

Austin·Smith:Lord

Design Statement
Planning Submission

Loch Chon Semi-Formal Campsite

216007
May 2016

Austin-Smith:Lord

1.0	Introduction	3
2.0	The Brief	3
3.0	Site Location	3
4.0	Site Description	3
5.0	Proposed Site Layout Design	3
6.0	Design Proposals	4
7.0	Materials	6
8.0	Planting and Seeding Schedules	8

Austin-Smith:Lord

1.0 Introduction

Austin Smith Lord LLP Glasgow were appointed by the applicant Loch Lomond and the Trossachs National Park in February 2016 as landscape architects and lead consultant to lead a design team in the delivery of site upgrade proposals for the Loch Chon site.

This report provides a design statement in support of the site layout proposals, building proposals, drawings and other information included as part of this application.

2.0 The Brief

Loch Lomond and the National Parks Authority (LLTNPA) have appointed a design team to carry out a two-phase design process for semi-formal campsite proposals at Loch Chon, west of Aberfoyle. The first phase was a Feasibility Study, with the second phase being detailed design and construction on site.

The Site: There is an existing Forestry Commission Scotland site on the east shore of Loch Chon.

LLTNPA wish to provide "semi-formal" camping provision within the site. A summary of what is meant by "semi-formal" provision:

- Low density, low impact (visual and physical) camping pitches with access only by foot
- Parking provision from the public road, but remote from camping pitches
- Toilet provision, either permanent or temporary seasonal provision
- Potable water supply
- Waste water treatment

The campsite will form part of the first campsite developments as part of the Your Park initiative, launched by the Scottish Government in January 2016.

<http://www.thisisyourpark.org.uk/>

Proposals include improvements to the access track; resurfaced car parking areas; improved signage and footpaths; picnic tables and seats; toilet facilities; external sink area; store room/ranger room; plant room; camping pitch areas; a camping platform where ground is steep or damp; native

planting and seeding; associated water and power service provision.

3.0 Site Location

The Loch Chon site is located to the west of the B829 road, approximately 8km north-west of Aberfoyle.

4.0 Site Description

The site covers an area of approximately 68,000m² (6.8 hectares).

The most southern part of the site is generally flat, falling from 100m in the east to 91m in the west next to the loch. The central and northern parts of the site rise up to around 105m, providing higher areas with views across the loch.

The boundaries of the site are formed by the B829 to the east, woodland to the north and south, and Loch Chon to the west.

The existing site consists of a car parking area, forestry access track, mature woodland, the loch shore, and several worn desire line paths. Four burns dissect the site, running from east to west into the loch.

5.0 Proposed Site Layout Design

The feasibility study identified the constraints and opportunities of the site, and the current site layout was developed based on these findings which are summarised below:

- Utilise the footprint of the existing car park for the resurfaced car park
- Utilise the footprint of the existing access track to provide vehicle access and additional parking
- Locate the toilet buildings / store room / plant room in a central location for easy access by all campers
- Camping pitch locations have been identified on site by site visits, and will allow for a range of experiences - loch-

side, high-level, burn-side, all making use of gaps between existing vegetation

- Site layout, including access to toilet, access to car park, routes around the site, seating areas to be designed for accessibility, and to consider, where possible, gradients, changes in level, widths and surfacing.

The siting of the camping pitches have been identified by several site visits and each location is in an existing clearing between trees and vegetation in order to design with the existing woodland surroundings and minimise any tree loss. The pitches are generally located under tree canopy cover as opposed to any of the open, loch shore areas, and this will minimise visual impact on visual receptors such as canoeists on Loch Chon.

Utilising the footprint of the existing car park and access track for the car parking and the buildings reduces potential visual impacts as these are set back from visual receptors using the loch and the B829 road.

The majority of footpaths generally follow existing worn tracks and any new footpaths are proposed to be informal, with no edging, and a surface of either compacted stone or bark, similar to what is found in the existing forestry site.

The site layout design also takes cognisance of the Ecological Appraisal Report.

Austin-Smith:Lord

6.0 Design Proposals

Site Layout Proposals:

Refer to Drawings L(90)002 and 003 for Proposed Site Layout.

Building Proposals:

Refer to Drawing L(00)001 for plans and elevations of the toilet facilities / store room / plant room.

Buildings

Two toilet units are proposed. Each unit is housed within a shipping container, sized 3m long x 2.2m wide x approximately 2.5m high. Each unit contains one standard and one disabled toilet with associated sinks.

In addition to the toilet units, one store room and one plant room are also proposed. These would be the same size as the toilet block.

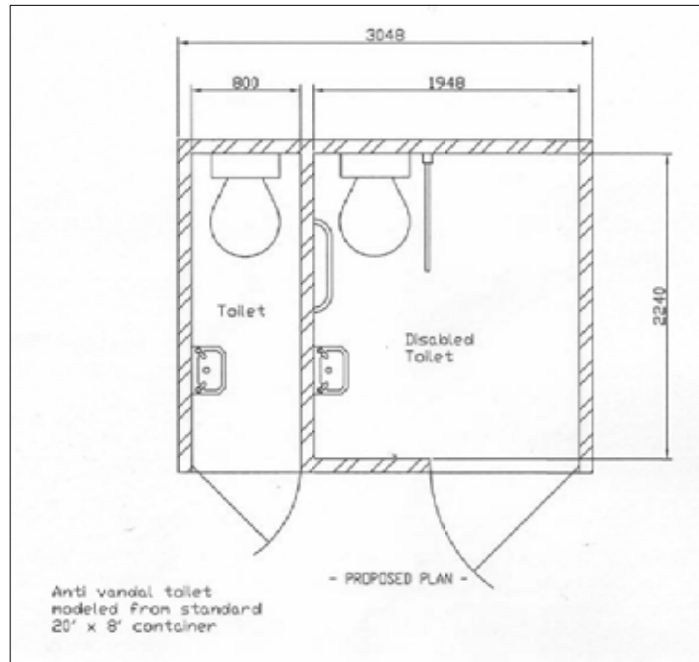
Each unit is proposed to be clad with aluminium 'dibond' panels which are printed with woodland or loch-side images to reflect the setting.

The facilities will be designed to be accessible to all.

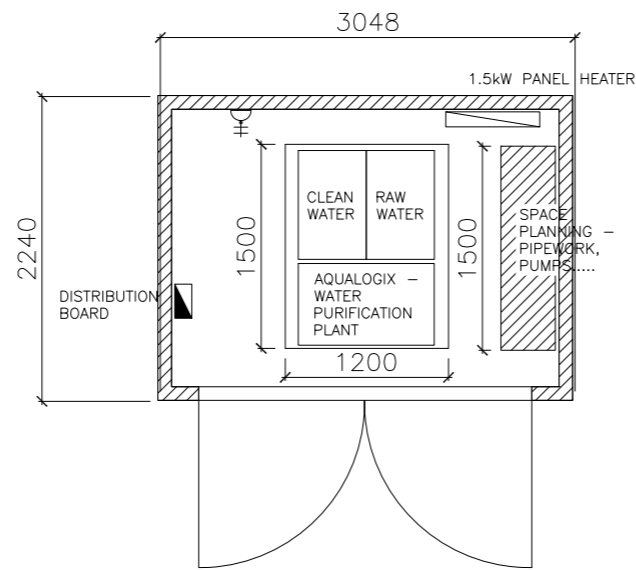
Washing Up Area / Standpipe Water Supply

An outdoor washing up area and standpipe water supply for campers will be provided close to the toilet unit area. This will be a steel wash trough supported by concrete blocks which are clad with aluminium 'dibond' panels, printed with woodland or loch images, to match the buildings. Refer to the Materials Section of the Design Statement for an illustrative image of the washing up area.

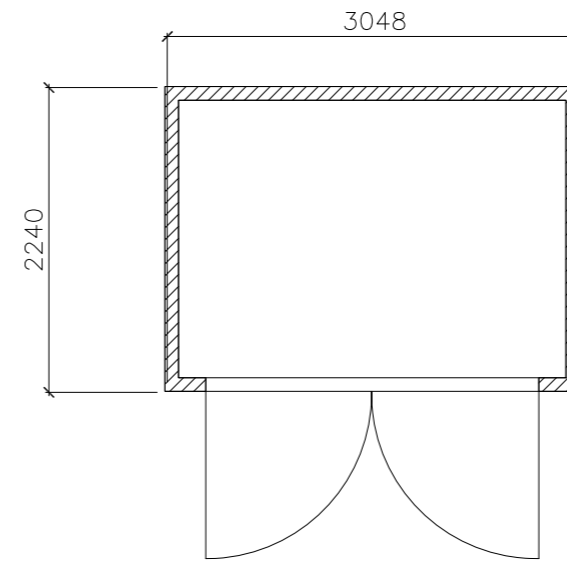
Austin-Smith:Lord



TOILET BLOCK
PLAN 1:50

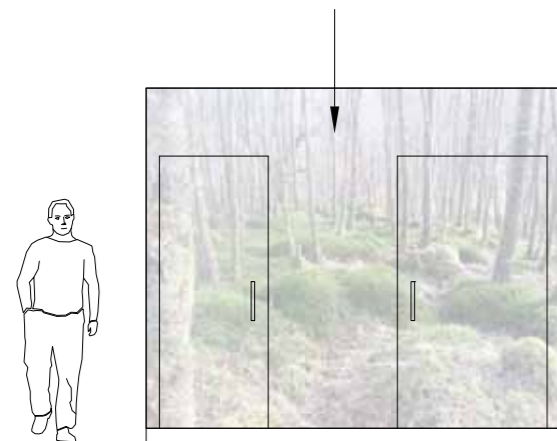


PLANT ROOM
PLAN 1:50



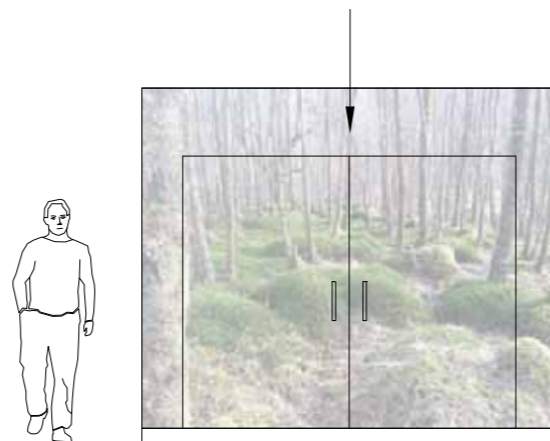
STORE ROOM
PLAN 1:50

building clad with aluminium di-bond panels with printed images



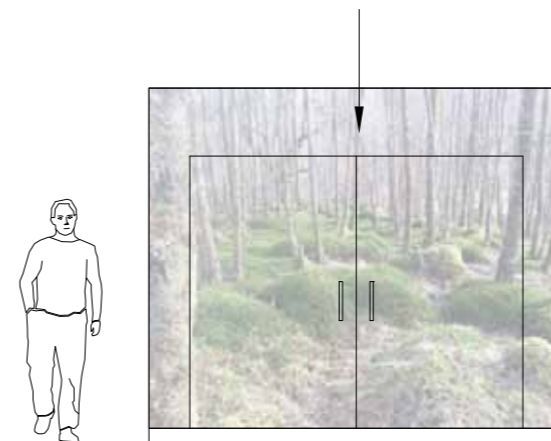
TOILET BLOCK
FRONT ELEVATION 1:50

building clad with aluminium di-bond panels with printed images



PLANT ROOM
FRONT ELEVATION 1:50

building clad with aluminium di-bond panels with printed images



STORE ROOM
FRONT ELEVATION 1:50

building clad with aluminium di-bond panels with printed images



**TOILET BLOCK /
PLANT ROOM /
STORE ROOM**
SIDE ELEVATION 1:50

Austin-Smith:Lord

7.0 Materials

The proposed type of materials and site furniture are summarised and illustrated on following pages:



Main footpaths around the site will be surfaced with compacted hardcore gravel, and a natural edge to meet adjacent vegetation.



Secondary footpaths leading to camping pitch areas from the main footpaths will be surfaced with bark, and a natural edge to meet adjacent vegetation.



Steps to access higher areas will be constructed of heavy timber units / railway sleepers, held in place with half round timber stakes, treads to be well-rammed soil, surfaced with compacted hardcore.



Access Road Surfacing will be compacted hardcore gravel similar to the existing surface, with a natural edge finish to meet the adjacent grass. The edge between the access road and the parking spaces will be delineated with a flush concrete kerb.



Car Park Area Surfacing will be a plastic paving grid infilled with gravel and a raised timber kerb detail around the edge.



Recycling Node - to be located in a central location within the site

Austin-Smith:Lord



Fire Pit - these will be supplied by LLTNPA and hired out via the site ranger



Vehicle Barrier - to control vehicle access into the site. Barrier will be a galvanised steel, agricultural style gate.



Washing Up Area - Sink and Standpipe - approx. 1.2m long wash trough unit, front, back and sides clad with aluminium 'dibond' panels which are printed with woodland or loch-side images to reflect the setting.
One tap at either end of sink unit.
One standpipe tap to be located on the end face of unit to allow water receptacle to be placed on ground while filling up.



Picnic Table - Timber units with integral BBQ plate attached



Camping Platforms - approx. size 3m x 3m, placed in pitches which are in steep or damp areas to allow tents to be pitched

Site Signage designs to be confirmed by LLTNPA.

Austin-Smith:Lord

8.0 Planting and Seeding Schedules

The proposed planting and seeding mixes are as follows:

PLANTING MIX - DAMP GROUND

Refer to schedules provided below. In addition, the following principles apply:

All feathered trees to have a single stake.

Stock of native provenance and UK grown stock only to be used.

All feathered trees to be pit planted into existing soil with imported soil where necessary to make up the required depth. Once planted the area is to be finished with mulch, chopped brash from on site or adjacent sites, to 30mm deep, radius 250mm around each tree. Tree pit size to be 600x600x600mm.

All smaller stock to be notch planted into existing ground. Turn over existing soil, notch plant and mulch with chipped brash from on site or adjacent sites to 30mm deep, radius 250mm around each plant.

Mix to be planted at varied spacing of approx. 1 plant per m² in random layout with no straight lines visible (see diagram)

Where planting on bare new/ made ground the planting mix may be undersown with grass seed mix specified, leaving a radius of 250mm unsown around each plant.

Where planting beneath existing woodland vegetation the spacing is increased to 1 plant per m².

Where planting into existing ground/ vegetation, clear the ground cover to a radius of 250mm, plant as noted above and mulch to 30mm using chipped brash from site

The planting schedules indicate the species and percentages. The arrangement and exact location will be set out on site by the Landscape Architect to suit site conditions. The exact species for each location and planted grouping will be selected to match ground conditions and movement of people across the site.

% of mix	Species	Size at Planting	Density
10	Alnus glutinosa	Feathered, 125-150cm high, 2x transplanted, bare root	1 per m ²
10	Betula pendula	CG, 2L, 40-60cm high	1 per m ²
10	Betula pubescens	Feathered, 125-150cm high, 2x transplanted, bare root	1 per m ²
15	Corylus avellana	1+2 transplant, 40-60cm high	1 per m ²
10	Crataegus monogyna	Feathered, 125-150cm high, 2x transplanted, bare root	1 per m ²
15	Quercus petraea	Feathered, 125-150cm high, 2x transplanted, bare root	1 per m ²
15	Rubus fruticosus	CG, 2L, 40-60cm high	1 per m ²
10	Salix aurita	1+2 transplant, 40-60cm high	1 per m ²
5	Salix cinerea	Feathered, 125-150cm high, 2x transplanted, bare root	1 per m ²

Austin-Smith:Lord

GRASS SEED MIX - SPECIES RICH GRASS AREAS

Species rich grass mix as supplied by Scotia Seeds or equal approved.

Mix does not require topsoil for sowing, can be sown onto sub-soil or poor soil.

WET MEADOW MIX

Latin Name	Common Name	%
Wildflowers 20%		
Achillea ptarmica	Sneezewort	1.3
Centaurea nigra	Common Knapweed	2
Filipendula ulmaria	Meadowsweet	2
Geranium pratense	Meadow Cranesbill	1.5
Geum rivale	Water AVens	0.5
Iris pseudacorus	Yellow Flag Iris	2
Leontodon autumnalis	Autumn Hawkbit	0.1
Leucanthemum vulgare	Ox-Eye Daisy	1
Lotus uliginosus	Greater Birdsfoot Trefoil	1
Lychnis flos-cuculi	Ragged Robin	1.5
Plantago lanceolata	Ribwort Plantain	2
Prunella vulgaris	Selfheal	2
Ranunculus acris	Meadow Buttercup	2
Rumex acetosa	Common Sorrel	1
Succisa pratensis	Devils-bit Scabious	0.1
Grasses 80%		
Agrostis capillaris	Common Bent	11
Alopecurus pratensis	Meadow Foxtail	4
Cynosurus cristatus	Crested Dogs Tail	11
Deschampsia caespitosa	Tufted Hair Grass	5
Festuca rubra ssp. commutata	Chewings Fescue	30
Poa pratensis	Smooth-stalked Meadow Grass	19

GRASS SEED MIX - AMENITY GRASS AREAS

Amenity grass mix A5 as supplied by Germinal Amenity, tel. 01522 868714, or equal approved.

AMENITY GRASS MIX

Species included in Mix A5 - Cricket, Tennis and Tees, 35g/m ²	%
ESCAPADE Perennial Ryegrass	45%
CABRIO-NEW FOR 2016 Perennial Ryegrass	35%
EUROCORDUS Perennial Ryegrass	20%