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Dargavel Village

Leisure Services Strategy

April 2021

Contents

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Project Number: 0715-2021	*Report Reference:* 715/LSS	*Issue Date:* April 2021

Figures

Appendix

1 - Sport, Recreation and Play in the Community Growth Area

The Community Growth Areas (CGAs) in the Glasgow city region are an important component of growth. The CGAs provide an opportunity to create sustainable communities through a master planned and design led approach which incorporates a range of housing types, tenures and density, integrated green infrastructure, active travel links and mixed uses including community infrastructure.
The focus of this document is on the delivery of green infrastructure within the Core Development Area (CDA) of the Bishopton CGA. This is in the form of a Leisure Services Strategy which will address the particular requirements of the S75 Agreement (2018) attached to planning permissions 17/0393/PP and 17/0394/PP. These permissions (and the associated S75 Agreement) are integral to the refreshed masterplan for the Bishopton CGA.

The S75 Agreement (2018) requires the submission of a Leisure Services Strategy. This should include the following items and also include a programme for delivery:

1. The construction of Central Park
2. The locations of Neighbourhood Equipped Areas of Play
3. The locations of Local Equipped Areas of Play
4. The location of Local Areas of Play
5. Indicative walking and cycling routes through Central Park and
6. Maintenance and management of the facilities provided as part of the Leisure Services Strategy which may provide for:

i. The Landowner managing and maintaining all or any such facilities; or
ii. The Landowner transferring all or any such facilities to a third party for management and maintenance declaring for the purposes of this clause, that a third party shall not include a purchaser of a Residential Unit; or
iii. Subject to the Council accepting, at its sole discretion, such a transfer following written request from the Landowner, which request shall be made no earlier than 3 years after the date on which the relevant facilities have been completed the Landowner transferring all or any such facilities to the Council on payment of a commuted sum representing the cost of twenty (20) years annual maintenance (based on an average of the preceding 3 years maintenance costs); or
iv. Any combination of (i), (ii), and (iii) above.

Alongside the requirement for a Leisure Services Strategy the S75 Agreement (2018) introduces a requirement on the landowner to pay a contribution (£100,000) to Renfrewshire Council to be used to upgrade and refurbish the recreation ground and pavilion at Newton Road, to the immediate north-east of the CDA.

Planning Background to the Leisure Services Strategy

Planning policy (including Clydeplan 2017 and the Renfrewshire Local Development Plan 2014) and best planning practice recognise the important role that green infrastructure plays in the development of new communities.

Good quality green infrastructure has many and varied benefits. Some of the benefits are physical, for example improved air quality, less noise pollution and reduced risk from flooding. There are also benefits to active users of green infrastructure, for instance through physical recreation or through children interacting with nature. Beyond these benefits, however, green infrastructure has an additional role in social interaction and community cohesion – open spaces are meeting and gathering spaces where residents can forge a connection with new development beyond their immediate homes.

A key objective at Dargavel Village is to integrate development into a setting of high quality green and blue infrastructure. This is an important component of the sustainable community being created. The physical, social, health and environmental benefits already outlined in this introduction to the Leisure Services Strategy will greatly assist in creating a successful place.

The focus at Dargavel Village when it comes to green infrastructure is a comprehensive network of green and open spaces linked by footpaths and cycleways. These will be multi-functional open spaces to meet a wide variety of purposes including:

1. Places for exercise and informal recreation
2. Places where children can play
3. Places where people from all parts of the community can interact
4. Places for meeting and gathering
5. Places where there is a connection with the natural environment
6. Places where new habitats for wildlife can be established
7. Places that can host community events
8. Places that celebrate the heritage of Bishopton
9. Places that can assist in the management of flood risk
10. Places that provide a natural setting to the new development at Dargavel Village.

In short, the multi-functional green spaces at the Dargavel Village CDA will raise the quality of life of its residents, especially through the benefits to health and well-being.

The planned network of green spaces at the Dargavel Village CDA will need to function in a way that is complementary to other facilities in the broader Bishopton CGA. To this end BAE Systems is working with other organisations and individuals to help with the enhancement of the local infrastructure for sporting activities in Bishopton. There are two main projects:

1. Land at Holmpark has been transferred by BAE Systems to the Bishopton Community Development Trust (BCDT). The setting up of the BCDT, the transfer of land at Holmpark to the Trust, works to improve drainage and the landscape of Holmpark were all requirements of the original S75 Agreement (2009) attached to the first outline planning permission for Dargavel Village. These requirements have been met in full. In addition, BAE Systems has provided a contribution to assist the Trust with meeting its objectives. The Trust is now taking the lead role in the promotion of improved sports facilities at Holmpark. Following community consultation by the Trust, the preferred approach is to assemble a scheme of development which includes:

    - A senior size grass playing pitch (rugby and soccer)
    - A senior size all weather playing pitch
    - Tennis courts
    - Five-a-side football pitch
    - Training area
    - New sports hub building

2. Improvements to the playing surfaces and the pavilion at the Newton Road playing fields will be stimulated by the payment of a contribution (£100,000) for this purpose by BAE Systems. The Sports Pitches, Playing Fields and Pavilions Strategy (Renfrewshire Council 2014) highlights that this facility is a Community Hub site which is a priority for investment. The funding that will be made available should target the shortcomings of the facility. One of the two grass football pitches is considered to be average quality but the other is poor due to a sloping surface. The changing rooms (pavilion) are dated and in need of repair. New investment should improve the capacity of playing pitches.

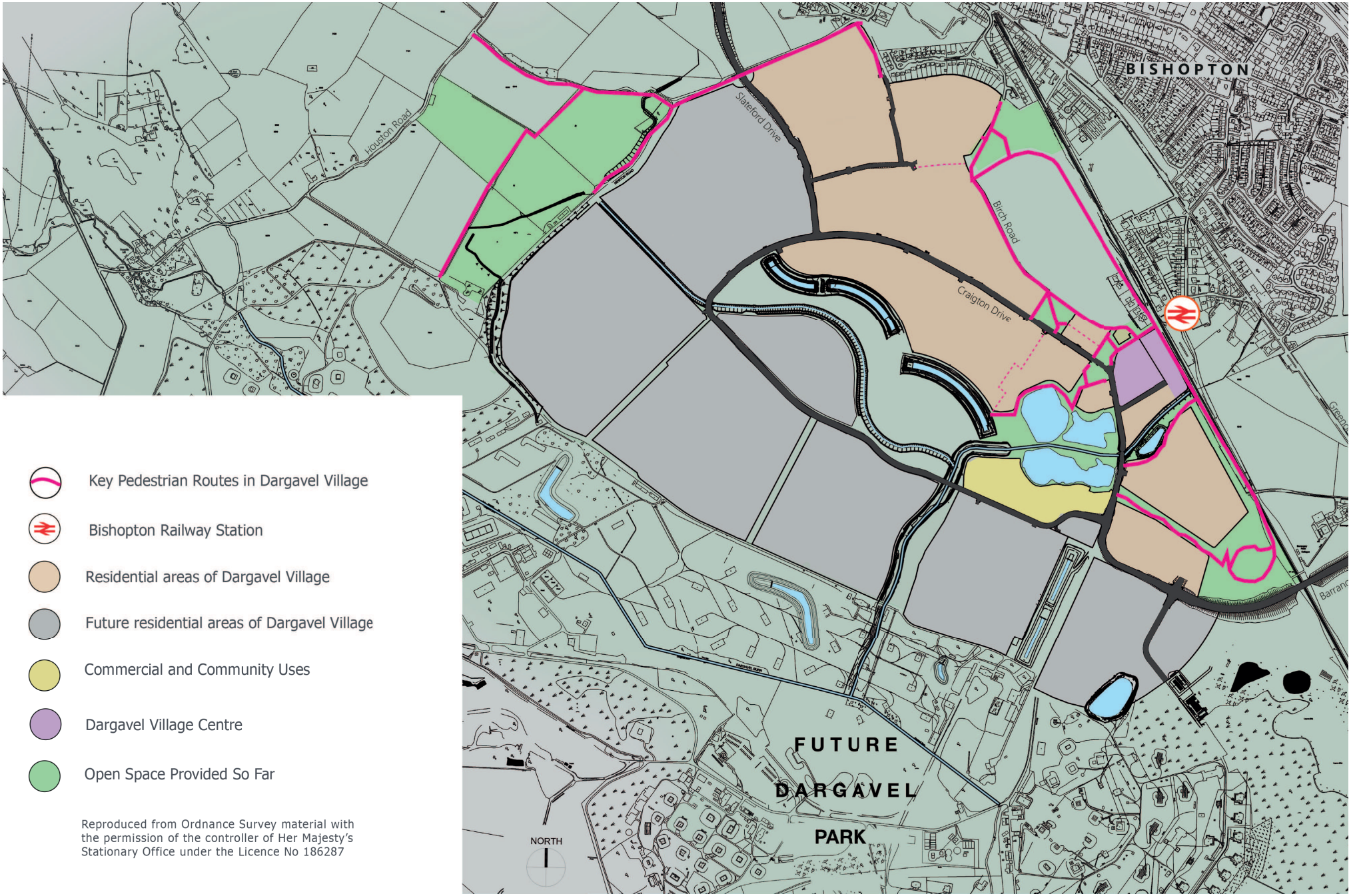


Figure 1: Dargavel Village - existing green infrastructure and footpath routes

2 - Details and Delivery of Recreational Infrastructure at Dargavel Village

Purpose of the Leisure Services Strategy

The purpose of the Leisure Services Strategy is to provide information on the purpose, design, delivery programme and management regime for the key components of the green infrastructure networks at the Dargavel Village CDA.

The future stages of green infrastructure will build on what has already been provided at the development in association with the early stages of Dargavel Village.

To date, the green spaces and the key pedestrian routes (off road) that have been built are shown in diagrammatic form at Figure 1.
The amount of open space and the length of off-road footpath routes provided so far is:

Open Space:

1) Within CDA: 16.27ha
2) Outwith CDA: 31.13 ha

Footpath routes:

8km within the CDA and at the edge of the CDA (including combined footpath / cycleway route from A8 to Station Road, via Barrangary Road).

The next stages of green infrastructure delivery will be detailed in the following sections of this Leisure Services Strategy. The final part of the strategy will set out the arrangements for the maintenance and management of recreational infrastructure.

This section sets out the context for addressing the recreational infrastructure requirements set out the S75 Agreement. The section then addresses how the specific recreational infrastructure requirements will be met under the following headings:

- Implementation programme
- The construction of Central Park
- Formal Open Space
- Indicative walking and cycling routes through Central Park

Issues relating to maintenance and management of the facilities provided as part of the Leisure Services Strategy are dealt with at Section 3.

Context: The Masterplan

As described in Section 1, the Section 75 Agreement relates to the provision of outdoor play and open space in the Core Development Area (CDA).

The contextual masterplan and the Phase 1 Design Code describe a general approach in which the existing natural features of the former Royal Ordnance site should contribute to a wider green infrastructure network to give a high quality framework for the new development.

This framework has been designed to provide an integrated open space network, linking existing recreational facilities, woodland and water bodies to a series of new formal and informal open spaces via green and blue infrastructure corridors and public footpath routes.

The masterplan context for Dargavel Village is shown in Figure 2. This illustrates the green infrastructure surrounding, and permeating into, the development.

Large areas of informal open space are provided throughout the development, some of which incorporate existing valuable landscape features or habitats.

The open spaces will tie the development into its surrounding context to maintain and reinforce the local landscape character.

The open spaces will also accommodate the safe, off road routes that will allow pedestrians and cyclists to access the wider development and surrounding countryside.

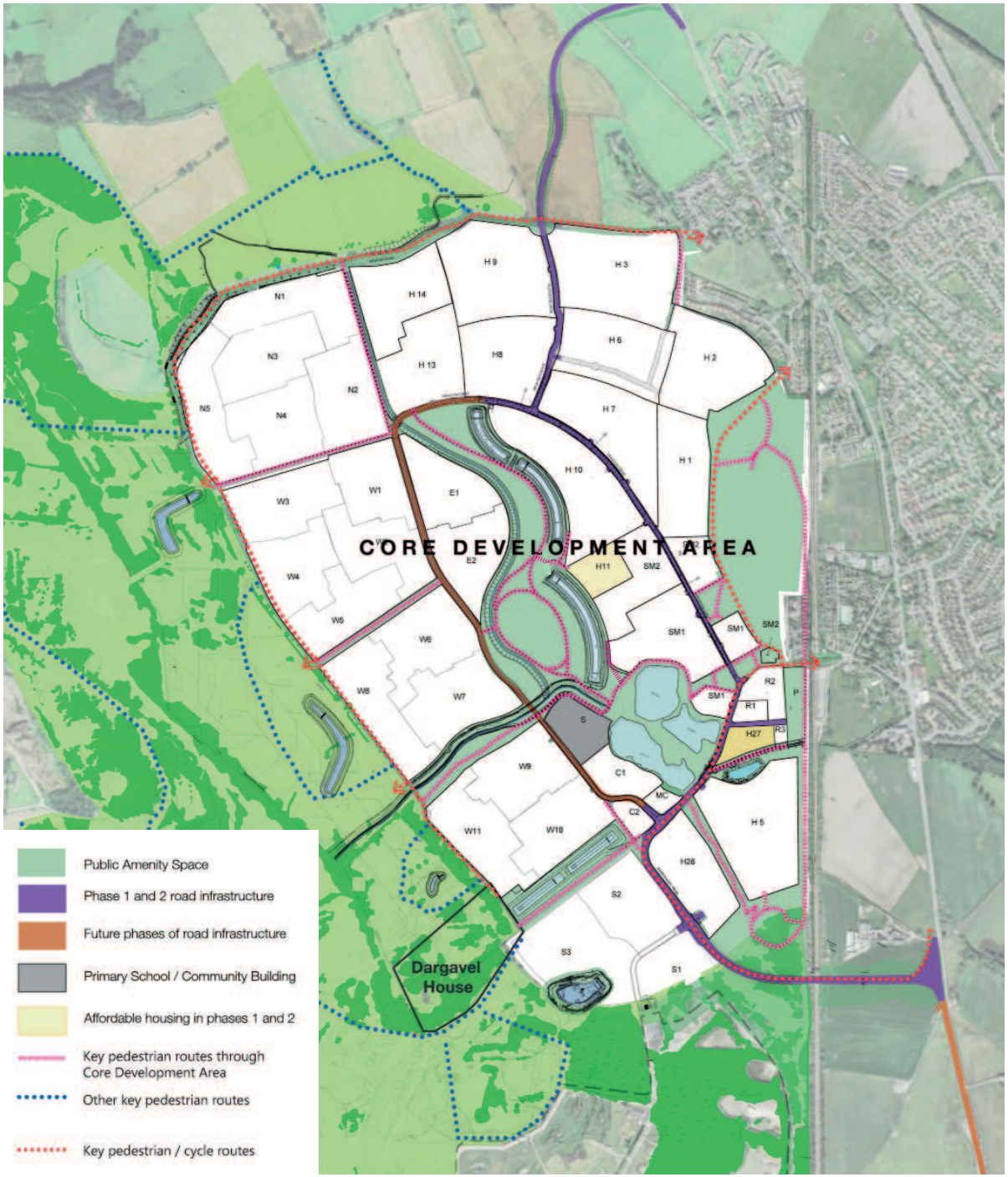


Figure 2: Masterplan context

Figure 3: Wester Rossland Woodland

Figure 4: Village square and wildlife ponds creating setting for housing at Dargavel Village

Wester Rossland Woodland (Figure 3) is an existing informal open space containing a variety of mature trees with an understorey of wildflowers and spring bulbs. It is managed to provide a mature landscape within the overall development site and to enhance its amenity value as an Arboretum.

Wildlife Ponds (Figure 4) have been created from the existing Fire Ponds and their immediate semi-natural surrounds are retained to provide informal open space at the southern end of Central Park. As this area contains valuable habitat, pedestrian access through the space is restricted. Two piers have been provided (illustrated in Figure 5) to provide people with controlled access to the margins of the ponds.

Figure 5: Pier at wildlife pond

Figure 7: Existing trees incorporated into village square

Figure 6: New sustainable drainage pond with retained trees at Dargavel Road

Numerous ponds and water features are incorporated into the open space areas. This is consistent with a sustainable approach to water management within the site.

The landscape design approach to the ponds is to provide a diverse range of planting to allow the development of the aquatic and marginal habitat. The use of aquatic, marginal planting and areas of grass will be used alongside trees to link with the surrounding landscape character of the site.

These principles are in evidence at the SUDS pond in Figure 6 which lies beside Dargavel Road. Existing trees have been retained along the historic route and marginal vegetation is beginning to mature around the edge of this pond.

Areas of existing woodland, stands of mature trees and individual specimens within the development site provide the foundation for the character and structure of the development landscape.

A management and enhancement strategy for each of these areas will be put in place alongside the development of significant areas of new woodland to enhance the landscape structure into the future.

An example of mature trees being retained and contributing towards the character of the open space is shown in Figure 7 where large deciduous and evergreen trees contribute towards one of the new village squares.

Figure 8: New tree and hedge planting along edge of village square

A significant number of new trees is being planted within the development site to reinforce the character established by the existing tree structure and link key areas into the surrounding landscape.

Formal and informal tree planting is being used to define street and neighbourhood frontages at the very start of the development. Figure 8 illustrates the use of new avenue tree planting in one of the village squares.

The tree planting connects the new housing with the nearby mature, retained trees while also embedding the new footpath into its landscape setting.

The Landscape Masterplan illustrated in Figure 9 shows in greater detail the structural landscape within the Core Development Area.

Figure 9: Landscape Masterplan for Core Development Area

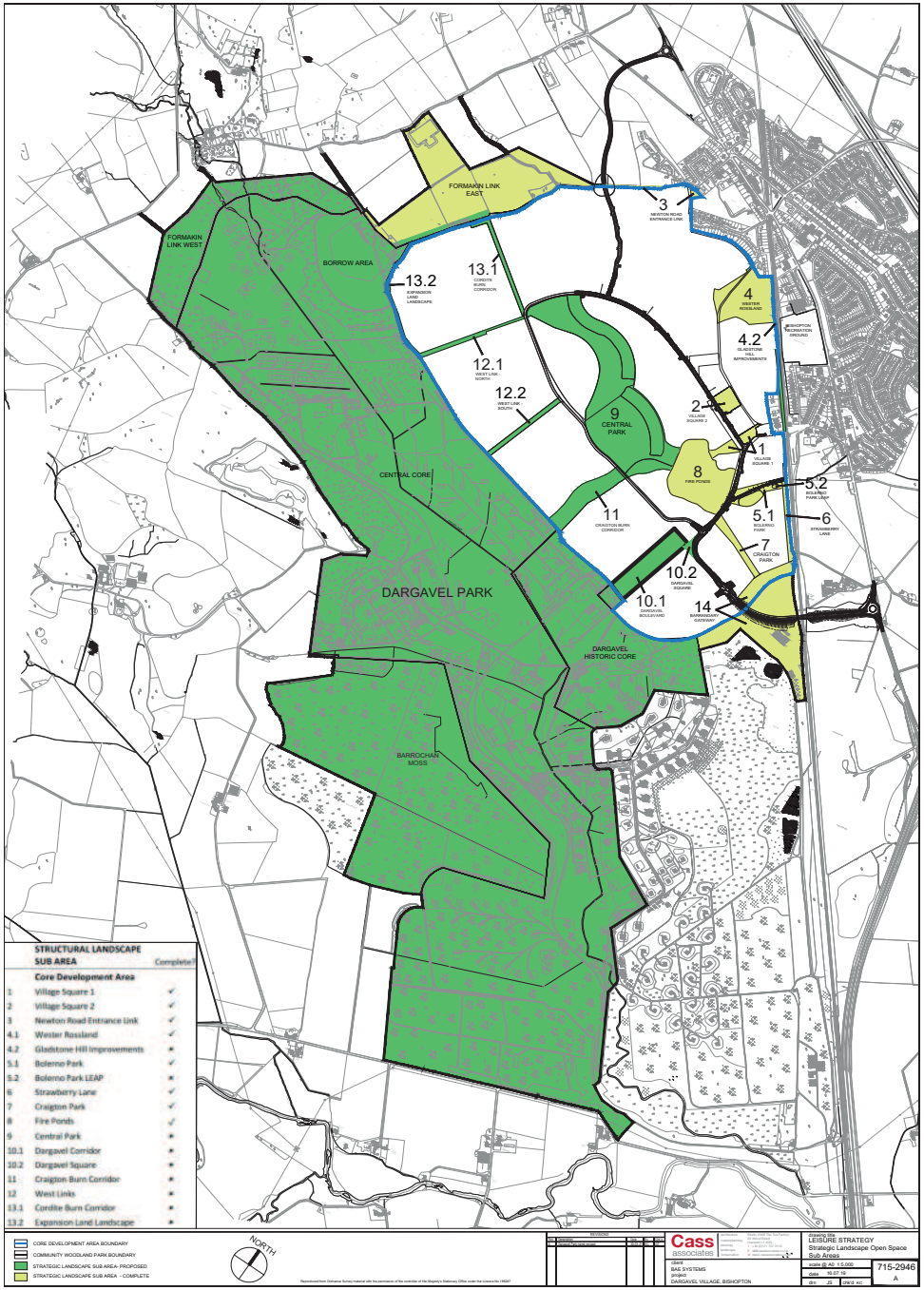


Figure 10: Structural Landscape Sub Areas

Structural Landscape Sub Areas

The structural landscape in the Core Development Area is comprised of a number of Landscape Sub Areas which are shown in Figure 10.

The sub areas shown in yellow-green in Figure 10 have been completed and are open to the public.

A brief description of each Structural Landscape Sub area is provided below and drawings depicting their layout are provided in the Appendix.

1 Village Square 1

A formal space connecting the existing settlement of Bishopton with Dargavel Village. The square incorporates existing trees, creates connections into the site, provides opportunities to sit and relax while also creating an attractive setting for the surrounding development.

2 Village Square 2

A formal space providing pedestrian connections between Birch Road, Craigton Drive and the surrounding housing. Existing trees have been incorporated into the square and these provide the dominant landscape feature. Housing fronts onto the square.

3 Newton Road Entrance Link

This space provides pedestrian connections between Bishopton and the northern part of Dargavel Village. Native tree and hedgerow planting creates an interface between the new development and the surrounding housing, recreational areas and open countryside. A play area has been built alongside the Newton Road playing fields.

4.1 Wester Rossland

This woodland area is managed to provide a mature landscape within the overall development and to enhance its amenity value as an Arboretum.

4.2 Gladstone Hill Improvements

The quality of the threshold of the Core Path at the interface of the field and woodland at Wester Rossland will be improved through boundary treatment and way marking.

5.1 Bolerno Park (Craigton Burn - East)

Open space around the eastern section of Craigton Burn, a SUDS pond, and parkland planting to create a setting for the surrounding development while also connecting Strawberry Lane and Craigton Drive.

5.2 Bolerno Park (East)

An area of grassland towards the eastern end of Bolerno Park.

6 Strawberry Lane

A green corridor providing pedestrian connections between residential development, the southern gateway, Bolerno Park and the park and ride facility. There is also a connection to a footpath link to Greenock Road.

7 Craigton Park

A linear park providing footpath connections between the surrounding residential developments. Pedestrian linkage is also provided between Craigton Drive and the Southern Gateway landscape. A swale provides drainage to the park which contains wildflower meadows and parkland trees.

8 Wildlife Ponds

The existing ponds and their immediate semi-natural surrounds have been retained to provide informal open space at the southern end of Central Park. As this area contains valuable otter habitat, pedestrian access through the space has been restricted.

9 Central Park

Central Park will provide a large, formal open space at the heart of the development. Play facilities in the form of NEAPS at either end of the park will be connected by more informal recreation areas, incorporating trails within a naturalistic landscape linked to SUDS features that flow along the east of the park and Cordite Burn which defines the curved western edge of Central Park. This landscape provides an important link in the chain of green spaces that run through the development from Dargavel Country Park.

10.1 Dargavel Boulevard

An open space formed along the historic route of Dargavel Road. This route will be used by pedestrians and the avenue trees are retained to create a boulevard linking Dargavel Square on Barrangary Road to Dargavel House and Dargavel Park. The linear composition is reinforced by two long SUDS ponds. Residential development will overlook the two main frontages of the open space. A play area will be incorporated.

10.2 Dargavel Square

A high profile, open space at the junction of Dargavel Boulevard and Barrangary Road which creates a gateway for Dargavel Village. Fronted by residential development to the south and commercial development to the north.

11 Craigton Burn Corridor

An open space containing Craigton Burn which is to be re-engineered to improve its water attenuation function and maximise ecological gain by the creation of wetland habitats. A pedestrian route will connect the adjacent residential development with the Western Link Road and Dargavel Park.

12.1 West Link - North

A linear open space containing a play area, parkland planting and pedestrian links connecting the adjacent residential areas to each other as well as to Dargavel Park and the Western Link Road.

12.2 West Link - South

A linear park containing parkland planting and pedestrian links connecting the adjacent residential areas to each other as well as to Dargavel Park and the Western Link Road.

13.1 Cordite Burn Corridor

A linear park centred on the naturalistic surface water channel of Cordite Burn set within parkland planting. Pedestrian links connect the adjacent residential areas to each other as well as to Dargavel Park and the Western Link Road.

13.2 Expansion Land Landscape

A green setting integrating residential development with Dargavel Park. The area accommodates trees and level changes within a naturalistic wildflower setting.

14 Barrangary Gateway

The setting to the southern entrance of Dargavel Village contains mounds that give definition to the gateway and woodland planting that in time will accentuate the mounding. A footpath network links the open space with the adjacent residential developments and structural landscape areas of Craigton Park and Strawberry Lane.

Movement

There is a high degree of connectivity between the existing village, the development plots and open space areas provided by a comprehensive network of cycle and pedestrian routes. The site wide access and movement plan is shown in Figure 11.

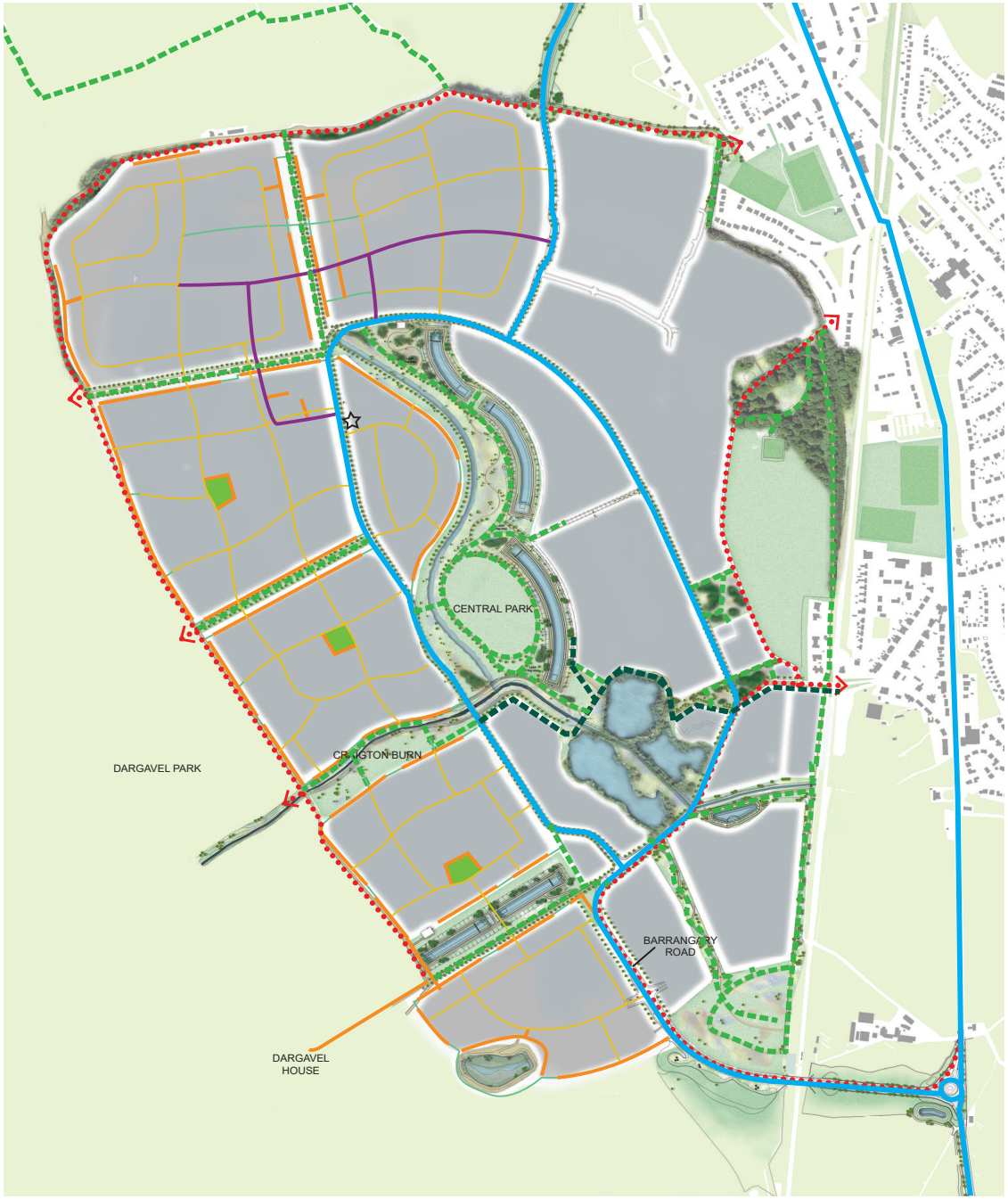


Figure 11: Access and movement plan

Figure 12: Footpath/ cycleway linking Dargavel Village with Bishopton at the old factory gates

Figure 13: Existing trees lining Glenshinnoch Road which will become a strategic pedestrian route

Cycle and pedestrian routes within the development follow the guidance set out within Designing Streets. All key spaces and areas within the masterplan are fully linked by footpaths and dedicated cycleways on or close to the main spine roads and through carefully considered shared/ calmed streets within the development areas.

For pedestrians and cyclists the choice of routes will be both on-road and off-road to give a connected network which links different parts of the development. Defined routes or paths – often linking open spaces and public realm – play an important part in the way in which the layout is perceived, with many of the routes designed as spaces in their own right, functioning as 'greenways'. The development masterplan makes provision for pedestrians and cyclists in a way which is clear and direct.

Many of the routes focus on Central Park at the core of the development. This strong feature, which permeates the development at its very core, will act as a focal point, ensuring that the place created is one that is easy to move around and easy to understand.

Pedestrians and cyclists are encouraged along routes which will link directly with the established village of Bishopton to the east and to Dargavel Park planned to the west and north of the development.

The movement corridors along these link routes are particularly important. Figure 12 illustrates the new combined footpath/cycleway that links Dargavel Village with Bishopton at Station Road.

The Core Paths are existing routes that run to the west of Bishopton village using roads and pathways through open spaces such as Wester Rossland Woodland and Gladstone Hill. The Core Paths will be upgraded where they run through the site.

At Wester Rossland Woodland, the route of the Core Path will be maintained through the woodland. New lighting has been introduced along the adjacent Birch Road and new seating provides resting places on the route.

At Gladstone Hill, the Core Path will be improved to create a footpath running to the east of the Hill adjacent to the railway. The quality of the threshold at the interface of the field and woodland at Wester Rossland will be improved through boundary treatment and way marking.

The Core Path then runs to the rear of Sachelcourt Avenue towards and alongside the new Park and Ride facility to the west of Bishopton rail station.

The final section of the Core Path route runs through a new green corridor forming part of the structural landscape. This is planted with native tree and shrub planting to provide an informal transition zone adjacent to the railway line.

Road corridors and pedestrian / cycle movement routes form elements of the green infrastructure framework. On the periphery of the development footpath and cycle routes are taken through wider corridors of landscape, most of which follow historic lanes which pre-date the establishment of the Royal Ordnance factory. These lanes are lined with long established trees which will provide a particularly strong character at the margins of the new development.

A key part of the open space proposals within the development is the incorporation of green corridors linking existing habitats and landscape features to areas of new or revitalised open space. These corridors may also provide an important function as part of the blue infrastructure, containing SUDS ponds or routes for the existing or diverted burns. A further function of the greenways is as connections for pedestrian and cyclists. The majority of the greenways feed from Central Park to the perimeter cycleway/footpath enabling users to access both the development and the wider countryside using safe, off-road routes.

The West Link, Craigton Park and Craigton Burn East (Bolerno Park) corridors are being developed as shared routes for pedestrians and cyclists. Landscape works to the surrounding corridor includes native meadow, shrub and tree planting to provide seasonal amenity and increase habitat value.

The Craigton Burn West and Dargavel Road corridors will be developed as more informal footpath routes, with a 2m wide path running close to the edges of the burn and a 3m wide route along the top edge of the SUDS ponds. Other cycleway/footpath routes will be integrated within the open space network, providing a shared amenity.

Within Central Park, a wide, tree-lined route runs through the length of the Park adjacent to the linear SUDS pond system. This route interconnects with other paths running in an east-west direction to provide a permeable network of off-road access routes as described below.

Other cycleway/footpaths permeate the structural landscape, for example along Strawberry Lane and the historic route of Dargavel Road.

Implementation Programme

The landscape sub areas shown in Figure 10 in mid green are to be completed in accordance with the programme set out below.

Ref.*	Structural Landscape Component	2020	2021	2022	2023	2024	2025	2026	2027
4.2	Gladstone Hill Improvements				■				
9	Central Park		■		■	■		■	■
10.1	Dargavel Boulevard				■				
10.2	Dargavel Square				■				
11	Craigton Burn						■		
12.1	West Link - North							■	
12.2	West Link - South							■	
13.1	Cordite Burn Corridor				■				
13.2	Expansion Land						■	■	■

■ LEAP (Local Equipped Area for Play)

■ NEAP (Neighbourhood Equipped Area for Play)

■ Implementation Dates

* Sub area reference number on Figure 10

Table: Structural Landscape Programme for Core Development Area

Central Park

Central Park forms the centrepiece of the play and open space provision. The design of the park is illustrated in Figure 14.

Central Park will provide a large, formal open space at the heart of the development. Play facilities in the form of NEAPS at either end of the park will be connected by more informal recreation areas, incorporating trails within a naturalistic landscape linked to SUDS features that flow along the east of the park and Cordite Burn which defines the curved western edge of Central Park. This landscape provides an important link in the chain of green spaces that run through the development from Dargavel Park.

To the south of Central Park, the informal green corridor will cross the Craigton Burn, providing a subtle transition into the naturalistic landscape of a wetland meadow.

The pedestrian and cycle routes (described later in this section) are an important feature of the park providing connectivity across the site. The key pedestrian/cycle routes are emphasised through the use of avenue tree planting and swales which run alongside may of the footpaths, providing aesthetic and ecological functions as well as a drainage role.

Sculptured earthworks also provide gateway features to the routes as they enter the central oval within the park. These mounds also help to define the central oval space particularly while the tree planting is maturing.

The park meets the Western Distributor Road at it northern extents and at its south western boundary. Avenue trees will define the edge of the park along this road corridor. Hedge planting along the northern margin will provide a sense of enclosure.

Where 3m wide footpaths meet roads, movement will be controlled using the chicane detail the use of which has already been established on the site. It reflects the local vernacular of stone walling, uses setts to create a change is surface texture and has two, staggered timber gates to mark the entrance.

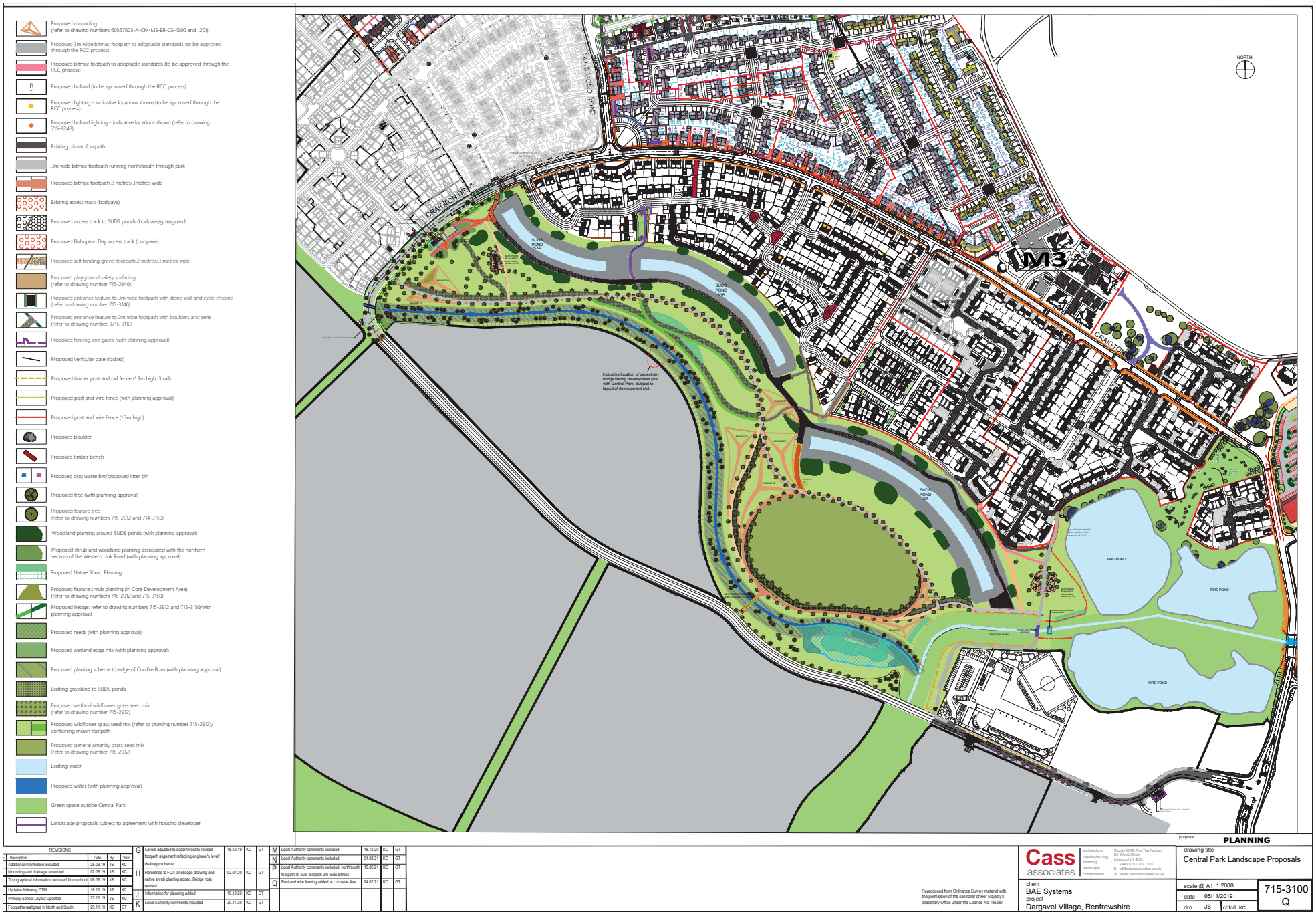
Central Park is divided into two principal zones. The broader southern zone is the location for the oval which is a large, general purpose parkland space to be used for a range of recreational purposes such as games and outdoor community events. As such, there is a deliberate design intent to maintain the oval as an uncluttered space. The northern zone is more informal and incorporates paths running through a landscape setting which simulates a natural valley landscape with the sinuous Cordite Burn on one side and the pools created by the SUDS ponds on the other. Naturalistic planting unites the park and connects it to the adjacent green spaces to create wildlife corridors. Locally native wildflower meadows are a strong feature in the northern zone and these are augmented with locally native tree and shrub planting.

The main routes through Central Park run along its full length and cross the southern margin of the park. The latter is significant in that it provides part of the safe route network from the housing areas to the primary school. It is to be surfaced in bitmac and will be 3m wide with lighting along its length. This route is, effectively, a key part of the segregated footpath that leads from the rail station to the primary school. It is well defined and overlooked by housing for some of its length.

The longitudinal route will also be surfaced in bitmac as it links to the northern neighbourhoods of Dargavel Village. Way finding, solar lighting bollards will highlight the route providing the added benefit of minimising the impact on wildlife. This route is supplemented by alternative footpath links along roads from the northern neighbourhoods to the primary school with lighting and a bitmac surface which will be commodious, especially in winter months.

There are two bridges over watercourses. To cross the Craigton Burn the opportunity is being taken to refurbish a historic bridge which once served the Royal Ordnance factory. This is part of the safe route to the primary school. The second bridge crossing is over Cordite Burn. This will provide a pedestrian and cycle link to the housing neighbourhoods along the western edge of Dargavel Village.

An indicative location for a third bridge linking the development plots to the west of Central Park to the Park across Cordite Burn has been identified. This will be subject to the layout of the development plot.



REVISIONS													
	Description	Date	By	Chk'd									
	Additional information included	26.03.19	JS	KC									
	Mounding and drainage amended	07.05.19	JS	KC									
	Topographical information removed from school	08.05.19	JS	KC									
	Updates following DTM	16.10.19	JS	KC									
	Primary School Layout Updated	23.10.19	JS	KC									
	Footpaths realigned in North and South	29.11.19	KC	GT									
G	Layout adjusted to accommodate revised footpath alignment reflecting engineer's level/ drainage scheme	18.12.19	KC	GT									
H	Reference to FCA landscape drawing and native shrub planting added. Bridge note revised	02.07.20	KC	GT									
J	Information for planning added	10.10.20	KC	GT									
K	Local Authority comments included	30.11.20	KC	GT									
M	Local Authority comments included	18.12.20	KC	GT									
N	Local Authority comments included	04.02.21	KC	GT									
P	Local Authority comments included: north/south footpath lit; oval footpath 2m wide bitmac	19.02.21	KC	GT									
Q	Post and wire fencing added at Lochside Ave	24.02.21	KC	GT									

purpose: **PLANNING**

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drawing title: Central Park Landscape Proposals

client: BAE Systems
project: Dargavel Village, Renfrewshire

scale @ A1 1:2000
date 05/11/2019
drn JS chk'd KC

715-3100 Q

Figure 14: Central Park Landscape Proposals

Children's playing space is distributed throughout the development area to ensure adequate provision at a walkable distance from housing areas. Figure 15 shows the location, type and distribution of the proposed designated equipped spaces.

Neighbourhood Equipped Area of Play (NEAP)
1000 metres walk catchment

Proposed Local Equipped Area of Play (LEAP)
400 metre walk catchment

Exsiting Local Equipped Area of Play (LEAP)

Existing Local Area of Play (LAP)

Proposed Local Area of Play (LAP)

Proposed commercial /community development

Proposed/ Existing Residential areas

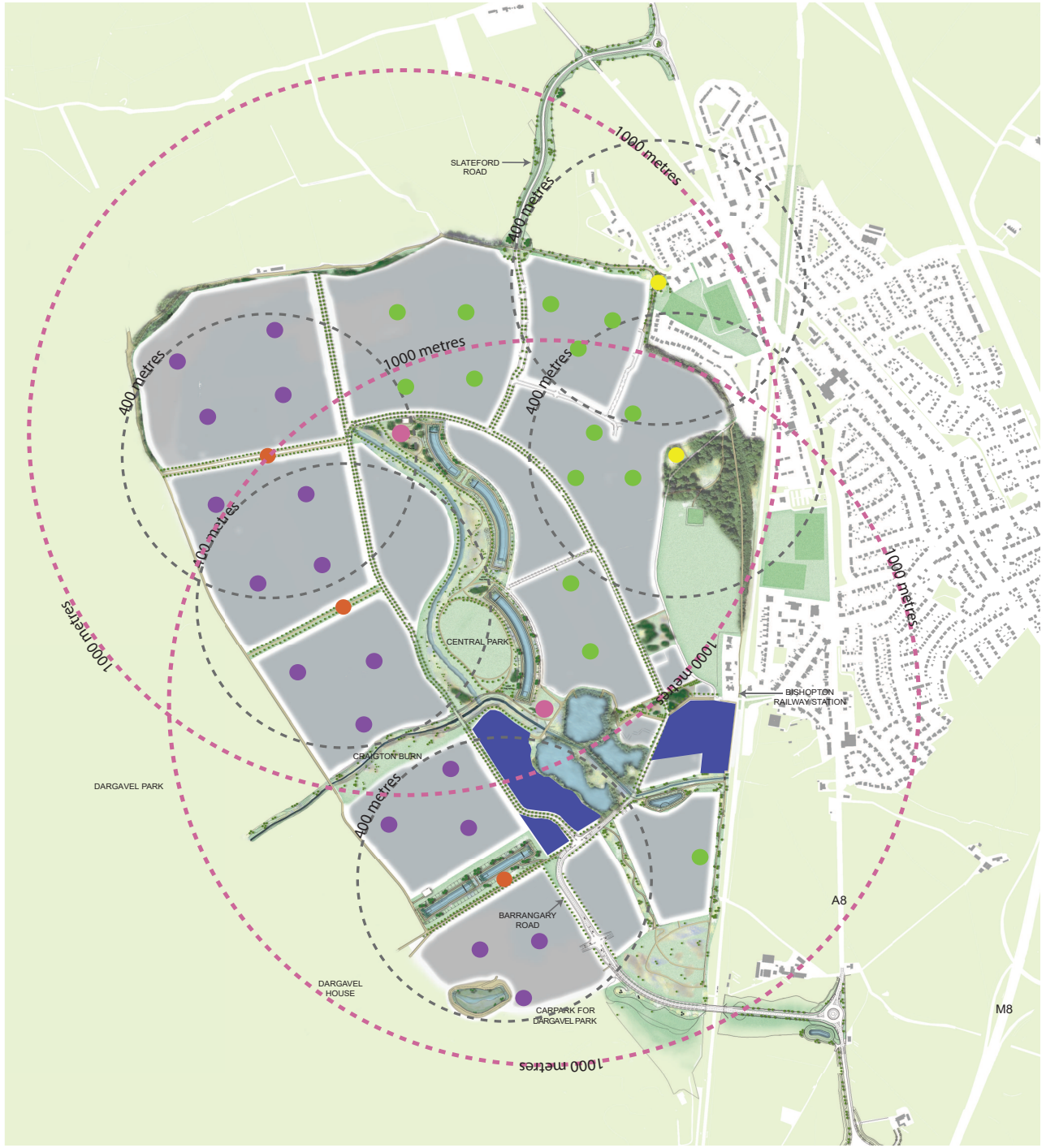


Figure 15: Location of Formal Play Provision

Figure 16: King's Park, Stirling Council

Figure 17: Neverland Play Area, Kirriemuir

Where possible, play spaces have been accommodated within wider areas of public open space in order to provide a meaningful landscape setting and to provide good accessibility to the wider community via the integrated network of footpaths and cycleways.

There has been a deliberate 'landscape led' approach to the siting of play facilities which echoes the approach recently taken by Stirling Council and Perth and Kinross Council (Figures 16 & 17) where the design of each play area draws on the local natural and social characteristics of the area, regards context and setting as an integral aspect of the play area and incorporates many non-prescriptive play materials and features, including planting.

This type of approach avoids the somewhat formulaic designs, dominated by safety surfacing and standard equipment.

Neighbourhood Equipped Areas of Play (NEAPs)

The two proposed NEAPs will be located at the northern and southern ends of Central Park. In these locations they can be accessed easily from housing areas via the network of footpaths and cycle ways. The locations also offer a good degree of passive surveillance from nearby properties and in the winter evenings the spaces will benefit from shared light from adjacent roads and pathways.

The northern NEAP (Figure 20(i)) will be located to the east of the main spine path leading north-south through Central Park and will be overlooked by housing whilst maintaining a 30m buffer zone from residential boundaries. This play area is designed to be challenging for older children and is recommended for young people and school children. It is a climbing structure designed not only to allow for climbing, but also experiencing height, balancing, having a sensual experience with hands and feet, and providing seating for relaxing and

Figure 18: Boulder Play - Floyds Fields, Coventry

Figure 19: Nature-themed Play - Rietberg Garden Show

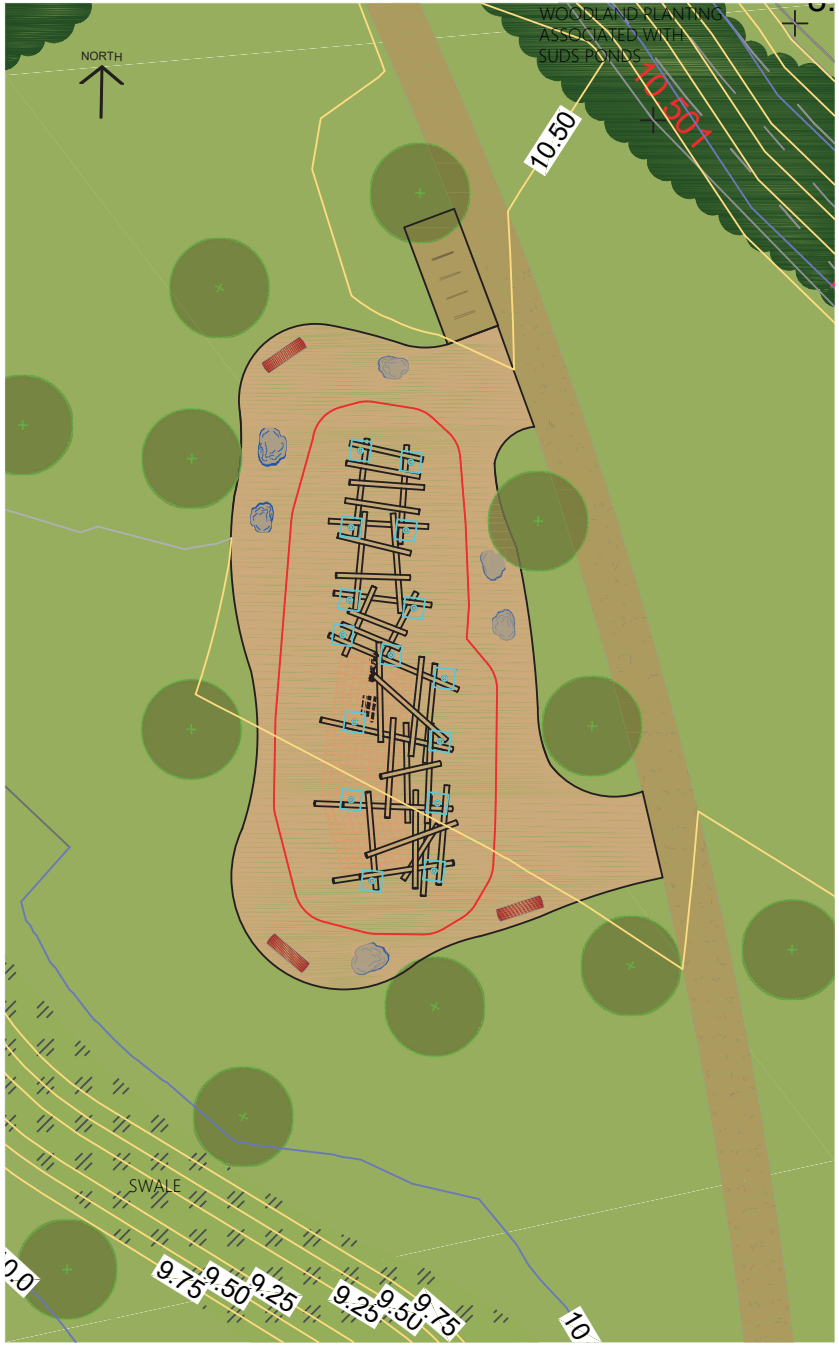
observing. It is constructed from hand processed, irregular round logs in keeping with its naturalistic landscape setting. There are no pre-determined play procedures and it can be used in stages as individuals master different parts of the equipment. The climbing structure can absorb a large number of children using it in a flowing play rhythm. Both this play rhythm and the undulating shape of the play structure reflect the movement of the water in Cordite Burn - the key landscape feature of the park which is being restored as part of the transformation of Dargavel Village.

The southern NEAP (Figure 20(ii)) will be located at the edge of the formal parkland between the Craigton Burn corridor and the more informal parkland around the Wildlife Ponds. In this location the play facilities will be well-supervised from the formal cycle / footpath routes to the edge of Central Park and the Burn corridor. A range of play equipment will be provided including large swings and a climbing structure suited to older children complemented with smaller scale equipment, like the balance blocks, which are enjoyed by younger children. A cradle nest swing is also to be provided - a piece of equipment which is popular with children of a wide range of ages and abilities.

Both the northern and southern NEAPs are set within a structure of locally native tree planting which, with time, will visually integrate the play areas into their landscape setting and encourage wildlife creating another layer of richness for the children and their parents/guardians to observe and enjoy. Both play areas also make use of natural boulders as play features. Seating and cycle stands are also provided.

Opportunities for additional play equipment may be developed in the future by local community groups such Dargavel Village Residents Association in consultation with Renfrewshire Council. BAE Systems would be supportive of such community lead enhancements to the play facilities in Central Park.

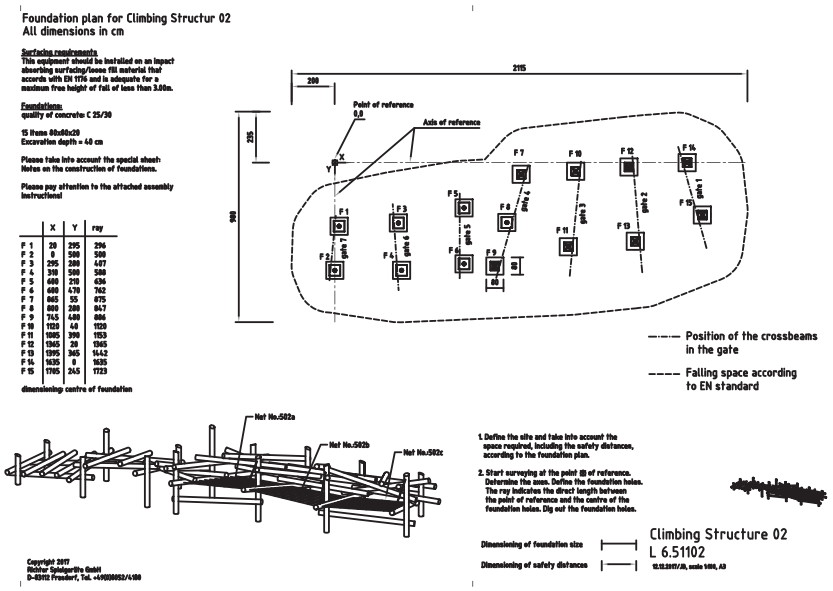
The design of the NEAPs will follow the underlying landscape-oriented ethos described above, whist reflecting the general guidance set out in Fields in Trusts 'Planning and Design for Outdoor Sport and Play'.



General Arrangement Plan

Illustrative Photograph of Play Equipment

- Play equipment
- Edge of safety zone for pay equipment
- Contours (metres AOD)
- Proposed playground safety surfacing (refer to drawing number 715-2940)
- Self binding gravel with timber edging
- Proposed wildflower grass seed mix (refer to drawing number 715-2912
- Proposed timber bench
- Proposed boulder
- Proposed cycle stands (Sheffield style cycle stands, galvanised finish)
- Proposed feature tree planting (refer to drawing number 715-2912)



Play Equipment Details

Rev.	Description	Date	By	Chk'd
	REVISIONS			

purpose **PLANNING**

Cass associates — architecture, masterplanning, planning, landscape, conservation

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client: BAE Systems

project: Dargavel Village, Renfrewshire

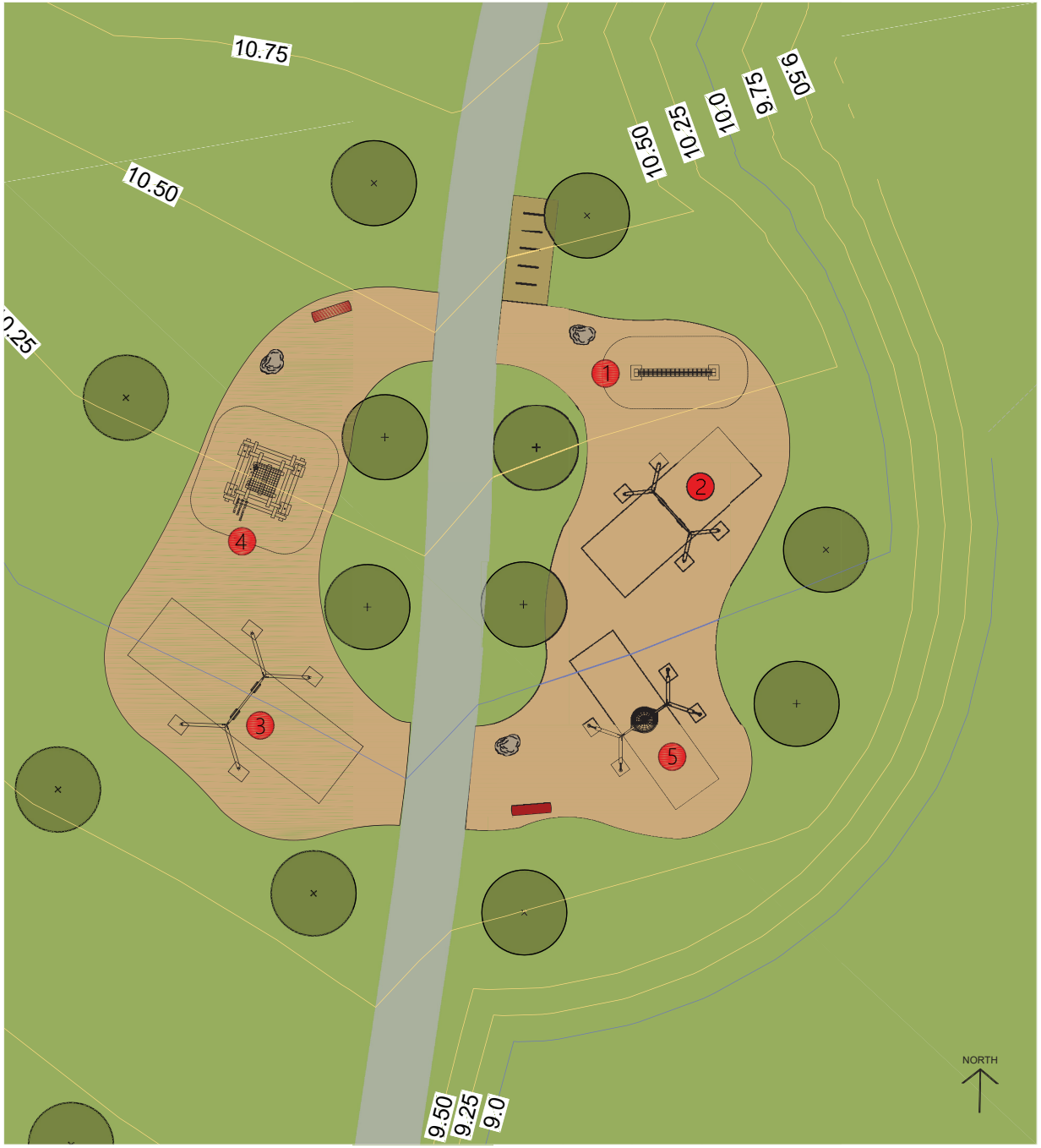
drawing title: Central Park - Northern Play Area

scale @ A1 1:100 | 715-3147

date 28/09/2020

dm KC chk'd GT

Figure 20(i): Proposals for Play in Central Park - Northern Play Area



Balance Blocks by Timberplay (ref 6.51700)

High Twin Swing by Timberplay (ref: 6.1402)

Extra High Twin Swing by Timberplay (ref 7.14020)

Large Climbing Pyramid by Timberplay (ref 4.21100)

Cradle Nest Swing by Timberplay (ref:6.14520)

- Play equipment reference number (refer to inserts)
- Play equipment
- Edge of safety zone for pay equipment
- Contours (metres AOD)
- Proposed 3m wide bitmac footpath to RCC adoptable standards
- Proposed Playground Safety Surfacing (refer to drawing number 715-2940)
- Self binding gravel with timber edging
- Proposed wildflower grass seed mix (refer to drawing number 715-2912
- Proposed Timber Bench
- Proposed Boulder
- Proposed Cycle Stands (Sheffield style cycle stands, galvanised finish)
- Proposed Feature Tree Planting (refer to drawing number 715-2912)

Rev	Description	Date	By	Chk'd
C	Equipment amended	25.09.20	KC	GT
B	Equipment amended	08.07.20	KC	GT
A	Equipment amended	17.10.19	JS	JS

REVISIONS

purpose
PLANNING

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client
BAE Systems

project
Dargavel Village

drawing title
Central Park Southern Playground
General Arrangement

scale @ A1 1:200
date 27/02/2020
drn JS chk'd KC

0715-3124
C

Figure 20(ii): Proposals for Play in Central Park - Southern Play Area

Figure 21(i): Completed Play Area in Dargavel Village - at Newton Road

Figure 21(ii): Completed Play Areas in Dargavel Village - at Wester Rossland Woodland

Local Equipped Areas of Play (LEAPs)

Local Equipped Areas for Play (LEAPs) are strategically located throughout the development site to provide easy access from all residential areas. The spaces have been located to optimise passive surveillance in overlooked and populated nodes of the development.

The five LEAPs will be located throughout the development areas providing play facilities accessible to new residential areas and existing housing on the western edge of Bishopton. Each will be designed to recognise and respond to the character of the site and its surrounding environment, rather than relying on an off the peg solution provided by a play equipment manufacturer requiring significant expenditure on non-play elements such as safety surfacing or fencing. This approach is illustrated in Figures 18 and 19. Wherever possible, existing natural features or reclaimed elements (logs, boulders) will be incorporated into the layout.

The two LEAPS that have been constructed are integrated within existing spaces; one at the edge of the Newton Road playing fields (Figure 21(i)) providing accessible play space to the northern housing neighbourhoods of Dargavel Village and existing properties west of Greenock Road. The other is adjacent to Wester Rossland Woodland (Figure 21(ii)), easily accessible from Bishopton via the Core Path and also from new housing at Dargavel Village.

Figure 22: Local Area of Play in Dargavel Village Incorporated into Housing Layout

Figure 23: Village Square

Local Areas of Play (LAP)

The function of the LAP is to provide an informal play space for pre-school age children with little or no fixed play equipment, instead incorporating features to encourage social interaction and imaginative play. Seating opportunities should also be provided to allow supervision by family members.

LAPs will generally be provided in a central location within each of the housing development plots and as such the detailed design and layout of each will be the responsibility of the residential developer. LAPS should generally be provided within 100m walking distance of dwellings.

Formal Public Space

There are also significant and more formal public spaces within the development away from the main parks. The village square illustrated in Figure 23 provides a formal hub for the development with a stand of mature, existing trees and the surrounding mixed use development providing the structure.

Cycling and walking routes through Central Park

Through the southern part of Central Park there is a high quality pedestrian and cycle route that provides an off road link between the eastern and western parts of Dargavel Village (Figure 24). The route connects the Western Link Road, which defines the south western edge of the park, with the residential roads that meet the south eastern edge of the park. This route will be constructed to adoption standards. It will be a 3m wide, bitmac surfaced route with lighting and will cross Craigton Burn (Figure 25). It will provide connections between the residential areas in the western part of Dargavel Village and the Village Centre, railway station and Bishopton Village which all lie to the east of Central Park. Dargavel Primary School will be located immediately to the south of Central Park. The key footpath will be a safe route to the school.

Due to the considerable length of Central Park, which is almost one kilometre from north to south, another east/west route is provided approximately half way through the park. Cordite Burn runs through the park on a north/south alignment. A bridge crossing over the burn is included (Figure 26). This crosses Cordite Burn on the western side of the park and then divides into two on a circular route which links into both the northern and southern parts of the park. The route is for pedestrians and cyclists and is 3m wide with a self-binding gravel surface.

There is also a route aligned roughly north/south that runs the full length of Central Park. This path will be 3m wide and surfaced in bitmac. It will have way fnding lighting in the form of solar bollards which will provide the added benefit of minimising the impact on wildlife.

A number of more minor paths explore other parts of the park such as the northern edge of Cordite Burn where short grass paths will be mown into the wildflower meadows to create an informal footpath network for those looking for variety.

Figure 24: Cycling and Walking Routes through Central Park

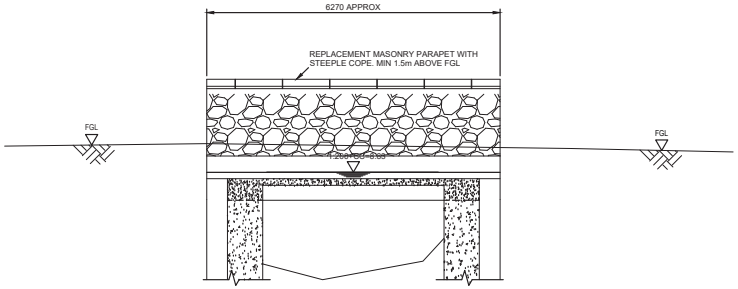
ISO A1 594mm x 841mm

INDICATIVE VISUAL STYLE OF RANDOM RUBBLED UNCOURSED MASONRY WALL

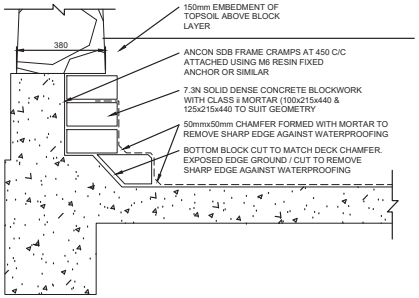
NOTE - STEEPLE COPE REQUIRED

RANDOM RUBBLED UNCOURSED MASONRY WALL
- STONE MASONRY : NATURAL STONE - YORKSTONE OR EQUIVALENT
- MORTAR : CLASS ii
- COPING : STEEPLE COPE TO BS 6779-4

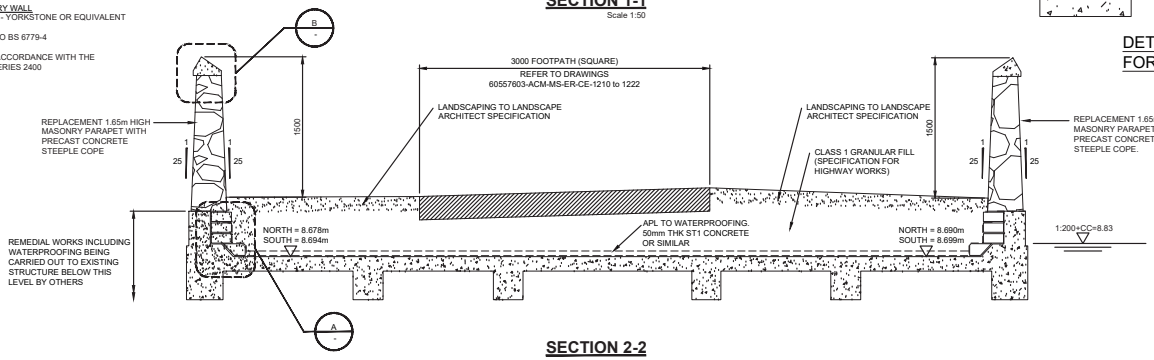
ALL MASONRY TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATION FOR HIGHWAY WORKS SERIES 2400



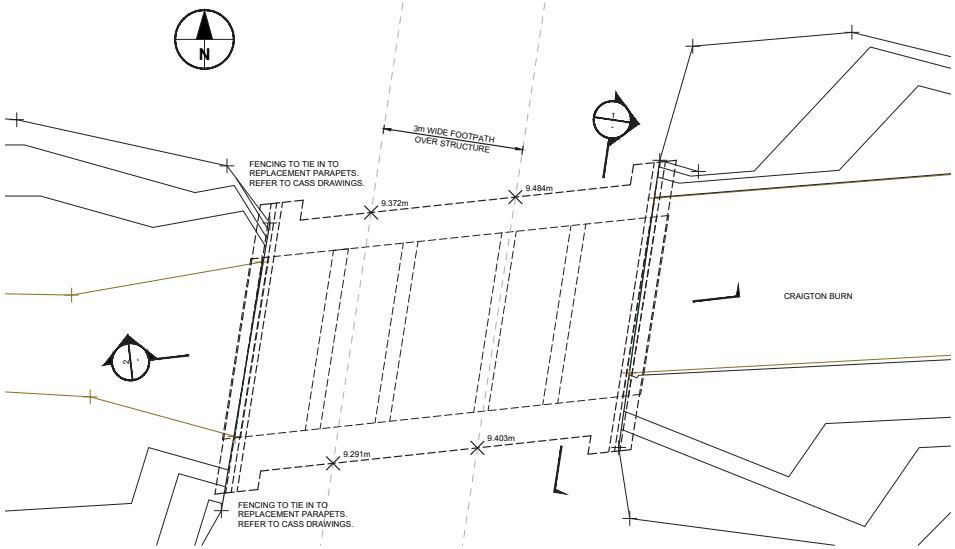
SECTION 1-1
Scale 1:50



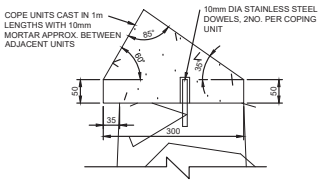
DETAIL A - BLOCKWORK SUPPORT FOR MASONRY WALL
SCALE 1:10



SECTION 2-2
Scale 1:25



PLAN ON BRIDGE
Scale 1:50



DETAIL B - PRECAST CONCRETE STEEPLE COPE
SCALE 1:5

Printed on ___% Post-Consumer

AECOM

PROJECT

BISHOPTON, DARGAVEL VILLAGE, WESTERN LINK ROAD

CLIENT

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CONSULTANT

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NOTES

FOR APPROVAL

ISSUE/REVISION

I/R	DATE	DESCRIPTION
A	07/04/2021	FOR APPROVAL

KEY PLAN

PROJECT NUMBER

60557603

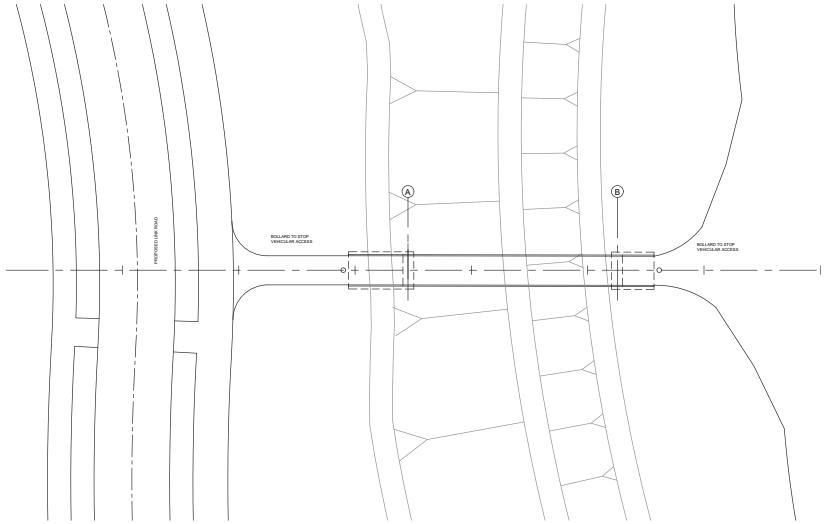
SHEET TITLE

CRAIGTON BURN FOOTBRIDGE PARAPET REPLACEMENT DETAILS

SHEET NUMBER

60557603-ACM-MS-CRA-BR-0451

Figure 25: Central Park Bridge Proposals for Craigton Burn



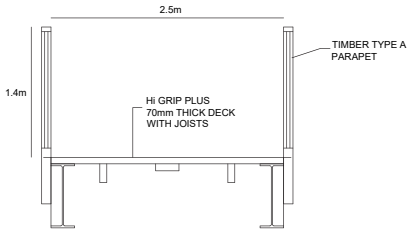
Plan (1:200 @ A1)

General Specification

Overall Length :	18m
Clear width between parapets :	2.5m
Design live load :	5kN/m^2
Structural form :	Steel universal beams laterally braced. Nominal camber and installed on a rise.
Parapet :	Ekki Type A (vertical infills spindles at max 110mm spacing) – Height 1.4m
Deck :	European redwood deck planks factory treated with the following non-slip system - Hi-Grip Plus (resin aggregate non-slip overlay)
Protective system :	All steelwork galvanised to BS EN ISO 1461 Hardwood – Natural finish All softwood to be vacuum/pressure treated in accordance with BS EN 351-1 for Hazard Class 3 as defined in BSEN 335-1 for a desired service life of 15 years with preservative tested in accordance with BS EN 599-1
Additional items :	Holding down bolts and bearings included.

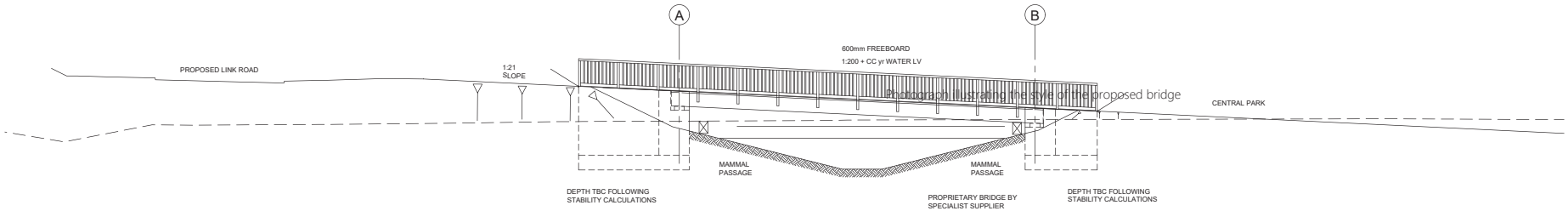
The assembled bridge will weigh approximately 11tonne

FSC timber has been specified and this will be supplied as FSC mix 70%. CTS hold a FSC Licence No: FSC-CO17620 Chain of Custody Certificate No TT-COC-002257 for the supply of FSC timber.



Section 1-1 (1:250 @ A1)

Photograph illustrating the style of the proposed bridge



Photograph illustrating the style of the proposed bridge

Section A-A (1:100@A1)

REVISIONS

Rev.	Description	Date	By	Chk'd

Information supplied and checked by BAE Systems.
Bridge subject to design and specification by engineer.
Refer to drawing number 715 - 3100 for location of bridge over Cordite Burn.

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purpose: PLANNING
drawing title: Central Park - Bridge Proposals for Cordite Burn
client: BAE Systems
project: Dargavel Village, Renfrewshire
scale @ A1: AS SHOWN
date: 07/10/2020
drn: KC chk'd: GT
0715-3153

Figure 26: Central Park Bridge Proposals for Cordite Burn

3 - Maintenance and Management of Recreational Infrastructure

The general principles for the management and maintenance of the landscape will be in accordance with the agreed Management Plan (Cass Associates 2012).

The open space within the Core Development Area is managed by a Management Company established for that particular purpose. The Management Company is responsible for employing a Managing Agent. (The Factor)

Each property owner pays a Service Charge to the Management Company. This Service Charge has been set at a level to address all management and maintenance commitments.

The extent of the open spaces to be managed in this way aligns with the Structural Landscape Sub Areas. When a Structural Landscape Sub Area is implemented it is immediately maintained by BAE Systems for approximately one year and then handed over to the Factor for maintenance in perpetuity. A number of Structural Landscape Sub Areas have already been handed over to the Factor as illustrated in Figure 27.

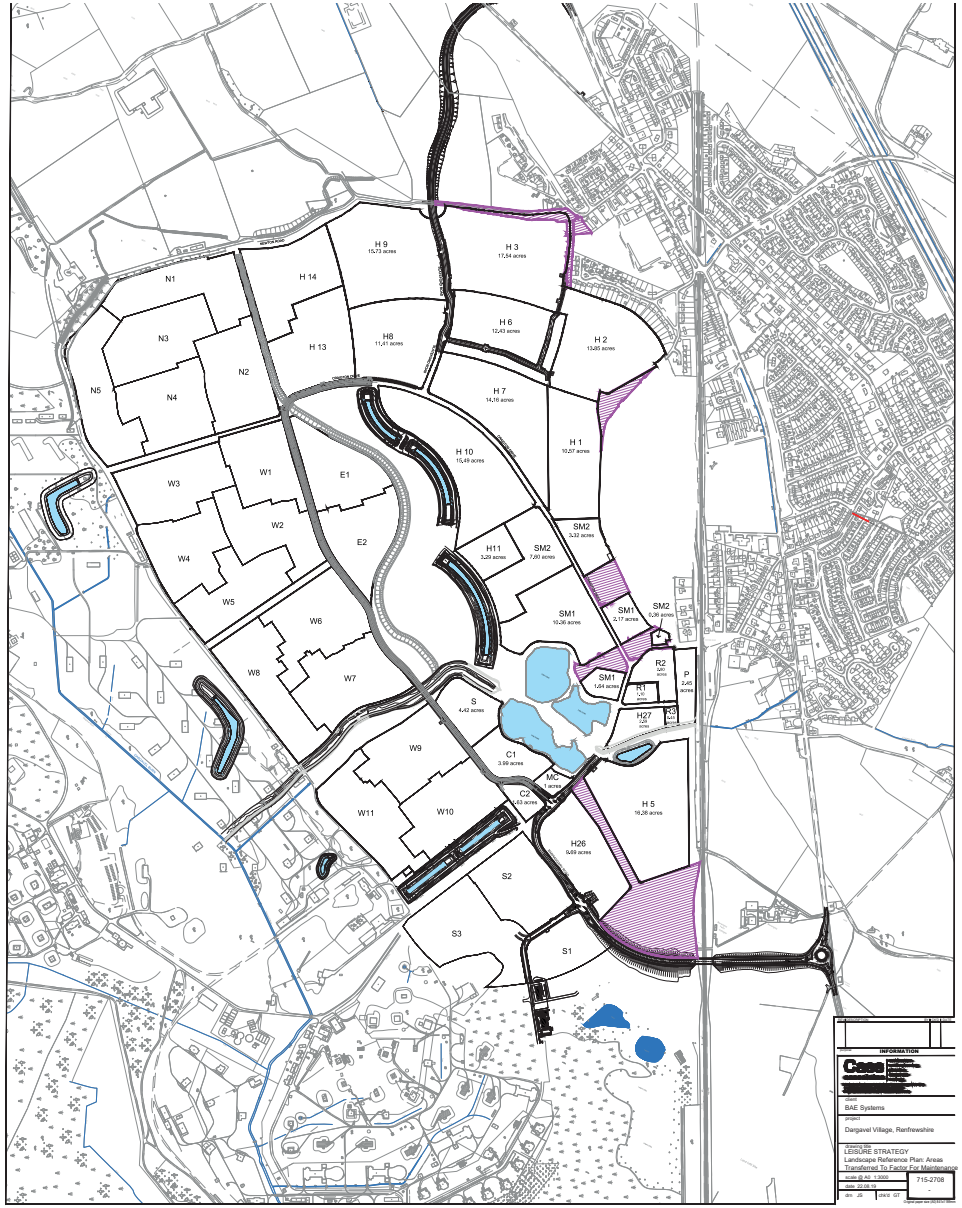

Figure 27: Structural Landscape Sub Areas Managed by the Factor

Appendix
Structural Landscape Sub Areas: Landscape Layout Drawings
- Refer to Appendix (separately bound)
submitted to Renfrewshire Council in November 2020