

Bowness Bay and the Glebe Masterplan



Radical Intervention



Option 3 – Radical Intervention

As with option 2, the hotel is provided along with new public jetties. However this option goes a lot further in terms of proposing a radical, but sensitive reorganisation of the landscape and environment in and around Bowness Bay and the Glebe. Two new pieces of development also occur in this option - a development we have termed the 'Courtyards' on the tennis court and TIC land and a new decked car park at Braithwaite Fold.

Key elements to note in this option are:

- Shepherds Aquarius is retained, although Winander House could be replaced with the occupiers relocating to floor 2 of the Courtyards development outlined below
- Increased public access to the lake is facilitated between this complex and the hotel, including the introduction of a new boardwalk and promenade
- The Courtyards will provide a new attraction to the area and facilities for retail, food and drink and offices (above). They will also see a new toilet facility and Tourist Information Centre. The design of this facility will be high quality
- Glebe Road is downgraded to a 'shared space' scheme. Essential access is still enabled for services and to everyone at certain times. Unnecessary traffic and parking is removed creating a high quality environment for pedestrians to enjoy the waterside
- A series of new leisure activities in a variety of zones is created on the Green Glebe. We have termed this 'Parks within a Park'. These ideas are outlined on the next board
- Braithwaite Fold is developed into a decked car park facility for the area, re-providing lost spaces off Glebe Road and providing a high quality arrival experience.

Option 4 – New Cultural Facility

This is very much a long term aspiration. Essentially this option is as Option 3, with the addition of a new visual arts facility adjacent to the Waterside. In the illustration opposite, the facility is provided near the new jetties and Shepherds has been demolished, to be replaced with a fantastic public space adjacent to the Waterside.

However, the Cultural Centre could also be provided on the site of Shepherds itself.



Option 3 - Radical Intervention

This option would see the Glebe radically improved in terms of the experience gained from the landscape and environment - in this instance a sculpture garden perhaps



Option 4 - Long Term Cultural Attraction

Option 4: Long term possibility for Bowness Bay and the Glebe - this sees a new cultural centre and the removal of the Shepherds Aquarius complex.

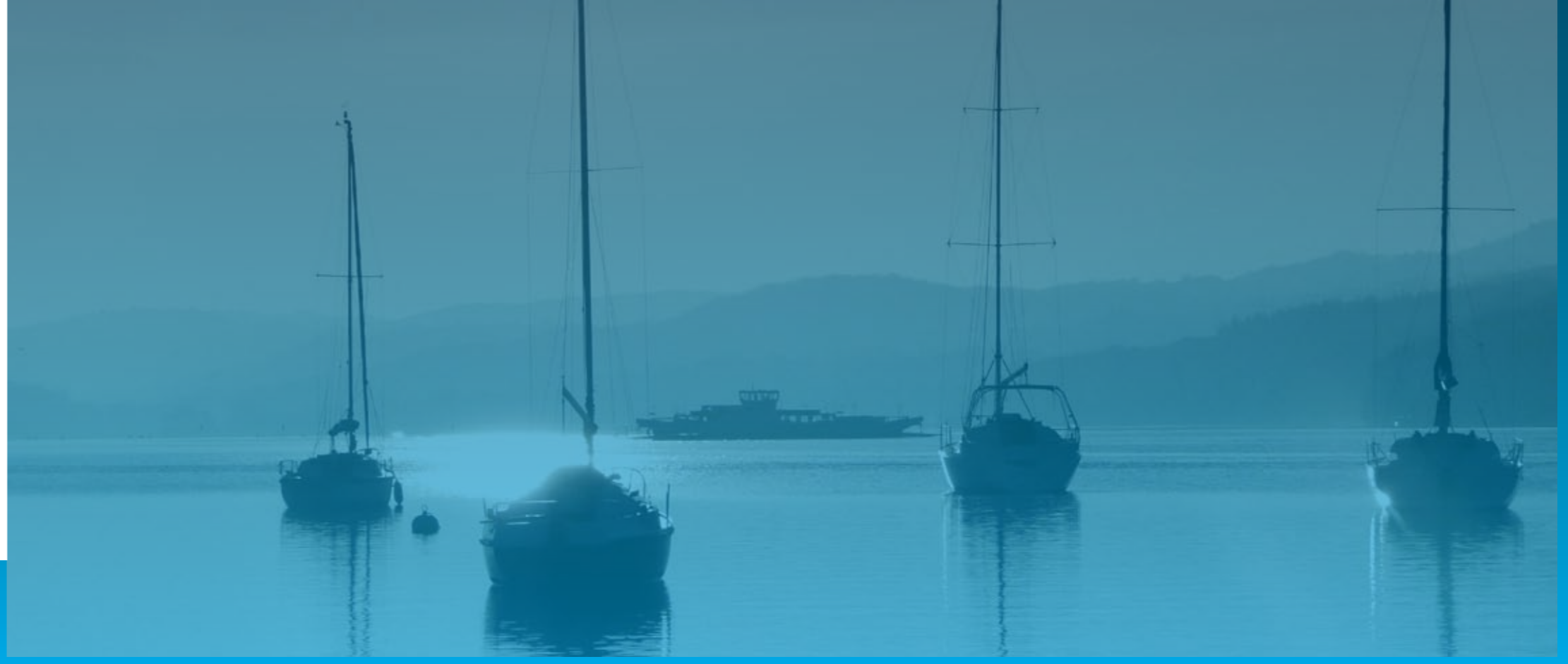


New development, known as 'The Courtyards' could be delivered on the existing tennis court, Tourist Information and Toilet site



To avoid intrusion onto the Glebe, development could even be built into the slope in part, adding to the experience of using the area

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The 'Parks within a Park' Concept



1

The Bay – this is the focal point of the area and has very high levels of use from pedestrians, cars, buses and of course boats! The environment therefore needs to be hard wearing and of an attractive quality in order to create good first and last impressions.

2

Shepherd's Green – should the removal of the Shepherd's Aquarius be achievable at some point in the future, 'the green' is a concept for a new greenspace and events space. This would become one of the most remarkable public spaces in the UK, suitable for organised or structured events, (perhaps facilitated through the provision of an amphitheatre).

3

The Lawn – The bandstand is widely acknowledged to be in the wrong location and so it could be moved. Limited change is envisaged here as it is the prime area for informal activities and events within the study area.

4

The Meadow – this is an area of more informal landscape value envisaged for the higher portions of the Glebe and occupies the existing pitch and putt area in part. It affords the most striking views northwards along Lake Windermere. This could be used for picnics and offer discrete destination sculptures, perhaps associated with local characters such as Beatrix Potter.

5

The Water Link – this area is seen as a waterside boardwalk and promenade, it will encourage wide public access to the edge of the lake in an area that currently is not very accessible and doesn't feel very inviting.

6

Adventure Play (or Amphitheatre) – The former quarry at the top of the Glebe is envisaged as an adventure play area, capitalising on topography to provide a setting for adventurous activities. If an amphitheatre cannot be delivered next to the lake, this area could be an alternative, although the waterfront would be preferable because of the setting and views.



The location of each of the proposed 'Parks Within a Park' which would be delivered only under Options 3 and 4

7

Activity Zone – this area would remain as a downsized, yet improved pitch and putt golf course, along with other activities such as the relocated tennis courts and perhaps basketball. It can be reconfigured in part through use of the existing spoil from the United Utilities water tank storage project.

8

Play Park - this is envisaged as play facility of exceptional quality that could be on the site of the existing SLDC car park opposite the Marina. It might have an admission charge, with a value for money season ticket for local people.

9

Arboretum – This could make use of existing specimens as well as reintroducing indigenous varieties. This would become an attraction in its own right, particularly in the autumn. In the evening, trees could be lit up through creative lighting, encouraging activity in the area or as a backdrop for special events;

10

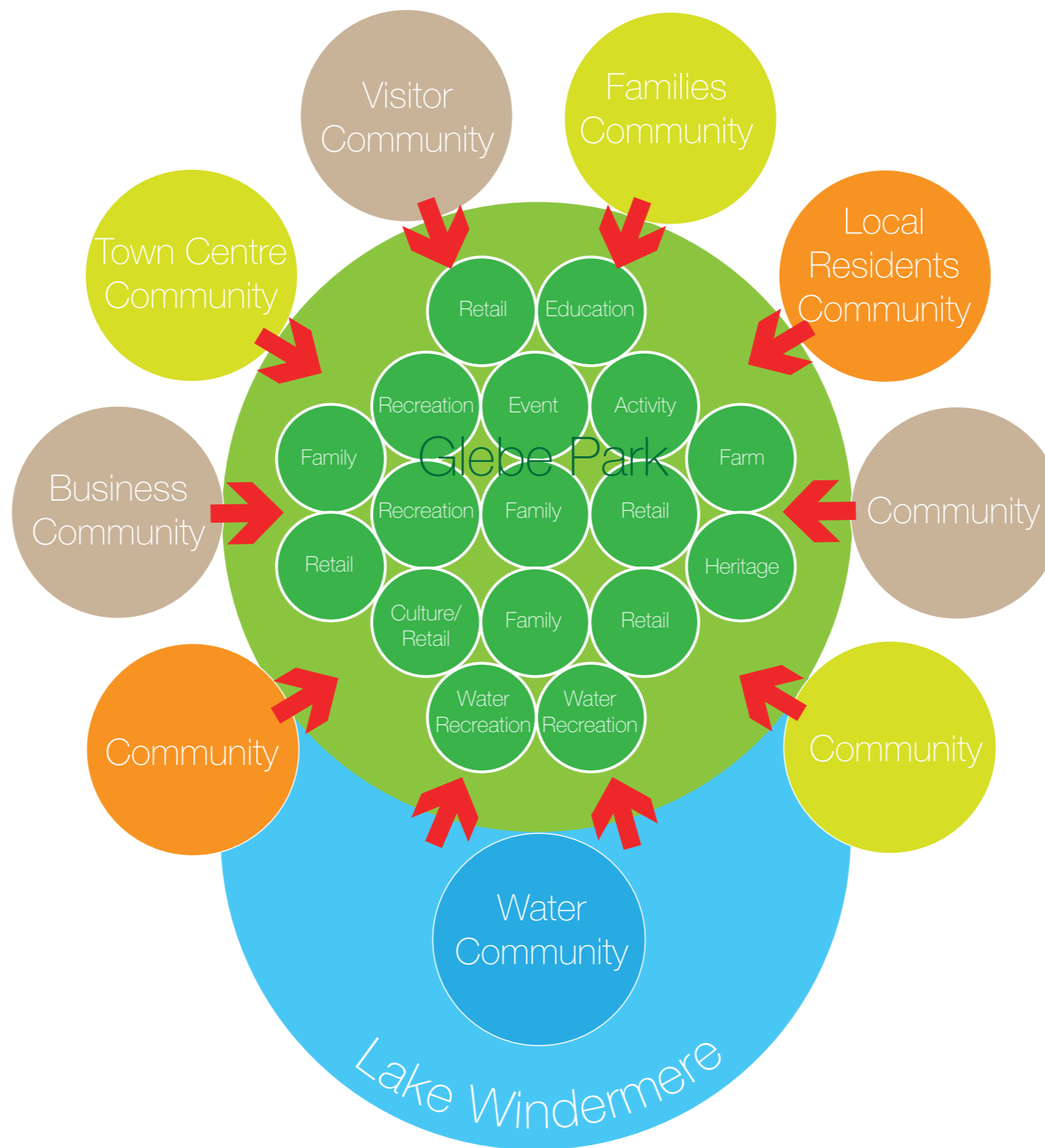
Rectory Farm – The suggested use for Rectory Farm is that it is sensitively refurbished as a Lake District Living Centre. This could include a sensitively designed workspace incorporating a visitor centre. The evidence base also raised the potential for allotments on adjacent farm land.

11

Glebe Avenue – This 'avenue' leads from the proposed Braithwaite Fold gateway into the heart of the study area, following a natural desire line across the current heart of the pitch and putt golf course. Quick and easy access would be facilitated to areas such as Rectory Farm, Cockshott Point or the Arboretum from this route.

12

Cockshott Point - The area of lakeshore to the south and Cockshott Point would remain an area focussed on quiet enjoyment of the National Park, but benefiting from better connections to the rest of the Glebe Waterfront Park.



Diagrammatic representation of the 'Parks within a Park' concept



A temporary floating stage could be moored up in the Bay for summer concerts. This could be shared with other locations around the lake



Area 4, 'the Meadow' could be used for a variety of sculptures and as a fun place to picnic



Many quiet places to enjoy the area informally would be provided



The Arboretum would become an attraction in itself and a valued resource

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Transport and Movement Strategy



A fundamental element of a Masterplan is a transport and movement strategy. The way people access an area, move around it safely, park and plan a journey are all key elements of a visitor's and local person's daily activity.

This transport and movement strategy has been devised to underpin the aims of the Masterplan. Listed below is a summary of some potential measures and interventions:

- 1) Remove daytime on-street parking along Glebe Road during peak seasonal months, retaining managed service vehicle and public transport access in order to create a high quality shared space environment where pedestrians and low traffic flows will interact safely;
- 2) Implement a high quality signage and street lighting scheme across Bowness Bay and the Glebe, including dedicated cycling infrastructure such as bike stands and route information around The Glebe;
- 3) Retain evening on-street parking along Glebe Road to encourage leisure activity;
- 4) Remove all other car park traffic from the majority of Glebe Road by extending the current two-way section as far as the Glebe Road SLDC car park;
- 5) Create additional car parking capacity at Braithwaite Fold in order to account for the loss of on-street parking as well as catering for the uplift in visitor numbers to the area resulting from the developing Masterplan. This could be a high quality decked facility, yet sensitively landscaped, providing ample capacity for the areas needs;
- 6) Develop Braithwaite Fold into a world class arrival point for visitors to the Lake District. This could become a sustainable transport hub with a wealth of facilities including: Shuttle Bus interchange; bicycle and segway hire (with return outlets located across the area); and a comprehensive visitor information facility;
- 7) Diversion of existing bus services into the Braithwaite Fold hub;
- 8) Increase in the frequency of existing bus services responding to commercial viability;
- 9) Increased connectivity to Bowness village centre both in terms of sustainable transport improvements and physical improvements to pedestrian routes;
- 10) A review of parking tariffs across SLDC car parks and the introduction of variable message signage to provide real-time information to drivers regarding availability of spaces within the various off-street car parks;
- 11) Introduction of new technology for car park charging in the form of "pay-by-phone" systems which will allow drivers to remotely 'top-up' their parking time, adding flexibility to their length of stay in the area; and
- 12) Potentially introduce a "Carbon Metered" method of car park charging which can be added on to the "pay-by-phone" system, where drivers of environmentally friendly cars are automatically charged at a discounted rate compared to the standard tariff and drivers of the most polluting cars could potentially be charged at a higher rate.



This line of parked cars would be removed and re-provided on Braithwaite Fold



Novel ways to get around the Glebe Waterfront Park could be fun!



Braithwaite Fold is an underused resource that could be developed as a major parking and arrival hub



Ensure movement is safe and encouraged between the village centre and Bowness Bay



An avenue such as this could lead across what is currently the pitch and putt from Braithwaite Fold



Interesting cycle stands are essential infrastructure to encourage people to cycle

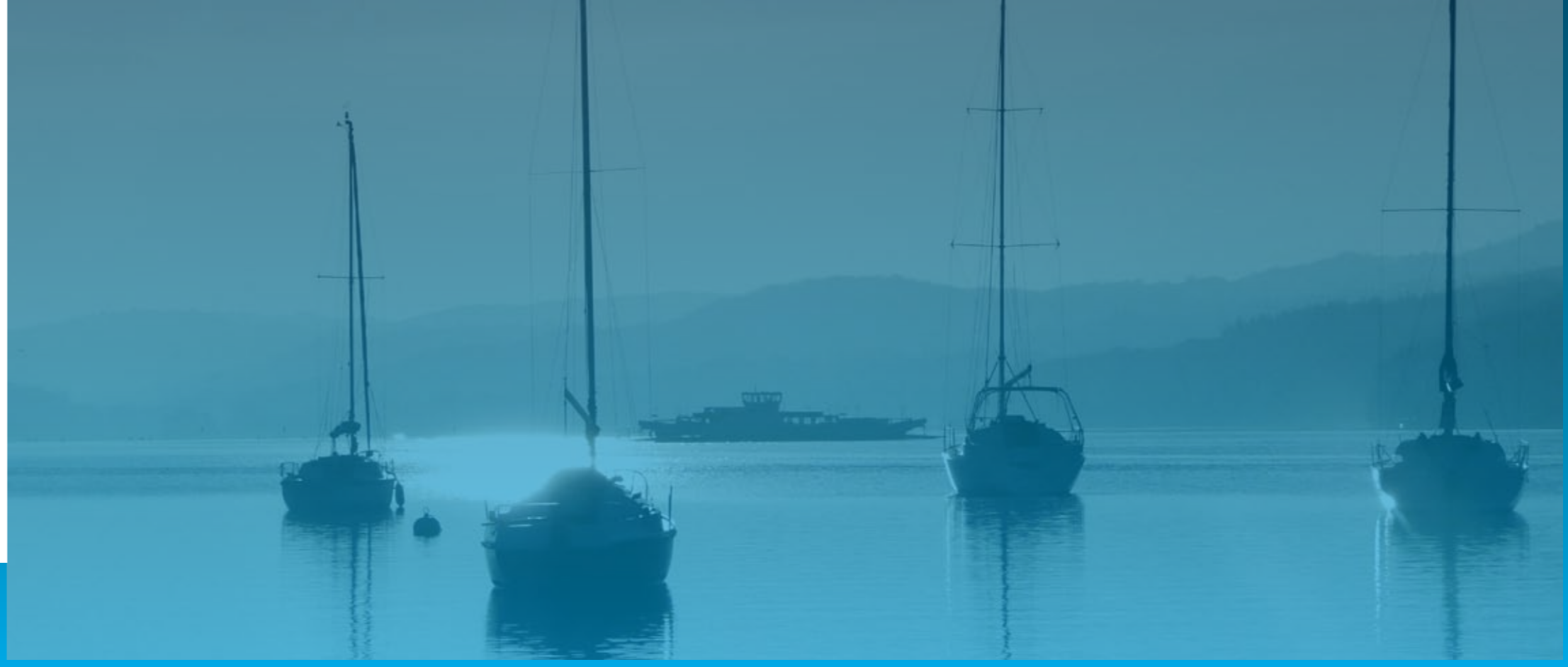


The design of the area could make it easier and safer for buses to park and manoeuvre



Technology can vastly improve the manner in which car parking charging is done

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Conclusion and Next Steps



We hope that you have found today's exhibition interesting. Either way, it is essential that we understand what local people, businesses and visitors think about the ideas presented.

Therefore, please fill in a short feedback form and let us know your thoughts.

This can be left with a member of staff or in the box provided, or can be returned to:

Ben Long
Lake District National Park Authority
Murley Moss
Oxenholme Road
Kendal
Cumbria
LA9 7RL

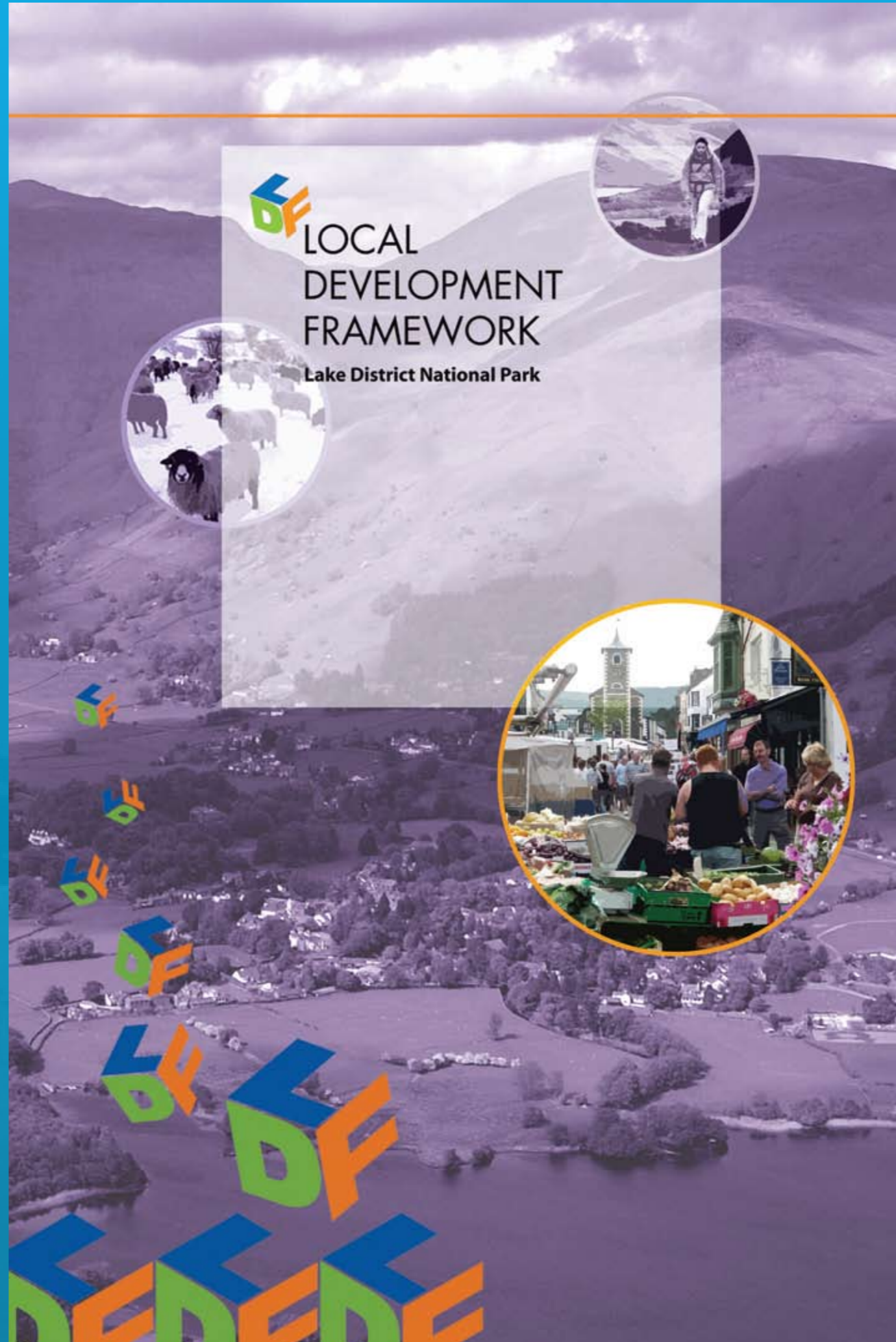
You can also take a form away with you to complete at your leisure, which can be returned using the Freepost envelope provided.

Alternatively, further details, the exhibition boards and a means to feedback your thoughts are all available to download and to view at this website:

www.lake-district.gov.uk/masterplan

Alternatively, if you would like to talk through any element of the project, please contact Ben Long on 01539 792647 or by emailing:

Ben.Long@lakedistrict.gov.uk



The community's input was vital in April and May to understand issues. Now we need your thoughts on the ideas presented so please fill in a form!



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Please leave your feedback form in this box



Bowness Bay and the Glebe sits at the mid point of the Lake and is the most accessible for many people

Next Steps

Please ensure your comments are submitted by Friday 29th November. Following this date, the Masterplan will be amended as required in light of the comments received and a preferred Masterplan suggested. This will be contained in a report that will be available to view at LDNPA's Offices (address above), or to download in pdf format on the web page above.

Once the Masterplan for Bowness Bay and the Glebe has been completed (and it is hoped this is done by the end of December 2009), the Lake District National Park Authority will develop the Masterplan into a Supplementary Planning Document (SPD). This process will also contain a programme of consultation, which will provide you with the opportunity to comment further as the proposals are refined.

Supplementary Planning Documents (SPDs) provide further details, guidance and principles for which development is expected to follow. This means that they have to be considered when making a planning decision.

The LDNPA is intending to consult on the SPD in spring 2010 with the intention that it should be finalised and adopted in Autumn at the same time as the core strategy.