

## Design and Access Statement



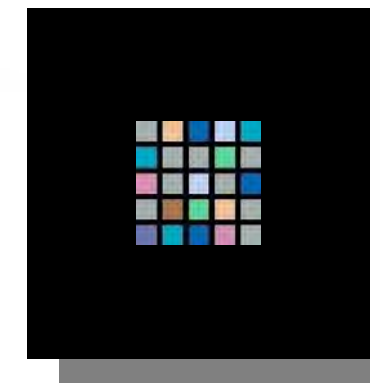
**Proposed mixed use development incorporating  
a centre for tennis and golf, hotel, sports and  
leisure facilities and enabling housing**

**Land at Park of Keir, Dunblane**

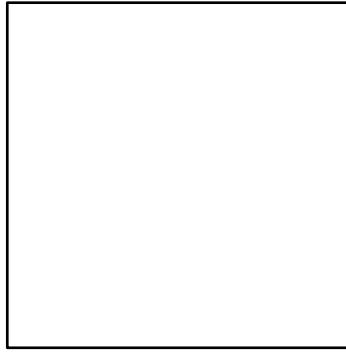
Park of Keir Partnership

June 2015

PARK  
OF  
**KEIR**

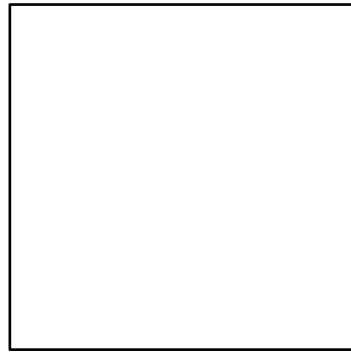


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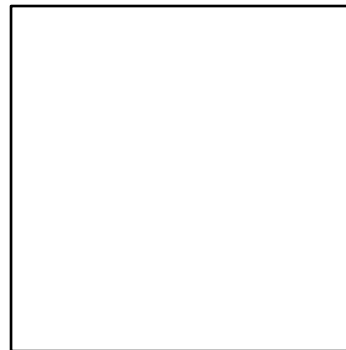
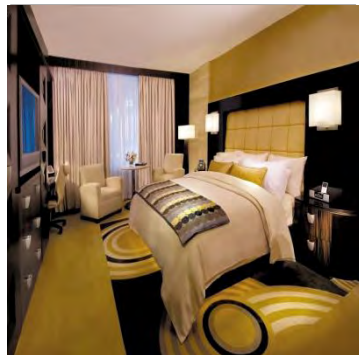
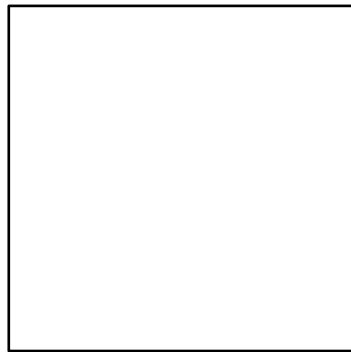


# Design & Access Statement

Proposed mixed use development incorporating a centre for tennis and golf, hotel, sports and leisure facilities and enabling housing

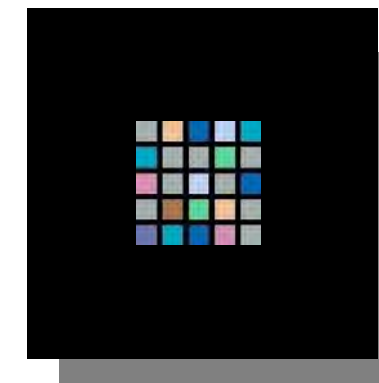
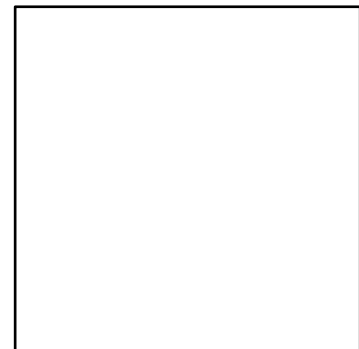


by  
Park of Keir Partnership



Prepared by

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## **1. The Park of Keir Partners**

Judy Murray  
Colin Montgomerie  
King Group

## **2. Our Vision**

Tennis Centre  
Golf Centre  
Indoor and Outdoor Leisure Activities  
Paths and Cycle Ways  
Hotel  
The Murray Tennis Museum  
Housing

## **3. The Site**

## **4. Planning Overview**

## **5. Constraints**

Existing Development Diagram

## **6. Opportunities**

Proposed Development Diagram

## **7. Sustainability Strategy**

Good Principles & Applied Methodology  
Environmental Impacts  
Building Impacts  
Transport Impacts  
Orientation

## **8. Public Consultation**

## **9. Concept Design - Public Buildings**

Tennis & Golf  
Hotel & Museum

## **10. Concept Design - Public Realm**

Keir Country Park  
Footpath / Cycleway

## **11. Planning Guidance & Design Principles**

## **12. Residential Design Brief**

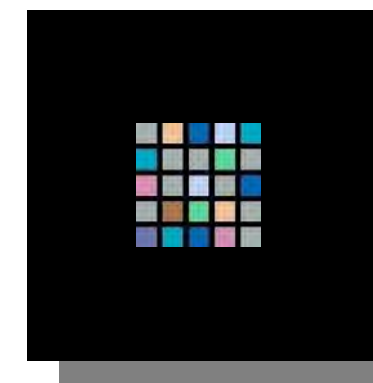
Concept  
Principles  
Typical Plot layout  
Analysis - Typical Plot Section  
Analysis - Typical Plot Layout  
Single Track Road & Boundary  
Materials Palette

## **13. Indicative Masterplan**

## **14. Development Schedule**

## **15. Defined Areas Diagrams**

## **16. Project Team & Supporting Information**



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# 1. The Park of Keir Partners



Judy Murray



Colin Montgomerie

Park of Keir is a partnership between Judy Murray, Colin Montgomerie and the King Group. The Partners have the relevant experience to ensure this is an exceptional facility and that it is both of highest standard and sustainable from an operational perspective.

Behind the proposed tennis and golf centre are two of Scotland's most prominent sporting figures. The concept and ethos of a "grass roots" approach and "access for all" is a joint vision held by both Judy and Colin. They see Park of Keir as being the perfect location to be able to give young people the best possible opportunity to come along and try their respective sports.

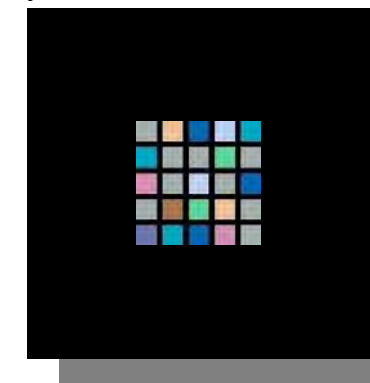
**Judy Murray** was the Scottish National tennis coach from 1995-2004, but prior to this had an illustrious career as a player. Throughout her tennis career Judy claimed 64 Scottish titles and represented Great Britain at the World Student Games. She was also the Captain of the GB women's team from 2012-2014.

Judy is also the creator of the Set4Sport programme which encourages parents to play actively at home with their children.

And last, but by no means least, Judy is the mum of 2 Wimbledon champions, Andy and Jamie Murray.

**Colin Montgomerie** is one of his generations most recognisable and endearing sports stars and is a true statesman of golf. Over the last two decades Colin, known affectionately to millions around the world as "Monty", has emerged as one of the leading European golfers. He has won 42 worldwide tournaments and played in eight Ryder Cup Matches. In October 2010 he captained the victorious European Ryder Cup Team at Celtic Manor.

**King Group** have owned the land at Park of Keir since 2009. The company has a wealth of construction and development experience and has been involved in many construction and development projects in Stirling over the years.



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## 2. Our Vision



### Tennis Centre

This will be purpose built to provide 6 indoor & 6 outdoor all weather courts, with practice wall, coaching suites, changing rooms, café with viewing gallery, shop and crèche. The facilities will be capable of hosting competitions and coaching courses for all levels and will run an “outreach” programmes to deliver Tennis and Golf into the local schools and clubs



### Hotel

The previously approved planning consent at Park of Keir provides for a 4 star 150 bedroom hotel. The addition of the proposed sporting facilities will greatly enhance the viability of the location for a prospective hotel operator.

The ability to cater for coaching courses, competition hospitality and corporate conferences greatly improves the chances of securing the investment for a new hotel.



### Golf Centre

These will be accessed and managed alongside the Tennis Facilities. The 6 hole, par 3 will be primarily for juniors and beginners and will be available on a “Pay & Play” basis. There will be “short game” pitch & put facilities, Himalaya putting course, as well as indoor virtual training bays all supervised and run by qualified coaching staff.



### The Murray Tennis Museum

Andy Murray’s success as a Wimbledon champion and Olympic Gold medallist have secured his place in history as one of Scotland’s most famous sons and as he grew up in Dunblane, the choice of Park of Keir to locate the “Murray Tennis Museum” could not be more appropriate. The accessibility of the site just off the A9 within an hour of Glasgow and Edinburgh will ensure it will attract visitors both from home and abroad.



### Indoor and Outdoor Leisure Activities

As well as a kids outdoor adventure park with picnic areas there will be a general multi-purpose and 3G “all weather” pitch. The aim is to create as diverse a range of activities to make Keir Country Park a true destination for families to play together.



### Low Density Housing

To ensure the affordability and access charges for use of the sports facilities are as low as possible, it is important that these facilities are built “debt free”. In order to achieve this key objective, a number of low density housing plots have been included within our development proposals to help cross subsidise the investment in the Tennis and Golf facilities. Due to the sensitivities of the site a full Landscape Visual Impact assessment and has been carried to identify where these homes can be sympathetically located.



### Paths and Cycle Ways

Mountain biking is one of the fastest growing outdoor activities in the world and Park of Keir provides a vast area of currently inaccessible terrain, capable of delivering some unique cycle paths suitable for all levels of cyclist.

The woodlands around Gallowhill and along the Allanwater will also be suitable to provide foot paths to open up the area of Park of Keir to walkers and cyclist alike and improve connectivity between Dunblane and Bridge of Allan.

This includes the provision of a new 2KM hard surface footpath / cycle path on site to improve pedestrian and cycle accessibility between Dunblane and Bridge of Allan.



### Keir Country Park

A key feature of the revised development is the provision of over 100 acres of new woodland and Country Park which will be accessible to the local communities for informal recreation and outdoor pursuits. This will ensure that 62% of the site at Park Of Keir remains in its present form to be enjoyed by the community in its present form.

### 3. The Site

The Park of Keir site lies to the south of Dunblane and to the north-west of Bridge of Allan. The site measures approximately 110 hectares and comprises mainly a mixture of used and disused farmland and woodland. Much of the woodland is on the higher parts of the site.

The site is bounded to the west by the A9 and the B8033, and the Keir Roundabout, where the road joins the M9 and the B824. The Stirling-Perth Railway and the Allan Water lie a short distance beyond the site's eastern boundary. There are a number of established houses "within" the site, and a further grouping of existing housing just beyond the north east boundary of the site, and a further group to the south east of the site.

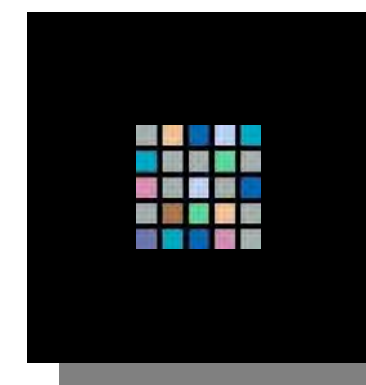
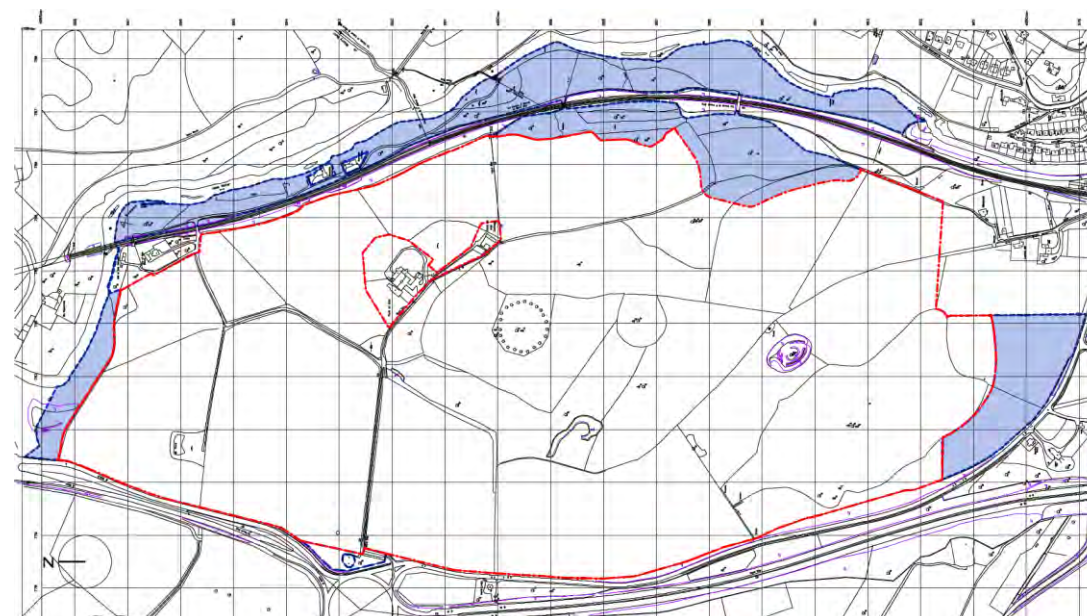
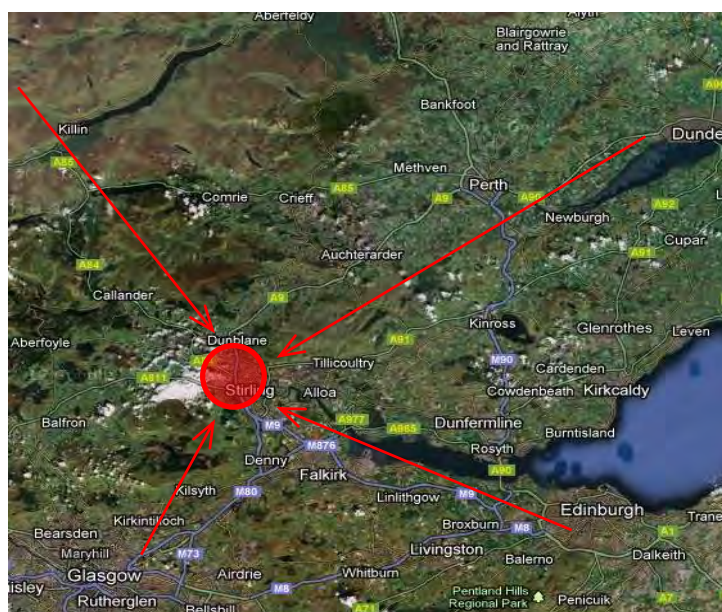
The site lies within the Green Belt, and within a Local Landscape Area. It lies adjacent to, but outwith, the Keir and Kippenross Gardens and Designed Landscapes. Knock Hill Fort, which lies within the site, is a scheduled Ancient Monument. Kippenross House and Old Kippenross House, to the north of the site, are category B Listed Buildings.

A number of possible locations have been considered (both within Dunblane and other Scottish locations), but the need for a site in Dunblane is essential to the success of the project, and there are no suitable alternative locations within Dunblane that could meet the particular size and space requirements for the project.

With the benefit of an previously approved planning permission for a 18 hole golf course and 150 bed hotel development, Park of Keir is a high quality site within accessible reach of 70% of the Scotland's population and enjoys a high profile location on Scotland's main route north. It therefore considered to be the optimum location for these facilities



Aerial view



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## 4. Planning Overview

The Park of Keir site has an extensive planning history and has, over the past 20 years or so, been the subject of substantial and detailed assessment, scrutiny and examination as a potential location for a significant scale of new development.

The overall conclusion of this previous and detailed assessment of the site was that whilst it was a sensitive location, given its green belt, landscape and built heritage designations, it was appropriate for new development.

The principle of developing the Park of Keir site is accepted and well-established. It benefits from an existing planning permission for a major sport and tourism development, including a hotel and golf course.

There is now a unique and specific locational requirement for the proposed tennis and golf centre development to be located in Dunblane, and following a site selection process, the Park of Keir site is considered to be the optimum location for the proposed development. It has an excellent fit with the existing approved uses and would allow for an integrated, high quality, accessible development of benefit to the local communities and the wider Stirling area.

The project can be considered as nationally important, and would bring significant economic and job creation benefits to the local Dunblane and Bridge of Allan area. This is in addition to the significant sporting, recreational and educational benefits that would flow from this high profile proposal.

Whilst the low density housing is not included within the existing permission, it can be viewed positively as it is necessary to enable the part funding of the tennis, golf and other recreational facilities and will have a direct link to the sports facilities through the proposed “debenture” funding.

The residential plots at Park of Keir will provide part of necessary funding through 2 separate avenues of cross funding.

Firstly the “land value” generated from the development of each plot will be used as part of the equity funding for the sports facilities. Secondly, each of the residents purchasing a plot at Park of Keir will be required to purchase a “Debenture Membership” The purchase of each debenture will entitle the residents of each of the plots to “free” access to the sports facilities. Each Debenture is effectively an interest free loan to the operator of the facilities which will be transferable on any subsequent sale of any of the plots.



Previously approved masterplan

For detailed commentary on the planning history policy, and other planning matters, refer to the Supporting Planning Statement prepared by John Handley Associates.

# 5. Constraints

The proposed development has been the subject of significant assessment and rigorous testing at Inquiries and Hearings over a considerable period of time. The previous proposals have been supported by Environmental Statements; Transport Assessments and Landscape & Visual Impact Assessments amongst others.

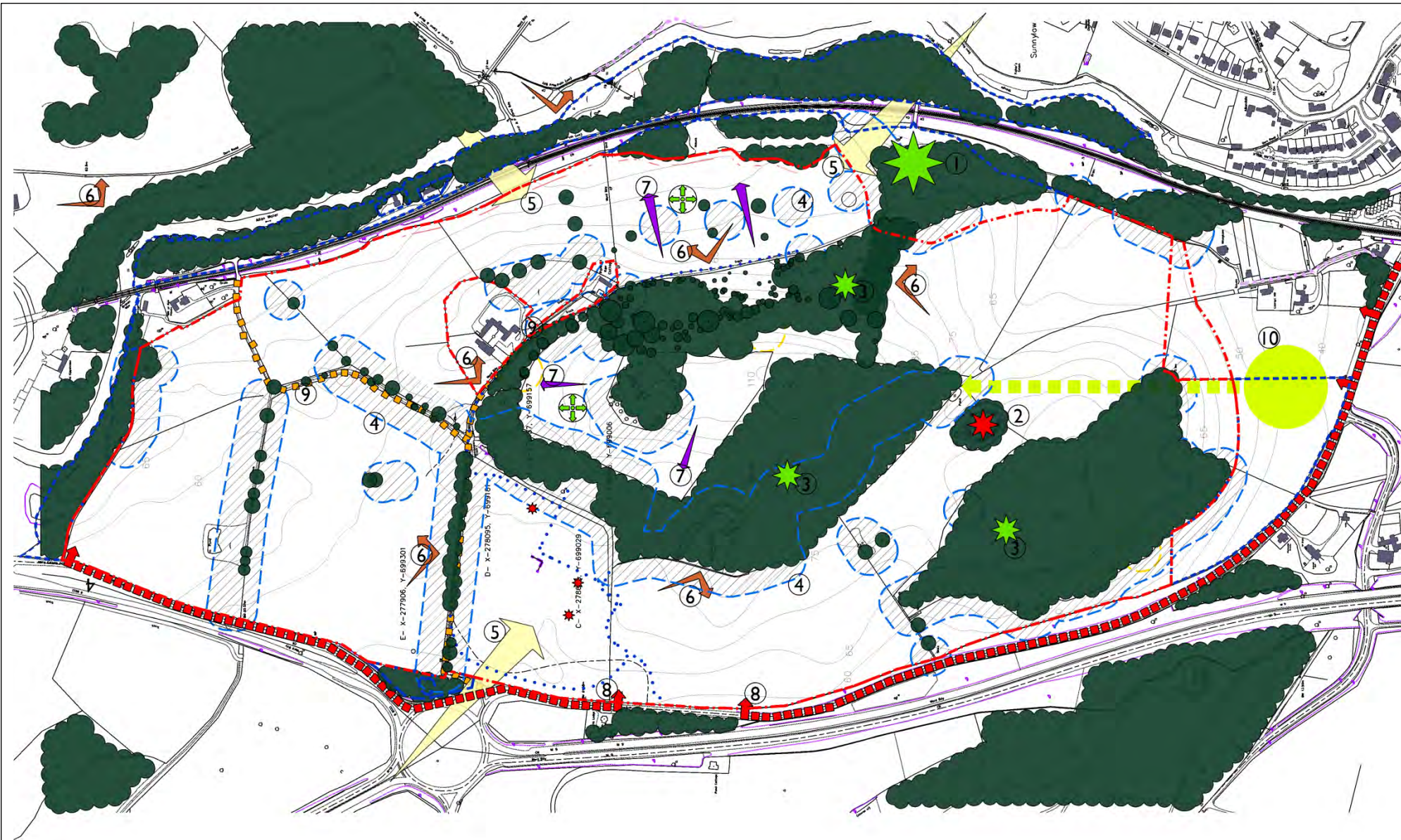
Given the sensitivities of the site, The Park of Keir Partnership and design team have agreed the scope and extent of the required supporting studies to accompany the current application with Stirling Council, including an updated Environmental Impact Assessment that identifies any site constraints.

As part of the EIA process and to inform the site masterplan; landscape appraisal, site analysis, landscape and visual impact assessments have been undertaken in order to identify and evaluate the existing conditions, constraints and opportunities of the site.

These assessments identify existing landscape features within the development site and note areas of visual and landscape sensitivity within the site and the surrounding area.

A Transport Assessment report has been submitted with the planning application to define the infrastructure and services that will be required to support the development. The report considers the internal infrastructure requirements such as roads, footways, parking and also external infrastructure, such as, footway connections and the wider road network.

Following revisions to the masterplan an ES Addendum has been prepared to sit alongside the EIA and presents a summary of the changes to the masterplan as they relate to environmental impacts. It also addresses responses to the planning application submitted by a number of organisations last year to Stirling Council during the public consultation.

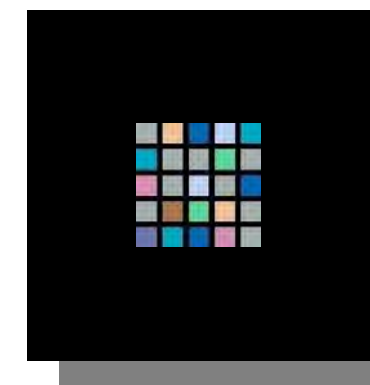
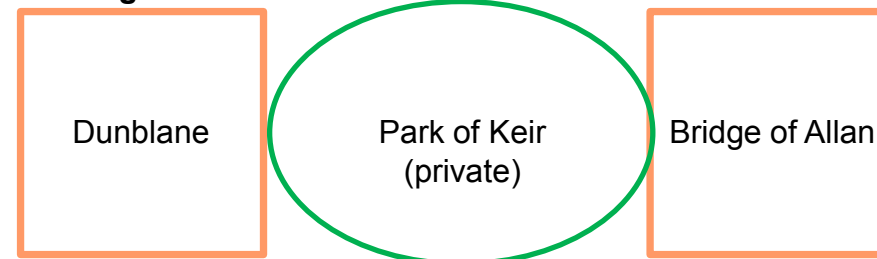


## Constraints

1. SSSI.
2. Scheduled Monument (Fort).
3. Mature, un-maintained woodland / habitats.
4. Protected Species preliminary stand-off zones
5. Site open spaces visible by glimpse / distant views.
6. Woodland / existing trees restricts views as indicated.
7. Steep topography presents challenges for layout of buildings & access.
8. Opportunities for site access restricted to limited areas off A9.
9. Access to existing properties.
10. Due south

## Development Diagram

existing



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# 6. Opportunities

The Park of Keir project provides the opportunity to create a world class tennis and golf venue to encourage more people of all ages to participate in sport through first hand experience and quality coaching. This would be facilitated through providing a unique visitor destination where families share their leisure time and develop their knowledge and skill of these respective sports in an accessible way.

The Park of Keir proposals can provide a long lasting legacy in tennis and golf in Scotland. The Centre for Tennis and Golf will be accessible to all with the aim of nurturing young talent and encouraging active lifestyles. The centre will be a destination for families to enjoy sport and outdoor activities.

The proposed mix of uses is designed to maximise the economic and social opportunities afforded by the site, and are designed to support the rich environmental features of the location.

It's central location, where nearly 70% of the Scottish population live within a 90 minute drive time and one million people live within the 30 minute catchment, ensures it can benefit a significant proportion of the Scottish population.

The design is both sensitive and sustainable and one which will maintain the distinct geographical identities of Dunblane and Bridge of Allan.

The development will open up managed and maintained access routes to walkers and cyclists. It will use natural features to ensure a balanced development which maintains the integrity of the Park of Keir location.

It will also provide a new community woodland/parkland area to ensure the distinct identities of Dunblane and Bridge of Allan are maintained whilst also improving pedestrian and cyclist accessibility through the new footpath / cycleway.

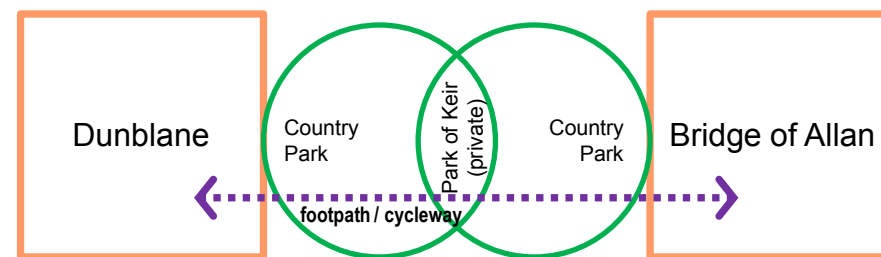


## Opportunities

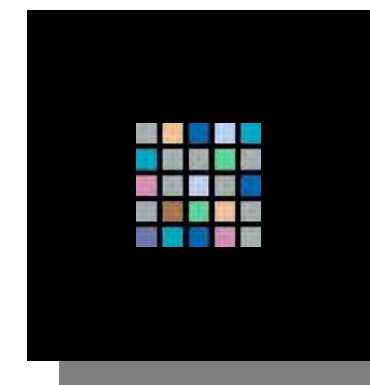
- 1. Realise once in a lifetime opportunity for landmark development.
  - 2. New wildlife corridor
  - 3. New country parkland
  - 4. Enhanced pedestrian access
  - 5. Woodland & site topography screen views in and out of site.
  - 6. New & revised access points
  - 7. Location of golf holes maintain open landscape
  - 8. Buffer zone to SSSI
  - 9. Car parking screened by planting and form
  - 10. Buffer zone to Fort
  - 11. New housing sensitively located
  - 12. New Structure Planting
  - 13. New Cycleway
  - 14. Due south
- Grassland

## Development Diagram

proposed



- development located centrally
- maintain separation of existing settlements
- opportunity to create new country park for Bridge of Allan and Dunblane
- new footpaths and cycleway linking Bridge of Allan and Dunblane



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# 7. Sustainability Strategy

## Transport Impacts

•Integrate the site with existing public transport, cycle and pedestrian networks to facilitate sustainable means of transport. This particularly includes pedestrian links to existing bus services and the provision of a new footpath / cycleway between Dunblane and Bridge of allan.

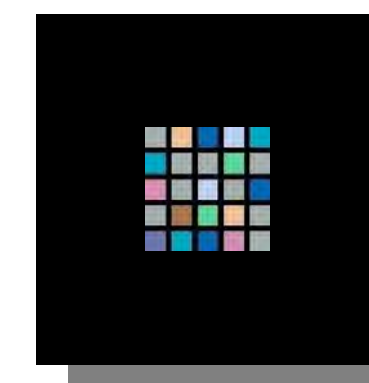
## Orientation

Building orientation and layout can have a significant impact on the energy use and solar potential of a site, including the opportunity to create sunny spaces both inside and out.

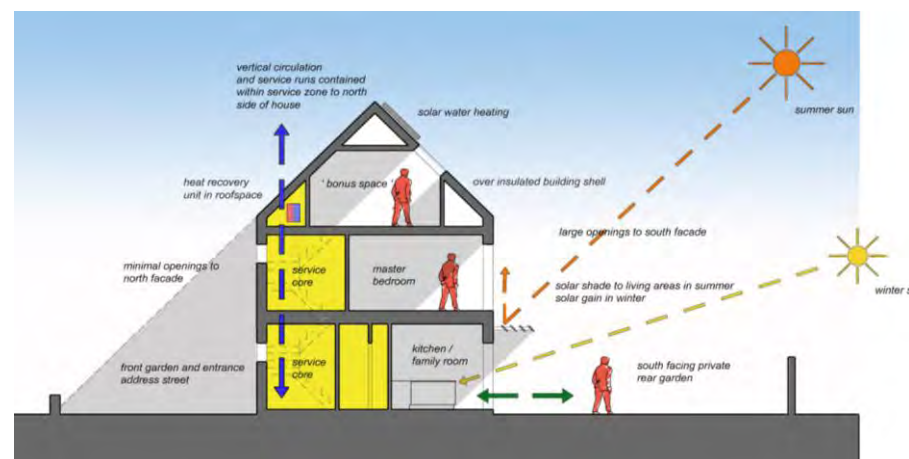
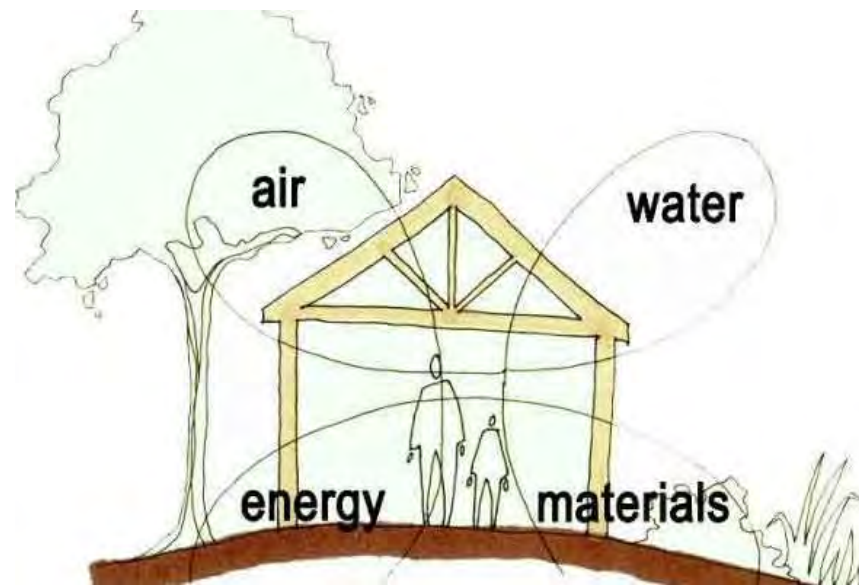
Simple shallow plans with open or through aspects will have an increased daylight potential particularly in the morning and evening.

Our proposals are fully committed to sustainable development as outlined within the four objectives outlined below:

- Social progress meeting the requirements of all.
- Effective protection of the environment.
- Prudent use of natural resources.
- Enhanced community spirit and growth.



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## Good Principles & Applied Methodology

A key aim in developing Park of Keir will be to create a sustainable development that that will enhance and strengthen the environmental, biodiversity, and economic aspects of the community.

A successful and sustainable neighbourhood is a product of the distance people will walk or commute to access daily facilities including work, the presence of an adequate range of existing community facilities and spaces and places where a variety of activities can take place.

The principle sustainability objectives for the project are to:

- Reduce environmental impacts**, by working with the landscape and ecological values of the site.
- Reduce building impacts**, by facilitating the design and construction of buildings with low carbon footprints.
- Reduce transport impacts**, by integrating with existing transport systems and providing new facilities.

Specific actions include:

## Environmental Impacts

- Retain and enhance the ecological value of the site by the design integration of all landscaping, civil and structural works
- Select plant species to enhance biodiversity and provide habitats.
- Compliment existing surface water and flood prevention arrangements with a Sustainable Urban Drainage System.
- Minimal use of hard paving, with permeable paving and swale drains to secondary roads.

## Building Impacts

- Buildings to provide for passive-solar design, including orientation, overshadowing, shelter from winds, natural daylight and ventilation, and high energy efficiency.
- Consideration will be given to the selection of materials with high environmental credentials.
- Work with existing infrastructure on the site where practical to reduce the need for new construction.
- Undertake BREEAM assessments for all typical building types, aspiring for very good and excellent ratings.

# 8. Public Consultation

The undertaking of the extensive community consultation has provided an opportunity to progress and enhance the proposals for the site prior to the submission of the formal planning application. The indicative layout plans have been informed by feedback received from the local residents at the two consultation events, and the comments received from the local Community Councils, sports groups and clubs. This has allowed any issues of concern or support for the scheme to be identified and addressed prior to the application submission.

In particular, the indicative proposals have been amended to reflect comments raised at the consultation events in respect of: the need to ensure no adverse impact on the SSSI; to avoid impacting on wildlife, woodland and sensitive landscapes; and to ensure no risk of coalescence between Dunblane and Bridge of Allan.

In response to these comments, the proposals have evolved to provide an overall masterplan for the site which responds sensitively to the constraints identified and complies with the restrictions imposed as a result of the site survey work.

A further amendment was made to the size and extent of the golf course. The previous planning permission allows for a full 18-hole golf course. However, it was decided as the design progressed to reduce this to nine holes and then in the later stages to six holes to allow the focus to be on providing a novice/trainer emphasis to the golfing facilities. This addressed concerns relating to the possible impact of the golf course on existing local golf clubs.

In direct response to the concerns regarding impact on the greenbelt and the possibility of coalescence between Dunblane and Bridge of Allan, the initial proposals were amended to allow a significant portion of the site to be reserved for the establishment of a community woodland/parkland.

This change also addressed concerns regarding impact on wildlife and woodland as this offered the potential for new habitat creation and strengthening existing woodland corridors for species such as bats and red squirrel. It also offered the opportunity for significant additional tree planting as part of the structured landscape framework of the site.

Where possible and practical, the proposals have therefore taken account of a range of issues which were raised during the pre-application consultation process and these have informed the progression of the indicative development proposals for the application site.

Following submission of the formal planning application in July 2014, the majority of all statutory consultation responses have been positive, providing support for the various technical studies including the EIA and Transport Assessment. SNH, Historic Scotland, Scottish Water and Transport Scotland have all supported the proposed development, subject to appropriate conditions on the detailed designs. Support has also been received from Visit Scotland, Tennis Scotland, the LTA and PGA in recognition of the significant sport, tourism and recreation benefits of the proposals.

Local concerns have been raised by the Community Councils and some local residents regarding the scale and nature of the proposed housing element; the accessibility of the development; and the need to ensure a strong buffer between Dunblane and Bridge of Allan. These concerns have been specifically addressed through the substantial revisions to the housing element. This includes an 80% reduction in the housing numbers, with the revised proposals for very low density housing plots. The proposed land to be taken up by the housing element has been reduced by 84% which has allowed a further 70% increase to the new community woodland areas and 41% more community parkland thus ensuring the continuation of the greenbelt separation between Dunblane and Bridge of Allan in perpetuity. At the request of the Dunblane Community Council a new segregated 2km footpath/cycleway will be provided along the site boundary to improve the connectivity of Dunblane and Bridge of Allan with resultant enhanced accessibility to the proposed development.

**PARK OF KEIR COMMUNITY CONSULTATION EVENTS**

Park of Keir is a once in a generation opportunity to create a fantastic grass roots tennis and golf destination between Dunblane and Bridge of Allan for families to enjoy sport and leisure time together. The proposals include:

- Indoor and outdoor tennis courts
- A nine hole golf course
- A hotel
- Open access cycle and path ways
- A tennis museum
- A range of leisure facilities
- A number of family homes

Championed by **Judy Murray** and **Collin Montgomerie**, members of the local community are invited to attend two public exhibition and consultation events to meet with the development team and comment on the plans.

Judy Murray will be hosting an Open Coaching session for families at the event at 11am and 2pm.

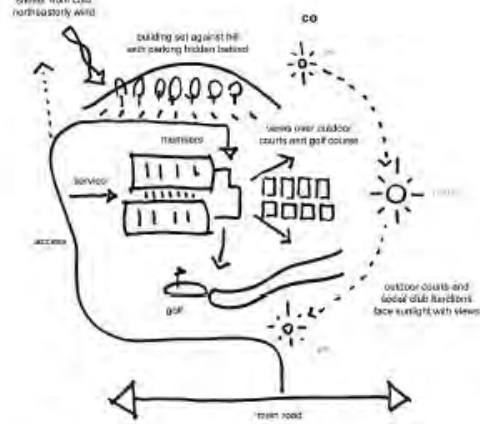
**DUNBLANE CENTRE**  
Saturday 12th Oct 2013  
11:00-16:30

**ALLAN CENTRE BRIDGE OF ALLAN**  
Saturday 26th Oct 2013  
11:00-16:30

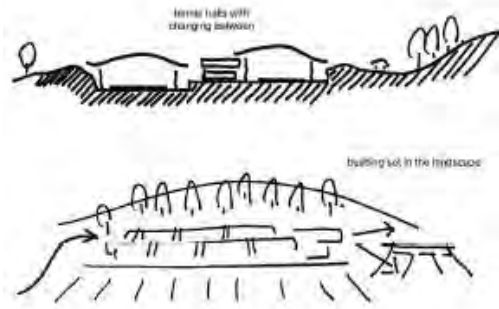


# 9. Concept Design Public Buildings Tennis & Golf

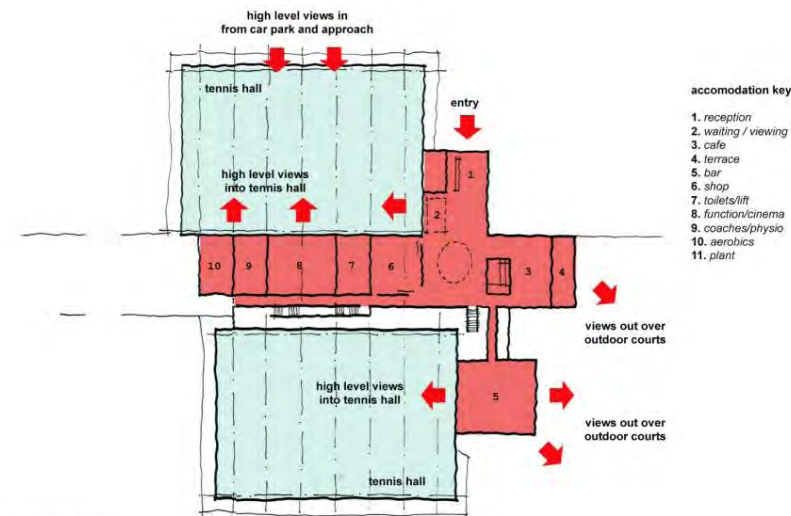
## Design led "solution" to minimise visual impact on landscape setting



concept site layout



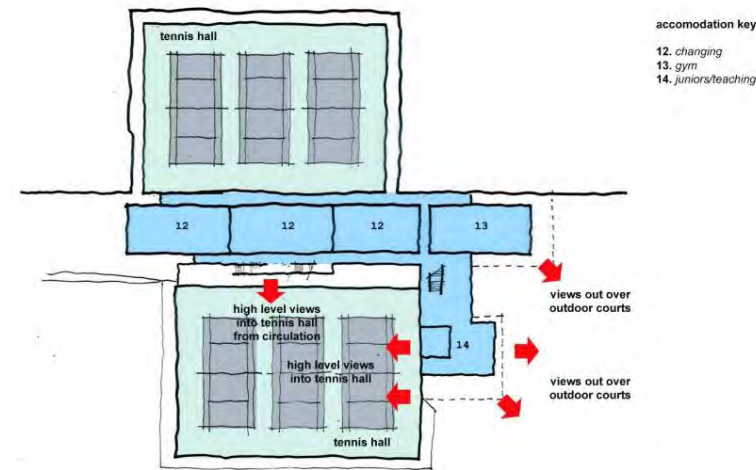
concept sketches



- accommodation key
1. reception
  2. waiting / viewing
  3. cafe
  4. terrace
  5. bar
  6. shop
  7. toilets/lift
  8. function/cinema
  9. coaches/physio
  10. aerobics
  11. plant

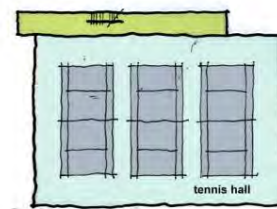


entry level (+71)

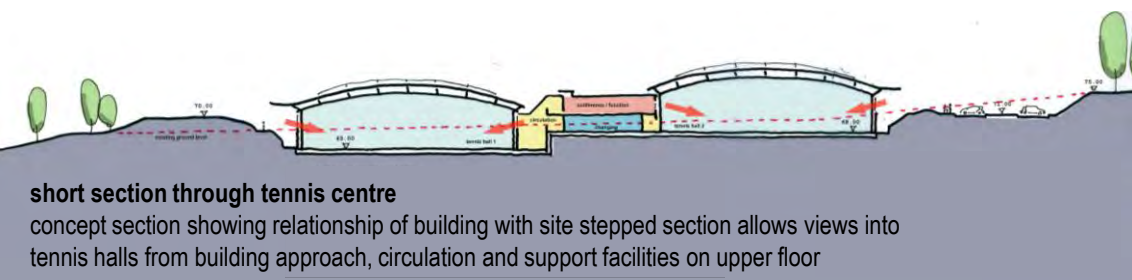


- accommodation key
12. changing
  13. gym
  14. juniors/teaching

changing level (+68)



lower court level (+65)



## Initial Site Appraisal

Sensitive site in terms of location, landscape and environmental quality which previously had outline consent for a 150 bed hotel and 18 hole golf course.

Significant local interest in how the site is to be developed with the minimum impact of built form and sympathetic integration into the landscape likely to be the key issue in garnering local and Local Authority support.

The brief calls for a tennis club with 6 indoor courts split into two halls, 6 outdoor courts and club social facilities, hotel with conference, golf and fairway housing.

The tennis halls require a minimum height of 8.0m at the apex and the main issue is how these halls can be successfully integrated into the landscape whilst allowing the club social facilities to take advantage of the south west facing hillside location.

## Initial concept

Initial concept is to integrate the building into the landscape by siting the building against the existing hill and lowering the tennis halls down into the natural slope and, by curving the roofs and 'greening' them, allow the building to mimic the natural roll of the landscape. Surplus soil can be used in the formation of the golf course and to berm the landscape up to the roof eaves resulting in a seamless integration and sympathetic setting of a large built form in the landscape.



key plan

sketch tennis/golf/hotel/museum

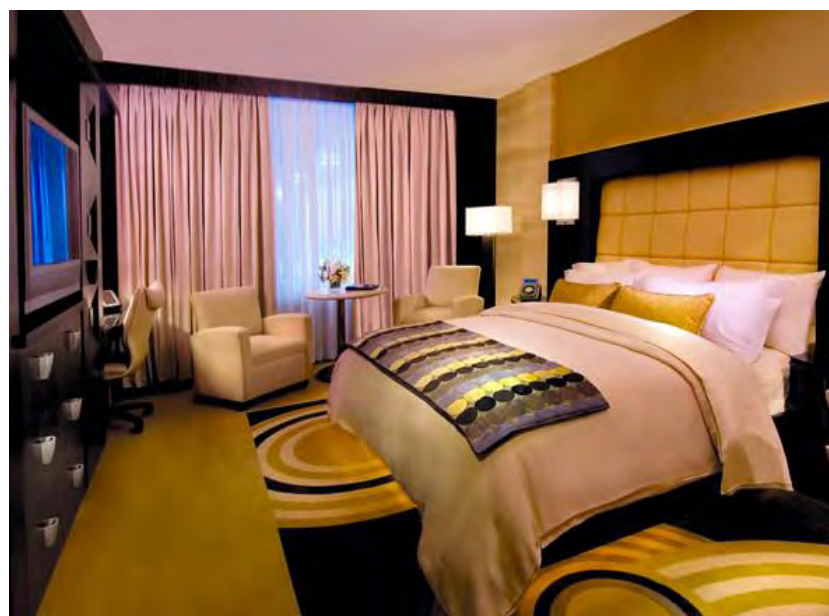
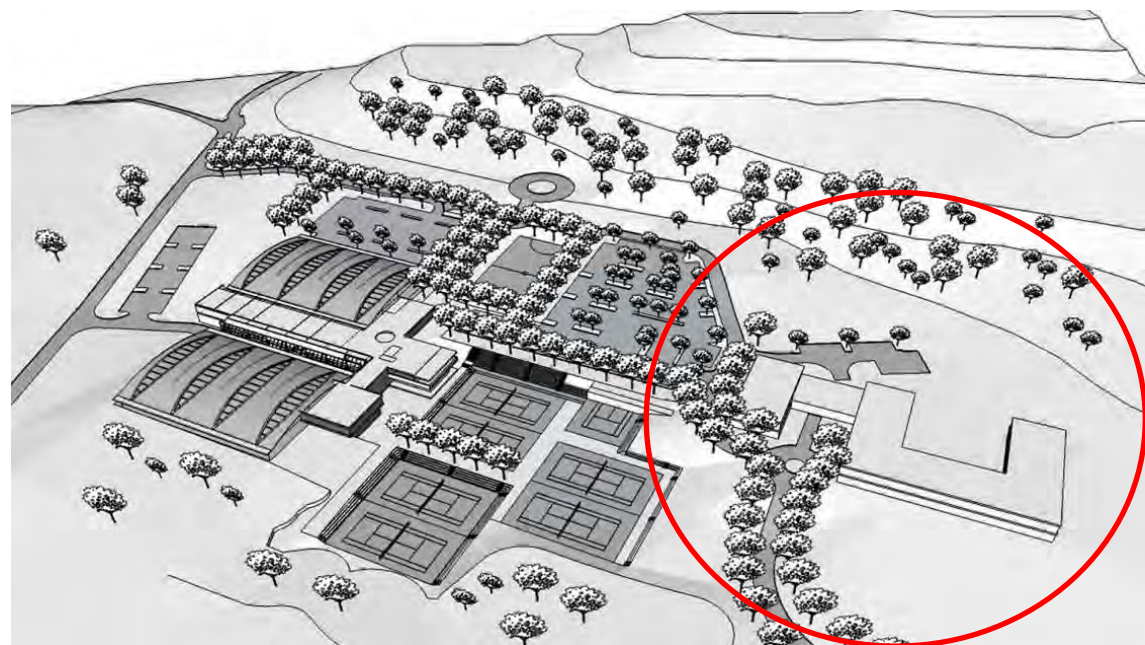
# 9. Concept Design Public Buildings Hotel & Museum

The Stirling area is a well-known tourist destination, however it has struggled to benefit from its location as it is often seen as a day visit rather than an overnight stay. The area has a rich and varied tourism but there is a requirement for further investment in hotel accommodation and visitor experiences.

Park of Keir can play a significant role in strengthening the destination credentials of Stirling and the Centre for Tennis and Golf alone is expected to generate up to 300,000 visits per annum. This will play an important role in the viability of an onsite hotel, which will also be strategically located to benefit from passing trade.

The proposed 4-star hotel with leisure and conference facilities is located to the south of the centre for tennis and golf and immediately west of the existing woodland of Gallow Hill. It will be the first built development users will encounter on the right hand side of the new internal road from the A9. The building will have three floors above ground to a maximum ridge height of 12m above adjacent ground levels. The hotel will have up to 150 bedrooms, conference facilities below ground level, gym and spa, and car parking located to the left hand side of the road.

Andy & Jamie Murray's success as a Wimbledon winners and Olympic Gold medallist have secured a place in the history of British Tennis and as they grew up in Dunblane, the choice of Park of Keir to locate the 'Murray Tennis Museum' could not be more appropriate. The accessibility of the site just off the A9 within an hour of Glasgow and Edinburgh will ensure it will attract visitors both from home and abroad.



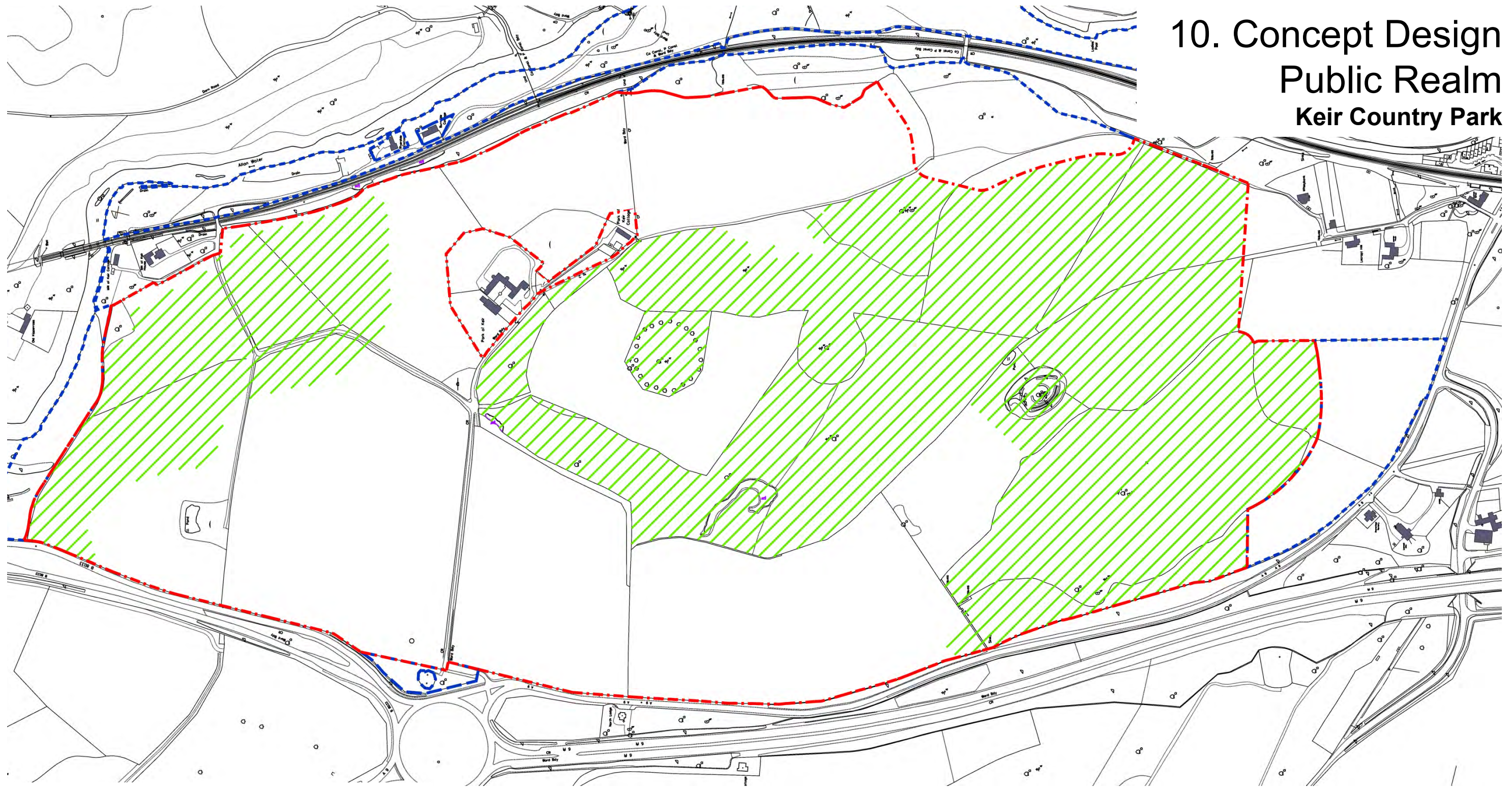
potential hotel location – sketch design



key plan

sketch tennis/golf/hotel/museum

# 10. Concept Design Public Realm Keir Country Park



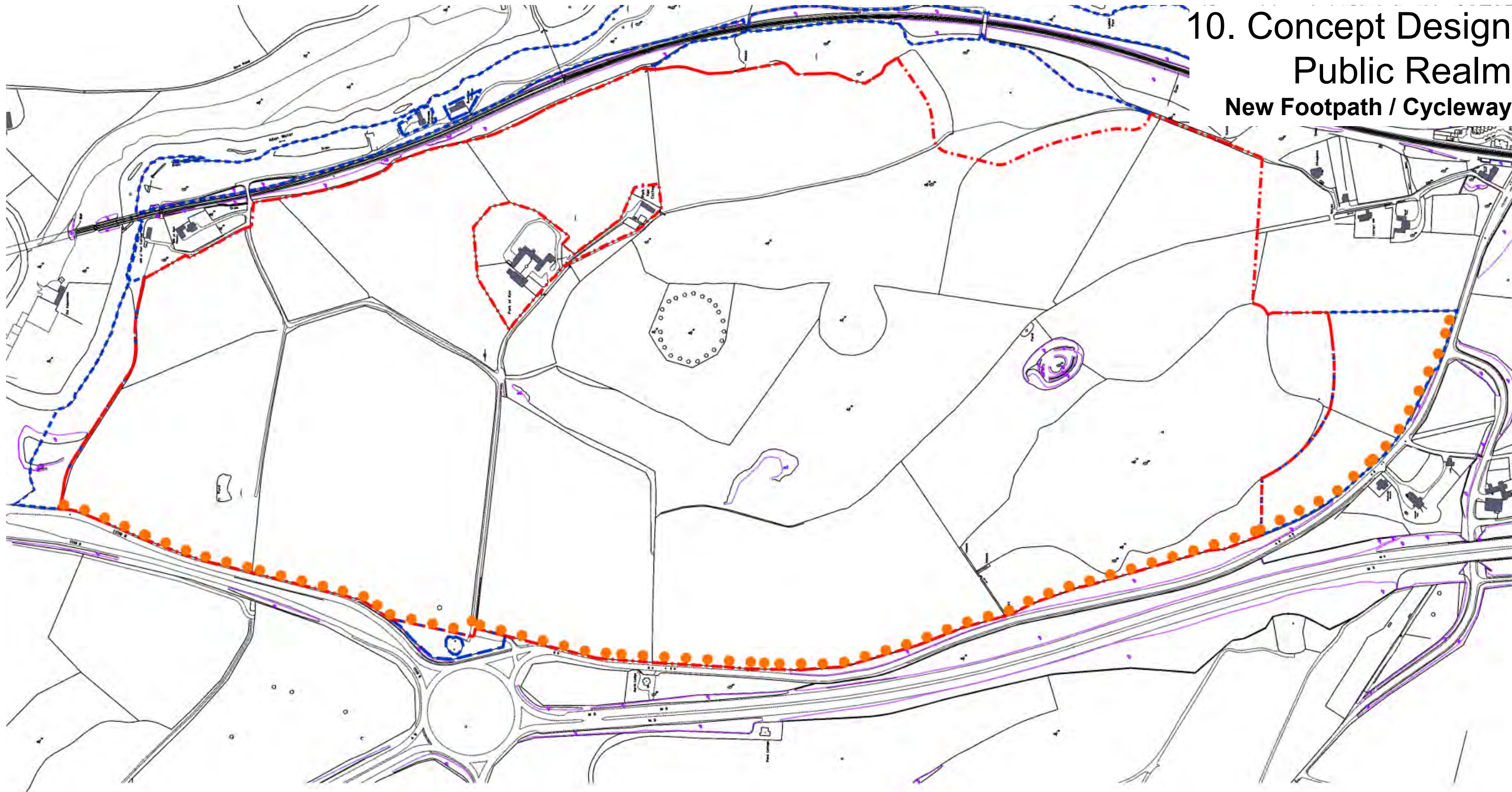
## Keir Country Park

A key feature of the revised development is the provision of over 100 acres of new woodland and Country Park which will be accessible to the local communities for informal recreation and outdoor pursuits. This will ensure that 62% of the site at Park Of Keir remains in its present form to be enjoyed by the community.

Country Parkland 



# 10. Concept Design Public Realm New Footpath / Cycleway



## Paths and Cycle Ways

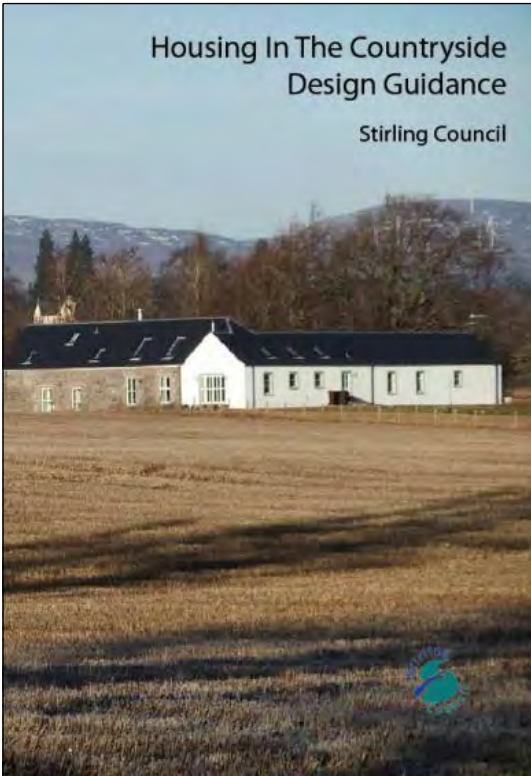
Proposals include the provision of a new 2KM hard surface footpath / cycle path on site to improve pedestrian and cycle accessibility between Dunblane and Bridge of Allan.

New footpath / cycleway 

example images of Dollar / Tillicoultry cycleway



# 11. Planning Guidance & Design Principles



**Housing in the Countryside Design Guidance**  
Stirling Council



**PAN 65 Landscaping & Open Space /  
Open Space for New Housing Developments**  
Scottish Executive



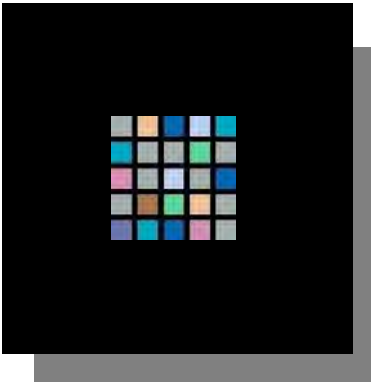
**PAN 72 Housing in the Countryside**  
Scottish Executive



**PAN 67 Housing Quality  
(Successful Places)**  
Scottish Executive



**PAN 83 Masterplanning**  
Scottish Executive



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# 12. Residential Design Brief Principles



## Purpose & Principles

The new housing shall be appropriately sited and will be designed to reflect the Council's Housing in the Countryside Guidance. Introduced into the locality sensitively, the development shall protect the **sense of place** and the buildings shall be good modern buildings and shall:

- Make a positive contribution to the 'sense of place' of its surroundings;
- Maintain and reinforce distinctive local characteristics by being sympathetic to the landscape setting, patterns of settlement, and prevalent building traditions;
- Be sustainable by applying common sense design principles to layout in relation to orientation, shelter etc.

## Understanding the site

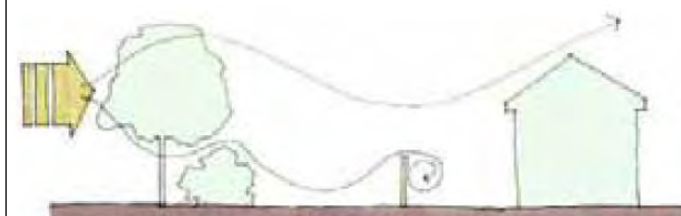
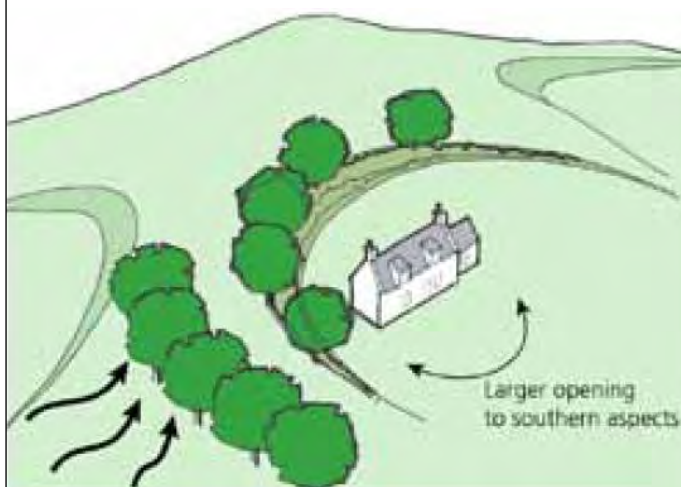
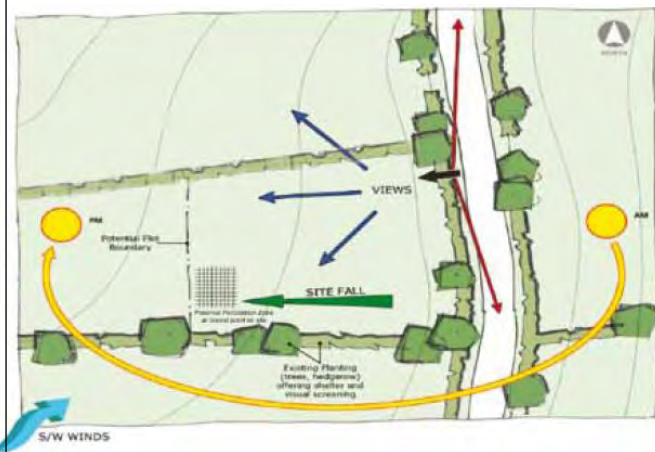
Through the supporting studies, consideration has been given to the following:

- understanding of the character of the surrounding landscape and buildings, and how this has influenced our proposals
- knowledge of the key views to and from the site
- consideration as to whether the site can be accessed safely. This should include ownership/control of land to provide adequate access visibility, and the vehicle speeds and accident history on the road (advice available from the Council's Roads department, and where access is from a Trunk Road, Transport Scotland);
- how the site can be serviced by water, drainage, electricity etc. has been investigated and resolved
- existing hedgerows, trees, etc, have been identified and consideration of how these can be integrated into the proposals
- the direction of the prevailing wind and the sun path
- topographical site survey undertaken and all gradients reviewed
- appropriate boundaries for the site have been consolidated and proposed

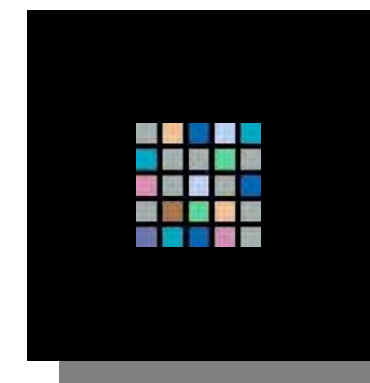
## Low Energy Design in a Rural Context

The significant factors in minimising energy consumption which have been considered within the designs thus far can be summarised as follows:

- site planning to take advantage of micro-climate
- the building shape
- the built fabric and design
- heating and ventilation design



\*Images in 'Design Principles' section taken from:  
-Housing in the Countryside Design Guidance - Stirling Council



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# 12. Residential Design Brief Principles



## Site Planning

The site masterplan has taken cognisance of the following points :

- buildings located in a way which reflects the pattern of the locale
- buildings respond to the existing landform and skyline minimising the need for significant underbuilding or engineering
- building(s) are an appropriate size for the site and surroundings, and leave sufficient room for any ancillary buildings, (garages etc), parking, bin stores and garden space
- ancillary buildings and parking are not located in prominent locations
- private utility areas shall be screened from the public face of the building using appropriate landscaping or screen wall/fence;
- existing landscape features in the site have been retained, incorporated and sensitively added to any existing. proposals are well integrated into its surroundings and also aid local biodiversity interests by protecting/ providing habitats. Wherever possible utilise native species. Make sure that adequate protection is in place during construction, and that sufficient space is provided between the building(s) and any such feature so that root systems etc are not damaged;
- any external lighting shall be located and designed carefully to ensure that light pollution is limited;
- appropriate servicing for the site is provided

## Proportion

Houses shall generally have a wide frontage and narrow depth, resulting in a long, linear footprint and building. Roofs shall be pitched around 32-40 degrees. Proportionally the roofs shall not visually dominate the appearance of the houses.

## Scale

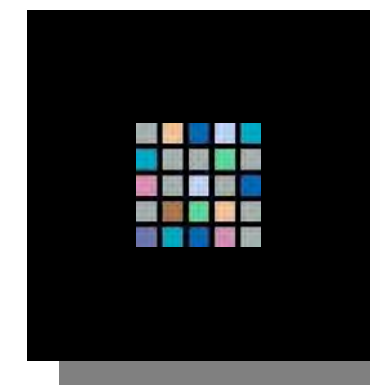
Buildings shall be appropriately scaled to both their landscape setting and plot size.

## Massing

The predominant building form shall be a shallow plan, linear building of one or two storey as presented to the public realm, with a simple pitched roof. Porches, dormer windows and chimney shall augment this simple form.



\*Images in 'Design Principles' section taken from:  
-Housing in the Countryside Design Guidance - Stirling Council



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# 12. Residential Design Brief Principles



## Boundaries

Reflect the existing boundaries found in the specific area.

Established hedgerows or stone walls shall be retained where existing and adopted as boundary treatments where practicable and make a significant contribution to the character and appearance of such a rural area.

The road network shall be as informal and as rural as possible and be single track where possible. This shall allow for grass verges and hedgerows which would be a treatment appropriate for the surroundings.



## Entrances

Gateways shall be discrete and simply designed and not overly elaborate or engineered and shall use suitable materials that link to wider boundary treatments.

## Planting / Gardens

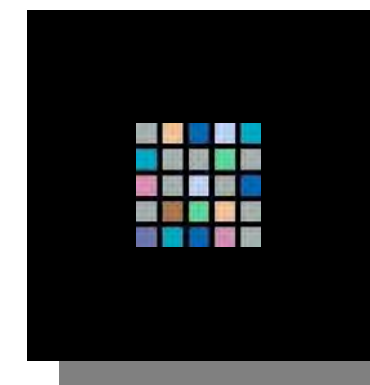
- The species used shall be appropriate for the location, both in terms of those found in the surrounding area and for the soils and ground conditions of the site;
- We shall allow sufficient space between trees and any buildings;
- We shall look to retain and incorporate existing trees and hedges wherever possible.



## Parking / Surfacing

Internal access roads have been considered carefully. They shall work with the contours where possible and avoid highly visible locations. Parking areas shall be sited so that it is screened from public view. Surfacing shall be in character with the rural setting.

\*Images in 'Design Principles' section taken from:  
-Housing in the Countryside Design Guidance - Stirling Council



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architects interiors

**Initial Concept for Housing Area**

To integrate the houses into the landscape by siting the buildings within natural openings which are well defined by existing tree planting. The aim again is to sympathetically set the built forms in the landscape.

The photographs and drawings on these pages are good examples of contemporary buildings integrated with the landscape, and are as such a source of inspiration.



typical plot



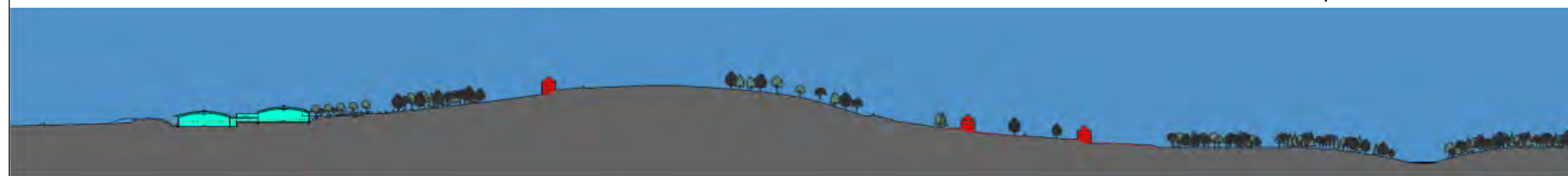
quality rural buildings in landscape



sense of place - rural



sketch housing south



site section

# 12. Residential Design Brief Concept

## Enabling Housing Development

The housing aspects of the masterplan are located in two discrete areas totalling 26 acres which will accommodate 19 residential units, wrapping around the existing woodland of Gallow Hill with a layout designed to avoid any impacts on the existing mature woodland

The design of the residential units will be of very high quality, comprising individually bespoke house designs.

Whilst detailed proposals for building materials, design palettes and materials will be the subject of detailed design development at later stages, for the purposes of this assessment it is assumed that the main selection of materials will be drawn from stonework, timber and render to be in keeping with the character of the site and its environs.

## Revised Housing Proposals

- An 80% reduction in the overall number following feedback from the initial consultation to address concerns over the extent and location
- Housing land area reduced by 84% & substituted with additional community parkland
- 70% more new woodland planting
- 41% more country parkland
- Very low density rural housing proposed
- Debenture membership funding to create permanent direct link between housing and the sports facilities



key plan

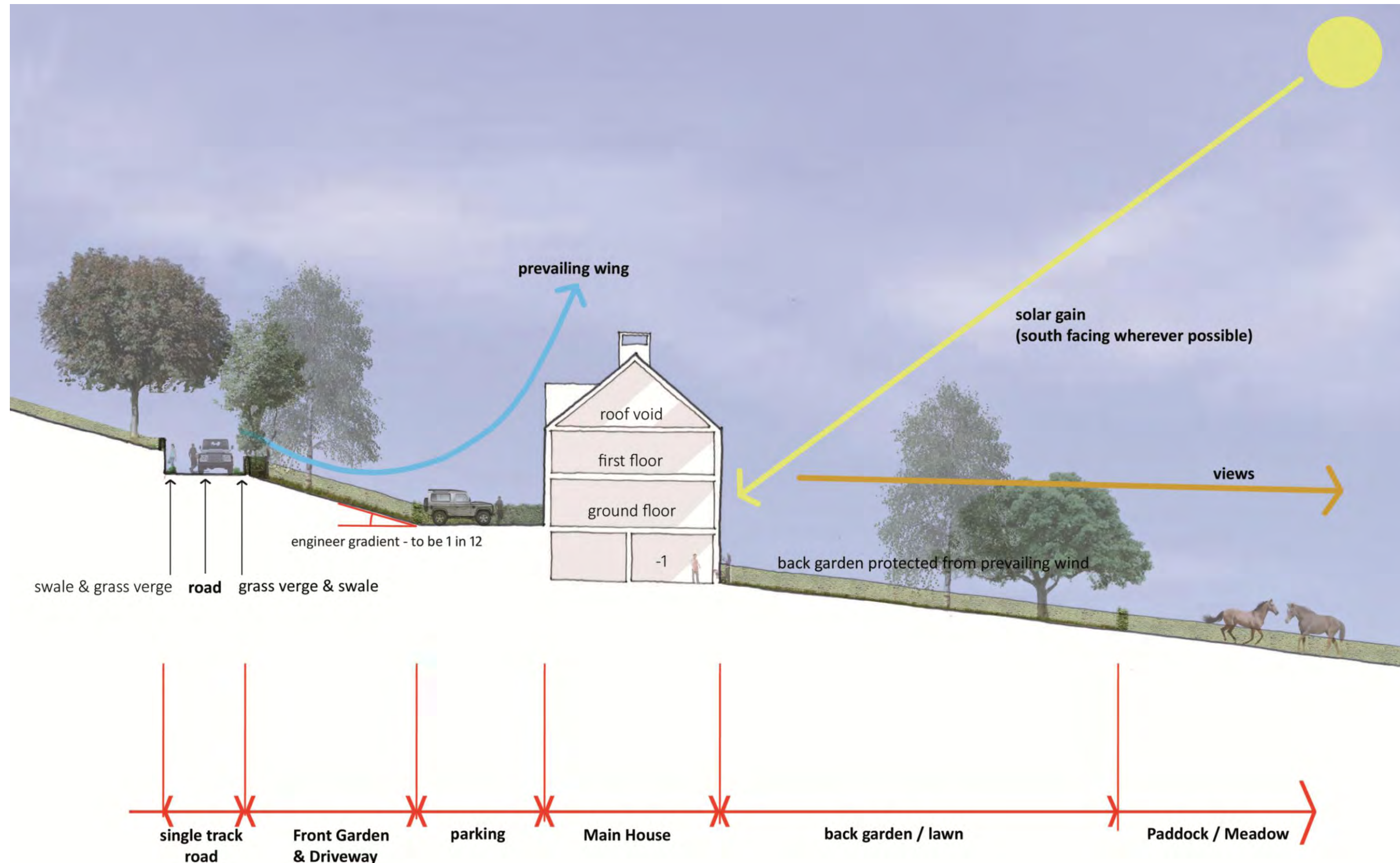
## 12. Residential Design Brief Typical Plot layout

As illustrated, the sketch layout represents an appropriate response to Planning Advice Notes and Housing in the Countryside Guidance (Stirling Council). Therefore we propose:

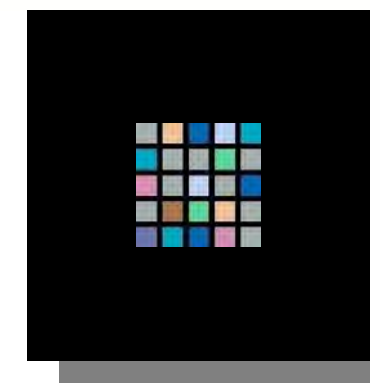
- The footprint of the proposed dwelling and any additional ancillary buildings shall not exceed 20% of the site / plot area;
- The hard landscaping shall not exceed 20% of the plot area and the soft landscaping shall be a minimum of 60% of the site area;
- linear rectangular buildings with a wide frontage and narrow plan in keeping with the geometry of rural buildings;
- The buildings positions shall take account of prevailing wind and rain so as to provide shelter;
- The boundary treatment shall be considered as an integral part of the development, retaining established hedgerows or stonewalls wherever possible because they make a significant contribution to the character and appearance of rural areas;
- To locate the drainage percolation zone to be at the lowest point of the site;
- The orientation shall be in a southerly direction to maximise on solar capture / gain wherever possible;
- A single track road with verges, swales and passing places for vehicles.



## 12. Residential Design Brief Analysis - Typical Plot Section

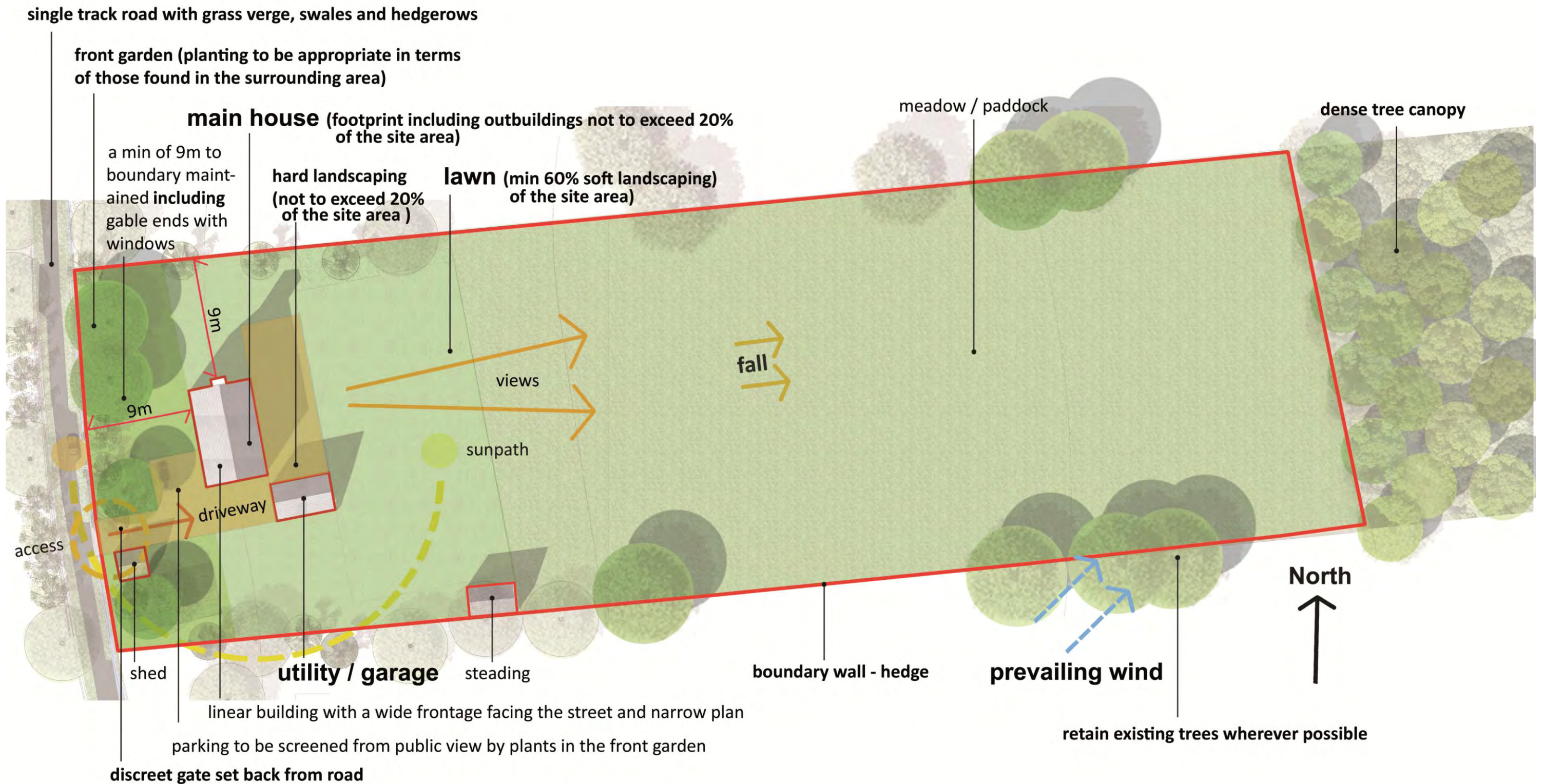


Planning Guidelines adopted from PAN72 and the Housing in the Countryside Guidance (Stirling Council) include scale, geometry and orientation. We propose that the buildings shall be set against a back-drop of trees and care shall be taken to maintain the distance between the boundary and the house. For the building not to look out of scale it will respond to the site topography and take advantage of the gradient or slope to create an additional storey if required; maximising solar gain wherever possible; taking advantage of the views and providing shelter from the prevailing south westerly winds wherever possible. As shown, the proposed dwelling is aligned parallel to the contours to minimise significant engineering; it is simple, rectangular with a pitched roof and a shallow footprint. The recommended roof pitch will be between 32-40 degrees. Solar panels can be fitted on the roof to heat water & / or photovoltaics to produce electricity. Deciduous trees can be planted on the south edge to provide shade from the excessive sun in the summer but allow sun in the winter months.



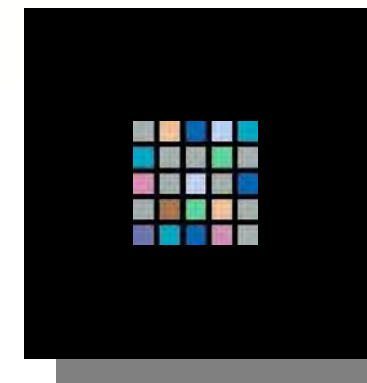
**yeomanmcAllister**  
architects interiors

# 12. Residential Design Brief Analysis - Typical Plot Layout



In addition, as illustrated above, we shall:

- propose a building that does not look out of scale;
- provide a discreet entrance into the site;
- retain the existing boundary treatments, trees and planting wherever possible including dense woodland to provide a backdrop & screen;
- position the proposed dwelling away / back from the boundary;
- position the buildings to take account of the prevailing wind & rain direction.
- leave sufficient room for ancillary buildings such as the shed / bin store, garage, steading etc;
- screen the parking from public view.



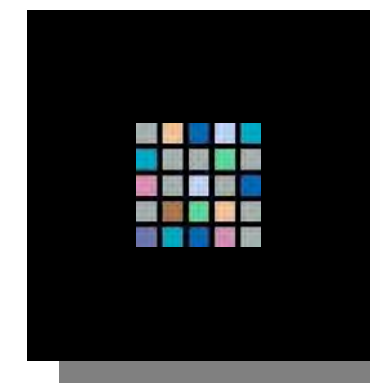
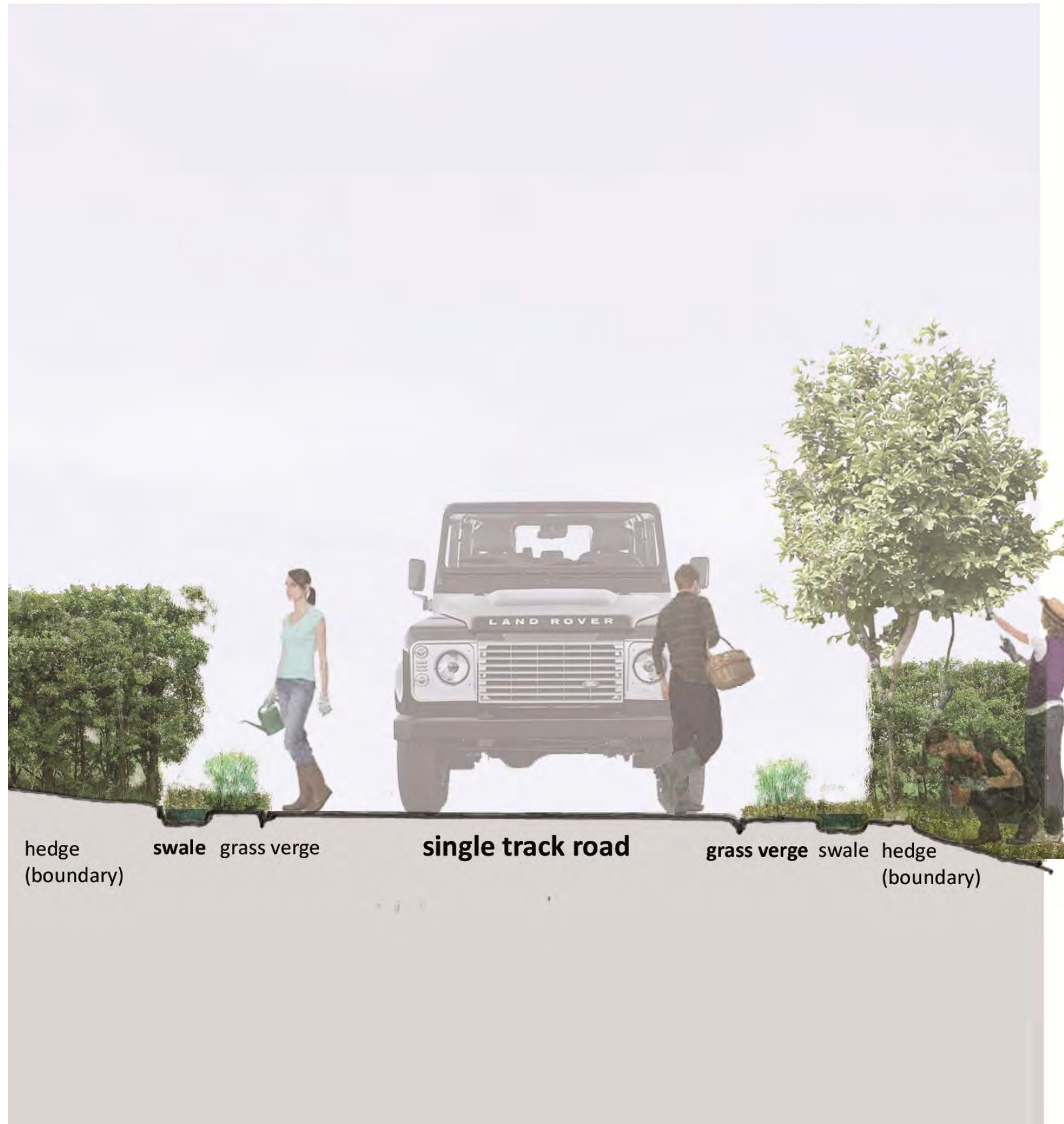
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## 12. Residential Design Brief Single Track Road & Boundary

As illustrated the single track road sketch adopts the principle and guidelines noted in Planning Advice Notes & Housing in the Countryside Guidance (Stirling Council) – for example we propose the use of swales, grass verges on a single track road with passing places for vehicles which is an appropriate response to low density housing in a rural setting.

Boundary treatments are considered as an integral part of the development and we propose planting hedgerows locally native to the area because they are easier to establish than non-native plants or possibly a mix of wall - for example dry stone wall and hedge, keeping in character with the area. Stock proof fencing is also a possible boundary treatment but it is recommended with planting.

Boundary hedgerows are set-back on the road to maintain a visibility splay.



**yeomanmcallister**

architects

interiors

# 12. Residential Design Brief

## Materials Palette

Examples of material used on contemporary and traditional rural buildings in the countryside include slate, stone, render and timber. These images are examples of some these materials with a variety of finishes such as for example:

### 1. Timber

- Horizontal / Vertical rainscreen cladding
- Weathered Timber
- Painted Timber
- Stained timber, etc

### 2. Stone

- Square cut coursed / Dressed Ashlar
- Rock face coursed
- Random rubble
- Coursed rubble

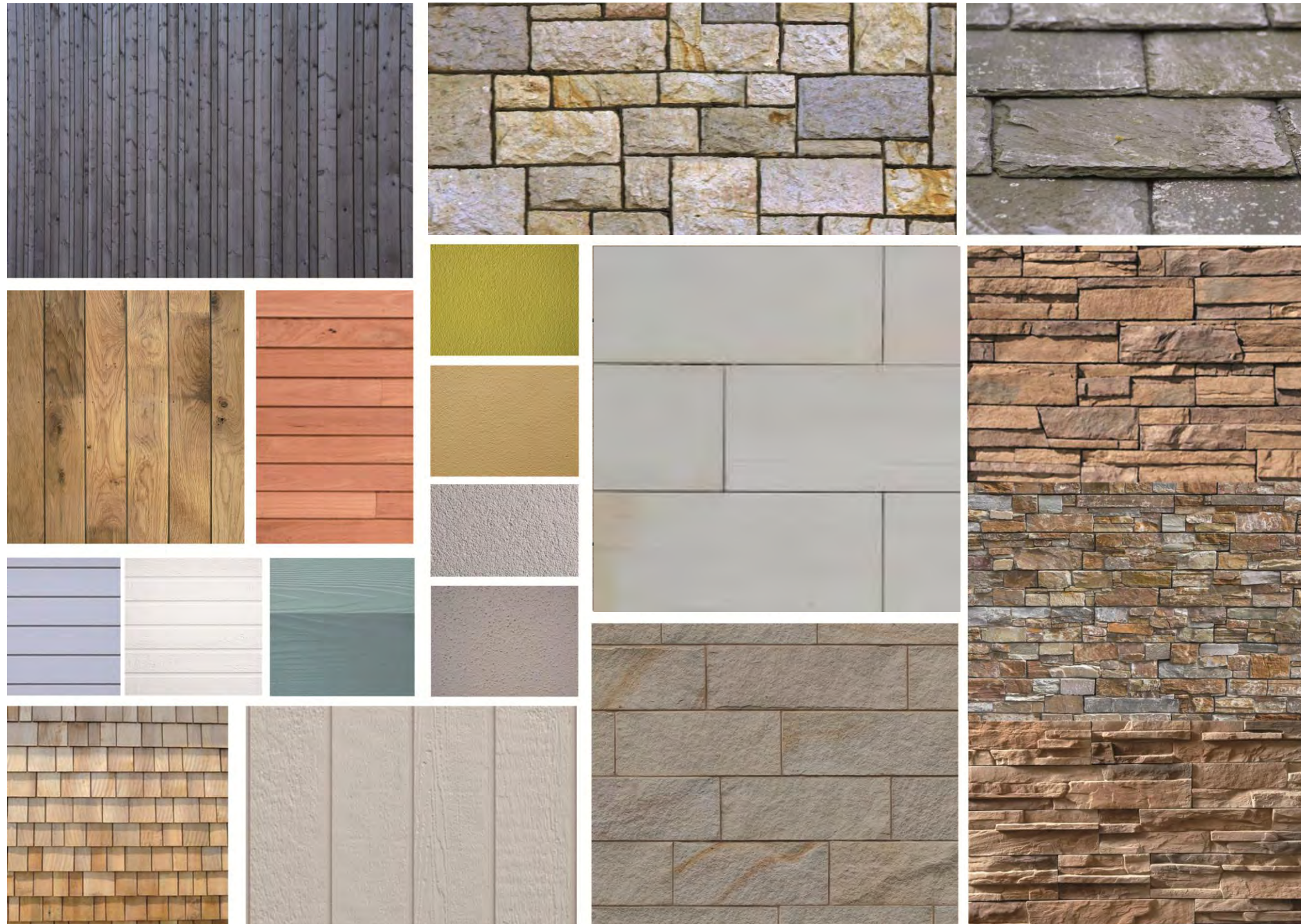
### 3. Slate

- Natural
- Polished
- Honed, etc

### 4. Render

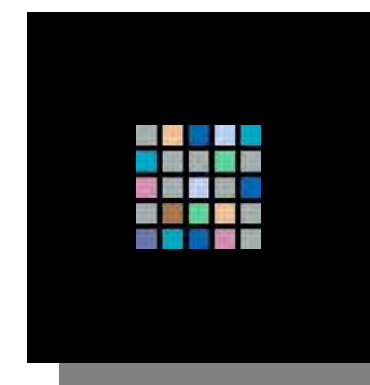
- coloured wet dash render; textured or smooth, etc. Rendered walls are often painted white

But as noted in PAN 72 the use of too many materials on a single dwelling can have a negative impact. There are good examples, contemporary and traditional, of dwelling houses with that use a single material for the wall and a different one for the roof. For example stone walls with a slate roof.



As noted in the Housing in the Countryside Guidance (Stirling Council) Metal sheet, for example lead or zinc roof; shingles; thatch; turf; plain tiles or metal roof cladding can also be used. The predominant colour for the roof is mid – dark grey.

External masonry wall windows and doorways are often inserted with dressed stone quoins and architraves.



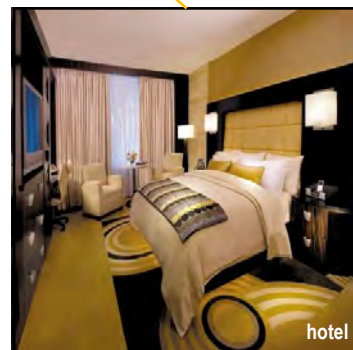
**yeomanmcAllister**  
architects interiors

# 13. Revised Indicative Masterplan

Once the proposed site had been selected, the masterplan used as its starting point the previous planning permission for a hotel and golf course as this principle had already been established. A detailed process of site survey, constraints analysis and mapping then took place, the main purpose of which was to identify the most suitable areas for certain aspects of the masterplan, and to ensure that the most environmentally sensitive features of the site were excluded from physical development and suitably protected.

All of the information from these specialist studies was collated into an overall constraints plan for the site which is illustrated in detail in the accompanying Environmental Impact Assessment.

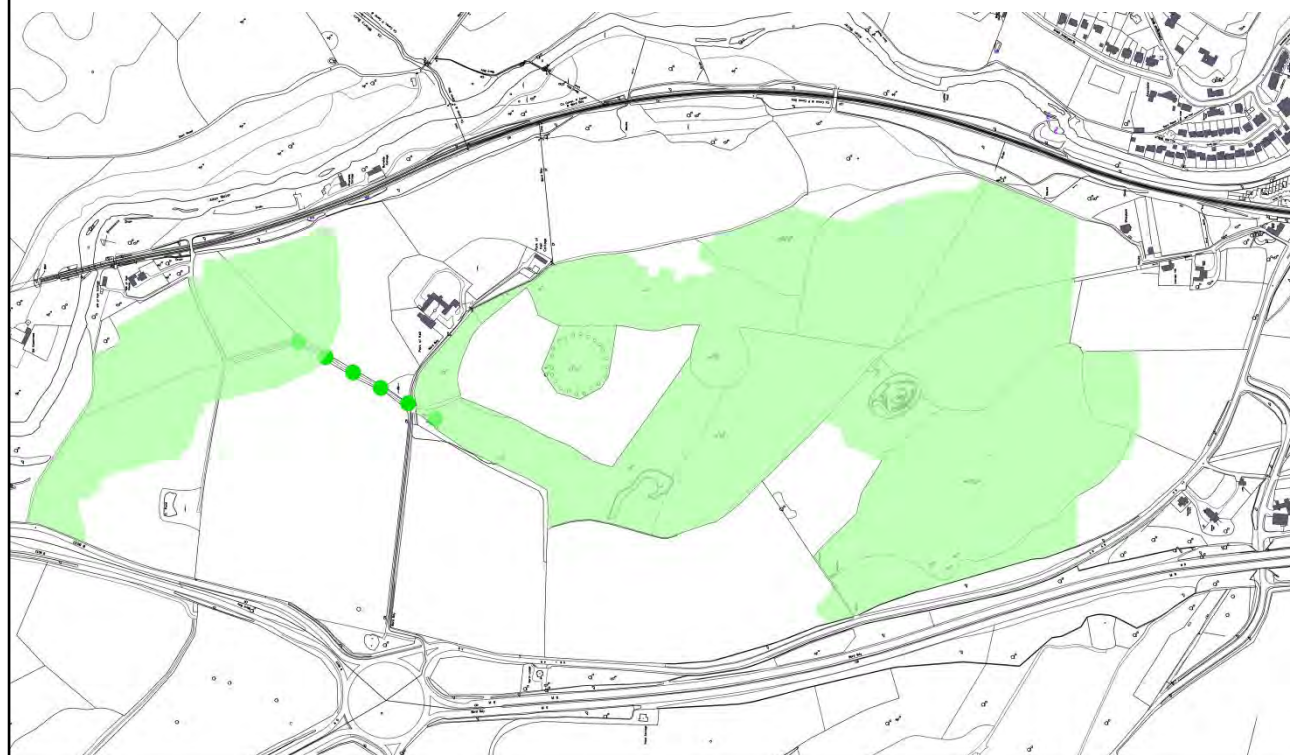
The resulting design approach is both sensitive and sustainable and one which will maintain the distinct geographical identities of Dunblane and Bridge of Allan. The development will open up managed and maintained access routes to walkers and cyclists. It will use natural features to ensure a balanced and sustainable development which maintains the integrity of the Park of Keir location.



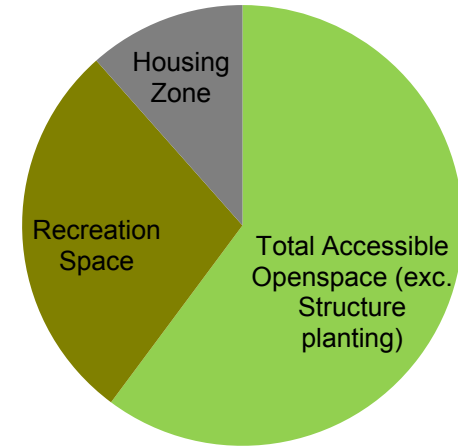


**Current Revised Masterplan – application comparison**

**Country Park**



**Current Application Comparison**



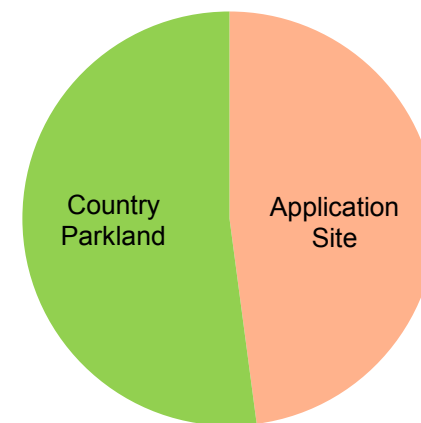
Total Accessible Openspace 55.80ha  
 Recreation Space 26.23ha  
 Housing Zone 10.71ha

**14. Development Schedule**

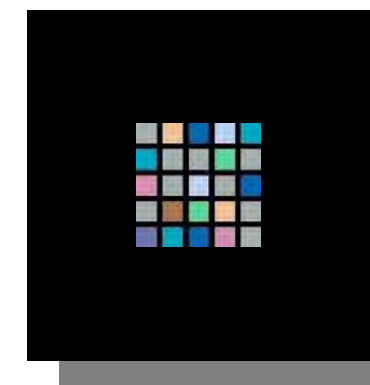
Defined Areas per Usage	HA	Acres	%
Housing (Gross)	10.71	26.44	9.87
Sports Facilities/Hotel (Recreation Zone)	4.43	10.95	4.19
<b>Total Area For Development</b>	<b>15.14</b>	<b>37.39</b>	<b>14.07</b>
Golf Course	25.25	62.38	23.90
Total Country Parkland (inc ex. woodland)	53.30	131.66	50.43
New Woodland Corridor (outwith country park)	1.75	4.31	3.28
New Structure Planting	4.14	10.22	3.91
Grassland (outwith Country Park)	5.04	12.45	9.45
Misc. access roads / verges	1.07	2.65	1.01
<b>Total Site Area</b>	<b>105.69</b>	<b>261.05</b>	<b>100.00</b>
<hr/>			
Total Country Parkland (inc ex. woodland)	53.30	131.66	50.43
Existing woodland	27.28	67.38	25.81
New Woodland Planting	8.63	21.31	8.16
<b>Total Woodland Areas</b>	<b>40.04</b>	<b>98.91</b>	<b>37.89</b>
<hr/>			
Total Area For Development	15.14	37.39	14.32
Recreational Space Combined (Golf + Outdoor Courts + muga)	26.23	64.79	24.82
Total Accessible Openspace (exc. Structure planting)	55.80	137.83	52.80
New Cycle/Footpath Link		2.145km	

NB : Recreational Space Combined includes Golf Course and Outdoor Courts  
 NB : Housing area is gross including landscape openspace approx 75%.

**Country Park**



Total application site 105.69ha  
 Country Park 53.30ha



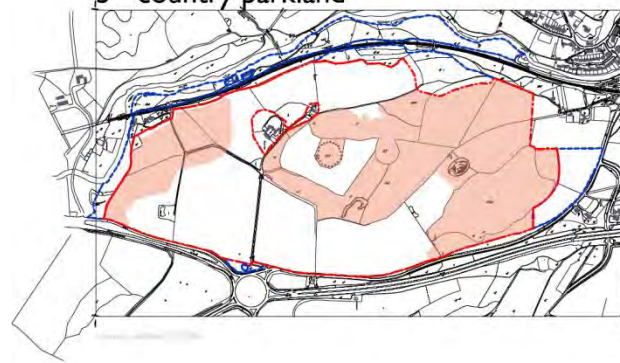
**yeomanmcAllister**  
 architects interiors

# 15. Defined Areas Diagrams

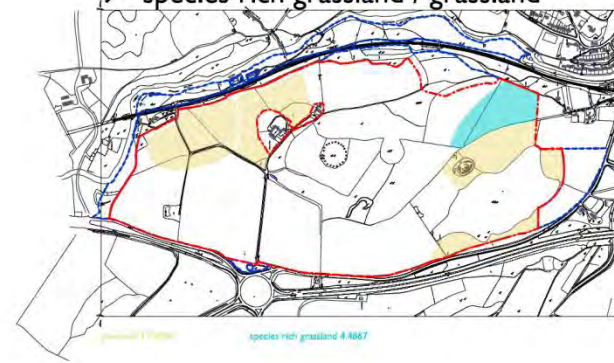
1 - application site



5 - country parkland



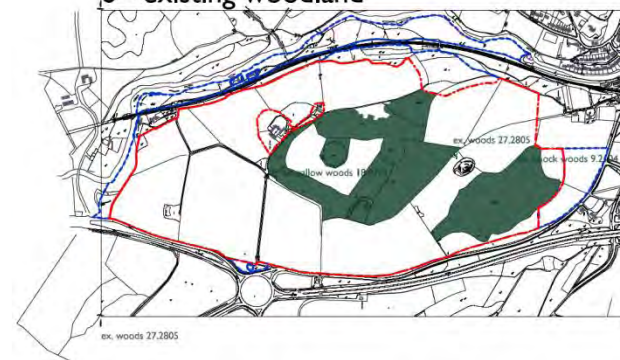
9 - species rich grassland / grassland



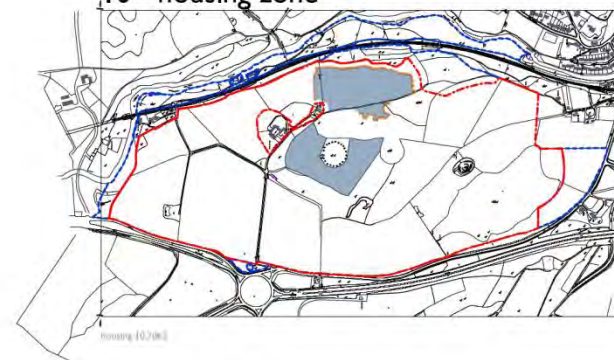
2 - recreation zone



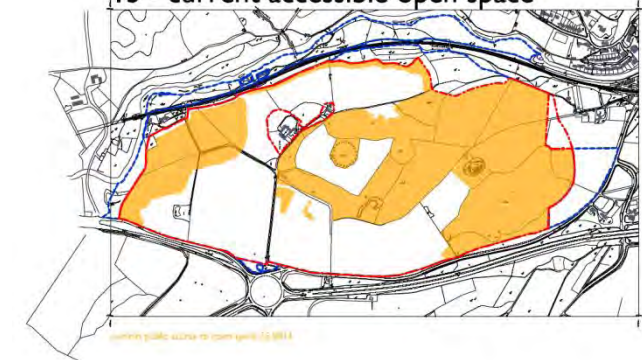
6 - existing woodland



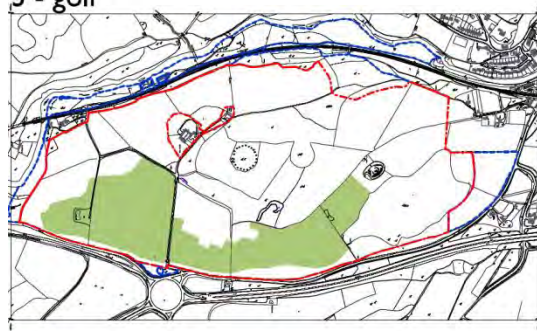
10 - housing zone



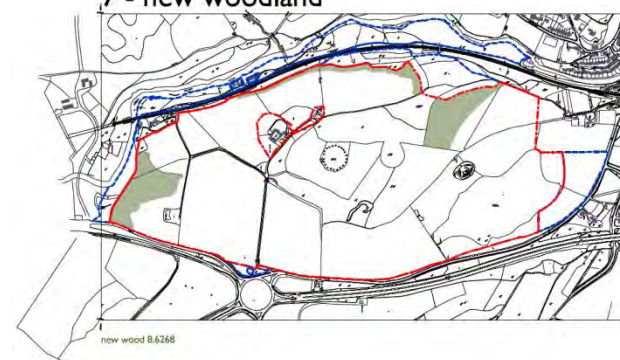
13 - current accessible open space



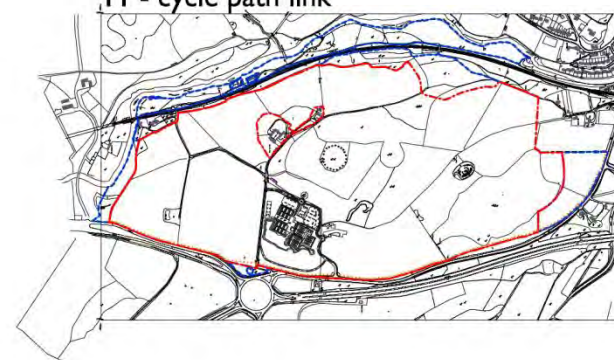
3 - golf



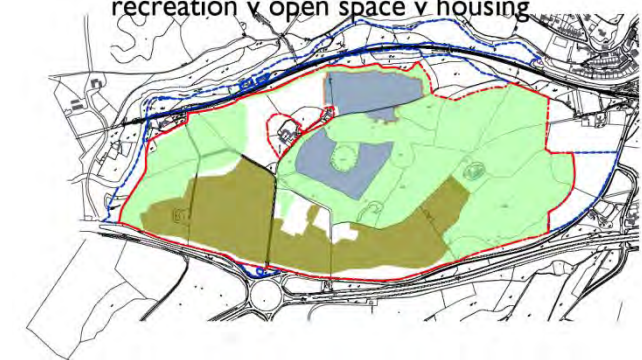
7 - new woodland



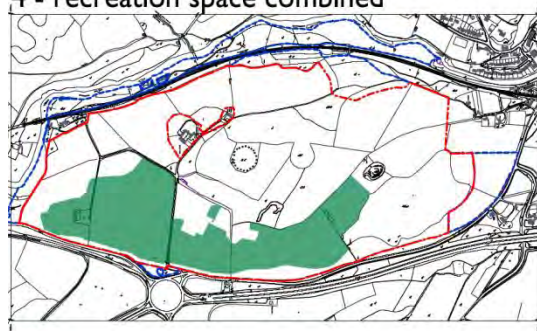
11 - cycle path link



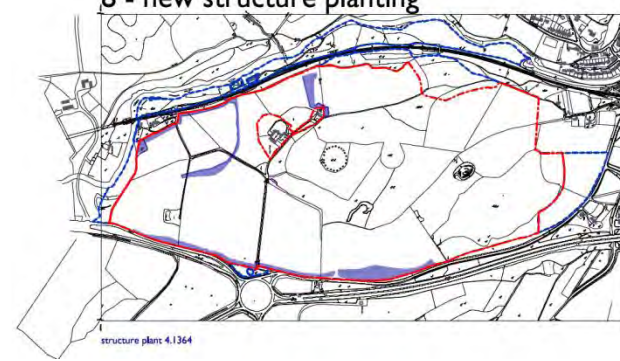
application summary  
recreation v open space v housing



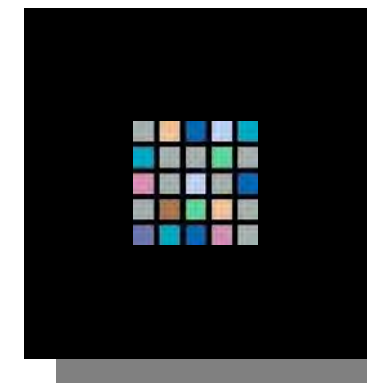
4 - recreation space combined



8 - new structure planting



12 - previous consent accessible open space



# 16. Project Team & Supporting Information

## Supporting Planning Statement Pre-Application Consultation Report

**John Handley Associates Ltd**  
Chartered Town Planning Consultants  
1 St Colme Street  
Edinburgh  
EH3 6AA  
Tel. 0131 220 8253

## Environmental Impact Assessment

**Brindley Associates**  
Landscape Architects & Environmental Planners  
Axwel House  
East Mains Industrial Estate  
Broxburn  
West Lothian  
EH52 5AU  
  
Tel. 01506 858 757  
Fax. 01506 855 635

## Outline Business Care

**MKA Economics**  
Scion House  
Stirling University Innovation Park  
Stirling  
FK9 4NF  
Tel: 07867 976665

## Transport Assessment

**ECS Transport Planning Ltd**  
Centrum Offices  
38 Queen Street  
Glasgow  
G1 3DX  
Tel. 0844 443 0934

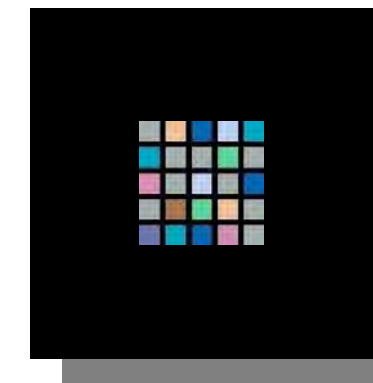
## Drainage Assessment & SUDS Strategy

**Scott Bennett Associates**  
No. 19 South Castle Drive  
Carnegie Campus  
Dunfermline  
KY11 8PD  
Tel. 01383 627537

Waterside Studios  
Coltbridge Avenue  
Edinburgh  
EH12 6AH

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