

Laigh Hills Park Consultation



About the project:

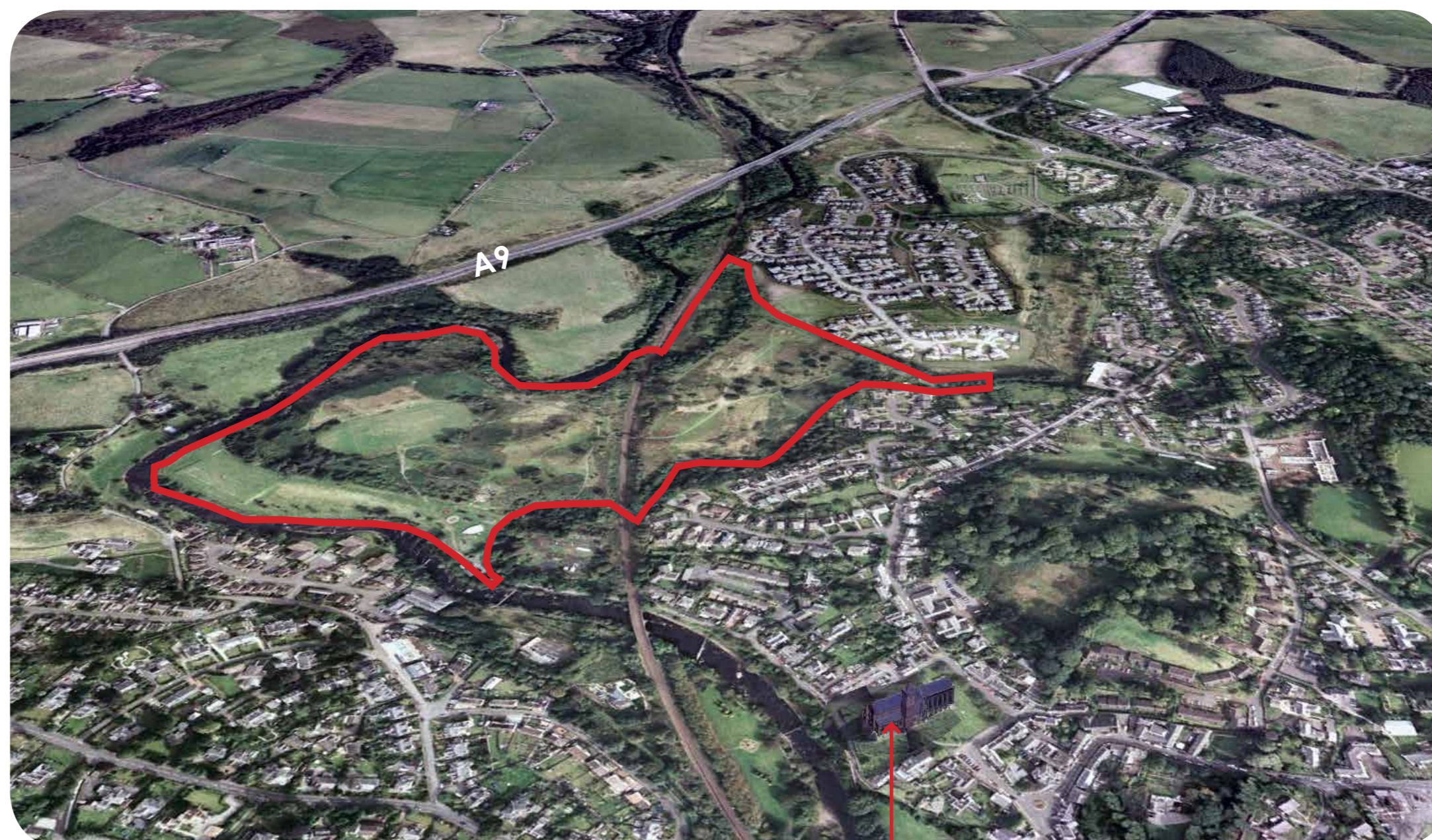
This project is being carried out by Connon Design Consultants on behalf of Stirling Council, with guidance from a steering group comprising representatives from Dunblane Development Trust, Dunblane Community Council and local councillors.

The purpose of this exhibition is to explain the context of the study and to canvas views and advice from local people, so that final Master Plan best represents the community's needs and aspirations. As such, your input is important as it will help the Council, its consultants and its steering group to develop a robust plan and to make informed and prudent decisions about the Park's future. It will also help to strengthen the case for future funding applications.

This is the first stage in a process which will eventually culminate in the production of a Master Plan with recommendations, including priority actions, targeted spending and deliverability.

There will be further community consultation prior to the completion of the Master Plan.

This exhibition explains some of the work which has been carried out so far. Please take the time to look at it and, importantly, to give us your comments so that the eventual plan best meets the aspirations of the local community, both now and into the future.



Dunblane Cathedral

Proposed Vision Statement:

'The Vision for the Laigh Hills is to maintain and enhance the benefits which the area can provide as a significant recreational, environmental, cultural and historical asset for all the residents of Dunblane and for visitors to the area'.

Your Chance To Shape Your Park



Is access working for you?



Does wildlife really matter?



What about Children's Play facilities?



Are Views important to you?

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The Process so far:

- Understanding the park and talking with local people and other key interested parties & organisations such as community groups, statutory consultees and local political representatives/ community leaders.
- Assessing the NEEDS and USES within the park.
- Developing an evidence based understanding of the park.
- Developing draft proposals.
- Discussing these draft proposals with the community, the steering group and the relevant organisations.

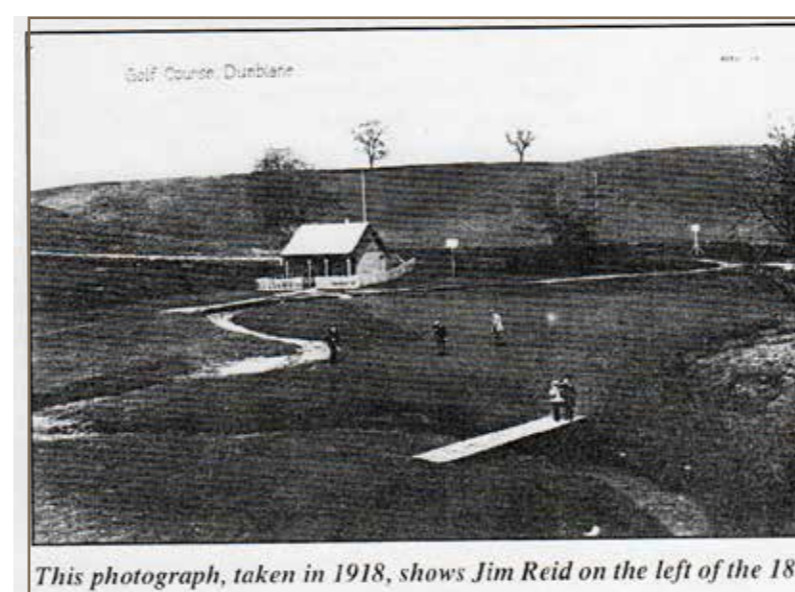
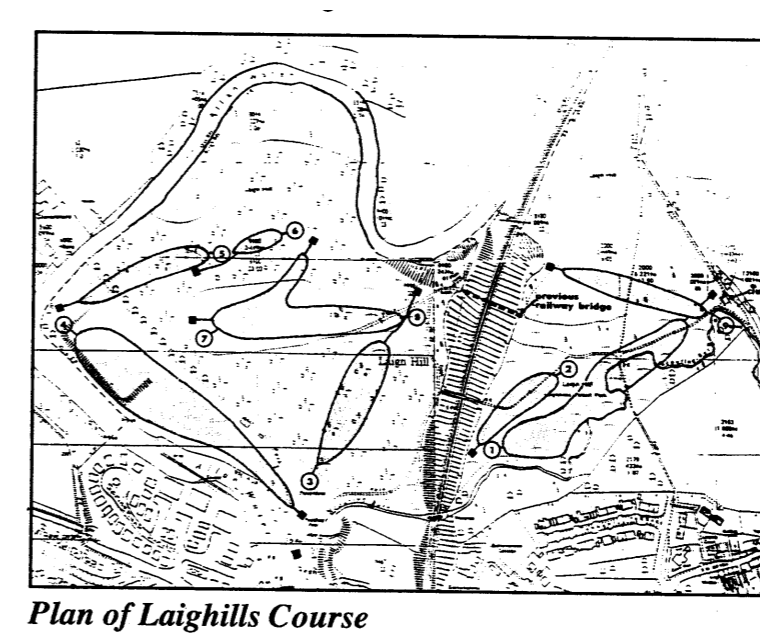
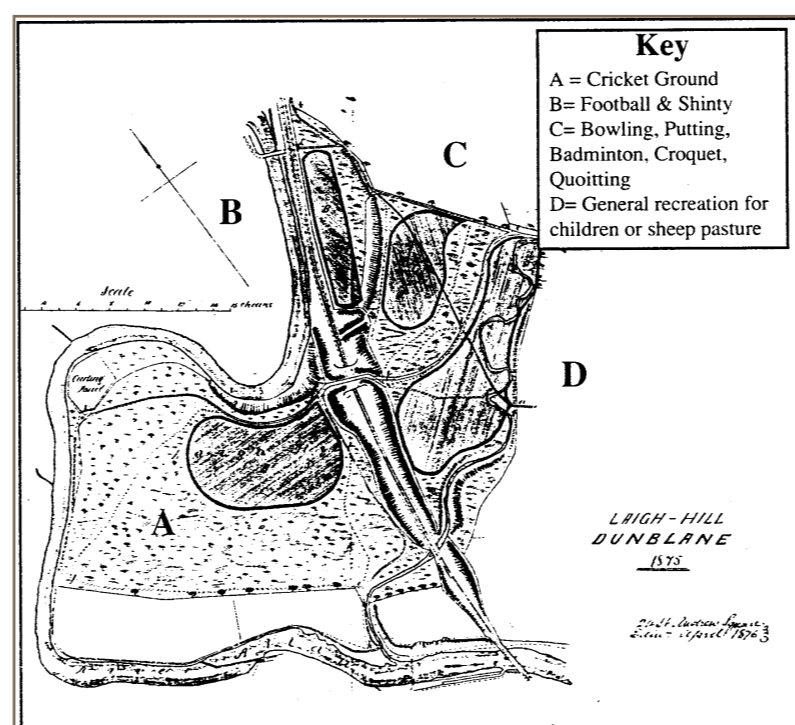
So far we have looked at the following:

1. Physical park & park context
2. Historic park & park context
3. Social & Economic park & park context

Draft Aims:

1. To work towards encouraging use of the park by as wide and diverse range of people as possible.
2. To improve the management and maintenance of the park in a way that balances recreational uses together with conservation and increased use of the park.
3. To improve to the system of paths and access routes, throughout the park in order to improve accessibility, connectivity, use and safety.
4. To build on and strengthen existing local sustainability plans/ initiatives.
5. To make Laigh Hills Park easier to locate from other parts of Dunblane. To make it easier to find your way around the park when you arrive, and through the Park to other destinations.
6. To make the most of key views, to, from and within Laigh Hills Park.
7. To create a park development/masterplan which connects with other key local environmental initiatives including education.
8. To identify improvements to the parks physical facilities such as; Sports pitch drainage, children's play, teen facilities, seating, & signage.
9. To define and improve the character of the place which makes Laigh Hills Park both a local and regional destination.

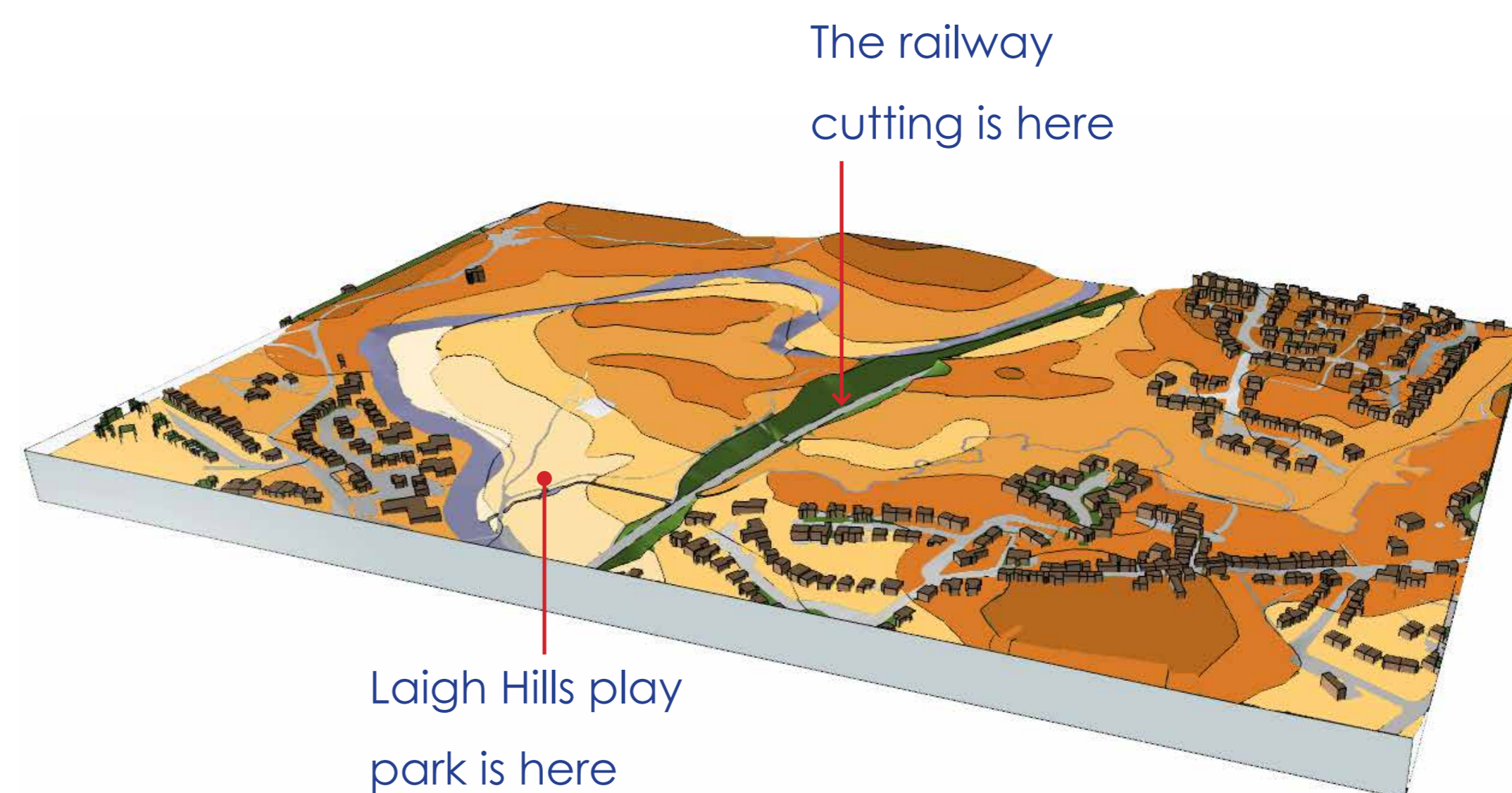
History:



1950's - then.....

.....now - 2010.

Shape of the landscape:



The railway cutting is here

Laigh Hills play park is here

Key Views:



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Understanding Laigh Hills Park in context:

The adjacent images are extracts from a series of studies which we are using in order to better understand the project's various contexts and to identify opportunities, issues & constraints.

Some of the information is objective evidence, and some of the information is professional judgement, based on professional experience.

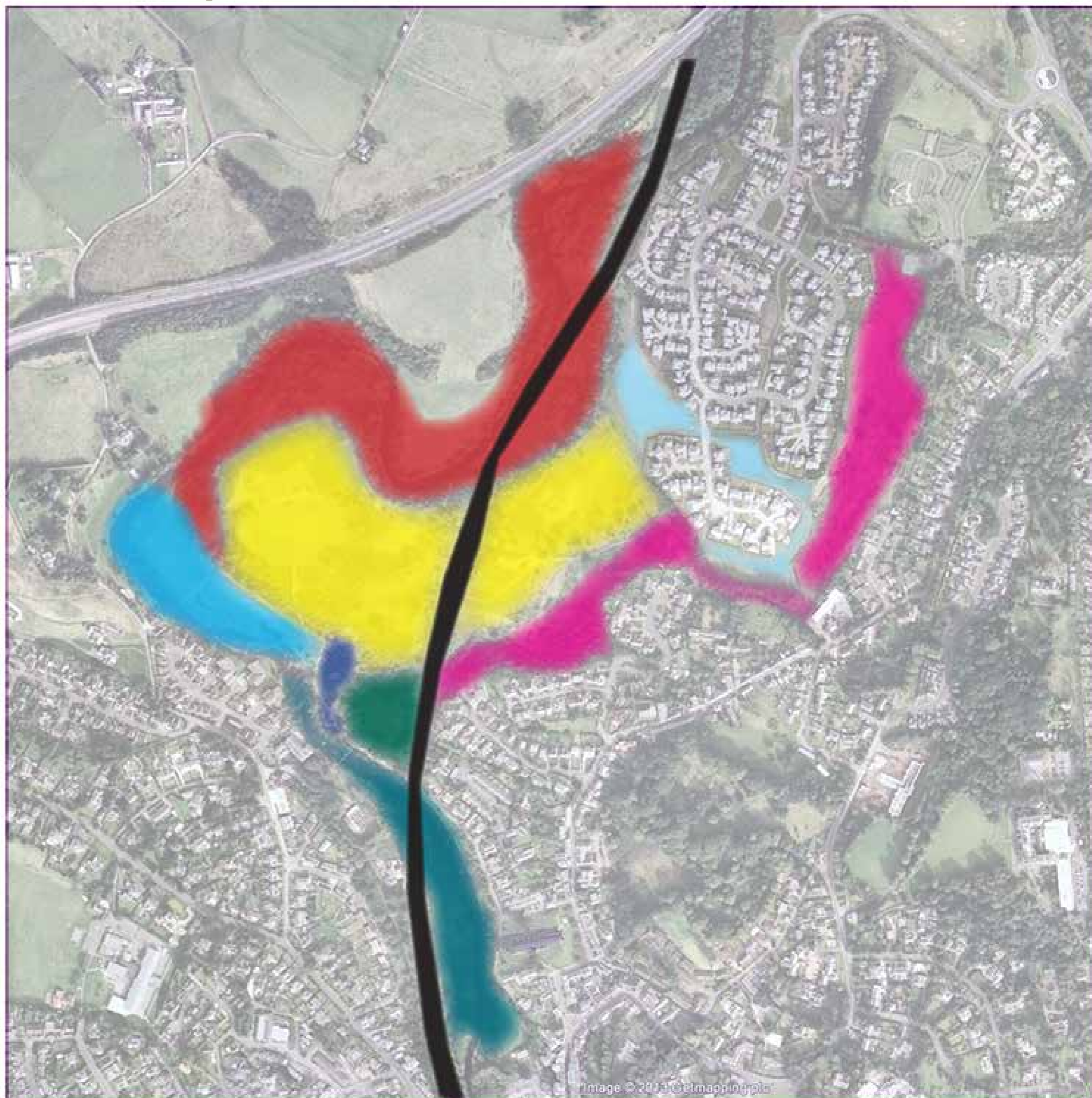
Draft Objectives:

1. Provide a structured process through the development of a Park masterplan in order to document evidence gathered, to record public opinion and to steer a strategic long-term process of change in Laighills Park in order to support the above aims and aspirations of the local community.
2. To provide a masterplan report which identifies and supports funding applications from a robust evidence base.
3. Carry out a series of studies and consultations in order to understand who currently uses Laighills Park and for what purpose(s), in order to make recommendations for new, improved or expanded park use(s).
4. Carry out technical appraisals of the area in order to identify and understand the constraints and opportunities within the park.
5. Develop a deliverability strategy with recommendations for further detailed feasibility and/or technical studies to be carried out.
6. Develop a paths hierarchy and phased plan for appropriate physical path improvements reducing barriers to park access and/or circulation.
7. To enable The Dunblane Development Trust in order to co-ordinate and encourage new activities and to manage a park activities/events programme.
8. To make recommendations for ways in which to increase awareness of the park's history in order to encourage local people and visitors to the area into the Park.
9. Make recommendations in order to enhance the existing park's physical infrastructure and facilities including; park furniture, construction materials, methods and technologies in the form of a Park Design Guide

Hydrology & Flooding Review:



Landscape Character:



- | | | |
|--|---|---|
| Riparian semi-natural woodland & incised river valley with steep sided slopes. | Local small scale floodplains and associated wetland areas. | Formal riverside designed parkland landscape within steep sided river valley enclosure. |
| Predominantly rough grassland over rolling glacial-fluvial hills, drumlins & features with some semi-natural trees & woodland regeneration, bracken and ruderal mix. | Allotments & productive gardening area within natural wooded enclosure & setting. | Low design quality amenity landscape with some native structure planting. |
| Amenity recreation grounds/pitches within riverside peri-urban & semi-countryside setting. | Formal children's play area within wider formal recreation parkland. | Railway communications corridor with associated infrastructure and character (none electrified) |

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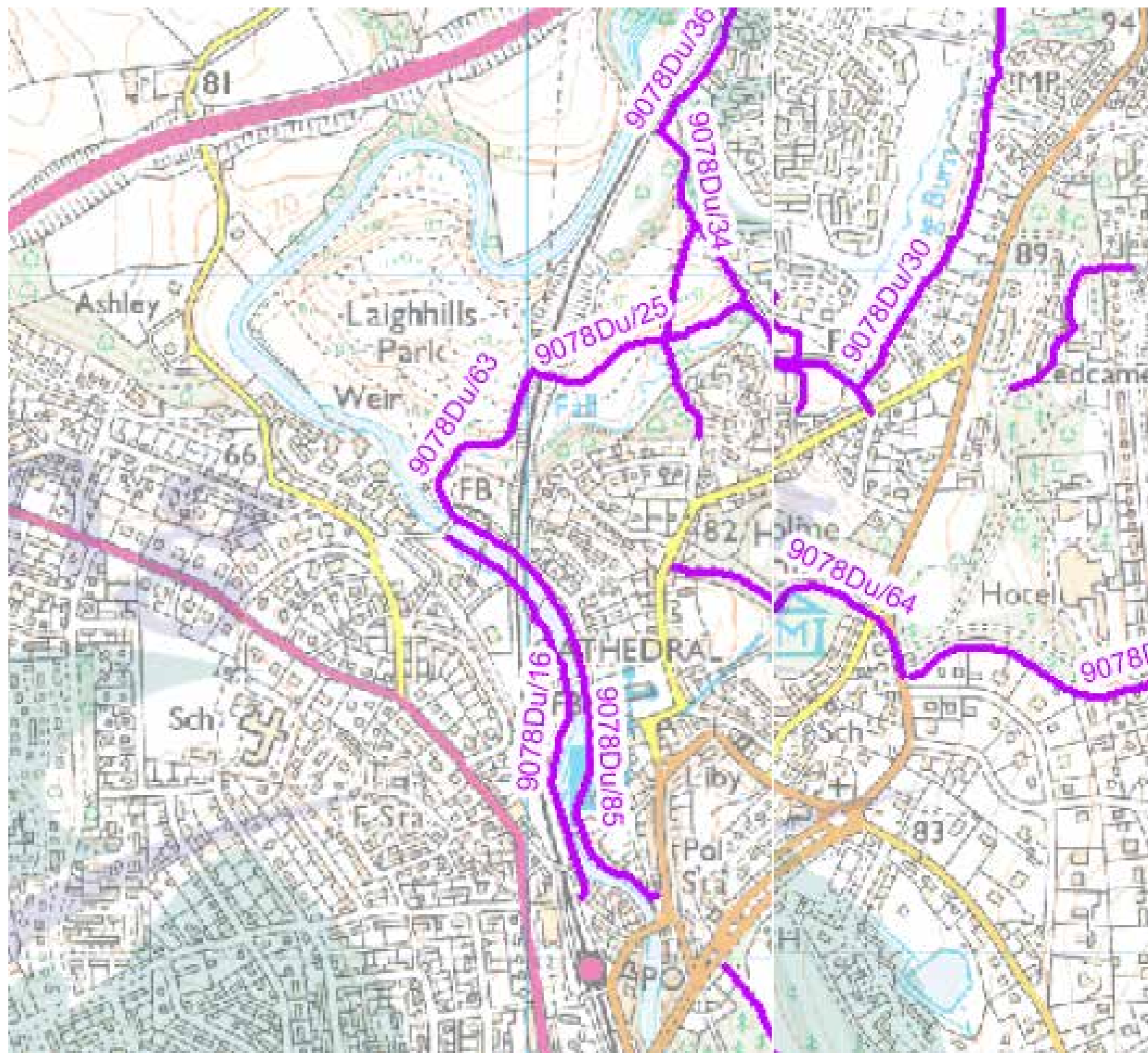
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Design Principles

- To make Laigh Hills Park a sustainable and inclusive place in the widest sense of the terms.
- To make the Laigh Hills Park more welcoming, legible and easy to find your way into and around without unnecessary signage & clutter.
- To make Laigh Hills paths network appropriately connected & as accessible as possible.
- To make Laigh Hills Park as safe & have as good a sense of safety as reasonably possible.
- To create design guidance which will assist and control future works within the park in a way which respects the desired quality of place and the agreed character of place which the community wish to maintain or enhance.
- To protect and enhance, where appropriate, the local habitats and associated ecology.
- To make informed management & maintenance recommendations which will help to achieve the core aims of the masterplan and to protect and enhance the positive local characteristics which make Dunblane unique as a destination.

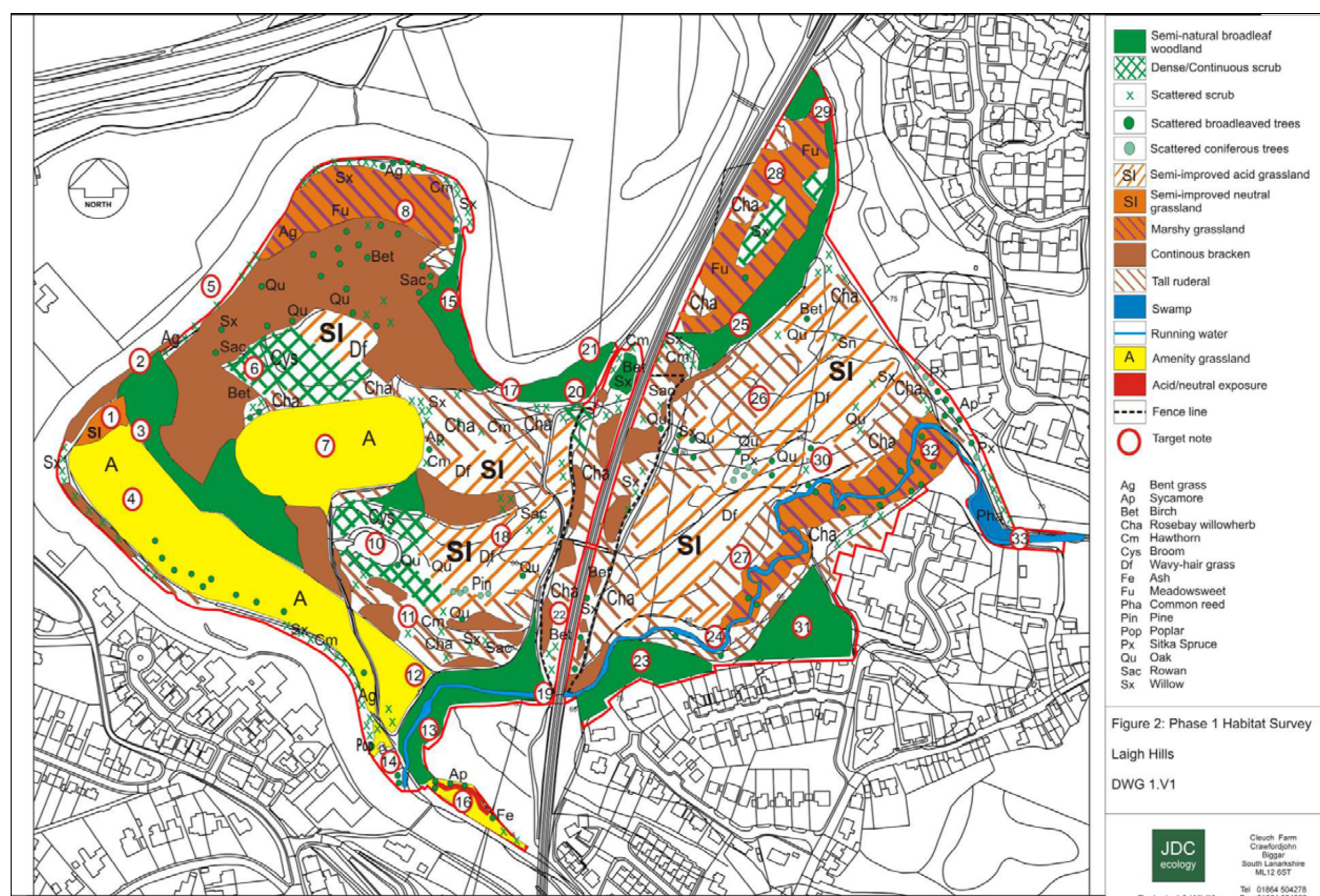
Core paths review:



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Existing Ecology & Habitats Review:

Laigh Hills Park: Preliminary Ecological Assessment



Typical studies - full studies will be included in Masterplan Report with keys and analysis commentary.

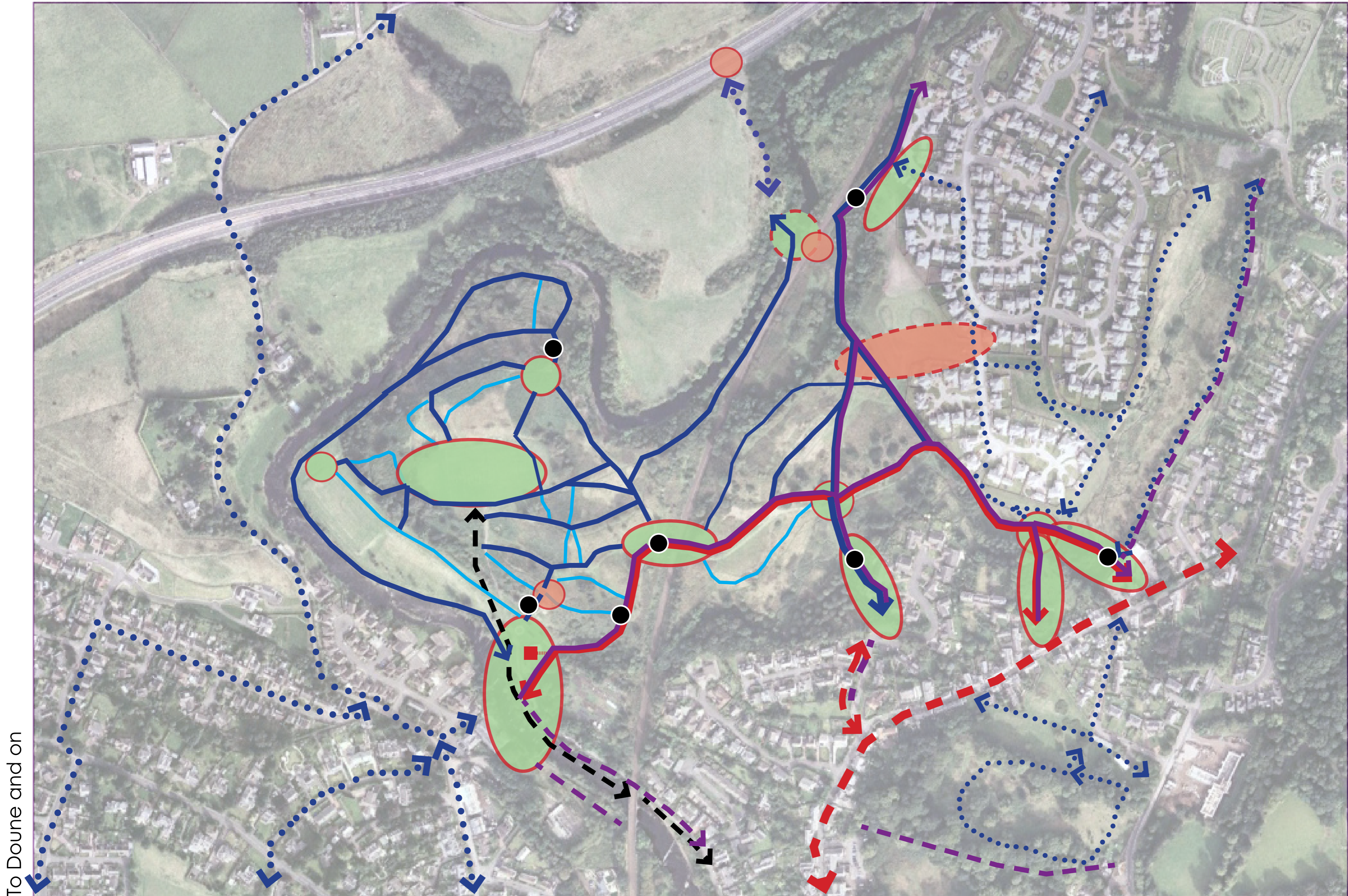
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Paths & Connections:

To Ashfield, Kinbuck, Braco

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To Doune and on

- Core Paths
- Primary Paths
- Secondary Paths
- Tertiary desire lines
- Shared path/track
- Relevant off site routes/paths
- Steps/Stairs/barriers
- Key Nodes
- Key Missing Nodes
- Broken historic pedestrian links

01/10/13 | Draft | ref.4410-1001

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Existing Play Equipment Audit:



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Framework: Scale - Phase 1 Walking distances & Proximity to Town Centre



- Key, off road, orbital path network link through Park to/from New Housing Barbusch & Schools Community Facilities in North-east & South-west of the settlement
- 400m - approx. 5 min walk
- 800m - approx. 10 min walk
- Key Community Destinations within Dunblane (selective)
- Laighills Park

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Walkability & Access - Public Transport & Car Parks:



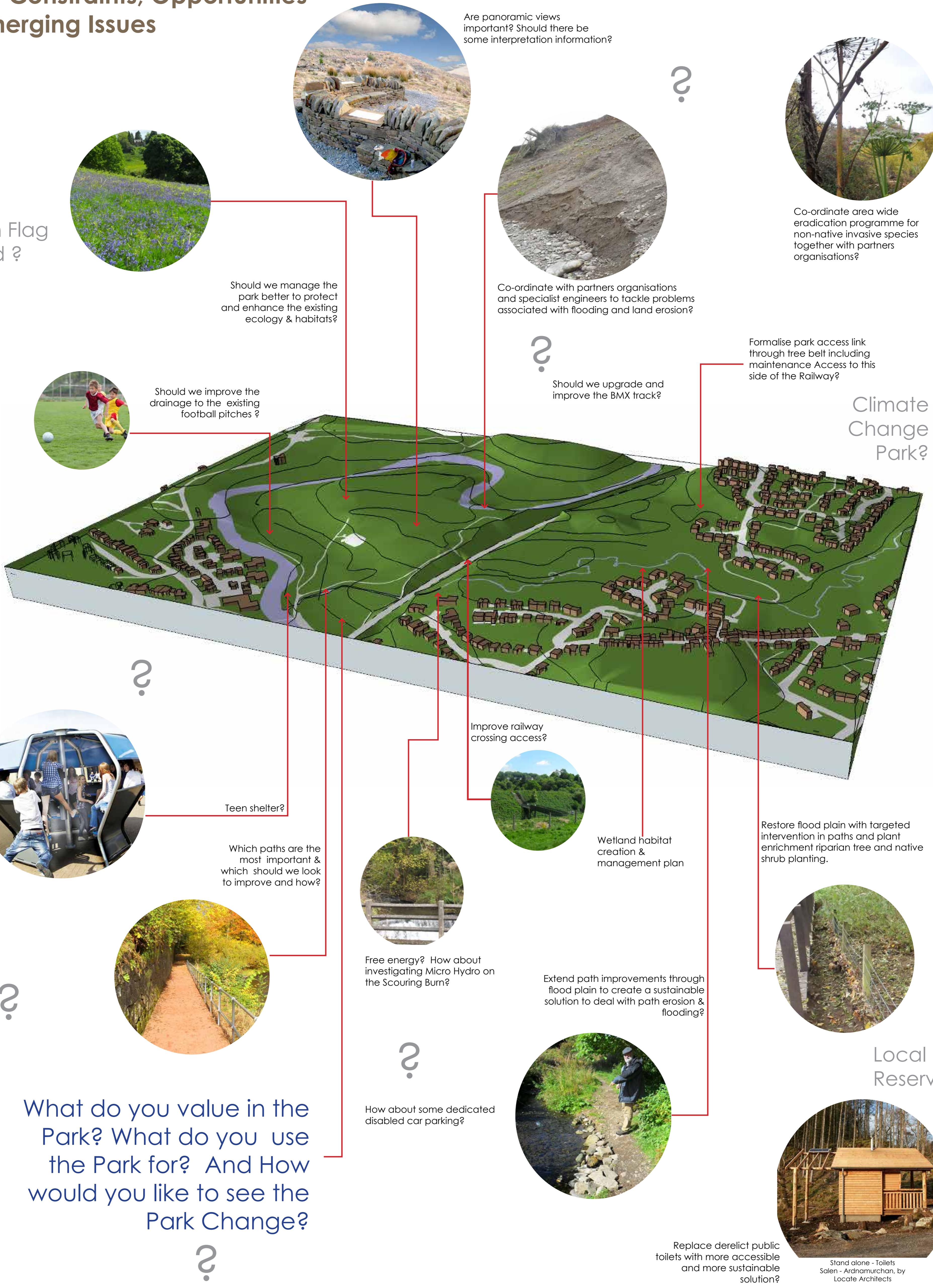
- 400m - approx. 5 min walk
- 800m - approx. 10 min walk
- Bus Stops
- Car-parks
- Railway Station

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Draft Constraints, Opportunities & Emerging Issues

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Green Flag Award ?



What do you value in the Park? What do you use the Park for? And How would you like to see the Park Change?

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Uses Review Summary:

Historic Uses and/or Formally proposed Uses:

- Golf
- Curling
- Football
- Shinty
- Bowling
- Putting
- Quoiting
- Badminton
- Croquet
- Animal Grazing (sheep Pasture)
- Fishing
- Leisure views
- Strategic defence
- Riverside walks
- General outdoor leisure and recreation
- Highland Games
- Sand and Gravel extraction

Current Uses review:

- Children's Playground + Natural Play
- Wild Swimming + paddling
- Sports – Football
- Orienteering/cross country running
- Walking
- Dog walking
- Wildlife watching
- Foraging
- BMX (& Cycling)
- Skateboarding
- Fishing
- Leisure/Historic Views
- Access to local path connections (alternative non vehicular routes) to/from schools
- Education (Scouts/Guides/Schools/ Nurseries)

Potentials Uses:

Increase habitat – wetland
 Better managed existing habitats – ecology to advise (native grass lands and less invasive native weeds & enriched woodlands where appropriate)
 Energy – micro hydro
 Cultural Events – Highland Games/Fireworks/Bonfire night
 Increased use as an alternative non vehicular commuting/safer route to schools etc.
 Historic interpretation and tourist destination within Dunblane
 BMX / off road bike track or a Pump Track
 Picnic ? BBQ area provision

Constraints & Opportunities Summary:

Constraints:

1. Steep slopes - topography
2. Allan Water & Scouring Burn (flood plains)
3. Existing buildings/development around entrances
4. Ecology & Habitat (particularly Otters, Voles & Bats – but also other issues)
5. Trees/woodland
6. Access – there is no disabled parking with in the park.
7. Existing railway cutting
8. Existing services – above and below ground.

Issues:

1. Limited funding available - support access to funding sources
2. Semi remote site (edge of main settlement) on peninsula
3. Play area improvements?
4. Currently limited scope for management of habitats within park
5. Anecdotal – flooding to upper (and lower) pitches.
6. Sports pavilion in poor state of repair.
7. Derelict Public Toilets.
8. Derelict seating.
9. High quality historic walls in poor state of repair.
10. Some paths eroded due to flooding.
11. No paths lighting.
12. Poor natural surveillance in some areas
13. Well used park for dog walkers – dog litter bins?
14. Derelict BMX track
14. Hard to find the park from the City centre (Visitors/Tourists)
15. Giant hogweed eradication.
16. Derelict paddling pond adjacent to formal play area
17. Replacement of main vehicular access bridge required.
18. Anti social behaviour - various types

Opportunities:

1. Hills/topography
2. Power production
3. Productive uses such as community orchards/fruit growing
4. Views to significantly wider landscape context
5. Historic & geographical interpretation
6. Improved paths network
7. Make it easier to find your way to & around the place including some targeted signage
8. Derelict Public Toilets
9. Derelict/poor condition seating/litterbins
10. Repair historic field boundary walls
11. Improved and structured approach to management of landscape for emerging aims of the master plan – i.e. Increased use/events
12. Improved entrance and connections to the park including key strategic connections e.g. Formalise Barbush desire paths through existing shelterbelt.
13. Improve Scouring Burns flood plain
14. Enriched Habitat creation within the above floodplain/wetlands area
15. Enrichment woodland planting as part of a management plan
16. Natural play – paddling pond - gravity fed fountains?

Emerging Priorities Summary:

(in random order)

Top Priorities:

- Replacement vehicular bridge at main park entrance.
- Replacement Public Toilets.
- Replace railway crossing bridge to eliminate steps.
- Paths improvements based on hierarchy of paths.
- Signage & make it easier to find your way around
- Play Equipment
- Sports pitch drainage - upper pitch.
- Maintenance to Sports Pavillion.
- Hog weed control.
- Enhance educational use.
- Redesign BMX or off road cycle feature.
- Maintain and enhance valued habitats BBQ & picnic area upgrade.
- Comprehensive landscape management plan.
- PR and raising public awareness of the park and what it has to offer.

Medium Priorities:

- Seating & Park Furniture.
- Restoration or redesign of Victorian Paddling Pool.
- Temporary Events - Highland Games.
- Interpretation signage and view points enhancements.
- Wetlands, ponds & pools in & around Scouring burn.

Long term Aspirations:

- Micro hydro scheme feasibility study?
- Tea room / Summer Cafe feasibility study?

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Local Sense of Place
Patterns including
details & materials:



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