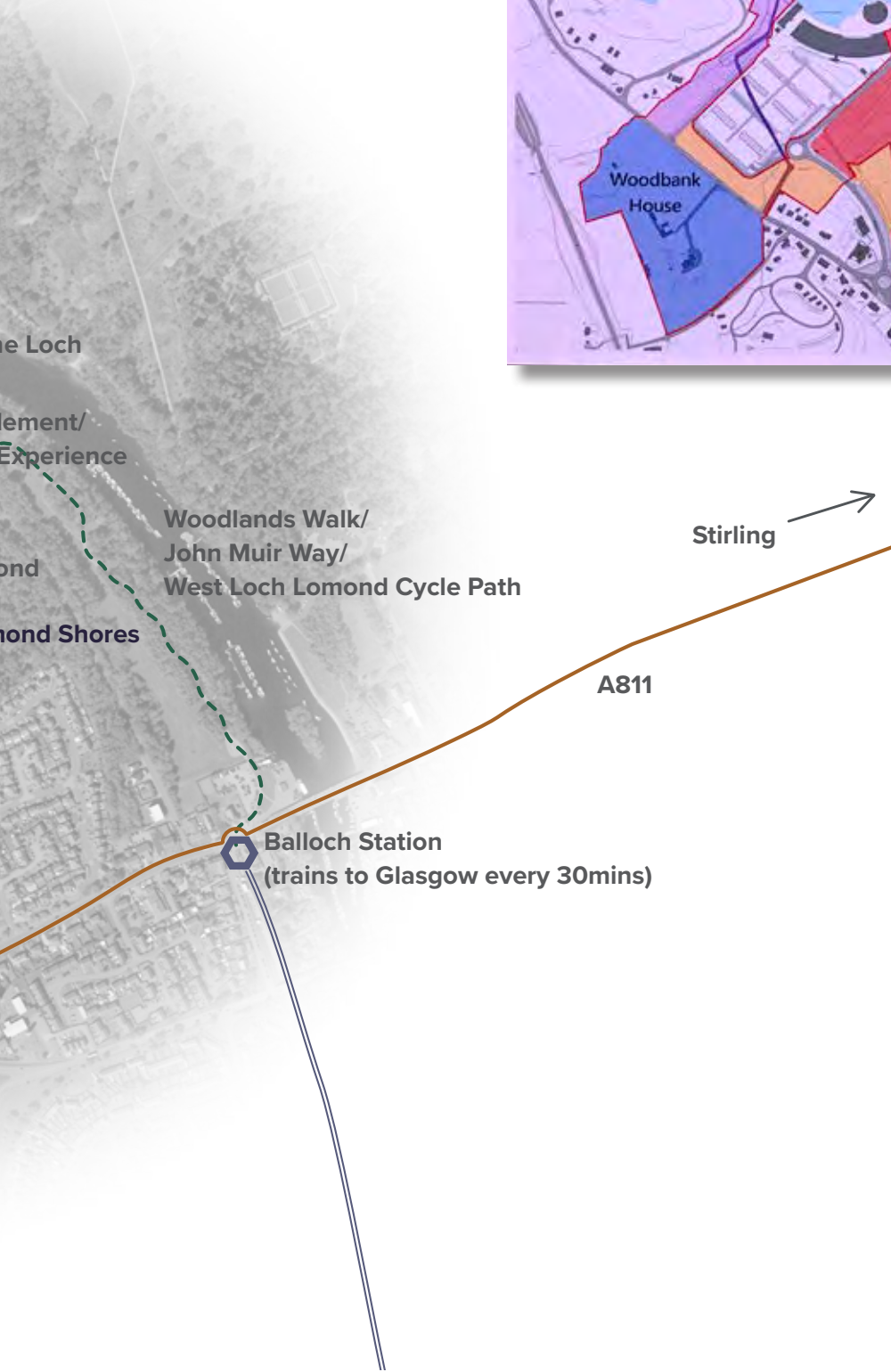
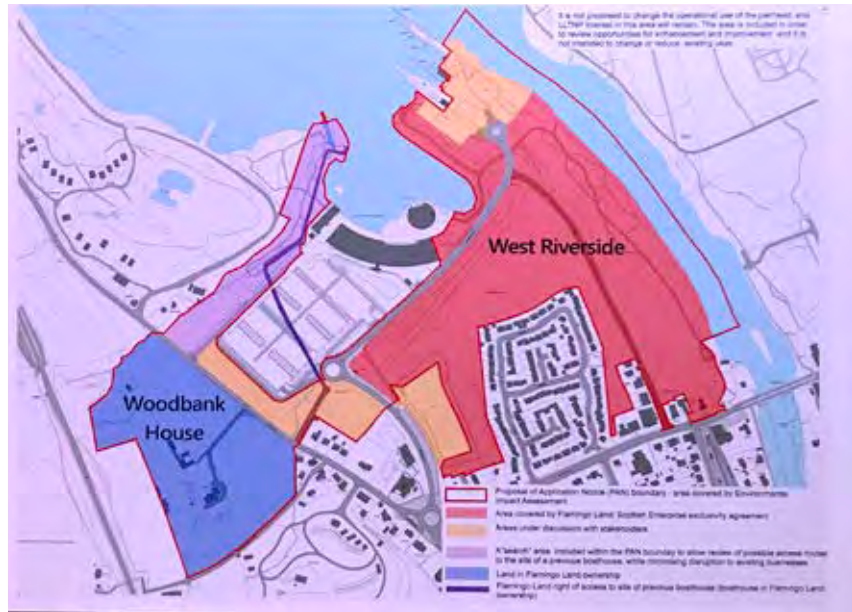
HOUSING	H1
MIXED USE	MU1 MU2
VISITOR EXPERIENCE	VE1 VE2 VE3 VE4
TRANSPORT	TR1
PLACEMAKING PRIORITY	PP
TOWN BOUNDARY	—
CORE PATHS	- - - -
OPEN SPACE	■

PP Support improvements to the public realm around the old station

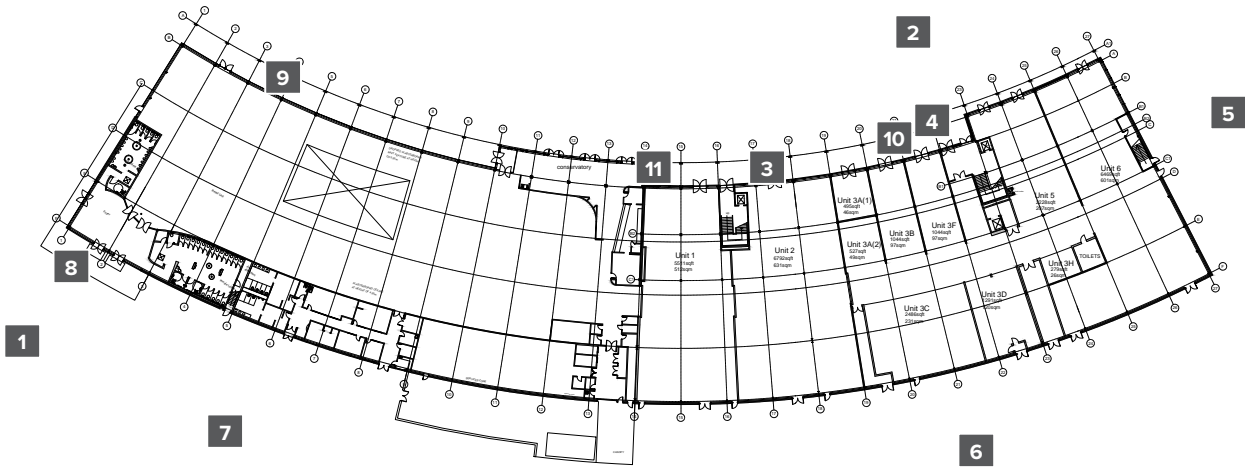
© Crown copyright and database rights 2016. Ordnance Survey 100031883. Aerial Photography © Getmapping plc 2011.

3.1 Existing | Location Plan and Context





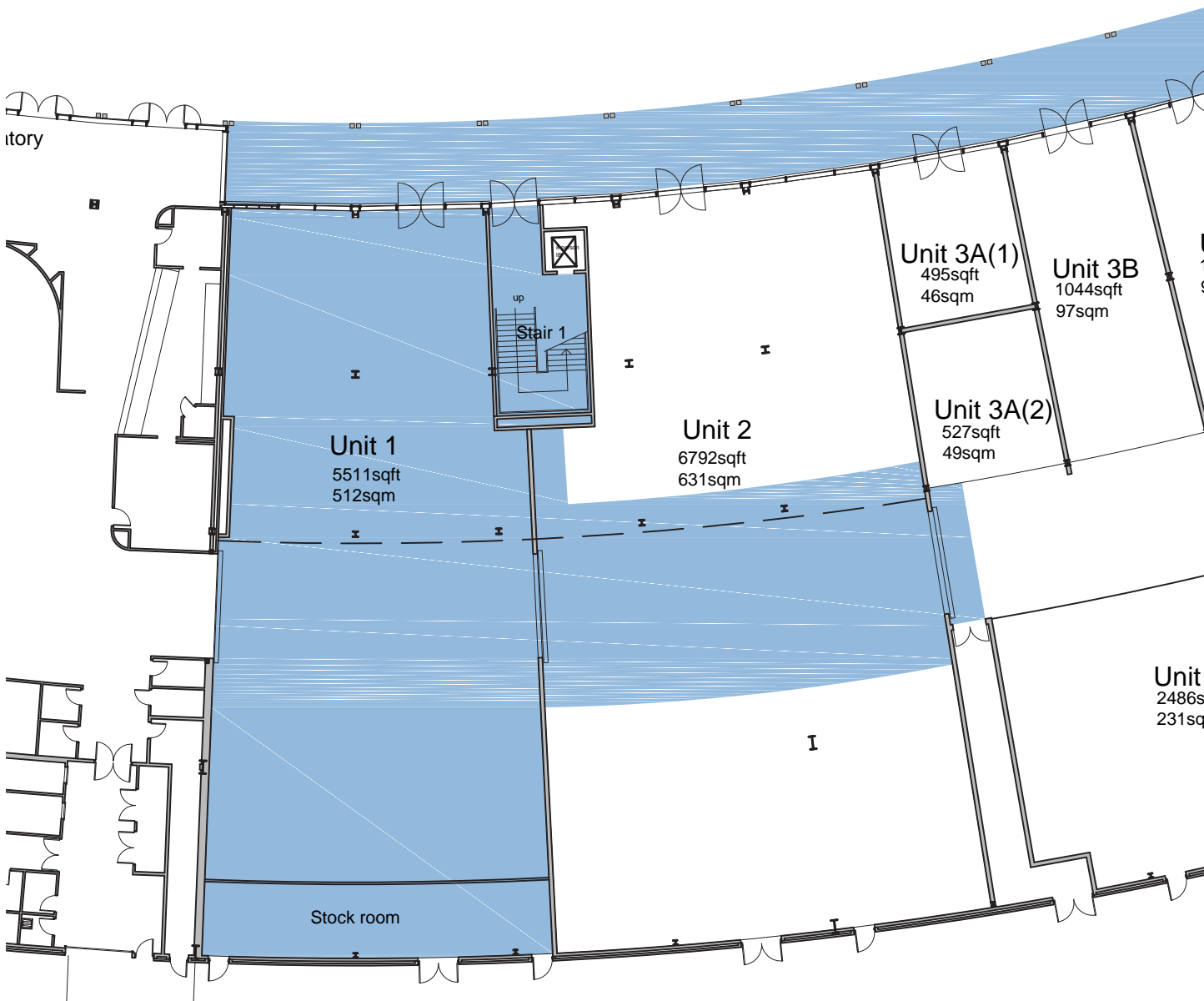
3.2 Existing | External Photographs





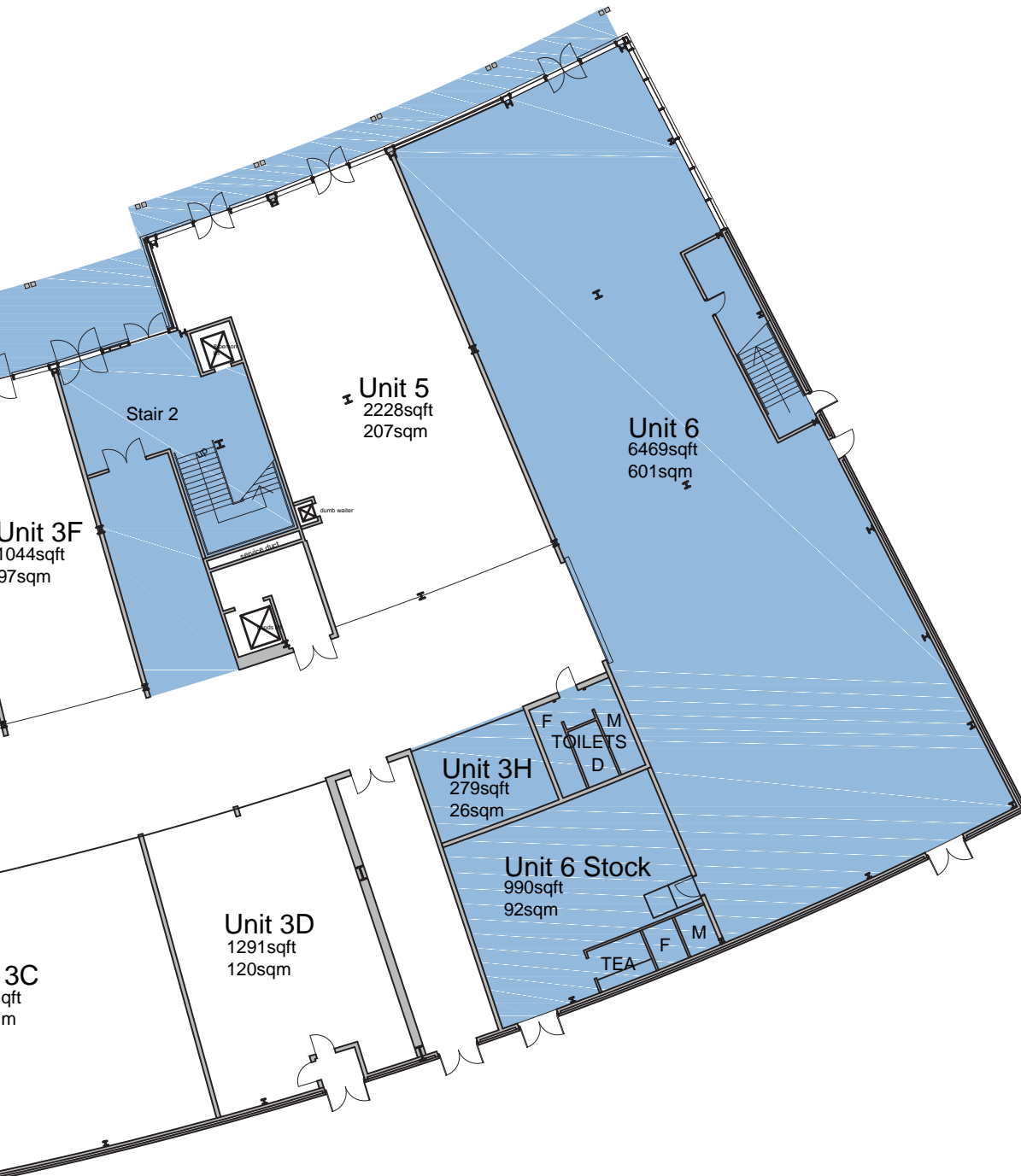
3.3

Existing | Ground floor plan

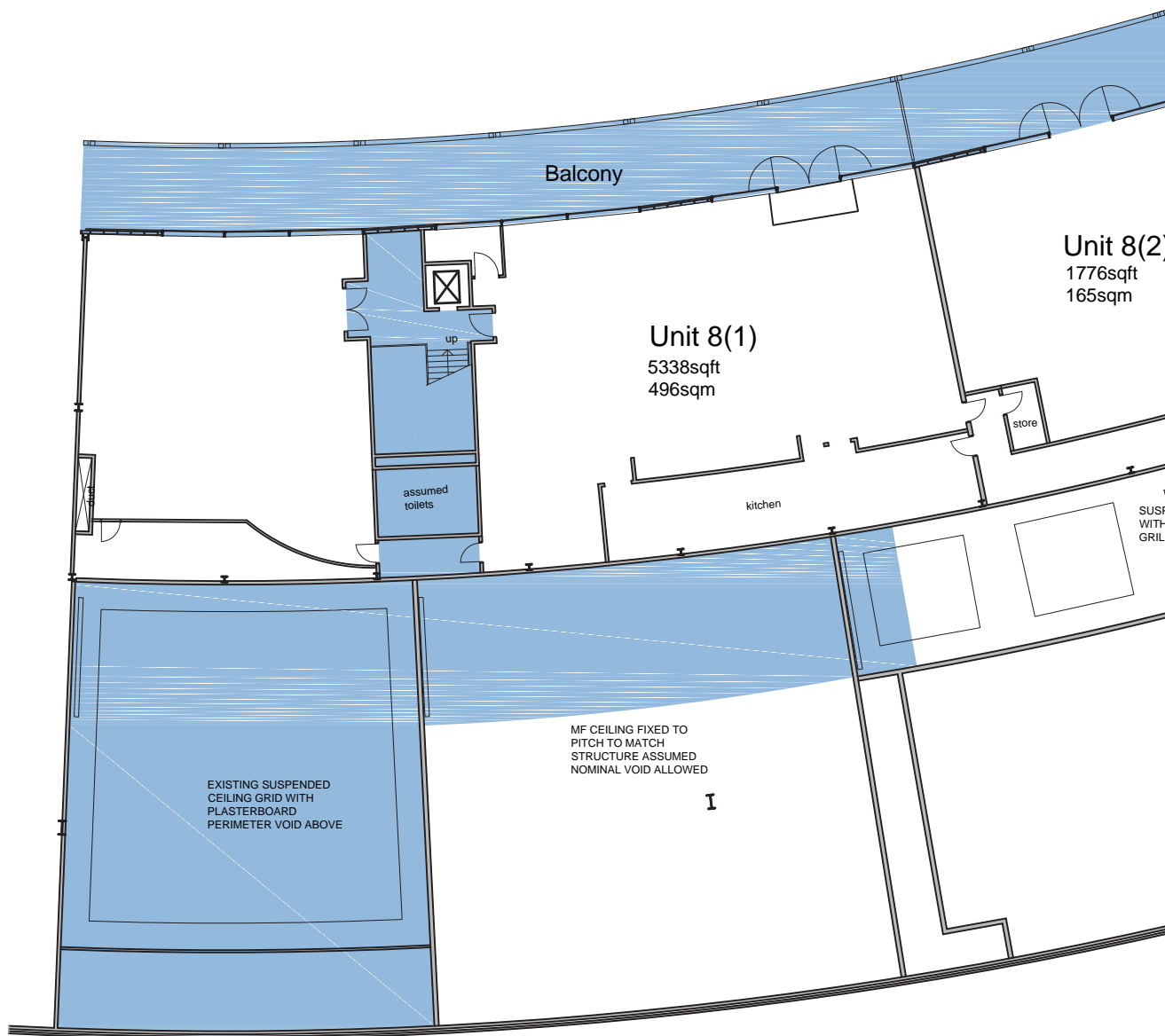


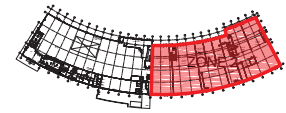


01 REF PLAN, 1:2500

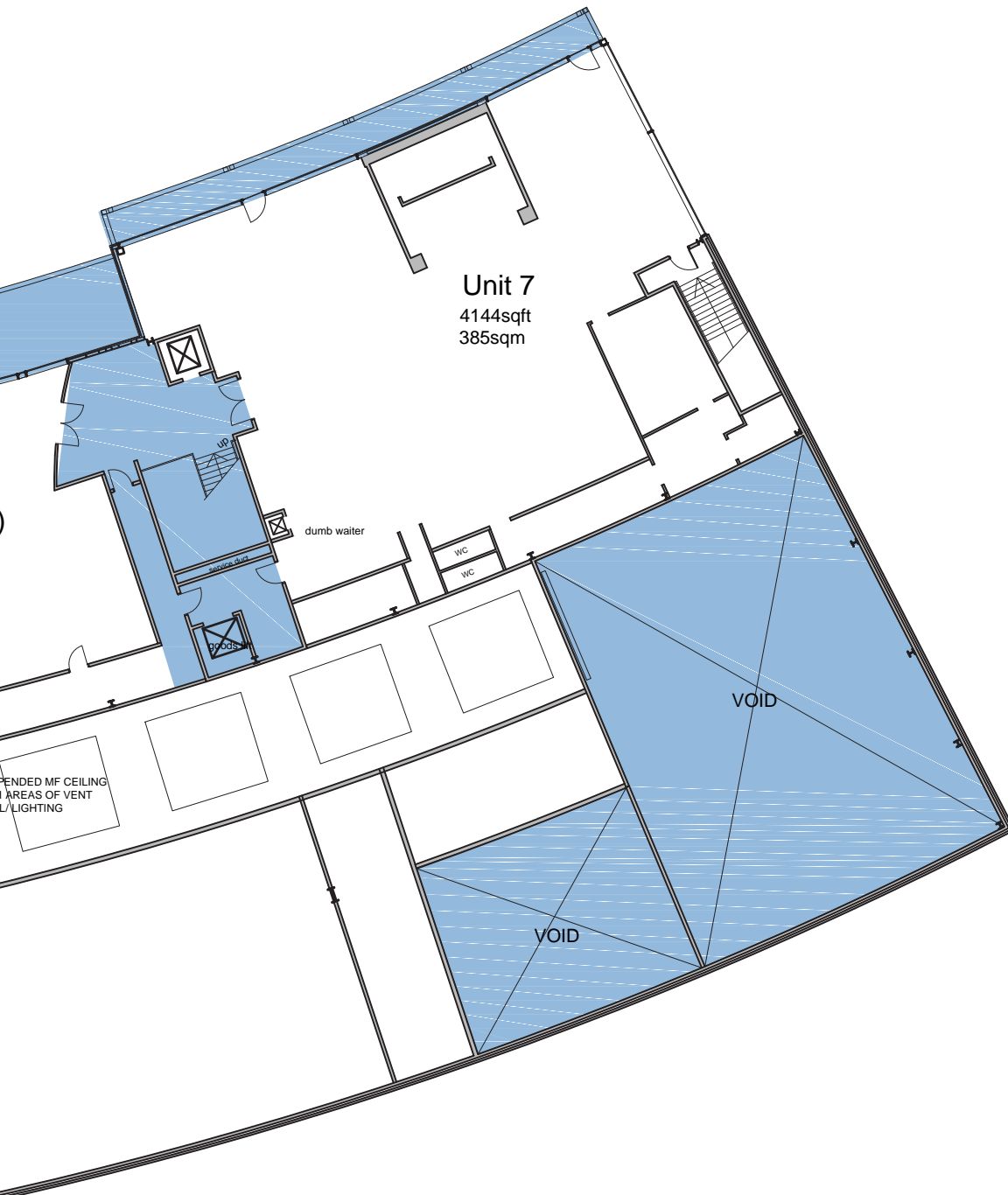


3.4 Existing | Upper floor plan





01 REF PLAN, 1:2500



Unit 7
4144sqft
385sqm

dumb waiter

WC

WC

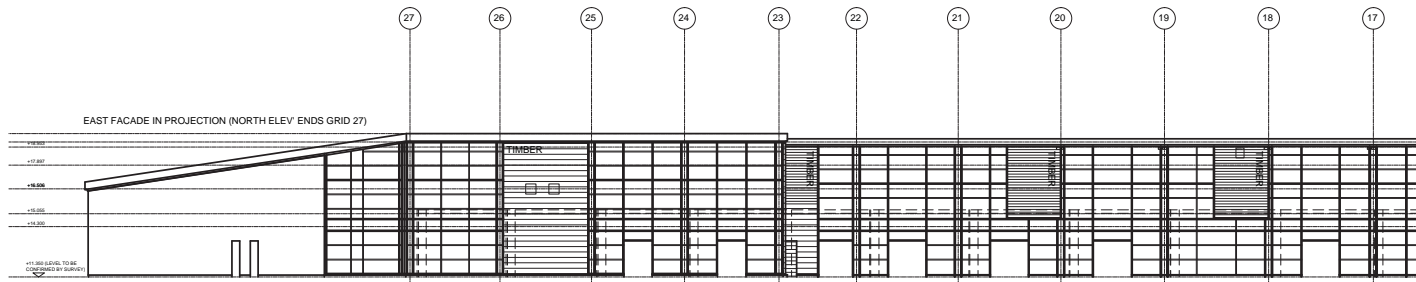
VOID

VOID

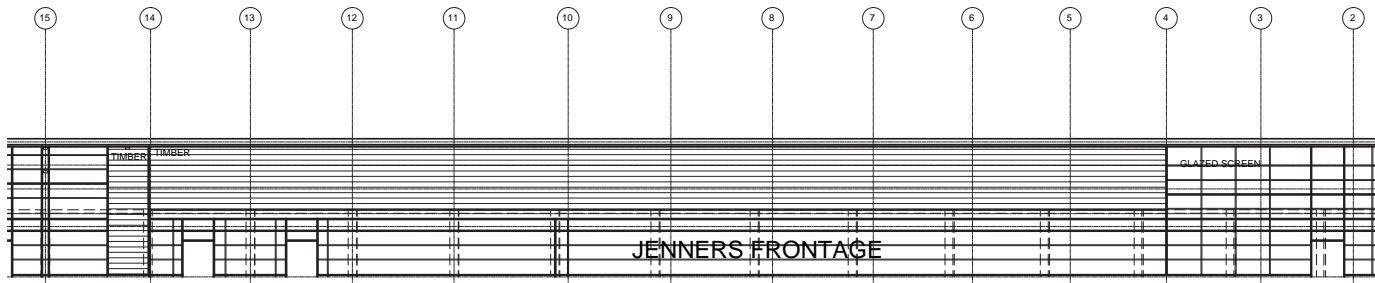
PENDE
NDENT MF CEILING
AREAS OF VENT
L/LIGHTING



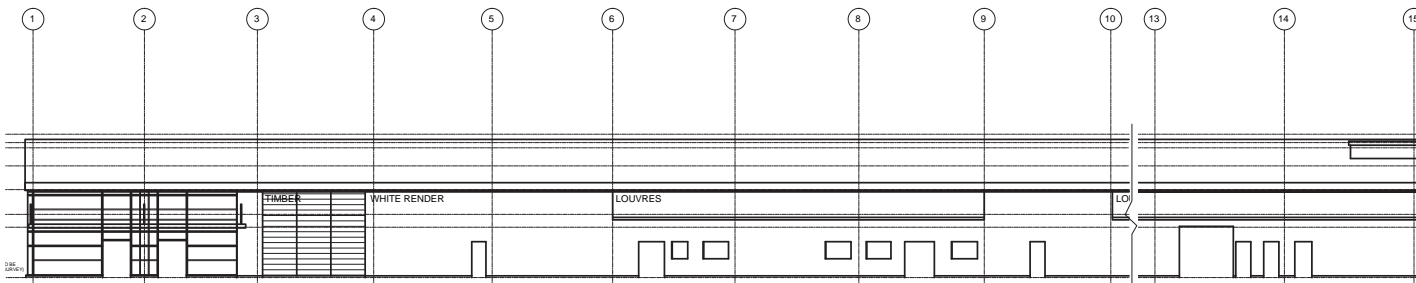
3.5 Existing | Elevations



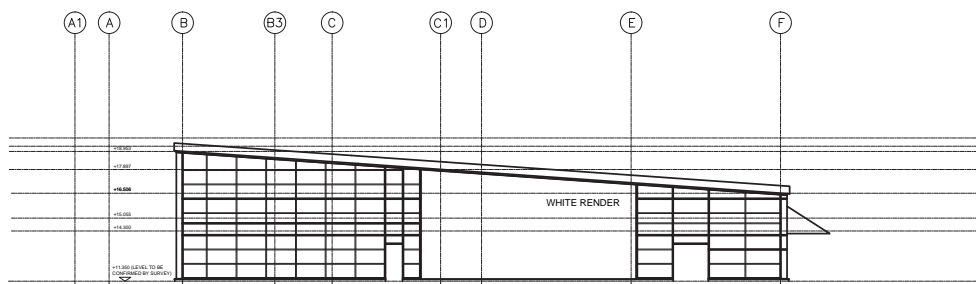
01_NORTH ELEVATION ON GRIDLINE 15
EAST PORTION



01_NORTH ELEVATION ON GRIDLINE 15
WEST PORTION

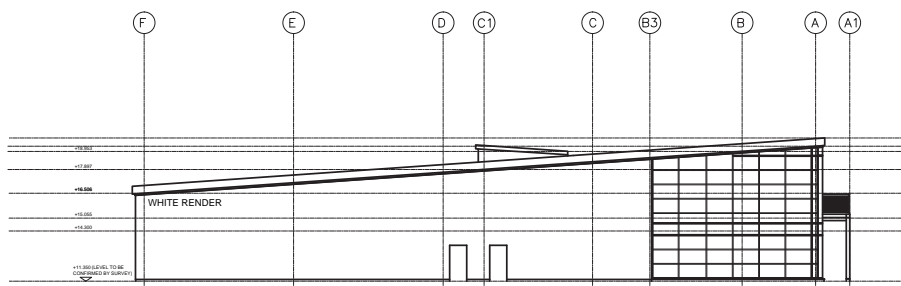
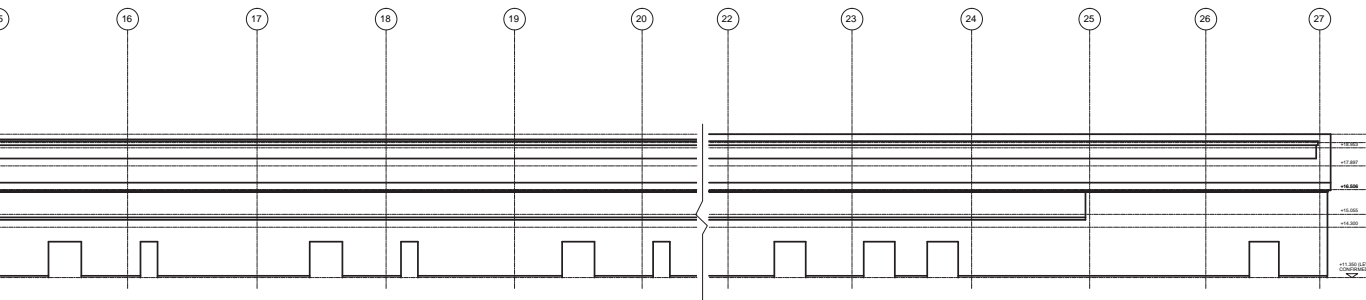
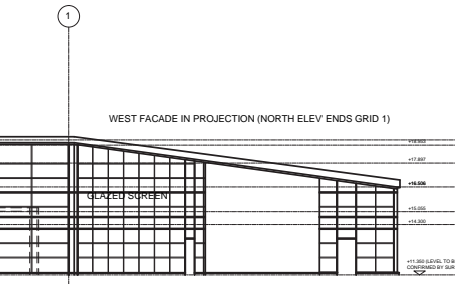
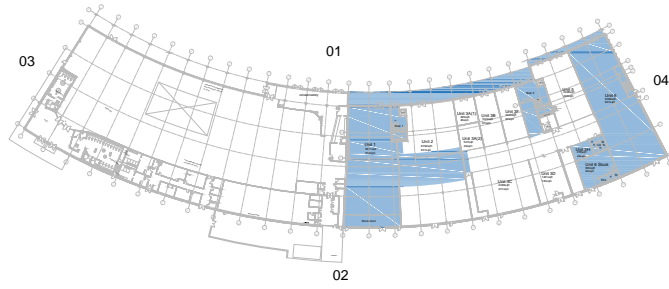
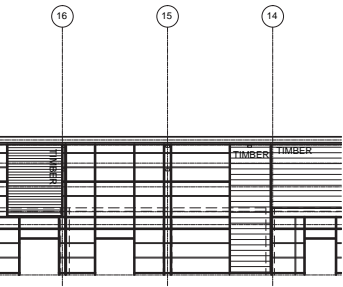


02_ELEVATION ON GRIDLINE 15



03_WEST ELEVATION

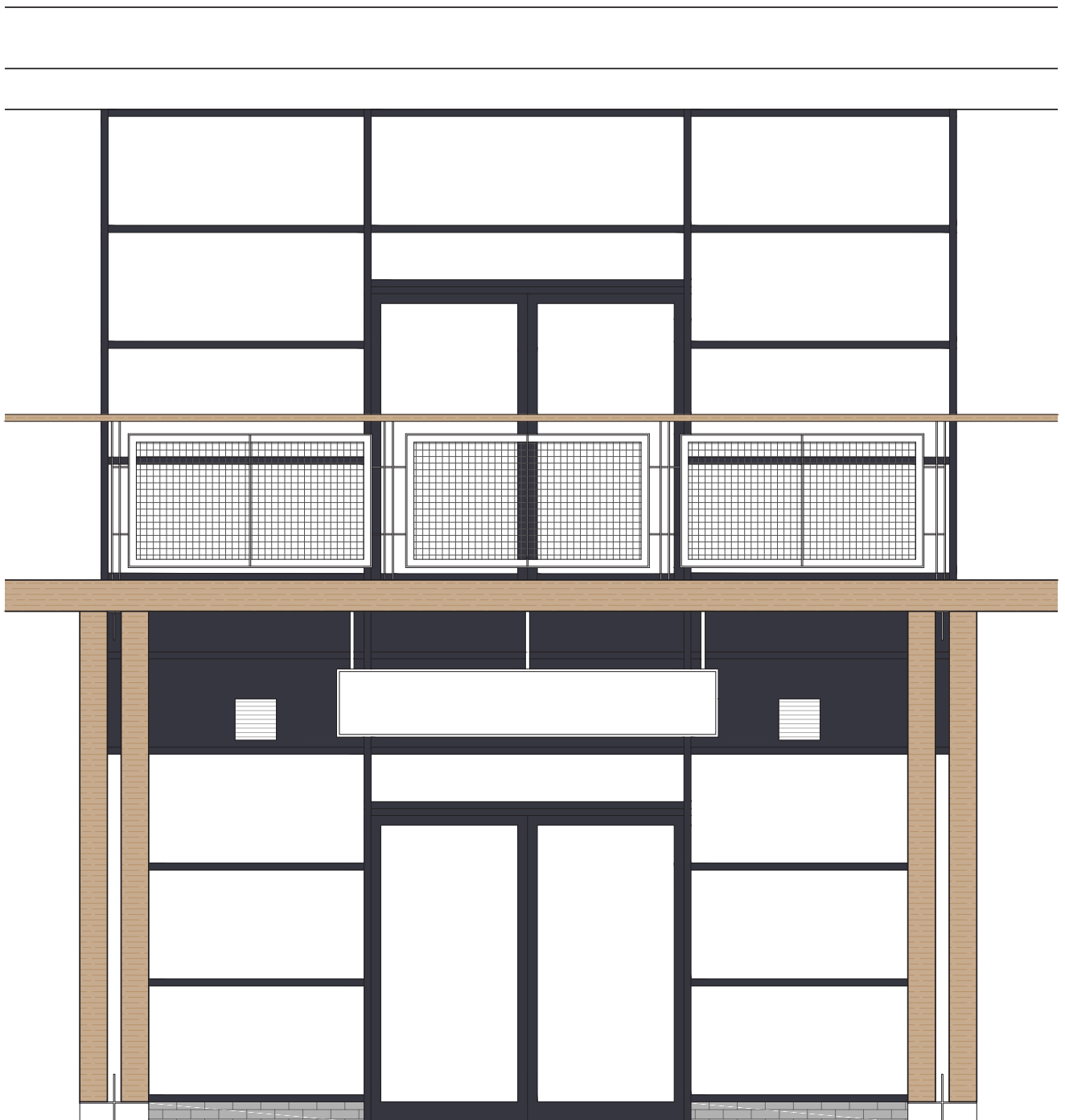




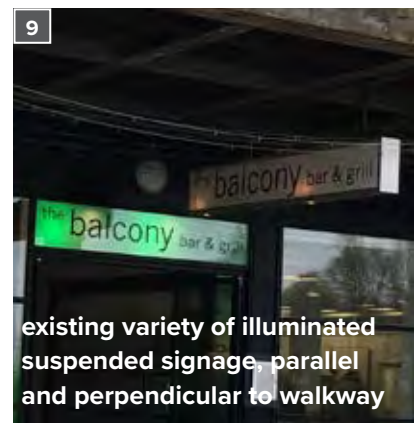
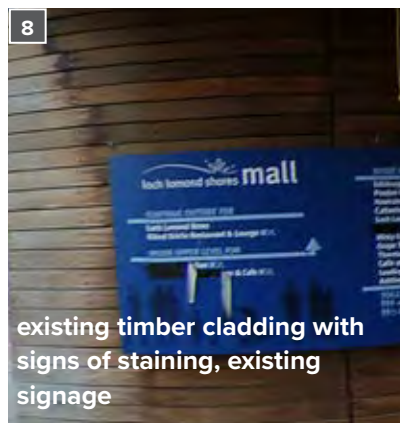
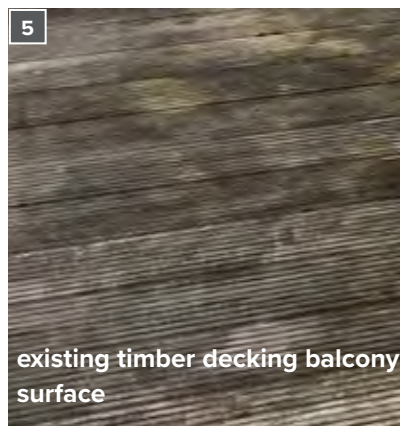
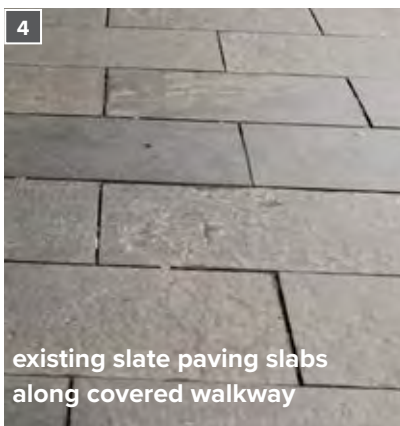
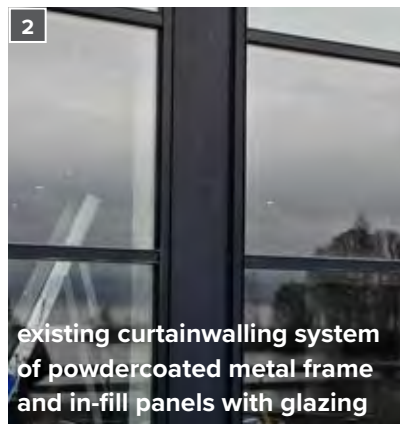
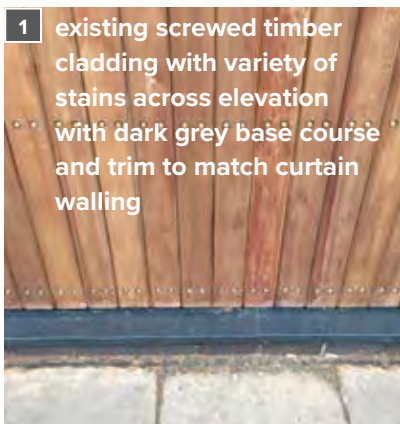
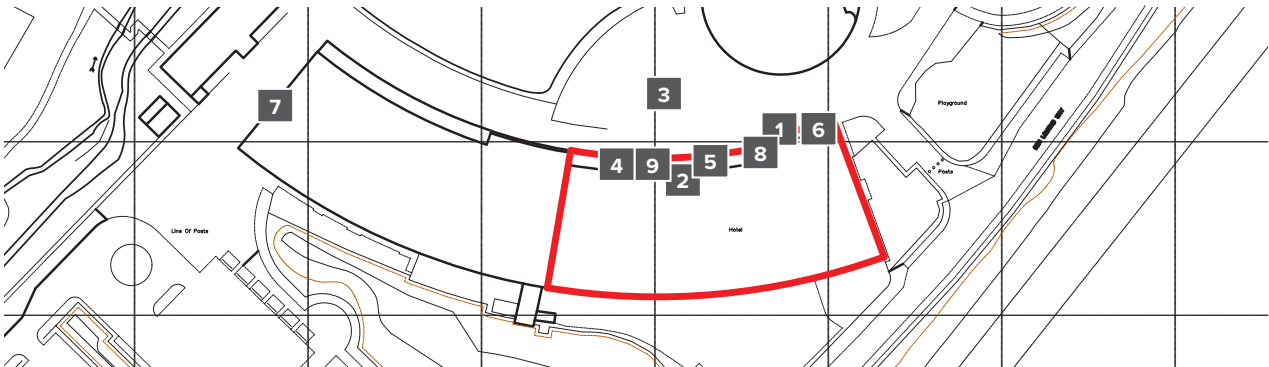
04_EAST ELEVATION



3.5.1 Existing | Typical Shopfront



3.5.2 Existing | Elevation Materials



4.1 Proposed | Design Strategy

Elements and Phases

Care has been taken to phase works and design the refurbished retail units to minimise disruption to the majority of existing tenants within Loch Lomond Shores.

Below we have broken down the proposals into distinct and key elements. Points 4, 5, and 6 are considered to be most pertinent to this Planning application and the focus of this document.

On general approach to the building, context, and developing the scheme, here are the ideas and principals that have guided us.

The existing building takes full advantage of the amazing views with an elegant curve hugging Loch Lomond we want to maximise opportunity for views - particularly from within the internal mall space.

The context on the edge of Loch Lomond and of the National Park are what makes the site such an attraction, drawing people to get out to the fresh air, appreciate the landscape, paddle in the Loch, treat themselves in Lomond Shores,

grab a bite to eat looking out towards Ben Lomond, and take a trip round the Aquarium to see the otters and sharks. The building has been used well since opened in 2002 and is showing wear 16 years on. The decision to leave timber untreated to weather naturally was an understandable design decision, the reality of uneven weathering and varying degree of exposure over the years has resulted in unsightly areas of weathering, staining, and growth. The proposed external work are light touch to avoid disruption to the many visitors and activities at Lomond Shores while restoring the building aesthetic and allowing it to sit proudly in the setting.

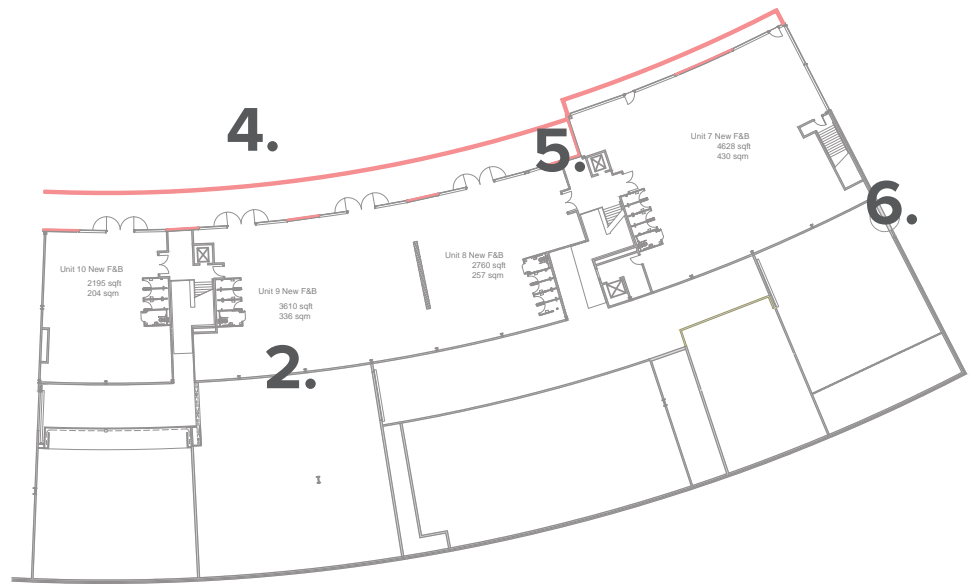
We believe the proposals are “light touch”, minimise disruption, and improve the existing building. Minimal works to upgrade the overall appearance where areas of weathering are prevalent, opening up areas to allow further opportunity for views, rationalising retail units to draw in more retailers, all work together to secure the building’s future to capitalise on it’s unique opportunities.

Current Phase Development

- 1. Pavers unit :**
horizontal security shutters
possible mezzanine
upper level interface to mall
- 2. Leading Labels unit :**
vertical security shutters
consider upper mall continuation
- 3. Stair alterations:**
forming minimal lobbies
improving vertical connectivity
- 4. Externals :**
balcony soffit and lighting
timber repairs/ refurb
metalwork repairs/ refurb
lighting/ speakers rationalised
- 5. Northern Entrance :**
improving legibility
improving visual connection (sense of openness)
improving physical connection (access/ doors)
establishing Eastern anchor
- 6. Secondary Entrance :**
improving visibility externally

FUTURE WORKS





4.2 Proposed | 4. Externals

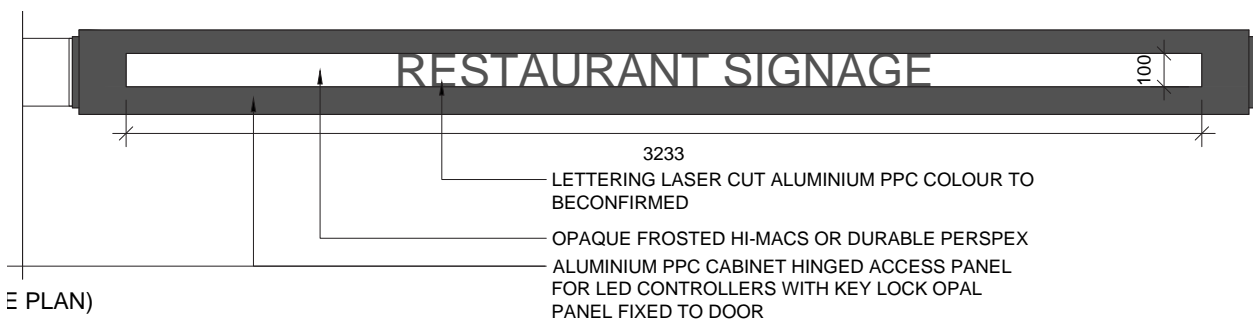
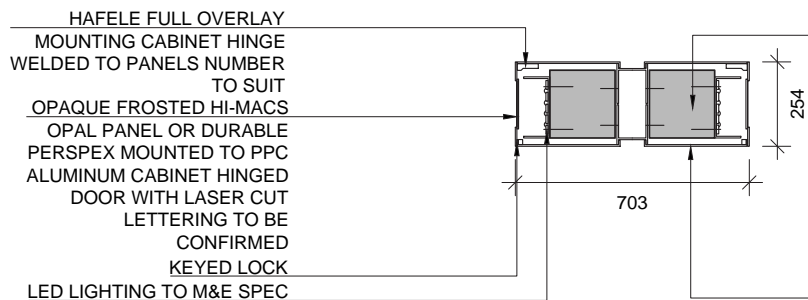
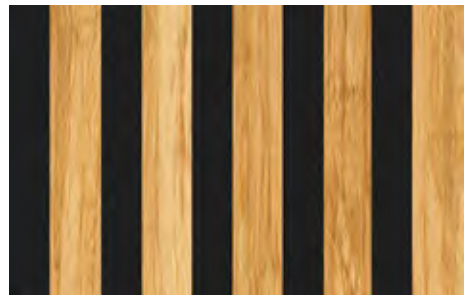


LIGHTING, CCTV, AND SPEAKERS RATIONALISED AND RENEWED, CABLES CONCEALED



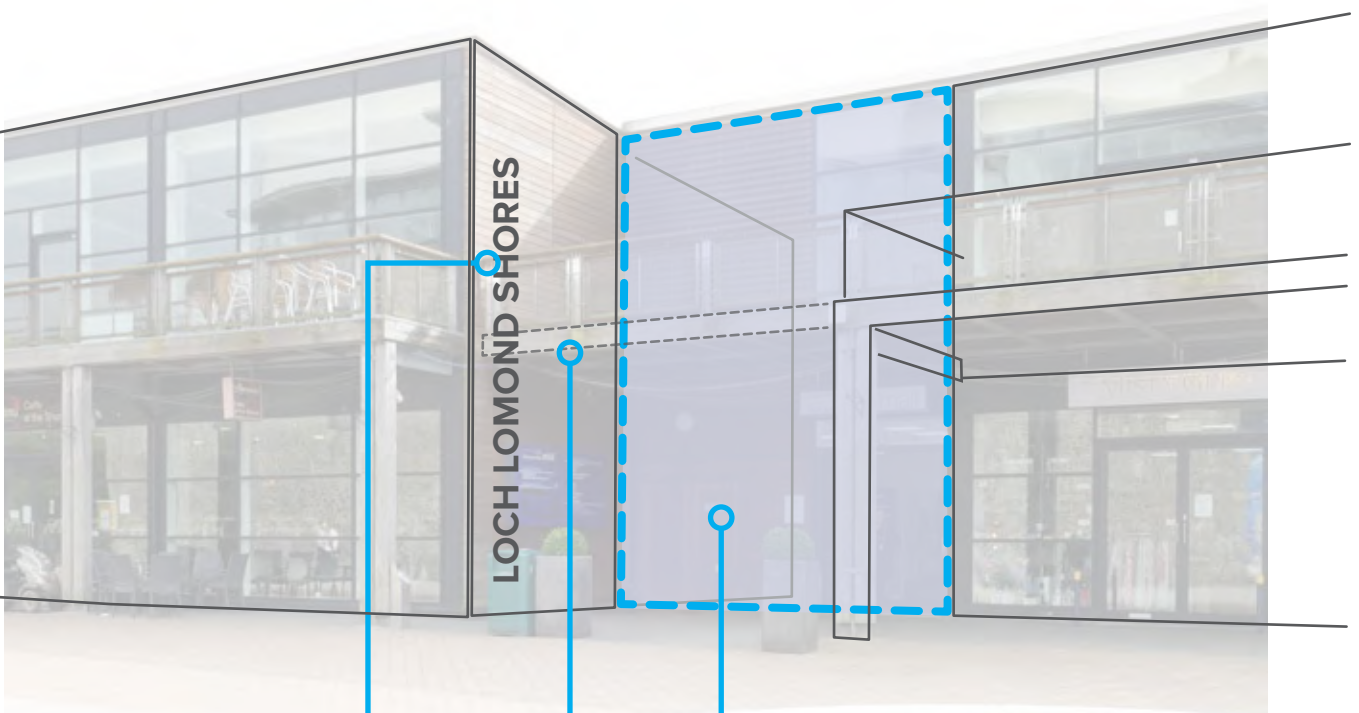
TIMBER TREATMENT TO HOMOGENIZE FINISH AND PROTECT TIMBER FROM FURTHER EXCESSIVE CONCENTRATED WEATHERING





4.3

Proposed | 5. Northern Entrance



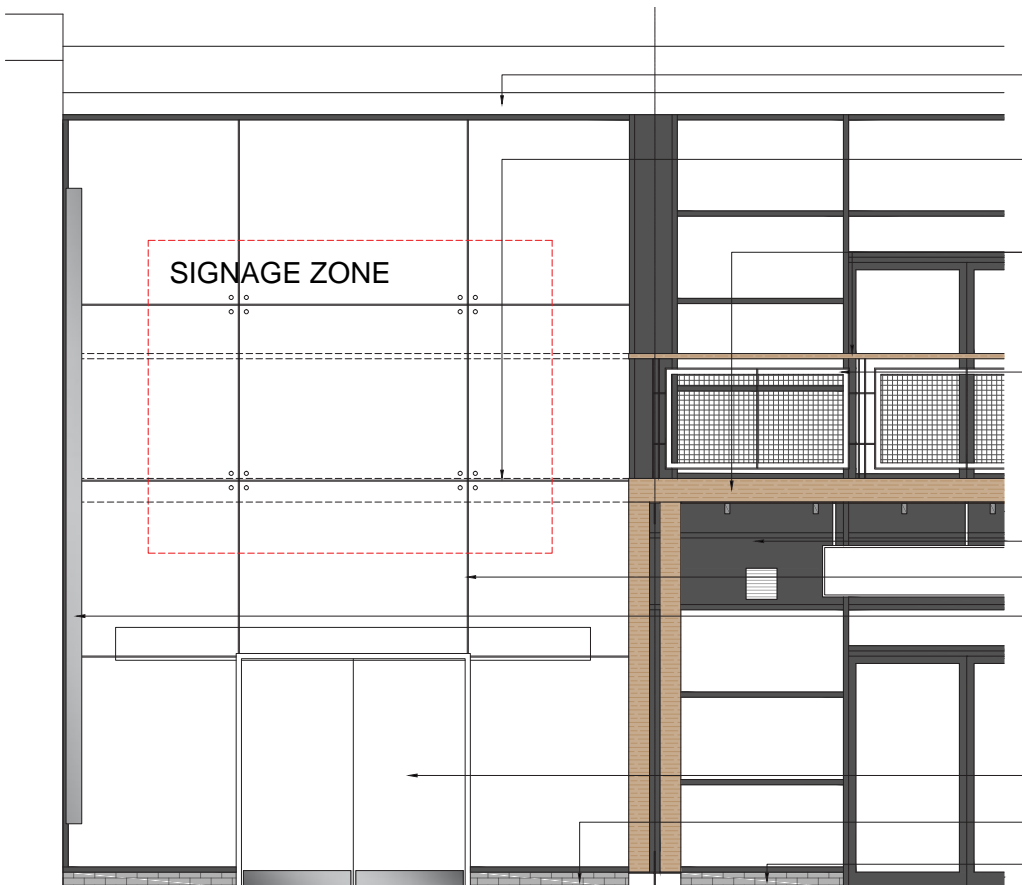
Full elevation freed up with removal of balcony, good signage opportunity

Cut back portion of balcony

New double height glazed entrance opening lobby/ stair space with improved visual connection to outside

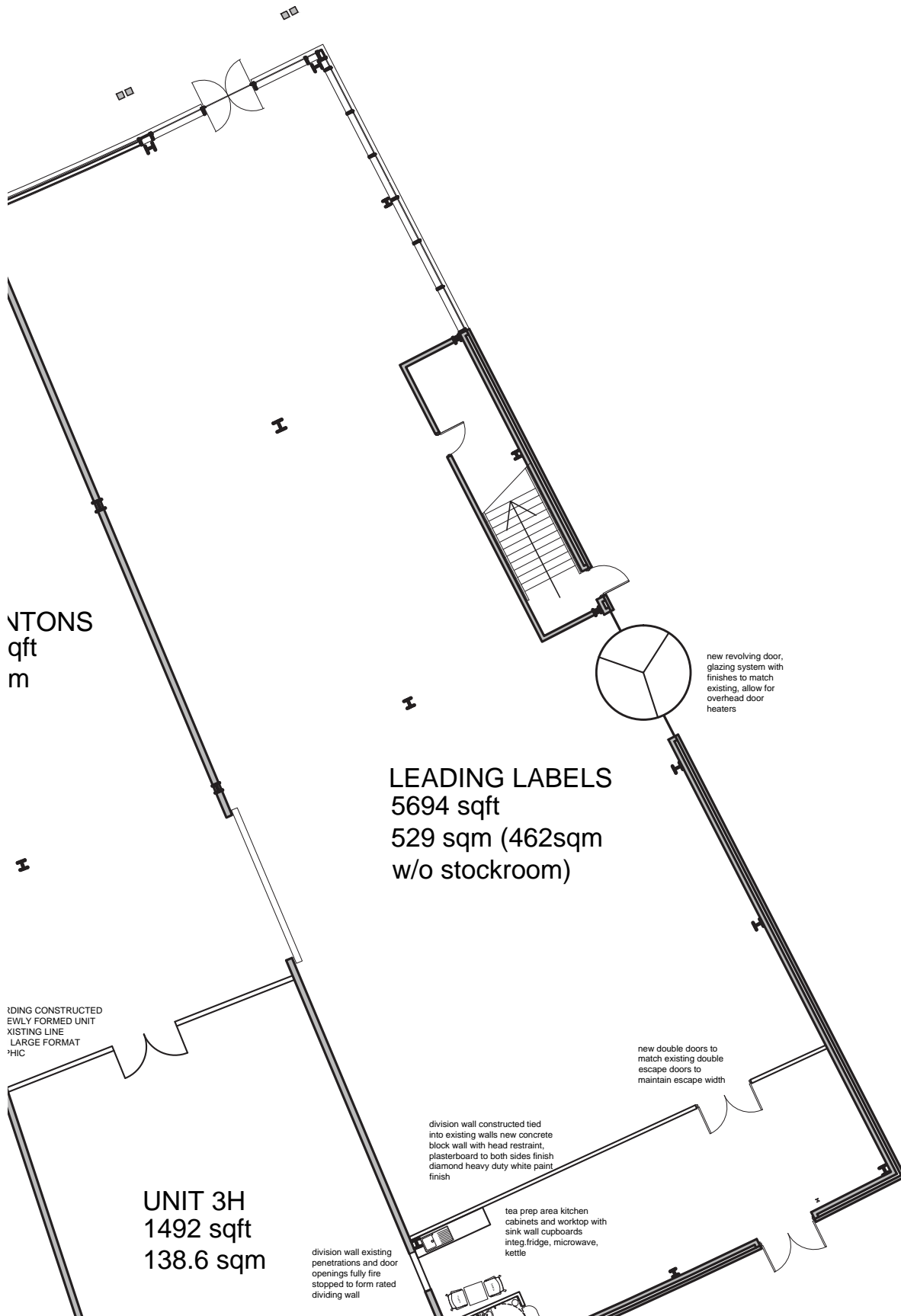
CONCEPT

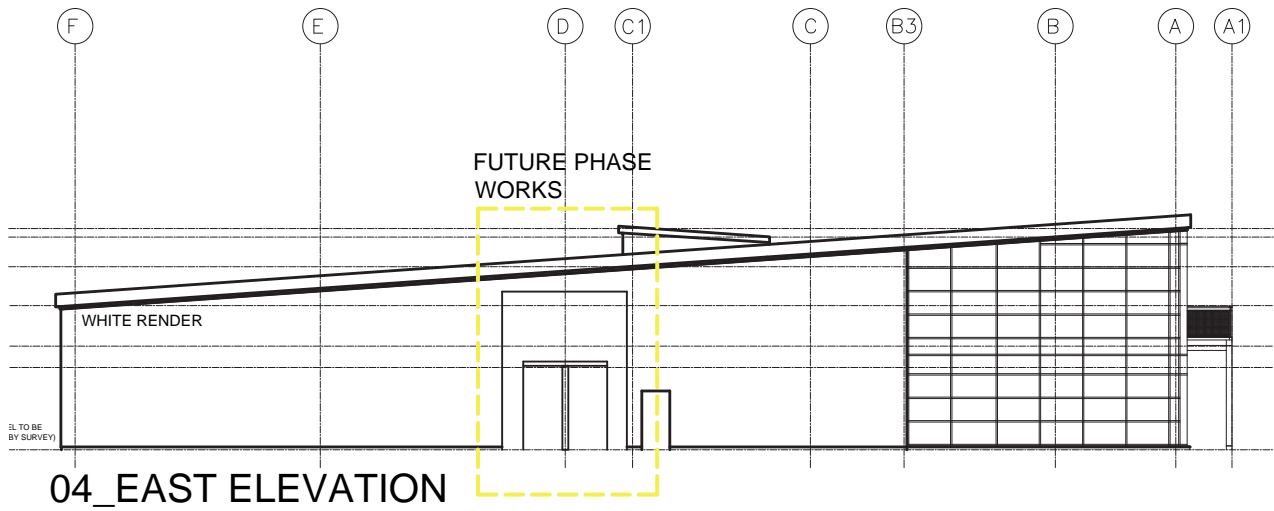




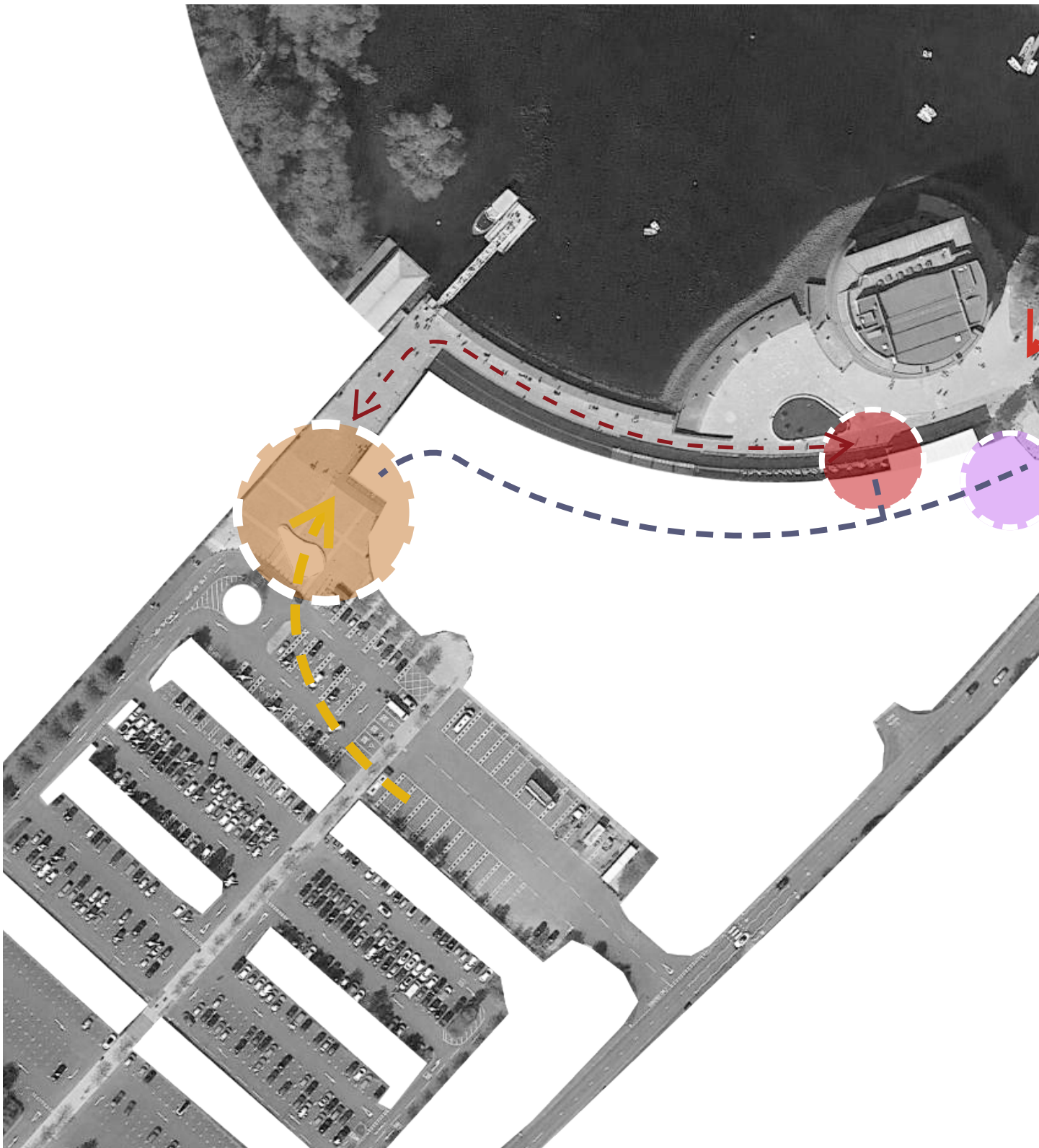
4.4

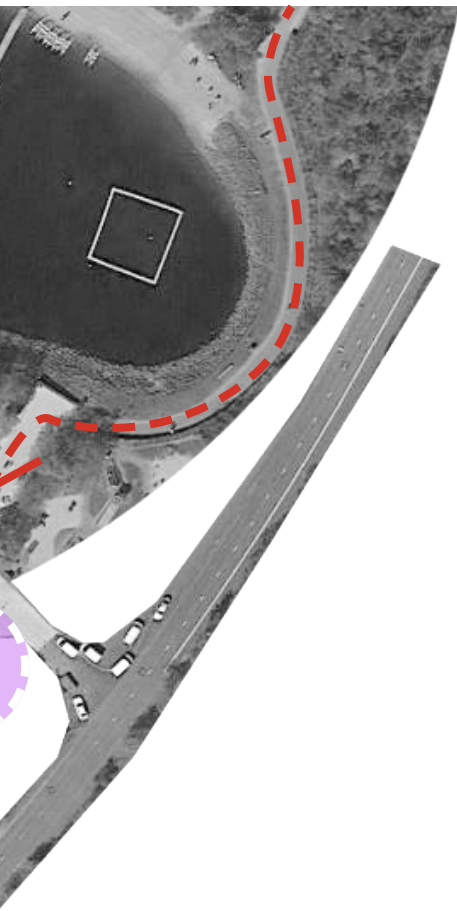
Proposed | 6. Eastern Entrance









4.5 Access Strategy & People Movement





-  TERTIARY ROUTE
-  MALL
-  SECONDARY ROUTE
-  PRIMARY ROUTE



CORSTORPHINE+WRIGHT
ARCHITECTS

LONDON
WARWICK
BIRMINGHAM
MANCHESTER
GLASGOW
LEEDS
CANTERBURY
DUBLIN

 @CWrightarch
 corstorphinewright
 corstorphine-wright
 contact@cw-architects.co.uk
 www.corstorphine-wright.com