

PART 3

These Outline Case Studies are intended as preliminary, place-based analysis; an introduction to each locale for designers to use as a basis to develop new contemporary and contextually sensitive proposals. They include for each locale:-

- a brief overview of the key characteristics of the place
- an explanation of how the principles outlined in Part 2 of the design guidance can apply to new development within it
- some possible outline design solutions for each area

CASE STUDIES



Loch Lomond viewed from Balmaha

3.1 BALMAHA

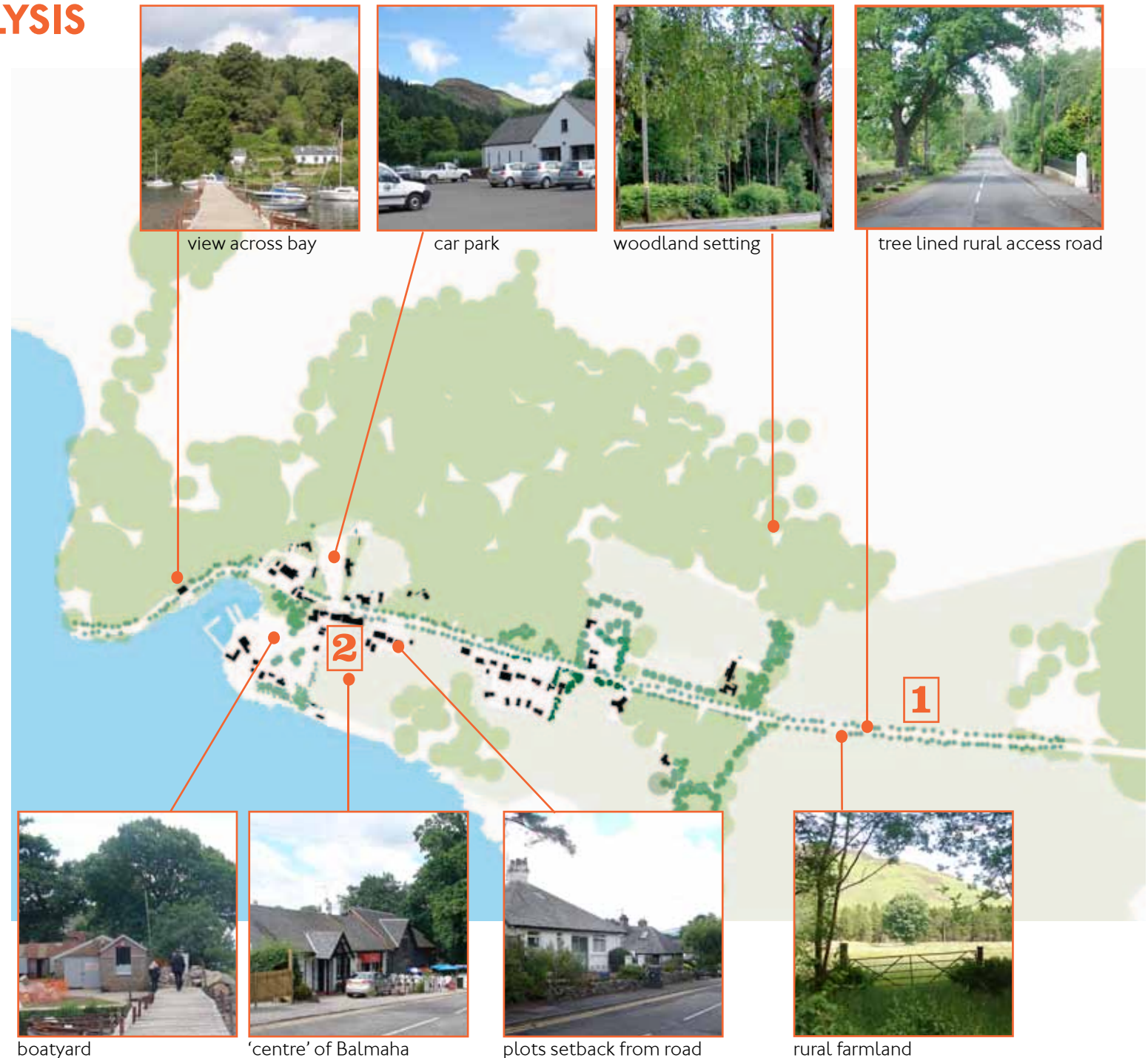
3.1.1 BALMAHA; ANALYSIS

Overview of key characteristics

Balmaha is a small settlement consisting of dispersed development along the main lochside road – the B837. It consists of single houses and other visitor facilities (a restaurant/pub, shop and National Park Centre etc.) loosely focussed around a bay and anchorage where there is good lochside access. The main approach and views of Balmaha are along the B837 and there are no significant views of it other than from the water. The B837 has its own particular character on the western approach to Balmaha – it is tree-lined and attractive with much of the existing development screened by trees and hedges. It retains this character through Balmaha, as there is no defined 'village centre'.

Character and materials

At Balmaha most buildings are single and two storey, many are rendered and have hipped, slate roofs. There are some newer timber-clad properties and some timber chalets located on the site of a previous garden centre. There are also a limited number of larger properties, including the hotel. Some existing buildings have typical 'rural' proportions (based on a narrow plan), there are later 20c additions with a more 'suburban' character. Because of its small scale, and road based layout, poor quality design features have a significant impact on the visitor's or resident's experience of Balmaha's character.



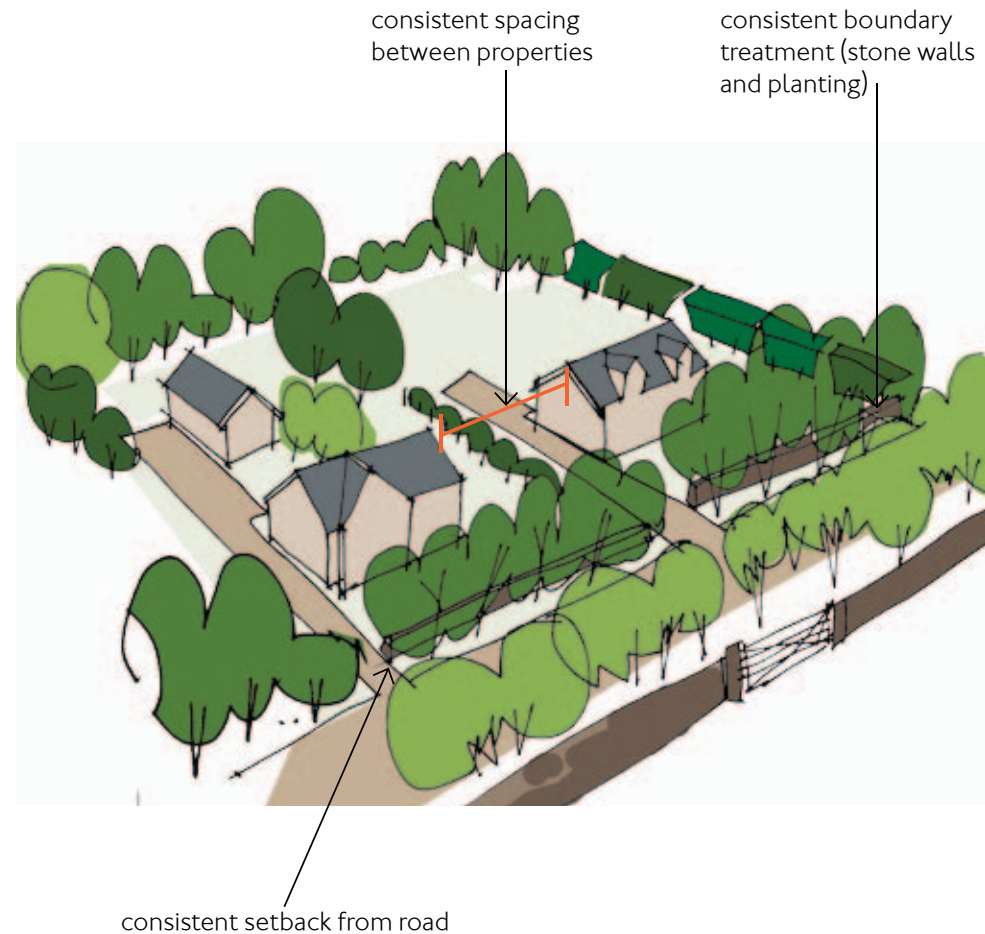
3.1.1 BALMAHA; ANALYSIS

1 TRAVELLING TOWARDS BALMAHA FROM THE EAST.....

.....there is largely linear development along the B837. This consists of single house plots, or sometimes larger single house plots subdivided into newer smaller plots. Disparate house types are unified by a similar setback from the road, a continuous avenue of trees along the verge, and similar stone boundary walls.



single house plots



3.1.1 BALMAHA; ANALYSIS

2 WITHIN THE 'CENTRE' OF BALMAHA and closer to the loch

...housing development is denser with buildings much closer to their neighbours.

There is other non-housing development adjacent to the visitor's car park and the boatyard. Development here is mixed in character ranging from the local pub and restaurant to the boatyard. The latter has a distinctive 'industrial' character.

Generally development is offset by the setting of the bay and the wider landscape, and is removed from the waters edge.

Leaving Balmaha heading West up the Loch, properties tend to no longer be on the lochside of the road.



local shop



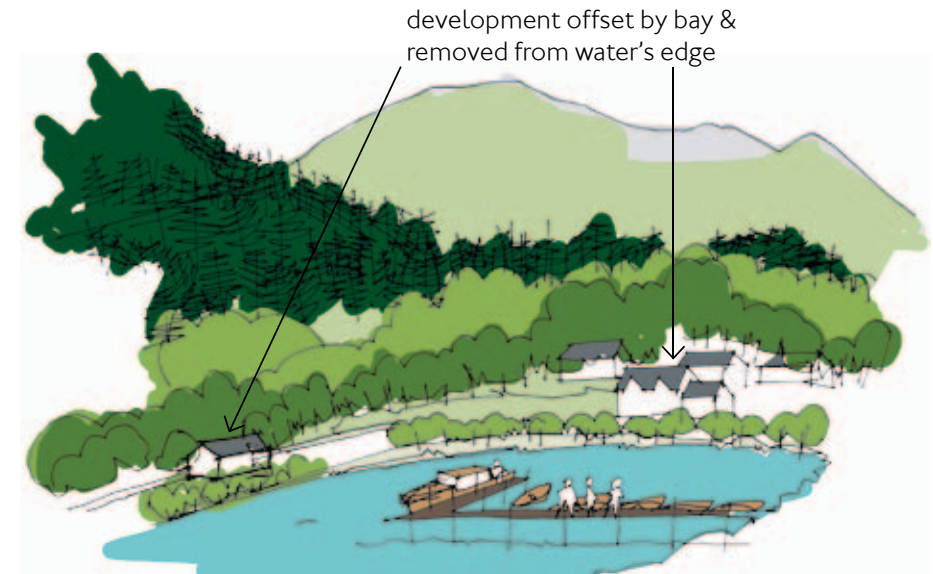
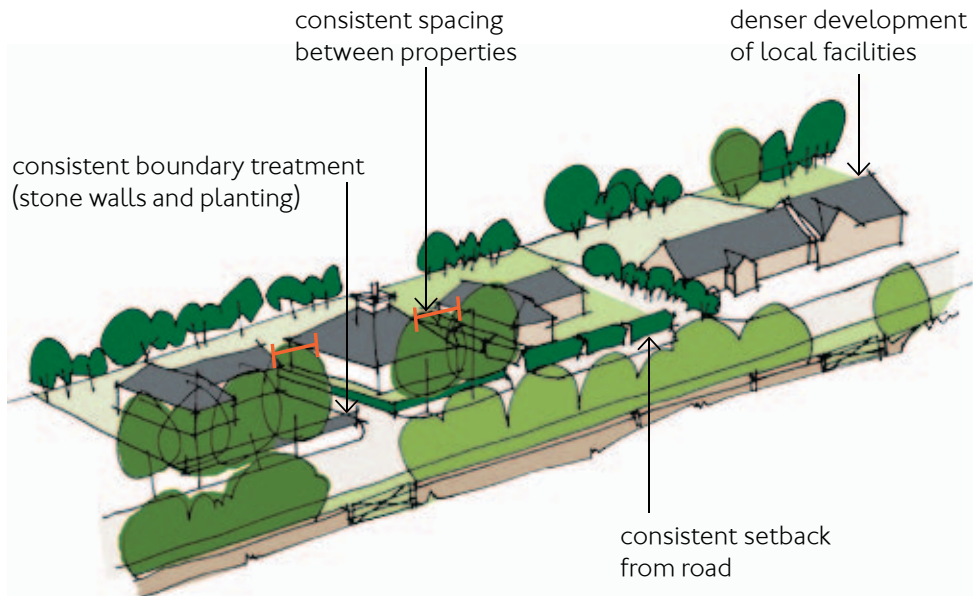
local pub



boatyard



lochside



3.1.2 BALMAHA; DESIGN PRINCIPLES

• New development within Balmaha should be designed so that its character reflects its rural location

Balmaha has properties with a diverse range of architectural character, and this diversity should be retained.

Nevertheless there are some design approaches which are inappropriate; generally those associated with buildings which are located in very different situations. Approaches or 'styles' which should not be developed are, for example–

- **'suburban' character** – overscaled semi-detached houses with a deep plan;
- **'forest' character** – although Balmaha is the location for a limited number of log cabins, in terms of its original and key character, it is not considered a specifically appropriate location for more cabins. Timber clad houses which reflect the massing, scale and siting of neighbouring buildings are considered acceptable.
- **'stately home' character** – although there are some larger properties in Balmaha, they are generally carefully designed to be appropriate in their setting. This Guidance does not seek to limit the size of newer properties, but any new large houses should be located in appropriate (generally larger) plots and should be designed to break down their scale and enhance, not dominate, their setting.
- **'standardised' character** – standard 'could be anywhere' house designs and the repetition of a limited number of very similar house types will generally look inappropriate in Balmaha

New development should aim for variety in massing and scale and should reflect Balmaha's variety of building materials and styles. Designers should use a contemporary approach to detail design, to add character rather than adopting proprietary materials and systems.

The palette of materials for use here is wide but the use of brick is not considered generally appropriate.

Gardens, boundaries, parking areas, drives and access ways should be designed in a similar non standardised way avoiding standard suburban development styles and layouts.

CHARACTER OF DEVELOPMENT



avoid "suburban" character



aim for contemporary rural character
(Ballintuim; private house)

MATERIALS LOCAL TO BALMAHA



rubble wall



timber cladding



rendered cottage



slate roof

EXEMPLAR USE OF MATERIALS



Fintry; contemporary rendered cottage



Banchory; timber clad house

3.1.2 BALMAHA; DESIGN PRINCIPLES



Retain rural character of access road and boundary treatments;

definition between road and plots is strong; boundary to road is softened by landscaping; continuity of stone walls and planting unify disparate house types



Individual plots; pattern of single plots off of main road



Hipped roofs; sit well within landscape



Contemporary solutions; located behind existing property

- new development within Balmaha should reinforce its existing development pattern and be of appropriate (generally small) scale

New development should retain Balmaha's rural, lochside character by ensuring that the character of settlement and that of the B837 does not change.

To achieve this on the B837 approach, new development should maintain the existing verge, trees and stone boundary walls and should retain the current successful development pattern which is based on the development of single plots addressing the road. Parking areas, drives and access ways which sit in front of properties should be avoided and the density and relationship to neighbouring properties retained.

In the 'centre' of Balmaha there is scope for new development to be more dense and adhoc in layout and character. This will re-enforce the existing eclectic nature of this part of the village. Such proposals should be based on a robust analysis of the particular site and take account of any impact on the key views and the loch setting.

All new development should be of appropriate scale. It will be site dependant but generally groupings of 3-8 dwellings should be the most easy to set comfortably in more open landscape. Small groupings should be based on existing development patterns where one (generally larger) property faces onto the road, with other smaller properties behind. If there is a need for larger development (i.e. more than 5 houses) it should be divided by robust landscaping and areas of open land to reduce the impact of development.

3.1.3 BALMAHA; DESIGN SOLUTIONS



SINGLE PROPERTY – ON THE APPROACHES TO BALMAHA

in this example properties follow the existing development pattern and integrate into the existing setting. They have:-

- consistent boundary walls
- consistent setbacks
- planting retained and new planting
- consistent spacing between houses
- new property is orientated in a similar way to existing houses
- existing building typology, massing and scale informs new building design

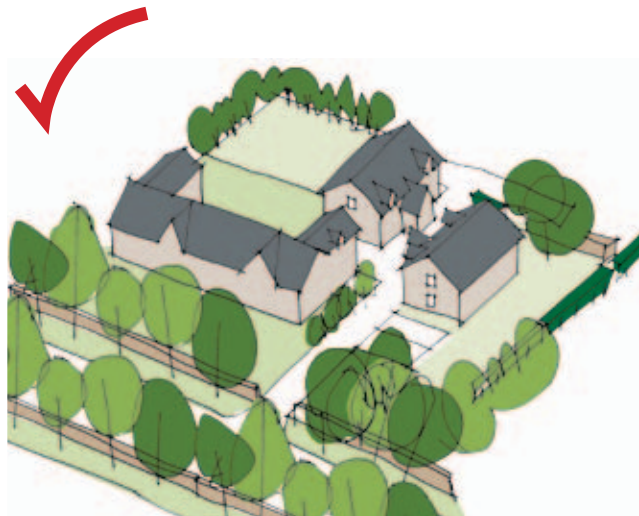
PRECEDENT



Dunkeld; contemporary timber cottage



Balmaha; typical single property



SMALLER GROUP

A limited number of units (2-4) can be grouped together informally to form a rural courtyard type space

- new development is built behind existing property
- consistent setback and boundary is retained at street frontage
- original access is retained
- planting is retained
- characterful shared space is created

PRECEDENT



Balmaha; new backland development



LARGER GROUPING

A limited number of units (4-8) can be developed whilst still retaining the rural character of Balmaha

- new development maintains existing setbacks, landscaping and boundary treatment of the area
- massing and density is similar to existing development
- alternate orientation of properties allows for rural courtyard arrangement
- parking is well integrated
- good quality boundary treatment between properties defines shared central space and private garden areas

PRECEDENT



Applecross; contemporary courtyard development





Boats moored at Arrochar, Loch Long

3.2 ARROCHAR

3.2.1 ARROCHAR; ANALYSIS

Overview of key characteristics

Arrochar has a stunning landscape setting. It is located in stunning scenery on the edge of hill, mountain and lochside. Unlike the 'contained' nature of Balmaha – subject of the first Case Study – Arrochar is very visible from Loch Long and the main A83. It is perceived by north bound travellers as a gateway to Argyll. It is also viewed from a distance by travellers south on the opposite side of Loch Long and by walkers from the popular peaks above it!

The area's topography has determined its development. The whole is a distinctive built linear link along the main road between the original village and the settlement at Succoth.

When viewed from the A83, Arrochar is well integrated within its landscape setting. Its predominantly rendered houses are almost entirely located along the same contour, resulting in a low density linear development along the side of the Loch.

Close up it is evident that Arrochar does not have the 'structure' associated with the National Park's planned villages. Instead it consists of adhoc sporadic development along the main road linking distinct groupings of different development types.

'High road' and 'Low road'.....

Originally Arrochar was a loose grouping of traditional houses focused on the original road to the north of Loch Long. This 'Back Road' remains and accesses the largest part of Arrochar. It runs at a higher level than the main A83 which is now the main vehicular route to Inverary. From around 1800, the land here was divided into feus and a number of larger houses were built. These did not consolidate the original settlement pattern, rather it superimposed a different development structure focused on key views over Loch Long.



'centre' of Arrochar



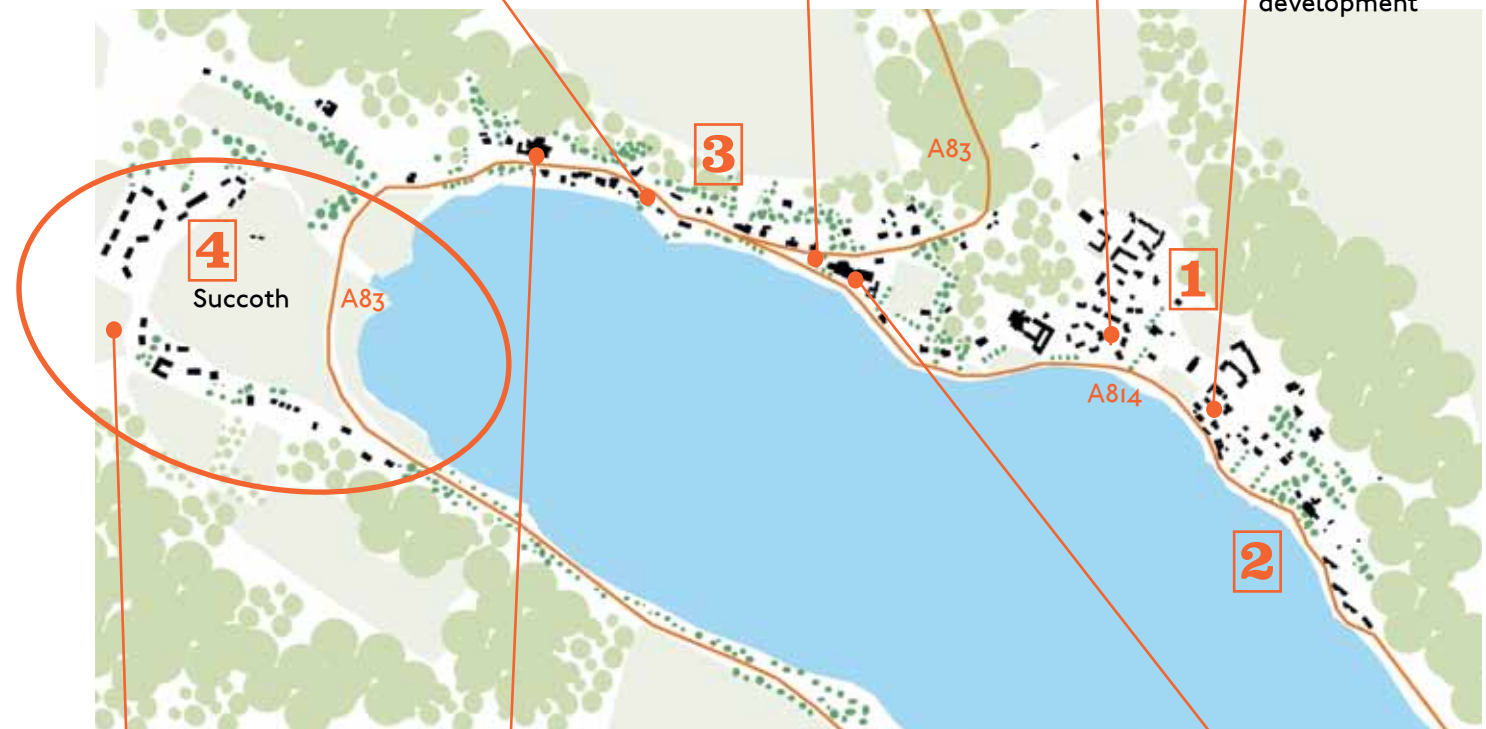
junction dividing
east and west



Back Road;
housing estate



Back Road;
individual
development



farmland at Succoth



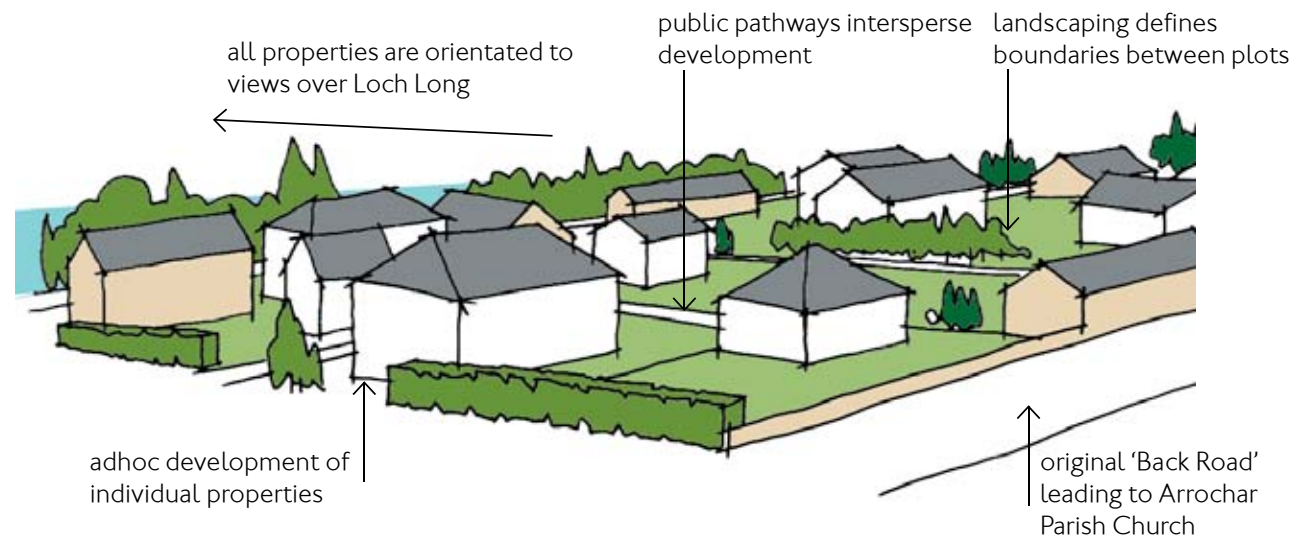
Arrochar on north side of Loch long

3.2.1 ARROCHAR; ANALYSIS

1 AT THE 'BACK ROAD'

There is characteristic backland development between the main street and the Back Road. This patchwork of individual plots is located between the Back Road and the A814 lochside road. Most of these properties have elevated plots with views over Loch Long.

In the same locale, there are groups of various housing developments from the 1930s onwards. Each of these has its own identity and character.



Arrochar; adhoc development between the Back Road and the Lochside



Pathway



Local Authority housing



Parish Church

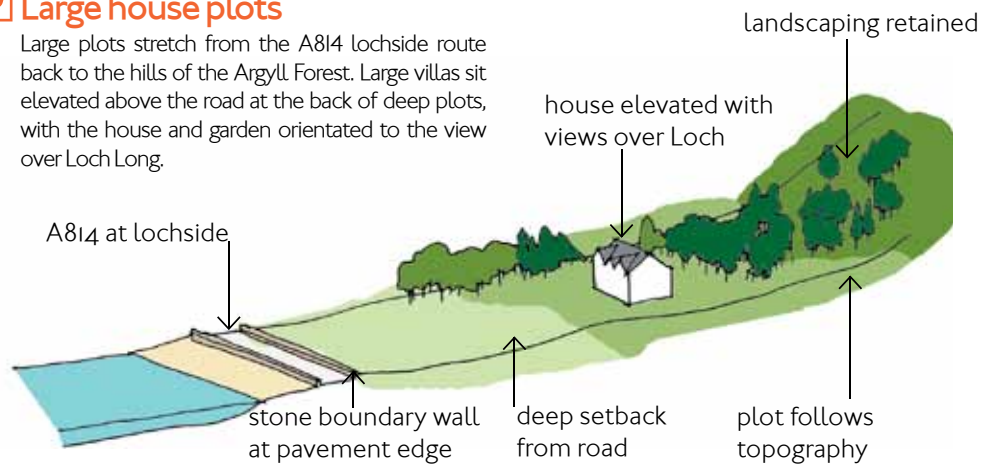
3.2.1 ARROCHAR; ANALYSIS

ALONG THE LOCHSIDE.....

There is a 'white ribbon' of linear development along the Lochside, consisting predominantly of single storey cottages either side of the A83 and A814. On the higher ground further from the loch are larger villas on larger, deep plots facing over Loch Long.

2 Large house plots

Large plots stretch from the A814 lochside route back to the hills of the Argyll Forest. Large villas sit elevated above the road at the back of deep plots, with the house and garden orientated to the view over Loch Long.

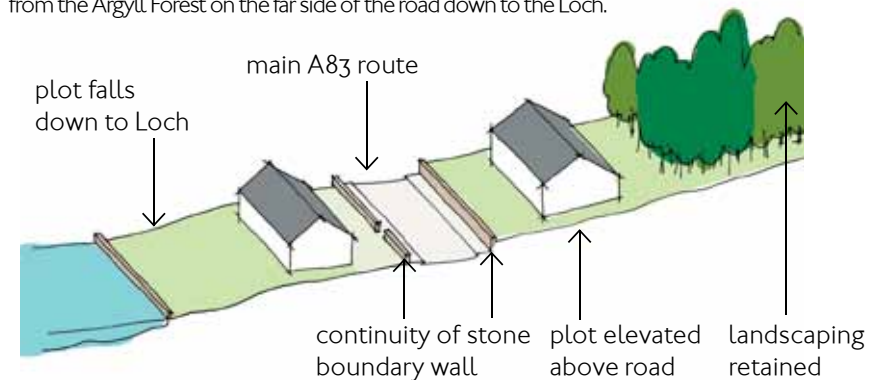


Arrochar large plots and villas; traditional and more recent development



3 Smaller house plots

Small plots generally have a single or 1 1/2 storey cottage and are situated either side of the lochside A83 route. A steep gradient falls from the Argyll Forest on the far side of the road down to the Loch.



Arrochar small plot and cottage; lochside and elevated on roadside

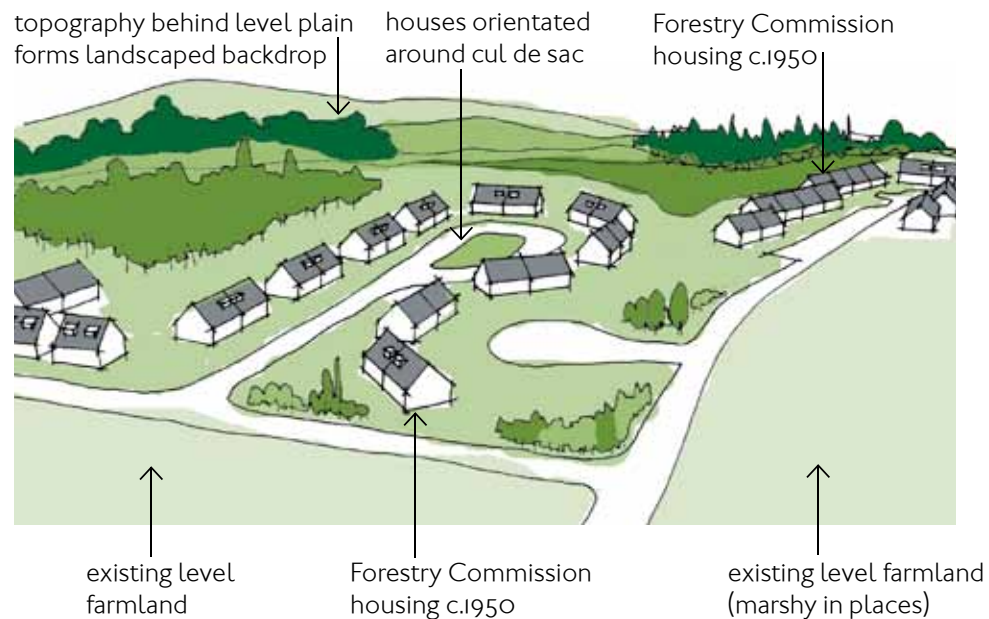
3.2.1 ARROCHAR; ANALYSIS

4 SUCCOTH.....

Succoth is an area consisting for the most part of relatively recent development which is adjacent, but not physically joined by development to Arrochar. The majority of development was built c.1950 during the Forestry Commission restocking programme to replace timber used in the war effort.

Whereas Arrochar sits at the side of the Loch, Succoth is in an area of level ground (previously farmland) located at the head of the Loch. Access into Succoth is at a distance from Arrochar and it is therefore it is very much a separate settlement.

Like Arrochar, Succoth consists of loose groupings of properties and lacks a structured centre. Some recent individual housing development does not sit comfortably in its setting because it is more suburban in character



Cul de sac development on previous 'strath'; chalet style semi detached and terraces originally built for forestry commission workers



piecemeal semi-suburban development to side of "strath"

3.2.1 ARROCHAR; ANALYSIS

IN THE VILLAGE

There are a number of developments of differing character:

Newer groups of houses

Historically, opportunities for employment have been linked to specific projects such as new forestry and hydro schemes. As the need for housing has increased, new developments have arrived, each a distinct grouping with its own character. Kirkfield Place is a result of the 1928 Housing Act requiring Councils to provide housing for let. An extensive Forestry Commission restocking programme to replace timber used in the war effort resulted in houses at Succoth and Cobbler View. In the early 1960's Bemmerside and McKenzie Avenues were built followed by MacFarlane Drive and MacFarlane Place. The last complex of houses to be built was Beechwood by a Housing Association. In 2006 The Orchard, a private development, was built on the site of the old Arrochar House orchard.

Succoth.....

Succoth is an area of recent development which is adjacent but not joined to Arrochar.

Whereas Arrochar sits at the side of the Loch, Succoth is in an area of level ground (previously farmland) located at the head of the Loch. Access into Succoth is at a distance from Arrochar and it is therefore experienced as a separate settlement. Like Arrochar, Succoth consists of loose groupings of properties and lacks a structured centre. Some newer housing does not sit comfortably in its setting because it is more suburban in character.



Kirkfield Place



MacFarlane Place



Forestry Commission houses, Succoth



McKenzie Avenue



Cobbler View



The Orchard

3.2.2 ARROCHAR; DESIGN PRINCIPLES

Arrochar's distinctive identity as a 'Gateway' to Argyll

In order to ensure the character of Arrochar is consolidated and not further eroded by new development it is important that new proposals take cognisance of the following key issues:

No 'Extension' to Tarbert

Although the communities of Arrochar and Tarbert are closely integrated, the two settlements have developed in distinct locations. If development is allowed to "bleed out" into the countryside between Tarbert and Arrochar, both villages distinctive 'sense of place' will be lost.

Use 'rural' solutions and groupings rather than an urban or suburban equivalent

New development must maintain Arrochar's distinctive 'rural' character. To achieve this development should maintain appropriate spacing between neighbouring properties. Houses should be built in plots appropriate for their size. Large new homes in small plots should be avoided. Where infill is proposed the density will vary dependent on its location. There is an opportunity to consolidate some of village's groupings of houses at the "Back Road" and add to a sense of place. It is important to maintain the separation and common orientation of properties facing onto the water and visible from the long view from the A83.

Layouts which are associated with suburban areas should be avoided – with wide roads, pavements and intrusive street lighting. Where development is for more than one property they should be limited in scale or divided into groups on larger sites. It is considered that in general a maximum grouping of 12 new homes might be appropriate. Development should generally avoid parking areas that dominate the front of properties.



roofline in relation to steep topography (from left) 1. steep peaks of the roofs are derived from the gabled eaves traditional to Arrochar 2. although buildings are elevated, their roofline sits below landscape 3. development is less dense at lochside and follows contour of loch edge



boundary treatment, relationship to street (from left) 1. cottages at "back road" sit directly at the back of the pavement with no front garden 2. villas sit to the back of large landscaped plots 3. backland development served by lanes and path 4. no suburban or urban pavements and street lighting

3.2.2 ARROCHAR; DESIGN PRINCIPLES

Carefully consider new groups of houses together in their landscape setting

There are at present in Arrochar a number of groups of newer houses which sit comfortably in their landscape setting. They tend to share the same characteristics these should be emulated where appropriate;-

- Massing and rooflines are broken at changes of level so development steps up and down with contours. This means that broadly development mirrors the form of the landscape in which it sits
- Successful new development of any size tends to avoid roof lines which are continuous and therefore in contrast to their landscape setting
- Successful buildings tend to sit below the horizon and allow their landscape setting to dominate

Consider how new development is viewed from a distance

Arrochar is visible from a distance – both from the hillside and roadside. Its distinctive “Argyll Forest” character echoes its location as a gateway to the Argyll area.

Although there are a variety of buildings types within Arrochar, which use a range of materials and construction methods, the dominant impression from a distance is of white render and darker slated roofs. The character of new development therefore needs to be considered carefully in terms of its prominence and visibility. Retention of Arrochar’s character is important and an individual design solution in the wrong place has the potential to impact negatively on Arrochar’s over-all character.

Even a well-designed property in the wrong place can become unacceptably prominent. New development should therefore be located around the same contours as existing buildings.

MATERIALS AND CONSTRUCTION DETAILS LOCAL TO ARROCHAR



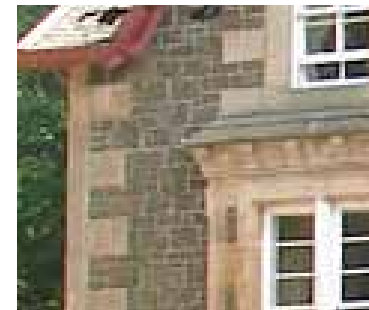
rubble stone



attic dormers



white render and
black paintwork



sandstone



gabled eaves stained timber cladding

EXEMPLAR DESIGN



Gigha; render & timber cottage



Rosneath; sustainable cottages



Milngavie; private villa

3.2.2 ARROCHAR; DESIGN SOLUTIONS



ARROCHAR INFILL; SINGLE PROPERTY

A good single property development is well integrated into the existing setting. Building massing and scale is informed by existing development.



ARROCHAR LARGE PLOT INFILL;

- massing, proportions, building line and orientation of new plot are in keeping with existing development.



LARGE PLOT BACKLAND INFILL;

- reduced proportions
- alternative orientation minimises impact
- landscaping used to screen



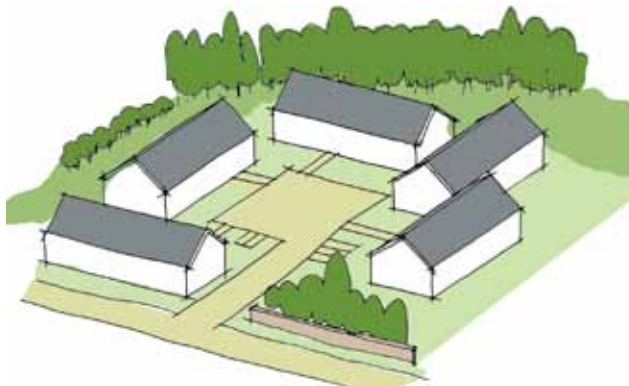
ARROCHAR INFILL; SMALLER GROUP

A small grouping of properties sympathetic to density of existing development



GROUPING OF DEVELOPMENT;

- broken massing of properties reflects topography of the local area (sites are likely to be on a gradient)
- landscape within and between gardens integrates development with surrounding area
- materials should be predominantly render (as is common in local area)
- based on a steading courtyard concept



3.2.2 SUCCOTH; DESIGN PRINCIPLES



Existing rural landscape at Succoth; (clockwise from top left) 1. Farmland behind Forestry housing 2. Rural farmhouse on entrance road to Succoth 3. View over farmland to individual plots at Succoth

SUCCOTH – A COMPLIMENTARY DESIGN APPROACH

Succoth adjoins (but does not merge with) Arrochar Its topography and character is very different from its neighbour – flat strath (farmland) at the bottom of the Glen, rather than wooded hills and loch-side as at Arrochar. New development should complement Succoth's rural character and should reinforce Succoth's different character to Arrochar by adopting.

A farmland character

New development should have a settlement pattern which is based on traditional rural groupings associated with farm-buildings such as farmsteadings and housing for agricultural workers (for example the short terraces of single storey cottages throughout the National Park Area.)

Use of timber and colour

New development should as far as possible integrate with and improve the setting of the existing timber clad housing in Succoth. The latter is attractive but has a standard suburban layout which is not specifically appropriate in this rural location.

It is not considered appropriate that standardised timber cabins should be developed in Succoth as this would introduce more non-place specific building types. Rather Succoth offers the designer an opportunity to consider houses which use timber cladding but retain typical 'Argyll Forest' proportions and massing.

An integrated colour palette for wood stain finishes would offer the opportunity to avoid uniformity while providing a distinctively rural and integrated development.

3.2.3 SUCCOTH; DESIGN SOLUTIONS

TIMBER CLADDING WITH SUITABLE
COMPLEMENTARY COLOUR STAINS



contemporary timber cladding
finishes

OPTIONS FOR SITES AT SUCCOTH

New development at Succoth should try to evoke a rural feel to complement their setting



COTTAGE TYPOLOGY

- based on the original workers cottages typical to Arrochar
- single or one and half storey cottages
- materials used should be predominantly timber to improve the setting of existing Forestry Commission development



GROUPING OF DEVELOPMENT

- based on a steading courtyard concept
- single or one and half storey cottages
- alternate orientation of buildings
- massing of buildings broken down to retain rural feel



Roofscape, Callander

3.3 CALLANDER

3.3.1 CALLANDER; ANALYSIS

Overview of key characteristics

The quality of the built environment and the surrounding countryside is the key contributor to Callander's attractiveness as a tourist destination and place to live.

It sits in an area which has been occupied since Roman times. The original settlement was located where Bridgend is now but, in 1739, a Plan was commissioned by the Duke of Perth as the basis for the 'new town' of Callander which was duly constructed in the 1770s. In common with other Town Plans of the period, the town was designed to provide a tight series of narrow feud plots along a broad Main Street with a town square where the Parish Church was located. This was the first planned rural town in Scotland.

Tourists throng Callander's centre today and have done since the early visits of Dorothy and William Wordsworth and Sir Walter Scott. The publication of 'The Lady of the Lake' in 1810 and later in 1858 the coming of the railway, increased numbers further and Callander developed then to become a fully fledged tourist 'destination'. New hotels were built to cater for demand and new villas established at the 'West End'. Nearer the town centre commerce thrived. The homes and hotels were serviced by the railway which provided a commuter link to the central industrial belt. In the 20C, more recent housing development with a suburban character has grown up at the eastern edge of Callander.



'Leny feus', large villas



infill in gardens of 'Leny feus'



suburban developments each with different character



Callander 'planned town' centre

Approach ...

Callander is typical of many of Scotland's smaller rural towns. Approaching from the east along the A84, there is a reasonable distinction between countryside and edge of settlement. 'Suburban' development (which is increasing) is to either side of the main (valley) road sometimes screened by landscape and trees. Development densifies and addresses the street more positively as the A84 becomes the busy Main Street – the focus for Callander's town centre.



approach from east
'suburban' development set back from road



town centre
focused on main street



town centre
built form on road edge



feu development
lane access from main street

3.3.1 CALLANDER; ANALYSIS

1 THE TOWN CENTRE.....

The centre of Callander consists of generally older properties of traditional design. Their proportions are determined by their narrow plans; they are small in scale and their facades are symmetrically arranged, often with a shop or shops at ground floor. They are generally two and two and half storeys high. They sit directly at the back of the pavement; small variations in building line and a shared rhythm to the facades work with shared characteristics to create a harmonious whole – a distinctive place.

Behind the frontage properties of the Main Street, the original feu plots have been developed for a mix of uses but are now predominantly used for housing. Unlike the ordered character of the Main Street itself, these properties are more varied in development pattern, massing and proportions. This adhoc development is characterful, human in scale and a pleasant contrast to the more 'planned' and predictable Main Street of the town.



main street; properties have a consistent building line and their scale and proportions create a regular rhythm. Variations in eaves height and dormers add interest. There is some varying building orientation to street and some gables blocks of character. The street is pleasantly punctuated by lanes.



the 'feus'; here there is mixed development behind the Main Street, with a variety of terraces and individual plots.

3.3.1 CALLANDER; ANALYSIS

2 'SUBURBAN EDGE OF SETTLEMENT DEVELOPMENT'

More recent development in Callander consists of groups of similar properties with no significant variation in layout or appropriate character.

These new development layouts are based on standard roads layouts eg. suburban cul de sacs rather than the traditional settlement pattern.

There is no consistency of approach determining the relationship of newer development with the A. The relationship of building frontages to the road and the type and quality of boundary and landscape treatment varies.



edge of settlement; there are various approaches in the design of 'suburban' developments at the edge of town. None pick up on the cues and richness of Callander's original settlement pattern

3 VILLAS AND FEUS....

To the west of the town are the "Leny Feu's" – large individual plots with grand villas originally built as holiday retreats for affluent families. A legacy of the planned town these large sandstone villas sit in elevated positions with landscaped gardens dominating their plots.

Occasionally there has been backland development, and new houses sit within the garden grounds of older properties.



'Leny Feu's'; grand elevated villas on large plots of land, some with newer backland development

3.3.2 CALLANDER; DESIGN PRINCIPLES

Infill and development in Callander's older areas

In these areas designers should aim to maintain a sense of place by designing new development based on an understanding of the character of Callander.

Design with Callander's urban grain

In Callander there are areas of clearly different massing and scale of buildings in different locations. eg The 'Leny Feu's' are large scale villas on large plots of land whilst at the centre of Callander development has characteristic 2 and 2 1/2 storey buildings forming distinct streets. Behind the Main Street are dense mews type developments. New development in all areas should be based on an understanding of the density, building types and the built context of the site and an appropriate response to it.

Maintain an appropriate relationship between buildings and the street

Along the Main Street of Callander the buildings sit at the back of the pavement, with a consistent building line being maintained. This gives the town centre its urban character. In quieter locations, such as down lanes and in mews development there is no pavement at all but a shared surface with a more rural character. Elsewhere there are houses with more conventional gardens. New development in each area should be designed to reinforce the predominant or traditional relationship with the street. This may mean that homes have to be planned in a less conventional way to provide privacy and amenity.

Consider aspects of consistent character

Within areas of the town there are some consistent details or aspects of design that contribute to local character. Designers should consider these and incorporate them appropriately in their proposals. Typical common design details include;

- continuous building line maintained perhaps with variation in roof heights to make continuous street or long terrace
- consistent building line maintained
- facade modulation consistent
- density is area specific
- approach to boundaries and /or landscaping is consistent

Develop a characterful, contemporary solution. With care good designers should be able to use the best characteristics of older properties e.g.

- introduce characterful complexity perhaps with variation in roof heights or materials – stone and render, slated and clay tile roofs
- use cast iron and metalwork in boundary details
- design appropriate landscape, boundaries and gardens

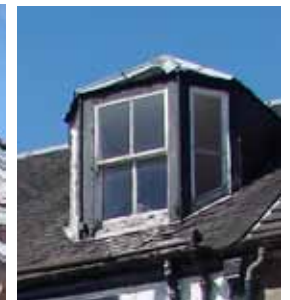
DETAILS TYPICAL TO CALLANDER



boundary treatments; cast iron and stone



decorative bargeboards



tripartite attic dormer



puddingstone



pend



Main Street; variation in roof heights



Relationship to street; (from left to right) 1. gable of building sits directly on street with no pavement 2. building sits far back on plot, garden divides street from building 3. landscaping creates a soft boundary between street and building

3.3.2 CALLANDER; DESIGN PRINCIPLES

NEW DEVELOPMENT ON THE EDGE OF CALLANDER.

In these locations new developments should be specifically designed to prevent further erosion of Callander's character. Design should be of a quality that reflects its wider location in a planned and attractive town.

There are a number of newer (since late 20th Century) developments in Callander the design of which 'could be anywhere' and does not directly relate to Callander's architectural or development character. These have detracted from the overall feel and quality of the original planned town.

There is pressure for further new housing in the town but this should not detract from the qualities that make it a popular destination. New housing design needs to retain and build on Callander's 'sense of place' and mitigate the effect of recent developments. Proposals for new development should not be designed around standard road layouts. The layout design instead should be driven by the creation of outside places and public spaces of quality that feel characterful and pleasant to be in. The emphasis should be on creating a safe pedestrian and community friendly environment that can allow access to local facilities in Callander town centre via a high quality network of footpaths and cycle routes.

There is a range of local development patterns that can be used as a basis for new development e.g. the feu plot types described earlier.

'Introverted' development which presents high fences and backs to the Main Road is not acceptable. Development should have active street frontages. Boundary treatments should be designed and carefully considered.

New development proposals require to have a clear design approach in how they relate to adjacent development. Designers should demonstrate in particular their urban design and landscape strategy.

X



avoid road dominated layouts with generic suburban building styles and introverted development

PRINCIPLES LOCAL TO CALLANDER



alternate orientation of buildings, shared surface access, pedestrian access to development, sensitive boundary treatment



structured landscaping can help to integrate with existing development where landscaping is dominant

EXEMPLAR DESIGNS



Ravelrig; refurbishment and extension



Milngavie; private villa

3.3.3 CALLANDER; DESIGN SOLUTIONS

EDGE OF SETTLEMENT SKETCH SOLUTIONS



NEW 'FEU' PLOTS

Broadly based on the existing feu development behind the Main Street

- long feu type plots are 2 house plots deep
- massing and density is similar to existing development
- building orientation varies to the street
- punctuated by courtyard formations
- defined by shared surface lane access
- parking is well integrated
- roof heights vary
- variation of building type; terraced, semi detached and detached



LANE ACCESS

An alternative approach to road layout makes for a family friendly environment with a rural town character

- shared surface lane is main axis for development
- houses face onto lane
- setback building form shared courtyard space
- parking areas can be located off courtyard

INFILL SKETCH SOLUTIONS



GOOD LOCATION FOR INFILL

- new infill development sits at back of plot
- plot retains existing setback

X



POOR LOCATION FOR INFILL

- new infill development sits at front of plot
- detracts from existing streetscape



Falls of Leny, Strathyre

3.4 HOLIDAY DEVELOPMENTS

3.4.1 HOLIDAY DEVELOPMENTS; ANALYSIS

A range of types of holiday accommodation

Tourism is a major aspect of the success of the National Park. The quality of the developments that visitors are able to stay in shapes their enjoyment of the Park. Their experience of the overall environment in the Park Area is also fundamental and it is therefore double important that new holiday accommodation is of high quality and appropriate in the National Park.

Poor quality holiday accommodation is in direct contrast with the National Park's fundamental ethos. This Case Study is therefore intended to guide good quality design for holiday accommodation and is based on the same design principles as other development within the national park – a context driven approach to design which is based on the need for proposals to take cognisance of precedent. The Guidance gives equal weight to a holiday home's setting – access, landscaping, and external spaces – as it does to the use of appropriate materials and details.

There are a number of holiday developments and timeshare developments in the National Park at present. They offer a wide range of holiday accommodation;-

- **Single holiday cottages** (generally older properties)
- **Small groups of holiday properties** converted from existing buildings (such as farmsteadings)
- **Timber chalets or lodges** – which predominate and which range from one or two timber chalets to substantial holiday villages with a large number of chalets plus ancillary accommodation, such as restaurants and swimming pools.

All of these property types have specifically been built, or converted, to accommodate largely self catering holiday lets and often are sited within a shared space.



(clockwise from top left; 1. Balfron, group of holiday cottages 2. Drymen; local hotel 3. Strathyre; holiday chalet 4. Loch Lomond; historic luxury hotel 5. Balloch; holiday garden apartment 6. Arden; waterside holiday cottage

3.4.2 HOLIDAY DEVELOPMENTS; DESIGN PRINCIPLES

POOR SOLUTIONS LOOK OUT OF PLACE

Given the National park's important environment the following types of development are not appropriate within the park area.

Holiday development with a similar character to a caravan park or a camp site;

Many lodge and chalet 'parks' have been developed from what were originally static caravan sites and are located in 'holiday villages' on prominent sites (often flat land) where lodges are grouped in the same way as some static caravans were. Elsewhere, new lodge parks have been developed that take the same design approach. The worst of these have regimented layouts and are over dense. There is a distinct lack of privacy and amenity for those staying in lodges. This is not appropriate in the Park Area as it does not give the holiday maker an experience commensurate with the quality of the National Park. Due to scenic beauty in almost all of the Park, holiday developments have the potential to offer a high quality experience to visitors and there is a need to raise the benchmark for this type of development.

'Standard' lodge or chalet holiday developments have a very different character to the National Park's villages and towns and look out of place beside existing buildings. In undeveloped landscape and countryside they require to be carefully sited and may require a designed landscape setting.

Most prefabricated timber lodges and chalets have an aesthetic which is at odds with the National Park's vernacular and traditional construction methods. They have their own 'universal' aesthetic and no reference to local character. As many of the Park's smaller settlements struggle to retain distinctiveness, the introduction of even a small number of building types which are at odds with the character of local properties can fundamentally alter the way that a specific locale is perceived and used.

New lodge or chalet type holiday developments in the park should

- Be of a size appropriate for their site based on aesthetically designed layouts
- Be sited appropriately in a way that they are either screened by landscape and natural features, or, if seen, they enhance the landscape in which they sit
- Be carefully sited in relation to existing settlements to avoid impinging on their character

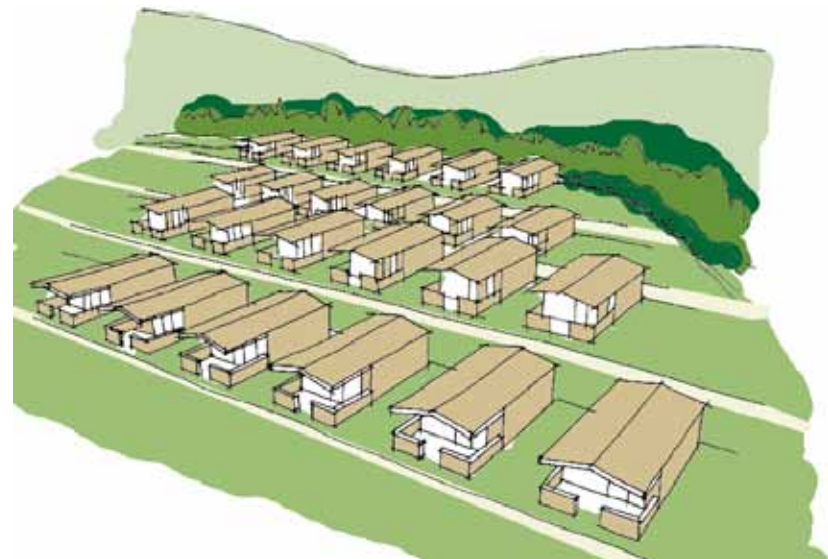
Individual lodges should

- Be sited attractively and make the most of natural topography and landscape habitat
- Have external areas for visitors to use that have some element of defensible space
- Have natural or designed landscape between them

X



Not acceptable; chalet development at edge of settlement



Too prominent

Large groups of holiday chalets are at odds with the National Park's special scenic qualities and can have a significant impact on their setting.

3.4.2 HOLIDAY DEVELOPMENTS; DESIGN PRINCIPLES

MOST OF THE BEST HOLIDAY DEVELOPMENTS USE BUILDING TYPES WHICH ARE LINKED TO THEIR SETTING

FARMSTEADINGSLINKED TO MORE OPEN LANDSCAPE

In the open countryside, chalet or lodge developments are highly unlikely to look appropriate. In these types of settings holiday developments could be designed as clusters and groups of buildings which are more 'agricultural' in character – taking their massing, materials and aesthetic from farm buildings. Even though they may sit prominently in the landscape they are more likely to 'fit in' and look appropriate for this location. Such designs can incorporate shared courtyards and other usable space for visitors. The setting of these developments needs to be carefully considered, as poor quality intrusive boundary treatments and 'garden' landscaping will negatively impact on the landscape. Access and parking should be suitably designed in rural simplicity.

WATERSIDE DEVELOPMENTSA SPECIAL OPPORTUNITY

There may be sites in the Park where there are opportunities to exploit the natural amenity of being by the water. A development in such a location will enjoy rare privileges and as such should be of very high quality design. It should be of appropriate scale for its site and its design should look to appropriate precedents of successful waterside buildings within and outwith the Park Area. The impact of servicing the buildings on the lochside should be carefully considered and car access and parking should be suitably integrated within the design and not provided as an afterthought. The impact and views of the development from the water should be designed as, if not more, carefully than any views from the land.

OTHER HOLIDAY PROPERTIES

Even if purpose built as holiday accommodation, many self catering properties are indistinguishable from standard houses. Their design should reflect the character of the best existing buildings and development in their immediate setting and area. It should be borne in mind that holiday homes generally do not have tended gardens and this can have an adverse aesthetic impact. External areas should be designed and landscaped with this in mind and roads, parking and access should be sensitively designed.

FARMSTEADING



Aberfeldy; farmsteading converted to holiday accommodation

Rural holiday development

- Farmland setting
- Characterful building
- Access to countryside
- A number of units in one development

HOLIDAY DEVELOPMENT BESIDE EXISTING BUILDING



Balmaha; small cottage development

Sympathetic holiday development

- Building style retains character of local vernacular
- Local materials are used
- High quality detailing
- Development size is limited
- Siting and density relates to existing settlement
- Characterful external space created

3.4.2 HOLIDAY DEVELOPMENTS; DESIGN PRINCIPLES

LOCATION AND LANDSCAPING



Timber chalets... in woodland and forest and by water

Visitors are looking for an 'landscape experience' – similar (but not the same as) to camping; which is close to nature, calm and tranquil.

Timber chalets in these locations should be designed to appear 'temporary' – sitting lightly in the landscape with enough space between lodges to give residents a sense of privacy and let nature dominate. In these locations materials and construction methods such as log cabins and timber cladding emphasises their rustic 'forest' character.

HOLIDAY DEVELOPMENTS BESIDE EXISTING BUILDINGS AND IN EXISTING TOWNS AND VILLAGES

Small scale holiday accommodation can be built in many areas within the Park. As with other developments they should be designed to retain and enhance local character. The density, siting and massing should be derived from their setting. Design should generally include a designed range of types or sizes of property to avoid a uniform, standardised appearing development. Because holiday accommodation does not generally require conventional gardens their design offers the opportunity to create characterful, semi private or part-shared external spaces.

TIMBER HOLIDAY CHALETs

The best chalet developments afford their residents the impression that they are living in the landscape – they are at one with nature. For this to be possible chalets should be located so that their landscape setting is more prominent and important than the lodges themselves. The design premise needs to be based on a 'lodges in the forest' model not chalets as an accommodation improvement on a static caravan site.

Any introduced landscaping should be appropriate for the setting's native planting, and if required substantial (so as to have a visual impact which is equal to the chalets themselves). Sites which need extensive screening with new planting will not usually be appropriate.

Chalet development will often be most dramatic and best on more steeply sloping wooded sites which are not easily used for any other purpose (access can be designed for the disabled with ingenuity).

Many chalet types are of a non-traditional design and are often imported from Scandinavia or North America. They do not have a 'traditional Scottish rural' character. Nevertheless, there are some key considerations which will help to make them more appropriate for their setting:-

- avoid designs which increase the scale and impact of chalets
- integrate decking with the massing of property; don't extend it significantly
- avoid 'house like' solid underbuildings; let it be on stilts if required
- use simple robust detailing
- generally pre-fabricated chalet buildings of materials other than timber tend to appear incongruous in woodland & forest
- design and siting should be determined by topography and landscape
- buildings and the structure should be dominated by the landscape

GOOD QUALITY LOCAL PRECEDENT



Forest Holidays; Strathyre

- Good use of landscaping as buffers/screening
- High quality detailing
- Well considered siting and spacing between chalets



Carrick Lodges; Loch Lomond

- High quality construction
- Use of local building typology
- Local materials
- Landscaped setting and well considered siting



3.4.2 HOLIDAY DEVELOPMENTS; DESIGN PRINCIPLES

SUSTAINABLE SOLUTIONS



Greystonelea; Gartocharn – environmentally friendly lodge

- Reclaimed local materials
- Reclaimed slate roof tiles and slate lintels
- Log burning stove connected to velux windows – when temperature drops windows close to retain heat
- Photovoltaic solar panels
- Fully accessible
- 175mm timber frame means a higher levels of insulation in walls than standard construction.

SUSTAINABLE SOLUTIONS



Natural Retreats; environmentally friendly lodge developments

- Use locally produced and natural materials
- Creates luxury within nature
- Designed to fit the local environment
- Zero carbon status accommodation
- Sedum roofs
- Use local water sources for showers where possible
- Solar panels for heat and insulation
- Low energy lighting
- Dual rate boilers

PART 4.

This section of the Design Guidance explains simply how Design Statements should be used and what they should contain.

In pursuance of Sustainable Design the Authority has introduced Sustainability Check Lists. These complement the use of Design Statements and are a fundamental part of good proposals for development. These are also included in this section.

THE PLANNING PROCESS

4.1 THE PLANNING PROCESS; DESIGN STATEMENTS

Design Statements

In November 2001 Scottish Government published 'Designing Places'. This outlines how the planning process should and can facilitate better design in Scotland. The provision of Design Statements by applicants for Planning Consent is a key tool in this aim and subsequently Planning Advice Note 68 was published in 2003 to explain in more detail the application of Design Statements.

In line with the status and special nature of Loch Lomond and the Trossachs National Park it is viewed that generally all proposals for development in the Park Area should be accompanied by a Design Statement. Some very minor developments e.g. a small extension to a building on an inconspicuous site may not require a statement. If you consider your proposal may be potentially exempt please verify this with the Park Authority.

Applicants are encouraged to consult PAN 68 but we have summarised below the key information applicants for development should take account of in preparing a Design Statement and following, have included a sample Design Statement for reference.

A What is a design statement?

Design statements are primarily an illustrated description of key aspects, the context, of a development site and how applicants arrived at the proposed design for their development. They are intended to supplement the basic information already required for Planning Applications and to improve and potentially accelerate the dialogue between planning officers and applicants about proposals.

A good Design Statement clearly explains the ideas which underpin design decisions, rather than simply illustrating design proposals. It should highlight important design and context issues that have been considered and how they have been approached.

B What is the National Park context?

Loch Lomond and the Trossachs National Park provides an important and sensitive landscape setting for new development, and Design Statements will be needed for all new developments.

All proposals forming applications for Planning Consent need to take account of the need to conserve and enhance the natural and cultural heritage of the area, which is the most important and over-riding statutory aim of the National Park (Scotland) Act 2000.

This Design Guidance has explained some of the Park context in more detail to inform those preparing Design Statements. The guidance for Design Statements which follows emphasises the need to consider and address the impact of development on its locale – which includes both the development site and its wider surroundings.

C Design Statement Format

A Design Statement should not be a long or detailed document. It should not generally provide duplicate copies of all drawings already part of the planning submission. Key explanatory planning drawings can be included. Smaller projects can be summarised in one or two A4 pages, larger projects could be explained using an A4 or A3 document or a larger display board.

In all cases, proposals are best explained using clear illustrations and photographs. The aim should be to produce a clear and succinct explanation of the design approach.

D Design Statement Content

D1 Context

In order to properly assess the impact of a potential development on its setting, both designers and planning officers need to have a clear idea of what is already there. Applicants and usually planning officers should know the site and the immediate area well. Nevertheless, it is likely that proposals will be considered by a range of consultees who may not always get the chance to visit, and that proposals will be discussed away from the site itself.

In the National Park the information submitted in the Design Statement should provide sufficient, good quality illustrations to accurately describe the development site and also the area surrounding it. **The drawings and information in a Design Statement should supplement that already provided in a Planning Application and duplication should be avoided.** Typically, a Design Statement could include supplementary information based on maps, photographs, concept sketches and 3d visualisations of proposals. Panoramic photos and description of landscape and townscape are useful and easily compiled from digital photographs.

4.1 THE PLANNING PROCESS; DESIGN STATEMENTS

Unless directly supporting and supplementing the illustrations, text should be kept to a minimum. Each application will have its own key context and issues that must be considered and addressed. **Areas which are likely to require illustration include;-**

Setting; Details of the wider area surrounding the site, using map-based information and photographs, should provide as clear and wide-ranging a picture of the site's surroundings as possible – sufficient information to allow someone who has not visited the area to get a clear idea of context.

Existing buildings and townscape character; Because proposals are expected to take account of existing buildings in the area, the Design Statement should record not only their massing, scale and architectural style, but the way in which they are located relative to other local buildings and the landscape, their orientation and density. Historic plans may be of use in this regard.

Landscape character; land use; key views; boundaries, walls and existing hedges; paths, entrances and access-ways should be considered.

Topography; site levels will impact on proposals in a range of ways including the location of access and parking and the extent of underbuilding. Sections through the site are a good way to clearly communicate any changes of level.

Access; road links and public transport should be known and if required, explained.

D2 Context Analysis

The Design Statement should include a **brief Context Analysis** which explains how the key features of a development's setting will be used to inform design proposals.

In many cases the character and location of adjacent existing buildings and their setting will be of high quality and will determine the design of a new development.

Elsewhere existing development may not enhance its location and should not be used as a basis for proposals. In this case, as an alternative, good quality buildings and townscape in the wider area should be used as a starting point for development.

In either case a Design Statement should always explain how the important or common features of existing development have been used to inform the applicant's design approach, so that new development is well integrated with its setting. Context Analysis should therefore include a response to the following;-

What are the important or common features of existing development which will inform new proposals? For example orientation and settlement pattern, common roof heights and building lines; density, plot size, relationship to road, boundary treatments, massing and scale, materials and colour

What are the key features of the landscape setting which should inform the new development? Such as land use; key views; boundaries, walls and existing hedges; paths, entrances and access-ways; site levels

What access and infrastructure requirements will need to be incorporated into proposals? Such as sightlines, vehicle access, entrances and gateways

D3 The Brief

Design Statements should include a **short** summary of the client's requirements for development (the Brief) . Typically this should include;-

background to development – what is the reason for developing in this location?

proposed development type – what will the building(s) be used for? (e.g. housing); will there be associated infrastructure? (such as roads, parking, external spaces)

detailed description – details of development including number of units or overall floor area; car-parking and access; proposed boundary treatments and landscaping

specific client aims and objectives – such as accessibility, sustainable design

D4 Design Solution

A good designer uses both an analysis of context and the client's brief to inform their proposals. They have a strategy or concept which underpins their design in order to ensure that proposals not only fulfill their client's requirements, but provide a positive addition to their setting.

A Design Statement therefore needs to explain what these ideas are, (rather than providing a simple description of proposals) and should therefore include a brief summary which explains their **Design Concept** and which details how the client's brief and context are reconciled in a creative way. Typical issues which should be considered (dependent on the size of a project) include;-

Proposed layout and access

Proposed built form

Details and materials

Landscape proposals

Approach to sustainable design

4.2 THE PLANNING PROCESS; **SAMPLE DESIGN STATEMENT**

Sample Design Statement

Individual applicants are encouraged to provide Design Statements which reflect their approach to the design process and the particular constraints and opportunities of their brief and the site. Design Statements will therefore vary in feel as much as individual designs do and this in itself is a way of developing the dialogue between applicants and planning officers regarding the suitability of the design approach and the proposals. It is important that the provision of a Design Statement should not be standardised – the content however should be comprehensive and focused on the key issues for the specific development. We have included a Sample Design Statement to illustrate how one designer and applicant might demonstrate their approach and proposals.

4.2 THE PLANNING PROCESS; SAMPLE DESIGN STATEMENT

Sample Design Statement:

PROPOSALS FOR SUSTAINABLE HOUSING AT HILLSIDE WALK, AUCHNADOON, THE TROSSACHS

1. Context

Setting: Auchnadoon is a small rural village set against a dramatic backdrop of forested hills and mountains which contribute significantly to the village's sense of place. There are a number of distinctive traditional buildings locally, however, these are almost overwhelmed by more recent 'could be anywhere' neighbouring development.

The site, on the fringe of Auchnadoon, is located at the end of Hillside Walk & incorporates part of a lightly wooded area of undeveloped land. The self generated woodland is currently bound on its southern, western & eastern edges by terraced housing.

Existing buildings:

Directly opposite the proposed site there are individual detached dwellings which are currently served by an unfinished road surface.

The site opposite the proposed development includes a variety of individual dwellings ranging from traditional farmhouse style houses incorporating distinctive gables to circa 1960 bungalow dwellings. Many of the houses incorporate the use of render, timber shingle cladding & feature dormer windows. On Hillside Walk itself the housing is orientated towards the street & stepped terrace. There is nothing of specific architectural quality in these houses.

2. The Brief

The client wishes to provide a small development of affordable, sustainable homes for the local area. The proposals currently include 10 No. Mainstream Cottage Flats (5 Buildings). The Cottage flats proposed are 2Bed/4Person Dwellings, although these can be adapted by extending the units to allow for a 3Bed/6Person units.

The mix may also include a small number of Special Needs Units, these would be adapted versions of the mainstream proposals and would ideally be located within the plots identified at the northern edge of the site.

Sustainable Design: The client has expressed a desire to construct model sustainable housing units, both in their layout & specification. We aim to take full account of guidance from SUST and the Building Research Establishment.



Hillside Walk; location plan



Hillside Walk; context



4.2 THE PLANNING PROCESS; SAMPLE DESIGN STATEMENT

3. Design Approach

Relating Proposals to the Existing Context

Orientation: The buildings are located on individual plots orientated east-west in a similar manner to the houses opposite. This layout also benefits the properties in that they have solar gain from having large southerly elevations. In townscape terms the layout of the development also creates a punctuated streetscape which relates to the individual dwellings opposite, allowing glimpses of the Auchnadoon woodland through the spaces between the houses. The aim of connection with the woodland is also manifest in the proposed footpath which allows physical connection through the woods.

Detail & Materials: To create modern dwellings with reference to their context we have incorporated new dormers that refer to the more traditional dormer windows & gables found in the local area. We have also used timber which we feel will be sympathetic to the woodland setting of the site and render to relate to adjacent properties.

Access & Infrastructure

Vehicular Access: The proposals involve constructing an adoptable standard access road with turning head parallel & connecting onto Hillside Walk. The current access is an unfinished unadopted roadway which services the individual dwellings adjacent to the immediate site.

Parking: Each dwelling has been allocated a parking space accessed via a drop kerb from the proposed roadway.

Drainage: It is proposed to use a SUDS for all surface water from the development & use the existing Scottish Water Sewer, which runs under the proposed new roadway, to dispose of foul waste.

Pedestrian Access: As part of the road construction the proposed footpaths would provide access to both the proposed development & enhance the provision of pedestrian access to the existing dwellings opposite. As part of the Community Consultation process, the desire for a footpath connecting the extended Hillside Walk access & the Hillside Way Housing opposite, has been identified. At present there are numerous routes through the woodland. The proposals aim to connect the northern edges of both areas and would follow the existing woodland route.



Hillside Walk; proposed streetscape allows glimpses of Auchnadoon woodland



Passive Solar Gain; proposed orientation allows maximum solar access to the facades with living spaces



Details & Materials; eaves spars, eaves dormer windows and the use of timber and render are all a reference to existing traditional properties

4.2 THE PLANNING PROCESS; SAMPLE DESIGN STATEMENT

3. Design Approach (Continued)

Sustainability

Solar Housing Layout: The units have been orientated to maximise south light, day lighting & solar gain into all living apartments. This approach also determines that the north facing wall in each unit is highly insulated and has only a few, if any, small aperture windows. The larger glazing on the southern elevation allows greater visual amenity to the beautiful surroundings of Auchnadoon & also down over the Trossachs.

Outline Specification: We have taken account of the Sustainable Housing Design Handbook. Our aim is to prefabricate highly insulated timber kits offsite to increase thermal & breathable performance & minimise disruption to the adjacent properties by delivering the kits to site ready for fast track construction. Material specification will aim to include locally or Scottish sourced materials & labour, this includes the use of homegrown Douglas Fir Cladding & possibly reclaimed slate for the roofs. NB. The historical & contemporary use of timber in Scottish Construction has been recently illustrated in the Scottish Executives 'Timber Cladding Design in Scotland' publication.

External Materials:

- Render
- Upper Level Douglas Fir Timber Cladding
- Timber Windows & Doors
- Reclaimed Slate Tiles



Hillside Walk; site plan (showing solar layout)

4.3 THE PLANNING PROCESS; SUSTAINABILITY CHECKLISTS

| | |
|--|--|
| <p>This checklist will help you consider sustainable design issues when planning any development in the National Park.</p> <p>It aims to reduce the environmental impact of development and to encourage vibrant communities. We encourage everyone involved in development in the National Park to achieve the highest level of sustainable design possible.</p> <p>All applicants should complete this checklist to demonstrate how their proposal meets Policy SUS DEV I.</p> | <p>How to use this checklist</p> <p>Explain how you considered each issue and the actions you have taken to address it. ✓</p> <p>Where relevant, provide evidence to support your answers, or include a reference to the relevant part of your application or supporting statement. ✓</p> |
| <p>Policy SUSDEV1 Sustainable Development</p> <p>All new development will be required to demonstrate how sustainable development principles have been taken into account in the following:</p> <ul style="list-style-type: none"> (a) site selection, layout – including sufficient separation from adjacent European Sites (or their tributaries), orientation, building design and lighting; (b) sustainable materials; (c) efficient energy use and opportunities for renewable energy; (d) water conservation and management; (e) conservation of important historic and cultural assets; (f) facilities to manage and minimise waste; (g) safety and security, including community impact; (h) economic vitality; (i) enhancement and creation of biodiversity; and (j) facilitation and encouragement of sustainable transportation. <p>All development proposals will be required to demonstrate this by completing a Sustainability Checklist supplied by the Park Authority. Larger-scale developments will be supported by a more detailed sustainable development appraisal.</p> | <p>If you are submitting a planning application online, attach your answers to the checklist as supporting information. ✓</p> <p>Not all questions will be relevant to all proposals. If you have any questions when completing the checklist, please contact a planning officer on tel: 01389 722024 or email: planning@lochlomond-trossachs.org ✓</p> <p>If you are planning a development in the National Park, we strongly advise you to discuss your proposal with a planning officer before making your application. This will help you to identify the aspects of the checklist that are most relevant to your proposal.</p> <p>We will use your completed checklist to assess your planning application.</p> <p>We will also use it to monitor the contribution that development in the Park makes towards creating a sustainable future for our communities.</p> |
| <p>Loch Lomond & The Trossachs National Park Authority National Park Headquarters, Carrochan, 20 Carrochan Road, Balloch G83 8EG Tel: +44 (0) 1389 722600 Fax: +44 (0) 1389 722633 www.lochlomond-trossachs.org email: planning@lochlomond-trossachs.org</p> | |

4.3 THE PLANNING PROCESS; SUSTAINABILITY CHECKLISTS

I. SITE SELECTION AND BUILDING MATERIALS

Will the development minimise resource use and utilise sustainable materials?

| Site Selection and Building Materials | Yes | No | Please explain |
|--|-----|----|----------------|
| (a) Does the development re-use an existing building or previously developed site? | | | |
| (b) Are any of the building materials proposed to be re-used from this site? What proportion? | | | |
| (c) Are the main building materials sustainable? e.g. produced from a renewable resource, sourced locally, non polluting, non-toxic, biodegradable, low embodied energy. Please outline the main materials (roof, external walls, internal walls, upper and ground floors, and windows). | | | |
| (d) Is timber sourced from sustainably managed forests? e.g. FSC (Forest Stewardship Council), PEFC (Programme for the Endorsement of Forest Certification) or other certificate? | | | |
| (e) Will the building materials be sourced locally? Please explain your strategy for sourcing materials. | | | |

Further Help

Forest Stewardship Council (FSC) certified timber: www.fsc-uk.org

PEFC (Programme for the Endorsement of Forest Certification): www.pefc.co.uk/

ICE database determines the embodied energy and carbon of a large number of building materials: <http://www.bath.ac.uk/mech-eng/serf/embodied/>

4.3 THE PLANNING PROCESS; SUSTAINABILITY CHECKLISTS

2. WILDLIFE, HABITATS AND BIODIVERSITY

Will the development protect and enhance habitats and biodiversity?

| Existing habitats and biodiversity: | Yes | No | Please explain |
|---|-----|----|----------------|
| a) Have ecological surveys been carried out to identify any rare or protected habitats and species on, or adjacent to, the site? Please list the surveys carried out. | | | |
| b) Are there any rare or protected habitats and species on or adjacent to the site? Please list the protected habitats and species found. | | | |
| c) Have you minimised tree removals and mitigated for any tree loss by proposing compensatory planting? | | | |
| d) Will retained trees be protected during construction in accordance with British Standard BS 5837 (2005) – Trees in Relation to Construction? | | | |
| Creating habitats and biodiversity: | Yes | No | Please explain |
| e) Will new planting be carried out? Please list species. | | | |
| f) Will development create new habitats or increase habitat connectivity or species population e.g. by linking woodland corridors? | | | |

Further Help

Advice on protected species:

<http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/protected-animals/>

Link to SNH webpage for information on location of protected areas <http://gateway.snh.gov.uk/sitelink/index.jsp>

Biodiversity Planning Toolkit: www.biodiversityplanningtoolkit.com/default.asp

National Park Planning Advice Leaflets: <http://www.lochlomond-trossachs.org/planning/planning-advice-leaflets/menu-id-594.html>

4.3 THE PLANNING PROCESS; SUSTAINABILITY CHECKLISTS

3. ENERGY

Will the development minimise energy demand, reduce CO₂ emissions and consider renewable energy options?

| Energy | Yes | No | Please explain |
|--|-----|----|----------------|
| a) Has the building been sited and designed to benefit from passive solar gain (sunlight) and wind shelter? | | | |
| (b) What will the main energy source be? | | | |
| (c) Does the development incorporate renewable or low carbon energy technologies e.g. solar panels, photovoltaic cells, biomass, ground source heat pumps, or hydroelectricity? | | | |
| (d) Which Sustainability Label will you opt to achieve when you apply for building warrant? Please state if you intend to achieve the base level ('Bronze'), or if you will opt to achieve a higher level of 'Bronze Active', 'Silver' or 'Gold' | | | |
| (e) Do you propose to have the development assessed by any other technical and environmental performance standard such as BREEAM, Ecohomes, or the Code for Sustainable Homes? | | | |

Further Help

Sustainability Labels in Scottish Building Regulations (introduced on 1 May 2011): <http://scotland.gov.uk/Topics/Built-Environment/Building/Building-standards/about/bsdsustain>

BREEAM Ecohomes (environmental standard for new-build residential developments): www.breeam.org/page.jsp?id121

BREEAM New Construction (environmental standard for non-residential developments): www.breeam.org/podpage.jsp?id1369

Passivhaus (international low energy design standard): www.passivhaustrust.org.uk/

Renewable energy technologies including grant schemes: www.energysavingtrust.org and www.scotland.gov.uk

For information about Scotland's action on climate change, go to: www.scotland.gov.uk/Topics/Environment/climatechange

Practical household action on climate change: www.energysavingtrust.org.uk

4.3 THE PLANNING PROCESS; SUSTAINABILITY CHECKLISTS

4. WATER

Will the development incorporate water efficiency and sustainable urban drainage measures?

| Water | Yes | No | Please explain |
|--|-----|----|----------------|
| (a) Does the development incorporate facilities for rainwater, grey water recycling or any other water use minimisation measures? | | | |
| (b) Does the development incorporate SUDS (Sustainable Urban Drainage Systems)? | | | |
| (c) Have impermeable surfaces been minimised? | | | |
| (d) For private wastewater treatment systems, does the development discharge to land rather than to a water course? Refer to Policy ENV11 of the Local Plan. | | | |
| (e) Does the development incorporate measures to adapt to climate change, i.e. hotter, drier summers and warmer, wetter winter and autumn periods? | | | |

Further Help

SUDS (Sustainable Urban Drainage Systems) should be designed to comply with the CIRIA SUDS Manual (C697): www.sepa.org.uk/planning/surface_water_drainage.aspx. Further guidance on SUDS can be found at: www.ciria.org. Where SUDS proposals are to be adopted by Scottish Water they should be designed to Sewers for Scotland Second Edition. Further information on the Controlled Activities Regulations (CAR) can be found on SEPA's website; http://www.sepa.org.uk/water/water_regulation/car_application_forms.aspx Advice on designing a SUDS Management Train: http://www.ciria.org.uk/suds/suds_management_train.htm Scottish Government guidance on Delivering Sustainable Flood Risk Management: <http://www.scotland.gov.uk/Publications/2011/06/15150211/o>

4.3 THE PLANNING PROCESS; SUSTAINABILITY CHECKLISTS

5. WASTE AND POLLUTION

Will the development minimise waste and pollution, and encourage re-use and recycling?

| Waste and Pollution | Yes | No | Please explain |
|--|-----|----|----------------|
| (a) Has the building been designed to minimise waste during construction? | | | |
| (b) Has a Site Waste Management Plan (SWMP) been prepared? | | | |
| (c) Has a suitable space been identified for the storage of waste and recyclables inside and outside each building once operational? | | | |
| (d) Will the development include measures to prevent pollution to surface and ground water (during construction and operation) e.g. drain interceptors and bunded areas? | | | |
| (e) Will the development minimise pollution and disturbance during construction, e.g. from noise, dust, and vehicle movements? | | | |
| (f) Has an indicative CMS (Construction Method Statement) been prepared? | | | |

Further Help

SEPA advice on pollution prevention and the information to be covered in a Construction Method Statement: http://www.sepa.org.uk/planning/construction_and_pollution.aspx

For information on Site Waste Management Plans (SWMPs), see:

PAN 63 on Waste Management Planning: <http://www.scotland.gov.uk/Publications/2002/02/pan63/pan-63>, and Appendix B of Scotland's Zero Waste Plan: <http://www.scotland.gov.uk/Resource/Doc/314168/0099749.pdf>

4.3 THE PLANNING PROCESS; SUSTAINABILITY CHECKLISTS

6. TRANSPORT

Will the development encourage the use of sustainable modes of transport in accordance with Policy TRAN2 of the Local Plan?

| Transport | Yes | No | Please explain |
|--|-----|----|----------------|
| (a) Will the development encourage sustainable travel e.g. walking, cycling, and use of public transport? Explain what has been done to minimise car use. | | | |
| (b) Will the development provide safe links to the Core Paths Network (paths identified in the Core Paths Plan, June 2010) and other routes or provide new access opportunities? | | | |
| (c) Have innovative transport approaches been considered? For example, employee travel plans (actions designed by a workplace to encourage sustainable travel), car clubs (that give access to cars on a per mile basis and reduce car ownership), provision of electric vehicle charging points, bespoke transport links, collaborative transport services. | | | |
| (d) Will the development support working from home e.g. does it provide a space for a home office? | | | |
| (e) Has a transport statement or Transport Assessment (larger-scale developments) been completed in accordance with Local Plan Policy TRAN3? | | | |

Further Help

Guidance on Transport Assessments for Development Proposals in Scotland: www.scotland.gov.uk/Publications/2002/04/14551/3214

Employee Travel Plans: www.scotland.gov.uk/Publications/2002/10/15454/11007

Public transport services within the National Park: www.lochlomond-trossachs.org or www.travelinescotland.com

Core Paths Plan: www.lochlomond-trossachs.org/looking-after/core-paths-plan/menu-id-394.html

Guidance for organisations developing and implementing travel plans www.travelknowhow.org.uk/tactran

Information on all modes of transport (cycling, walking etc) within the National Park www.tactranconnect.com

4.3 THE PLANNING PROCESS; SUSTAINABILITY CHECKLISTS

7. SOCIAL AND COMMUNITY WELLBEING

Does the development enhance social and community wellbeing and have buildings been designed to be accessible and flexible?

| Social | Yes | No | Please explain |
|---|-----|----|----------------|
| (a) Does the development promote outdoor recreation, health and community interaction, e.g. by providing green spaces, community facilities and access to core paths? | | | |
| (b) Does the development provide a private outdoor amenity space? | | | |
| (c) Have buildings been designed to be accessible and flexible? State if designed to achieve Lifetime Homes Standard (www.lifetimehomes.org.uk) | | | |
| (d) Does the development ensure public safety, provide security and prevent crime? Note if you intend to obtain a Secured by Design certificate. | | | |
| (e) Have you consulted the community (stakeholders, users, village or Community Council) about your proposal? If so, please explain how. Indicate whether you have provided a summary of the feedback you received. | | | |
| (f) Is your development close to community facilities? For example, how far to the nearest shop or school? | | | |

Further Help

For a map of the Community Council boundaries within the National Park, go to: www.lochlomond-trossachs.org/living/our-communities/menu-id-202.html

Secured by Design: www.securedbydesign.com

4.3 THE PLANNING PROCESS; SUSTAINABILITY CHECKLISTS

8. ECONOMIC

Does the development contribute to the sustainable economic vitality of the National Park?

| Economic | Yes | No | Please explain |
|--|-----|----|----------------|
| (a) Does the development increase employment opportunities for local people either during construction or after? Please explain how. | | | |
| (b) Does the development provide training opportunities for local people? | | | |