



Design + Access Statement

Dargavel Village Centre

June 2013

Contents

Introduction

1.0 The Context: Dargavel Village Centre

- 1.1 Dargavel Village Centre
- 1.2 Routes + Linkages
- 1.3 Frontages, Spaces, Buildings
- 1.4 Land Use + Surrounding Development

2.0 Dargavel Village Mixed Use Development

- 2.1 Dargavel Village Mixed Use Development
- 2.2 Village Square
- 2.3 Retail Provision
- 2.4 Retail Provision: Overview of Development Options
- 2.5 Retail Provision: Masterplant
- 2.6 Community Facilities
- 2.7 Residential + Development

Cass Associates
Studio 104 The Tea Factory
82 Wood Street
Liverpool
L1 4DQ
UK

t 00 44 151 707 0110
f 00 44 151 707 0332
e all@cassassociates.co.uk

www.cassassociates.co.uk

Introduction



Introduction

The approach and layout of the mixed use development at Dargavel Village has been derived from the principles established in the Phase 01 Design Code and Contextual Masterplan which were developed in response to conditions associated with the Outline Planning permission for the development.

The design and access statement has been prepared in parallel with a number of other documents that support the planning application for the mixed use development. The purpose of the statement is to provide a clear, easily understood explanation of the design process and the overall development scheme.

The statement has been written with a clear structure and a description for each key component, fully illustrated through the use of plans, sketch drawings, images and diagrams.

The statement has been structured around two main sections:

1. The Context: Dargavel Village Centre

This section describes the key elements within the Village Centre and provides a context for the specific areas within this planning application. It re-iterates the key principles set out in the Design Code and provides additional detail on the design, layout and aspirations for the Village Centre.

2. Dargavel Village Mixed Use Development

This section focuses on the specific components within the Village Centre application. Analysis of the design process is set out followed by a detailed description of the public realm, retail provision, community facilities and residential development. Each component is described and illustrated providing detail on the amount of development, the surrounding context, the layout and the appearance of each.

1.0 The Context:

Dargavel Village Centre

DESIGN + ACCESS STATEMENT

1.1 Dargavel Village Centre

Introduction

The Village Centre provides the core of the Dargavel Village development with a character founded on the strength of the existing landscape, a thorough understanding of Scottish rural settlements and a vibrant mix of development. The importance of the link between the village, the existing landscape and the mixed land uses is most strongly defined by the sequence of spaces running from Station Road to the ponds adjacent to the village square. This is a significant threshold into the development. Within this sequence, mature deciduous trees and sensitive ecological environments will be carefully woven into a mix of residential and commercial land uses to create a rich and diverse urban environment.

The mixed use Village Centre is a higher density amalgam of uses and activities orientated around quality public spaces. These spaces create a civic heart to the Bishopton Community Growth Area as a whole. They will be enclosed by different uses within building blocks giving a reasonably continuous frontage. There is an opportunity to front these spaces with housing, retail, small services uses and community buildings.

For the Village Centre there is a set of urban design guidelines that define how developers should capitalise on design opportunities.



Village Centre indicative masterplan showing the mixed use development application area

1.1 Dargavel Village Centre



Key Principles

There are a number of key design and development principles which will define the particular character of the Village Centre:

- The perimeter blocks, which provide the essential grain to the urban area, are more continuous in this core. The size of the blocks allows a range of uses and buildings to be accommodated.
- The urban blocks are large enough to enable mews parking courts within them. Parked vehicles will not overwhelm the public spaces or the frontage zones of buildings.
- There is a primary vehicular route running through the Village Centre which is one part of an informal grid layout of roads offering a choice of routes. The primary route provides for a bus service into and out of the public spaces at the heart of the development. The primary route also passes through or alongside pedestrian / cyclist favoured spaces. Where this occurs the road will be raised to the level of footpaths.
- The most valuable trees in the centre including trees around the central ponds, are retained where possible and have been incorporated into the design of the public realm.
- Building heights will vary from two storey housing to three or four storey buildings at key points. The higher elevation of buildings will be used to accentuate thresholds and turning points and to provide the termination of long vistas. Higher landmark buildings will provide important visual reference points and aid the legibility of this part of the development. The location of higher buildings will add surprise and character to the Village Centre.
- Gateway buildings, particularly along the Station Road approach and within the Village Square, will need to be carefully designed to engage with the street at groundfloor level with entrances and break out spaces. They should create a sense of arrival by their increased scale and form but, in turn, they will also need to add to the continuity of the street in which they are placed through the shared use of materials, architectural form and proportion.

1.2 Routes + Linkages

Routes + Linkages

The Village Centre is penetrated by a wide range of different routes enabling a high degree of permeability through the area.

A strong movement network for all modes of travel sets out clear links to the existing village to the east, the public spaces to the west and the rest of the development to the north and south.

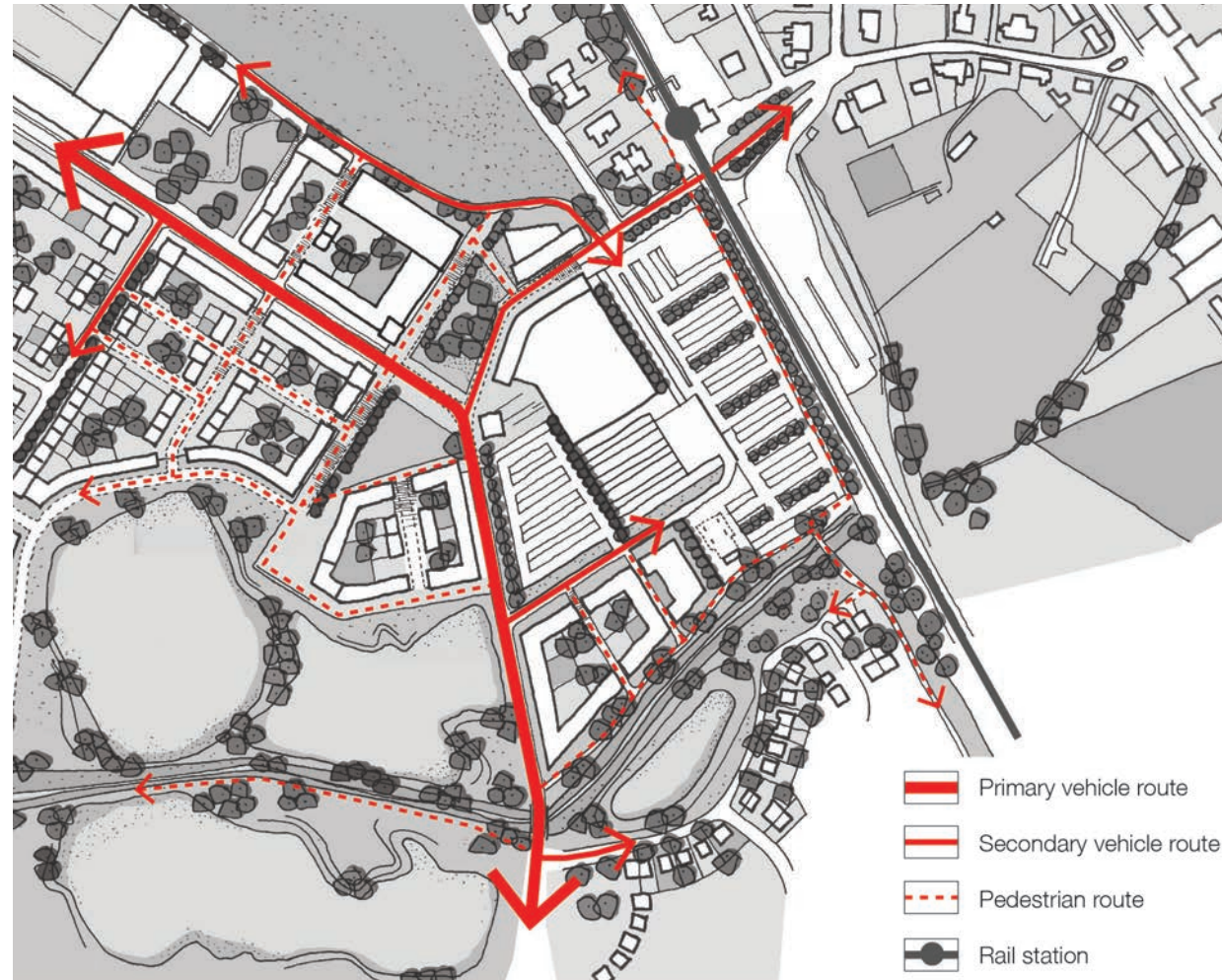
The main route through the village centre is the north – south Village Road which links the Northern and Southern gateways.

The Village Road is defined through the centre of the village by formal street frontages and an urban character.

The focal point of the road is the Village Square at the entrance from Station Road.

A number of secondary routes and urban lanes provide access into the residential neighbourhoods. These secondary routes are made up of local roads and a series of shared surface streets and courtyards.

All routes should provide for pedestrian and cycle access throughout the area with a key connection into the Bishopton Core Footpath to the east.



1.3 Frontages, Spaces, Buildings

Frontages, Spaces, Buildings

The Village Centre is defined by a series of key spaces aligned on the north – south Village Road that dissects the area.

Overall there is a medium to high density of development in the area to create an urban character within the Village Centre.

A key consideration of the Village Centre is the threshold between the urban core and the wider landscape, most notably the habitat surrounding the Central Ponds to the west.

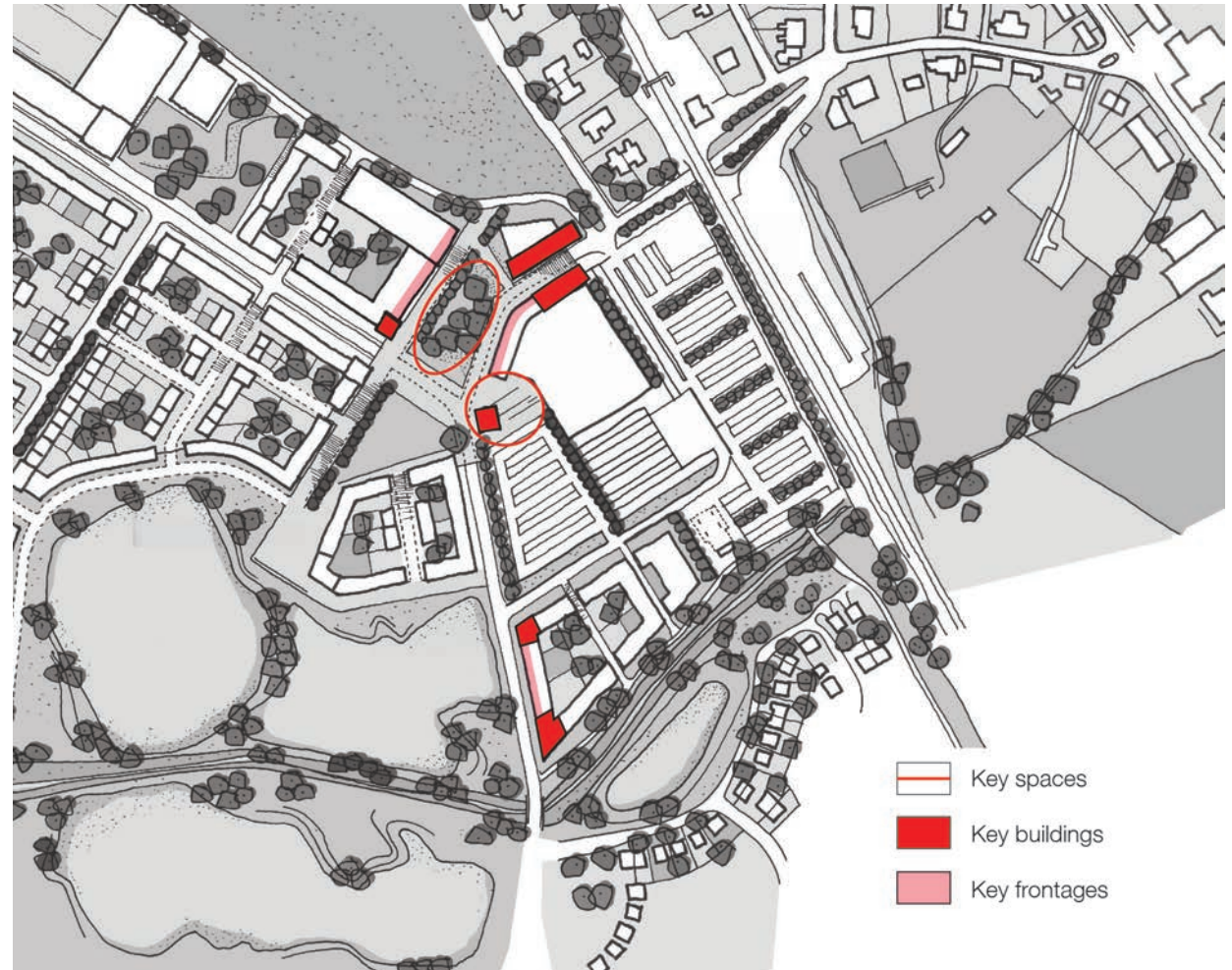
The Village Square will act as the focal point for the whole Village Centre creating an important interface with the existing village of Bishopton and will harbour a mix of uses and amenities for the surrounding communities.

There are a number of secondary spaces that provide focal points within the residential and mixed use plots that surround the Village Centre.

Each of these spaces define public areas or entrances to key access routes through the development.

The treatment of building frontages should be defined at each focal point to address the importance of the spaces they overlook.

The character of key buildings and in particular the retail frontage within the Village Centre should be defined by their relationship with the street or public space.



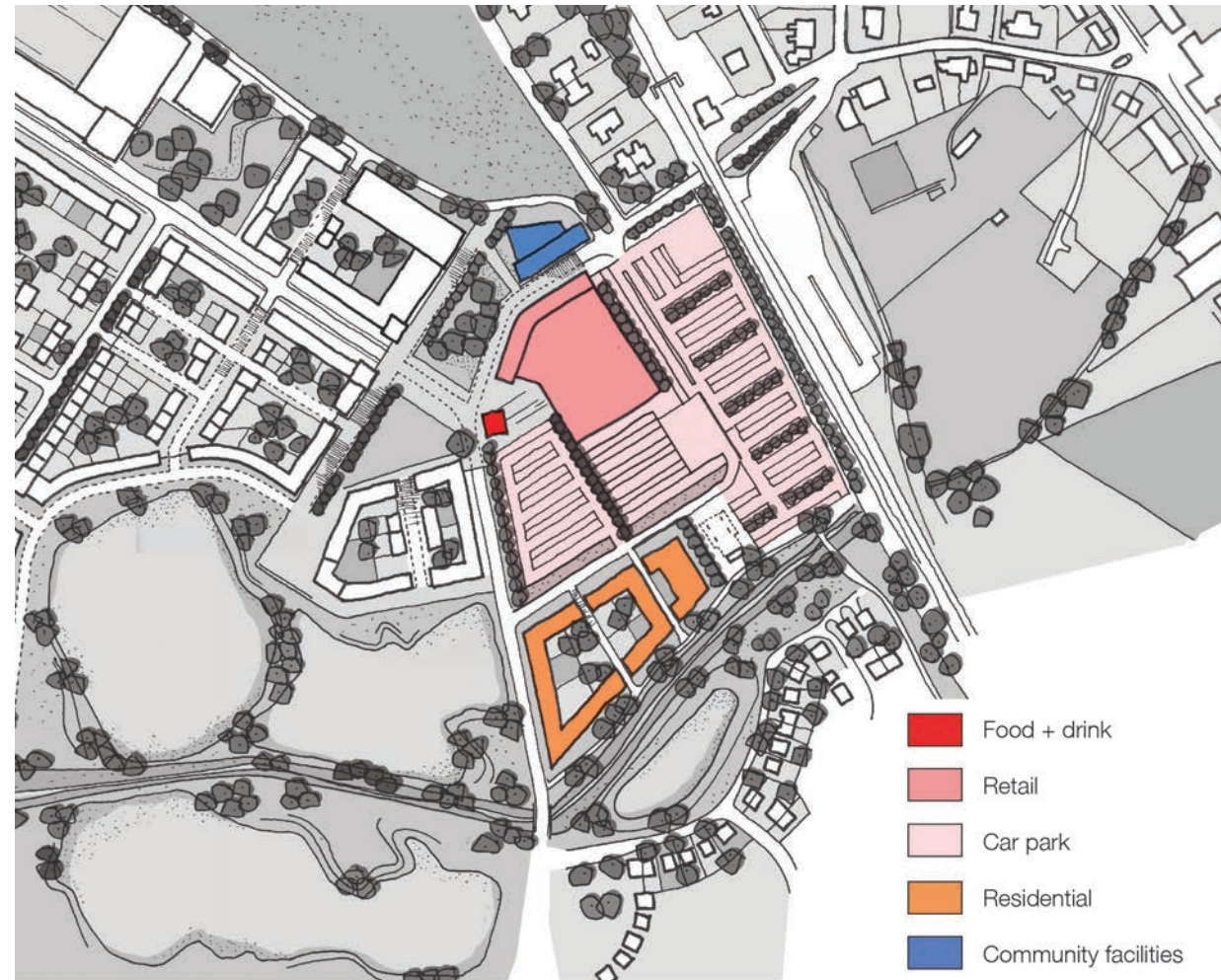
1.4 Land Use + Surrounding Development

Land Use + Surrounding Development

The Village Centre will have a mix of land uses to satisfy the needs of the Bishopton Community Growth Area as well as to create vibrancy and diversity for the Village Centre. The dominant land use in the Village Centre as a whole will be residential. There will be a variety of development types and densities designed to fit into and define the key spaces of the Village Square, Village Road and Central Ponds.

These other land uses will be integrated within the Village Centre as stand alone 'urban' blocks, key entrance buildings and as part of the residential streets and spaces highlighted above.

The additional land uses within the Village Centre include: the proposed retail store that will form a key edge, frontage and entrance onto the Village Square, the new Learning Resource Centre (LRC) building located to form an active frontage to the retail store and additional small scale retail and commercial premises integrated within residential blocks to form active frontages to the main areas of public realm.



2.0 Dargavel Village Mixed Use Development

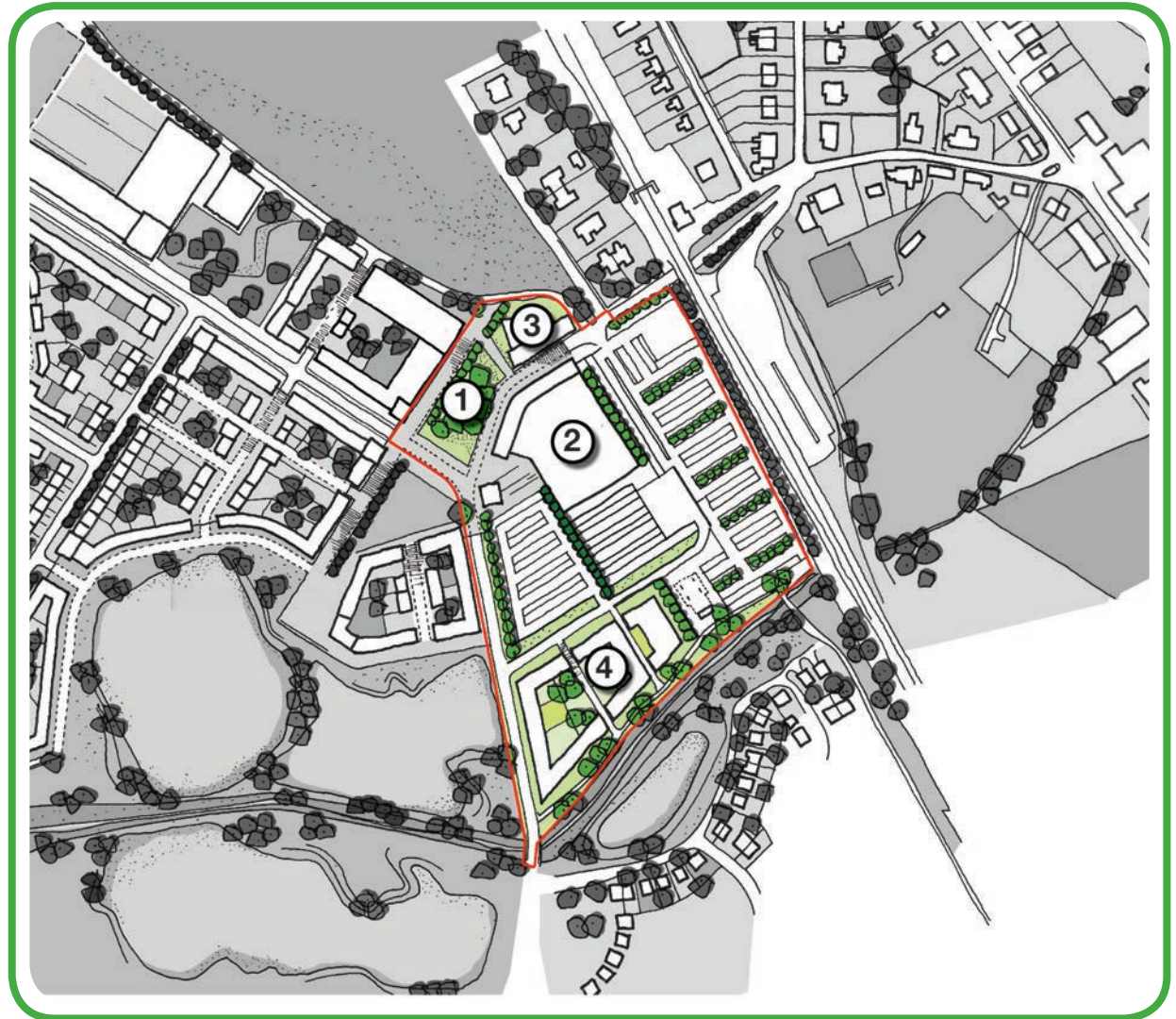
DESIGN + ACCESS STATEMENT

2.1 Dargavel Village Mixed Use Development

Introduction

The adjacent diagram illustrates the extent of the application boundary highlighting each key component that lies within it. The following pages set out the approach taken to each of these components and provide a description of the design and layout of key buildings, urban frontages, public realm and the network of routes that connect them. The key components described are as follows:

1. Village Square
2. Retail / Food Store
3. Community Facilities
4. Residential Development



2.2 Village Square

Village Square

The Village Square provides the core of the village and is the proposed location for the retail store and LRC within the development. The position and layout of the retail store, LRC and surrounding frontages together with the design of the Village Square have an important role to play in supporting and enhancing the vibrancy of the development and surrounding community of Bishopton.

A number of important landscape elements exert influence on the layout of the square. A major stand of existing trees will be retained to the east providing a mature scale and character to the space. The ponds to the west have been used to define the end point of the space.

The square has been designed with a flexible perimeter able to accommodate events, markets and shop front commercial activity.

Quiet grassed park spaces will be provided in the centre of the square under the existing trees to the east and in a separate park space to the west.



2.2 Village Square



Routes

Access within the square is an important consideration to allow flexibility of movement and use as the community develops.

Specific pedestrian routes will be integrated into the hard paved area that forms a generous perimeter to the space. Formal routes will cross the square at the east and west and along the access road. Informal routes will cross the grassed park spaces in the centre of the square.

The Village Road runs through the centre of the square. The road will be fully integrated within the public realm with level kerbs, matching materials and street lighting.

Short stay on street visitor parking will be provided alongside off road parking.



Spaces

The principal spaces within the square will be the hard paved perimeter areas and the grassed central parkland spaces. High quality materials including some natural stone will be used.

The perimeter spaces provide for flexible use with a continuous paved surface that accommodates pedestrian movement, events and outdoor shop front areas. Street lighting will be provided from building elevations to minimise street furniture within the ground plane.

The central parkland spaces provide a link to the ponds and parks in the west through the use of rolling grassland, tree planting and the existing stand of mature deciduous trees. These spaces provide a quiet location at the heart of the village for local residents and visitors.

2.3 Retail Provision

Overview

As described above there will be a mix of small scale shops and an anchor food store located within the Village Centre. The blend and scale of the new retail is underpinned by the growth in the resident population of Bishopton.

The objective is straightforward. We aim to provide a new shopping offer centred around the Village Square which reduces the 'leakage' of expenditure to other retail centres. This is important in the transformation of Bishopton and Dargavel Village to a more self-contained and sustainable community.

Over the course of the past twelve months a series of master plan options have been developed for the Village Centre and the retail and food store provision in particular.

At each stage of the development process the options have been assessed to evaluate their opportunities and their constraints in relation to a number of factors including: scale, frontage, activation of the ground floor, car parking, proximity to the public transport hubs and overall visibility.

This assessment led to the development of a preferred option and masterplan for the Village Centre, including provision for a food store, small scale retail units, community facilities and residential development.

The following options outline some of the key issues assessed during the design process:



2.4 Retail Provision: Development Options

1. Store set back from the square frontage

This option is based on a layout that has the food store set back from the main Village Square but connected via a new square containing a number of supplementary retail units. The main entrance to the store is proposed in the south west corner of the building with direct access from the car park provision. A secondary entrance is provided with access onto the new retail square.

Opportunities

- Direct car park frontage to the store with easy access to the entrance.
- A clear entrance with good visibility from the approach roads into the village.

Constraints

- The store is disconnected from the village centre negating any potential benefit to be gained from an active frontage or entrance.
- Any potential integration of the food store into the village centre relies on the supplementary retail provision being a success.
- The scale of the new square associated with the food store may detract from the primary village square space to the north.
- The car parking provision creates a large expanse of open ground that is highly visible on the approach into the village.



2.4 Retail Provision: Development Options

2. Supplementary retail to the square

In this option the food store has been moved north to allow greater connectivity with the village square with supplementary retail units located directly north of the store to create an active groundfloor frontage onto the square. The primary access into the store is again located in the south west corner of the building with a secondary access close to the main Village Square.

Opportunities

- A direct interface with the Village Square.
- Supplementary retail units provide an active groundfloor frontage to the Village Square.
- The layout creates a strong 'urban' frontage to the Village Square.
- Pedestrian entrance from the Village Square with a primary entrance from the car park.
- Good visibility of the store from the road frontage and from Bishopston.

Constraints

- Large area of car parking surrounding the side and rear of the store.
- The active frontage onto the Village Square relies on the success of the supplementary retail
- Possible constraints on the foodstore operator with a dual entrance from the north and south.



2.4 Retail Provision: Development Options

3. Store frontage to the square

This option removes the supplementary retail units from the layout and pushes the food store further north to create a direct frontage onto the Village Square. This creates additional space at the south of the site which allows for an additional plot for residential or commercial use. This subsequently allows the entrance into the Village Centre to be framed and strengthened.

Opportunities

- Active frontage and entrance directly onto the Village Square.
- No reliance on supplementary retail to create a successful interface with the Village Square.
- Strong entrance into the Village Centre created through the development of a site to the south.
- Reduced impact of the car parking with development to the south.

Constraints

- Onus on the design of the food store to create a high quality street frontage to Village Square.
- Reduced diversity of the streetscape with only one retail provider.
- Some car parking areas are further from the store entrance
- Reduced visibility of the store frontage with the provision of a development site to the south.



2.5 Retail Provision: Preferred Masterplan

Overview

The retail layout shown opposite has evolved through the evaluation of the development design options highlighted on the previous pages. The evaluation of each option has allowed a more detailed design brief to be created that incorporates a number of key elements.

Importantly this approach will allow the food store and supplementary retail units to be fully integrated within the urban grain of the Village Centre, successfully engage with the public realm spaces that surround them and fulfil their role in expanding the retail offer within the Village Centre.

The key headings listed below have been carefully considered in determining the layout and location of the retail provision within the Village Centre.

- Scale + integration of the retail units within the urban grain
- Activation of groundfloor uses and building elevations
- Public realm, access + connectivity within the Village Centre
- Car parking provision
- Integrated servicing strategy

The following pages provide further detail on each of these headings and illustrate how the retail provision can contribute to the formation of a vibrant and dynamic Village Centre.



2.5 Retail Provision: Preferred Masterplan



Scale + integration of the retail units within the urban grain

The retail provision within the application covers 2.08 hectares of land and provides up to 4,000 sq metres of food retail space together with 800 sq metres of supplementary retail or commercial space.

A primary focus of this scale of development is its integration within the urban grain of the Village Centre and the Village Square in particular.

The elevation and mass of the food retail building will need to take cognisance of the proposed scale of buildings within the Village Centre and be designed to read as an integrated part of the streetscape with an active frontage and entrance onto the main areas of public realm.



The food store and supplementary retail units will be carefully considered to define key entrances and views and be fully integrated within the urban grain through the massing and architectural language of the building. These key elevations and corners include; the entrance along Station Road from Bishopton, the building and shop front elevations to the Village Square, the building corner facing the rail hub and the west elevation facing the Village Road.

A key element in the success of the building as a food store will be its visibility from key routes and vantage points. The building will be designed to be visible from key locations on Station Road, the Village Square and from the southern approach to the Village Centre.



Activation of the ground floor and building elevations

The activation of the ground floor is a key component of the retail provision within the Village Centre. The primary elevations facing the Village Square and the Village Road will be designed with visible, active uses alongside the main entrance points. As discussed above there is the opportunity for a number of supplementary retail units to be integrated within the elevation to the Village Square adding a diversity of shop frontages to the groundfloor and surrounding streetscape. Any proposed café or restaurant facilities will be located on the building elevations facing public spaces giving the opportunity for passing trade and outdoor seating areas.

2.5 Retail Provision: Preferred Masterplan



Public realm, access + connectivity within the Village Centre

The position of the retail has been designed to reinforce the principle of a sustainable Village Centre by connecting into all the primary pedestrian, cycle and public transport routes. Clear vehicular links have also been provided with access to the Village Centre facilities from both Bishopton and Dargavel Village.

The location of the retail unit entrances on the frontage to the Village Square and west elevation of the food store provides clear access and visibility for all users, whether from the Village Square, rail station, bus hub or from the area of car parking.



In addition a clear network of pedestrian connections has been integrated into the car park to link into the surrounding residential developments and public spaces.

Vehicular access is provided from different locations around the retail anchor store. Access to the Village Centre car park is off the Village Road to the west together with access to a portion of the park and ride facility. A second vehicular approach is provided from Station Road.



Integrated servicing strategy

The servicing strategy for the retail provision has been carefully considered to integrate the areas required into the masterplan. The service area for the main food store has been located to the south of the store accessed from the west and the Village Road.

Servicing for the smaller retail units facing the Village Square will take place from the village square frontage.

2.5 Retail Provision: Preferred Masterplan



Car parking provision

The primary aim of the Village Centre parking and public transport strategy is to reinforce the overall aspiration of creating a sustainable development for the surrounding neighbourhoods of Dargavel Village and Bishopton. This strategy has been set out in the traffic assessment report which details an approach to parking and public transport routes.

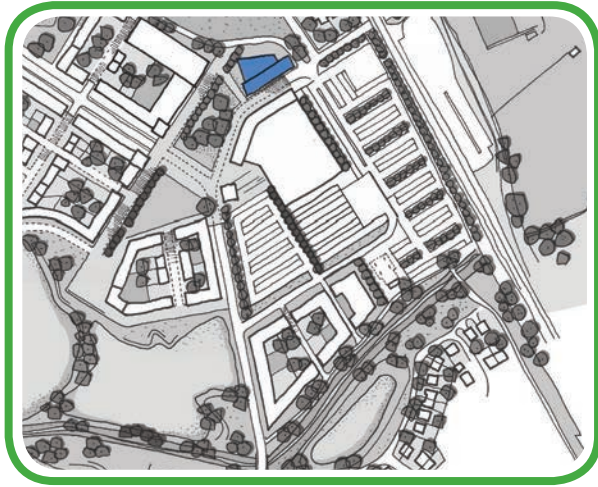
In summary the car parking area has been conceived to provide a village facility that can serve a wide range of uses at different times of the day and week. The park and ride facility has been located to the east providing clear and direct access to the rail station.

The main village parking area is located west of the park and ride providing short stay parking for visitors to the shops and community facilities within the Village Centre.

There is also the opportunity to combine the two parking facilities at different times of the week in order to serve residents in the best possible way, for example, allowing access to the park and ride facility during the weekend as a short stay Village Centre parking area.

Each of the main parking areas have been integrated within the masterplan through the location of parking areas close to shops and facilities. A clear pedestrian network of routes and the extensive use of tree planting to break up large areas of car park and to screen sensitive views on the approach into the village is important.

2.6 Community Facilities



Community Facilities

The Learning Resource Centre (LRC) will be between 585 and 715 sq metres in size, located on a 1.1 hectare site on the edge of the Village Square.

The building is intended as a multiple use building positioned at the entrance to the Village Centre from Station Road. The emphasis will be on leisure, learning and information. It will act as a community library but also as a resource centre for learning, drawing on inclusive access to the benefits of new technology.

The building has been located to form a key end point to the Village Square, defining the edge and framing views within the square.

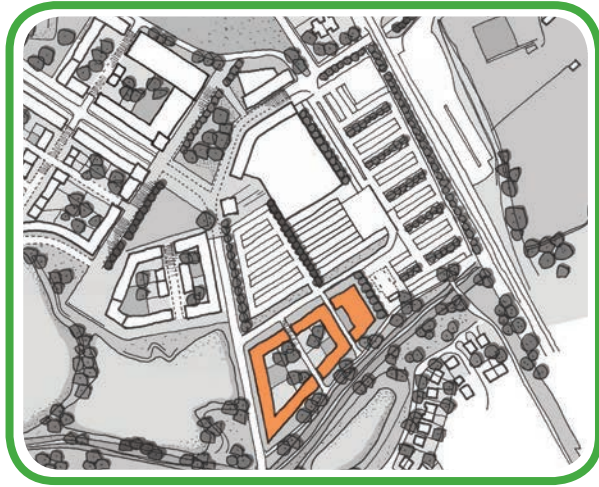


The detailed design and massing of the building will require careful consideration, specifically in relation to the retail provision opposite and the entrance route along Station Road.

The specific function of the building means that it can be designed as a key focal point within the Village Centre with a distinct architectural language. The building design should reinforce this position, engaging with the surrounding public space, providing outdoor areas, having an open aspect and providing clear and inclusive access.



2.7 Residential + Commercial Development



Residential + Commercial Development

An area of residential development has been located to the south west of the site overlooking Craigton Burn and the adjacent Central Ponds.

The development, which will include around 40 residential units, has been designed and located to create a definitive focal point for the entrance into the Village Centre with a specific emphasis on the elevations facing the burn and the Village Road.

The overall approach to the design of the buildings should follow the principles set out in the approved Design Code.



Scale + Mass

The massing of the residential block will be designed to reflect the higher density development of the Village Centre with a specific emphasis on the focal point at the corner facing the Village Road and Craigton Burn. The higher density development will be emphasised with formal streetscapes, urban lane links between blocks and integrated car parking areas.



Access and public spaces

The development will be designed to interact and engage with the surrounding public spaces and water bodies. Views and clear pedestrian access routes will be designed into the scheme with car parking subservient to pedestrian spaces. The habitable spaces within the individual residential units will engage with the landscape, providing passive surveillance of the surrounding landscape.