

Appendix 3 – The Proposed Development

Appendix 3.1 - Figures



Zone	Area	Proposed Use(s)	Key Parameters
Zone A: Station Square	1	Mixed Use: Food & Drink, Entertainment and Budget Accommodation	<ul style="list-style-type: none">Brewery (max height 13m, 1200 sqm total floor area including 300 sqm pub)Restaurant (max height ~9m, floor area 150 sqm)Amphitheatre - temporary tented structureBudget accommodation (32 max bed spaces, 16m max height)
	2	Tourist Information Services and Public Realm	<ul style="list-style-type: none">Tourist office to remain with potential to accommodate other complementary uses eg bike hireEnhanced public square adjacent to tourist office
Zone B: Riverfront	3a	Woodland with Forest Lodges and Recreational Facilities	<ul style="list-style-type: none">Up to max No. 43 single storey forest lodges within woodlandPhoto, B&C and Play Areas in woodland pocketsPath network (incorporates John Muir Way (JMW))
	4a	Managed Woodland with SUDs	<ul style="list-style-type: none">Existing woodland retained and managedExisting path network (including JMW) retained2 SUDS attenuation areas:<ul style="list-style-type: none">Area 1 – treatment of surface water from upgraded section of Pier Road and adjacent car parkArea 2 – treatment of surface water from reconfigured Pierhead Car Park and roof runoff from Pierhead Visitor Destination
Zone C: Pierhead	5	Pierhead Visitor Destination	<ul style="list-style-type: none">Apart Hotel (max 60 bedrooms, height varies with a maximum of 24m height)Water Park (max 24m height of structures)Restaurant/Bar (max 150 sqm, incorporated into apartment/water park)Visitor Hub (indoor rides, storage and office uses, height varies but max 24m height)
	6	Visitor attraction and carpark	<ul style="list-style-type: none">Details subject to future planning
	7	Multi-User Public Realm	<ul style="list-style-type: none">High quality hard landscape public realm with capacity for temporary visitor attraction uses
Zone D: Drumkinnon Wood & Bay	8	Woodland Visitor Attractions	<ul style="list-style-type: none">Children's Play AreaAdventure themed rides and walkways (all installations below tree canopy, max height at entry points up to 12m)Targeted development to retain and improve existing woodlandRetention of above ground Petroline pipeline infrastructure
	3b	Woodland with Forest Lodges	<ul style="list-style-type: none">Up to max No. 32 single storey forest lodges within woodlandPath network
Zone E: Woodbank	9	Site Entrance Buildings	<ul style="list-style-type: none">Security, management and ticketing uses (5m max height above adjacent car park)
	4b	Managed Woodland	<ul style="list-style-type: none">New pedestrian path networksExisting woodland retained and managed
	10	Staff & Service Area	<ul style="list-style-type: none">Deliveries point, storage, management, welfare and security uses (5m max height)
	3c	Boathouse Accommodation	<ul style="list-style-type: none">Luxury visitor accommodation at previous Woodbank BoathouseAccess by boat
	11	Buffer Zone	<ul style="list-style-type: none">12m stand-off between existing dwellings at Drumkinnon Gate and proposed developmentNo development
	12	Residential	<ul style="list-style-type: none">Up to No. 20 low density residential dwellings
	13	Heritage Landscaping	<ul style="list-style-type: none">Facade retention of listed Woodbank House as landmark featureLandscaping
	3d	Visitor Accommodation largely within woodland	<ul style="list-style-type: none">Up to No. 28 holiday lodgesPath networkUse of existing outbuildings as visitor accommodation - subject to future planning
		New Car Parking	<ul style="list-style-type: none">Total provision for 311 new parking spaces + 74 relocated/reconfigured spaces at Pierhead
		Site Vehicular Access Points	<ul style="list-style-type: none">No.11 vehicular access points
Overarching Components (Internal access, utilities and drainage to be confirmed at detailed design stage)		Indicative Pedestrian/cycle linkages (capable of use by emergency vehicles)	<ul style="list-style-type: none">As drawing
		Indicative Pedestrian/cycle linkages	<ul style="list-style-type: none">As drawing
		Monorail	<ul style="list-style-type: none">Station Square to Pierhead through Zones A, B and C (max height 3.5m)Monorail Stations in Zone A at ground level & Zone C in Apart-HotelMonorail alignment subject to detailed design
		Site Boat Access Points	<ul style="list-style-type: none">2 no boat access points

REVISIONS

B 18.01.17	test amended with key
C 18.01.17	area of Zone E Area 3d amended provision to Area 4 amended
D 03.05.17	parking areas updated annotation updated

NOTES

DO NOT SCALE
The Designer must check & verify all Site & Building Dimensions, Levels & Section Levels at CD/RL before commencing work
This Drawing must be read with the 100% Contract Specification and any related documents together in full and in accordance with the contract documents.
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Scale: 1:1000

PLANNING

West Riverside
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