

DEVELOPMENT BRIEF - STIRLING ICE RINK

INTRODUCTION

The purpose of this brief is to identify development constraints and specific development requirements envisaged in redeveloping the site of the Stirling Ice Rink, and to make recommendations on the types of uses that are appropriate.

[The Brief is updated to accompany the emerging Local Development Plan as Supplementary Guidance].

Objectives in developing the site:

- To provide suitable alternative use for the site
- To ensure the retention of a parkland setting to any new development
- To consider and respect the adjacent proposed land uses

LOCATION OF SITE

The site is located in a predominantly residential area within Torbrex, Stirling. It is located within walking distance of local shops and services and immediately adjacent to the site for the new Stirling High School. Larger facilities are available within Stirling City Centre around ½ mile away.

DESCRIPTION OF THE SITE AND BUILDINGS

The site is currently occupied by the Stirling Ice Rink – a large, industrial style building, with its associated car parking sited to the south. The only other feature on the site is an electricity substation, currently sited in the east.

Immediately outwith the north of the site is Torbrex Lane – an established public footpath which is currently defined partly by a stone wall and by established hedges on either side. Beyond this is the existing Stirling High School site, with planning consent for redevelopment for housing. To the east of the site is a large area of open space (Beechcroft Park) part of which is intended for sport pitches in association with the new high school. The Park is bounded by mature trees and established shrubbery which also forms the eastern boundary to the site. To the west the site will be bounded by the new high school with its associated all weather floodlit pitch to the south.

Vehicle access to and from the site is currently achieved through the parking area for the new high school. Development of the site for residential purposes will require an alternative access to be provided from the north. Pedestrian access is currently achieved through a gap in the hedge – more formal arrangements will require to be considered in developing the site for residential purposes.

POTENTIAL USES

It will be important to consider uses that will be compatible with adjacent uses. Given this, the most appropriate uses for the site would be either residential or school use. In accordance with Stirling Council's Affordable Housing Policy, should the development exceed 10 residential units, 25% of the units will require to be affordable. (Further guidance is contained in Supplementary Guidance 04 Affordable Housing).

PLANNING REQUIREMENTS

Site Layout and Access

The site is currently accessed via the car park to the school. However future access to the site for residential development will require to be taken from the north east, as an extension to

the road network within the new housing development. This new access will require to cross Torbrex Lane and consideration should be given to maintain and ensure safe crossing by pedestrians. Achieving a suitable access and circulation within the site may impact on the electricity substation which will require relocation to an appropriate location elsewhere within the site.

All existing buildings on the site will require to be removed. Given that vehicle access will enter the site from the north east, any new building will require to locate either on the location of the existing ice rink or perpendicular to this to the west. This will ensure the provision of sufficient amenity space, parking and road circulation around the development and ensure the buildings are sufficiently set back not to interfere with or be disturbed by activities within the proposed floodlit pitches to the south. Consideration should also be given to enhancing Torbrex Lane as a pedestrian route and ensuring it is overlooked thereby conforming with the principles of PAN77 Designing Safer Places. This could be assisted by orientating the development to look out onto the lane. Sufficient privacy distance (minimum 18m) from the proposed flatted development on the school site will also be necessary.

In order to achieve an appropriate housing density for the site and a suitable vehicle access from the northeast, a flatted development is envisaged. A maximum of 3 stories is appropriate given the surrounding land uses and a high standard of building materials will be required that should reflect those of surrounding developments. Parking for a flatted development should be provided at 150%.

Sufficient outside amenity and garden space should be provided within the development that provides space for passive recreation as well as drying and bin storage areas. Although on site play provision will not be required, a financial contribution to open space and play provision elsewhere may be asked for in accordance with the Council's SG02 on Green Infrastructure.

Landscape and Boundary Treatments

All mature trees within and outwith the site should be protected from any proposed development in order to maintain the parkland setting to the development. The creation of a new access into the site should seek to avoid any mature trees. Although it is accepted that the new access will require the removal of a section of the existing hedges to the north, all efforts should be made to retain the majority of the established hedge to the north of the lane. As part of this development, the developer should include proposals to open up part of the lane and provide a safer, overlooked route for pedestrians. This could be assisted by introducing low boundary fences/hedges to the frontage of the development and/or lowering the stone wall.

Safe and convenient pedestrian links between the new high school, this site and new residential development to the north will require to be considered. Existing pedestrian access from the adjacent open space in the south east corner of the site will also require to be retained.

NOTE

The following will require to be provided as part of any planning application: -

- Existing trees within and outwith the immediate site boundary should be accurately surveyed and plotted and include proposals for their retention / removal
- Detailed landscape drawings including the location, design and finish of all boundary elements
- Details of all hard surfacing and proposed materials eg. paths, roads, parking areas and other areas of hardstanding
- Full maintenance plan showing long term maintenance regime for all areas of hard and soft landscaping, communal fencing and planting
- A Design Statement which considers the urban design requirements of the development
- External lighting - type and location
- Detailed access and parking requirements

- Service provision, drainage and water supply to the site.