

PLANNING APPLICATION : DESIGN STATEMENT

320 - CAMBUSBARRON VILLAGE NURSERY

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May 2024



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PLANNING APPLICATION : DESIGN STATEMENT

SIGN-OFF DOCUMENT

Project - Cambusbarron Village Nursery

Project Number - 320

Address - Cambusbarron Village Nursery
The Community Centre
St Ninian's Road
Cambusbarron
FK7 9NU

Client - Cambusbarron Village Nursery

Issue date - 23 May 2024

Prepared by -



Katherine Tynan
INCH Architecture

Signed by -



Andy Milne
INCH Architecture

The following people will be required to sign-off this report

1)

Name: _____

Jane Bain
Cambusbarron Village Nursery

*Refer to 1.4 for meaning and relevance of sign-off

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INTRODUCTION

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INTRODUCTION

1.1 Introduction

The purpose of this design statement is to outline the proposals to support a planning application.

This report aims to:

- Explore the potential available within Gillies Hill Community Woodland (GHCW) for a facility to support the work of a nursery which has a strong ethos of outdoor play.
- Identify the opportunity for developing a new build shelter within GHCW in Cambusbarron.
- Support the strong community links between the nursery and the woodland.
- Develop the client’s outline brief into strategic proposals.

Regular correspondence and meetings were held between members of the Design Team along with briefing meetings with the Cambusbarron Village Nursery to enable the preparation of this report.

1.2 Brief

This project is led by the Cambusbarron Village Nursery (CVN), a Community Interest Company formed in 2019. CVN will be the lead organisation and the applicant for any subsequent funding applications.

The CVN was set up to build upon the work of the Cambusbarron Playgroup which had served the village for five decades previously. They work in conjunction with Stirling Council to provide childcare needs to the community. Also, they run as a non-profit making organisation, investing any surplus to the benefit of the community.

The mission statement of the Cambusbarron Village Nursery is; “To provide a community focussed service which meets the needs of our children, their families and our community.”

Their values as a company are to:

- Build strong, supportive and respectful relationships with our children, families and wider community.

- Provide a challenging, engaging and inspiring learning environment.
- Promote inclusion and respect diversity.
- Encourage and promote learning for sustainability.

The vision for this project is the creation of a new build nursery facility within a woodland setting, which will support and promote outdoor learning and play. The building should have a strong environmental design emphasis which respects the surroundings within which it is to be set.

The project brief comprises a space for ancillary accommodation to support children’s outdoor play and learning experiences (NB the indoor space is not proposed as a play space).

The Design team have been asked to develop these proposals in a manner which will support the Cambusbarron Village Nursery with submitting a planning application.

1.3 Meaning & Relevance of Sign-off

The meaning of sign-off in this context is that all parties sign-up to the project in terms of the general project scope and direction, on which it will be developed and progressed, and that all parties requirements are appropriately recorded to ensure they can be incorporated. The relevance of sign-off is that if fundamental parts of the report are changed then control procedures will be put in place to register the changes.

Establishing change control procedures will enable the design to be developed on a secure footing while alterations to the brief are made. Change control mechanisms are essential because of the pressing need to work as closely as possible to the project milestones, programme dates and cost plan. Please note where change control procedures are required, additional fees may be required for any time associated with abortive work or development beyond that agreed at appointment.

Before sign-off, the opportunity for comments from all parties will be provided to ensure the content is a robust and meaningful basis for going forward.

This design statement was prepared in May 2024. In signing off this document the Cambusbarron Village Nursery indicate their approval to the detail in the document submitted but recognise that this is a report sign-off in an ongoing design process.

1.4 Design Team

The design team for the project was limited in agreement with the Cambusbarron Village Nursery, and is as follows:

Lead Consultant / Architect - INCH Architecture & Design
Structural Engineer - Design Engineering Workshop

No guidance has been provided from a services engineer and any works will require guidance from a services consultant. Allowances have been made for structural and services elements as far as is possible. These elements will be confirmed and verified at the next design stage.

1.5 Executive Summary

Architectural proposals have been prepared, in conjunction with the Cambusbarron Village Nursery.

The Cambusbarron Village Nursery have identified the need for a new build shelter to support their existing activities within the woodland. In conjunction with the Cambusbarron Community Development Trust they have identified an area within the Community Woodland to locate a new build shelter. The facility is proposed to forge strong links between children’s learning and development, and the outdoor woodland setting.

Architecturally, the detailed proposals demonstrate that the vision of the Cambusbarron Village Nursery is achievable within the confines of a relatively limited budget, and that there are opportunities within the site to support sensitive development, with the agreement of the relevant authorities.

The following report sets out the vision of the Cambusbarron Village Nursery, and details proposals which are sensitive to their context.

INTRODUCTION

1.6 PROJECT INTRODUCTION

The Cambusbarron Village Nursery (CVN) is a Community Interest Company formed in 2019 to provide high quality early learning and play experiences for children between the age of 2 and a half to starting school. They have established a reputation for its outdoor ethos, particularly in the natural environment of nearby Gillies Hill Community Woodland. The service has been operating at capacity since 2020 and demand continues to be high. Demand is expected to rise with the new housing developments in the village already underway.

The nursery currently is based in Cambusbarron Community Centre, but the facilities there are below standard. As a result all sessions are based outside, some in the centre garden but the majority within the woodland. For woodland sessions, children meet in the centre and are walked en masse to the woodland where they spend their day before returning to the centre together to be collected by parents/ carers.

The proposal is for a new build facility which will provide a base for woodland nursery sessions. The woodland is under the ownership of the Cambusbarron Community Development Trust (CCDT) who were set up in 2010, with the aim of helping local organisations deliver projects and services to people within the Cambusbarron community. One of CCDT's aims for the woodland is to promote its use for education and, as such, they fully support CVN's work.

Pre-app feedback was provided for an alternative site, pre-app references: PREAPP-2020-0155 and PREAPP-2021-0264. The previous proposals were for a larger building with the facilities required to register with the Care Inspectorate as a nursery setting. Lack of funding means the client is now looking to strip back proposals and, rather than the bespoke nursery building, plans to develop a structure which will support the needs of their sessions in the woodland.



SITE ANALYSIS

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SITE ANALYSIS

2.1 HISTORIC MAPS

Cambusbarron is sited at the foot of Gillies Hill on the edge of the city of Stirling. Gillies Hill is a largely wooded hillside and was previously home to Polmaise Castle.

There are various remnants of the old castle and its surrounding infrastructure still evident in the woodland setting. The site for the proposed nursery is located next to the old walled garden. The wall is largely still in place and forms a prominent feature of the site.

The adjacent historic maps illustrate the growth of the village towards the south and where the proposed site is located. These maps also illustrate the location of the old castle and the subsequent development of the walled garden in the 20th century.



Cambusbarron Village Map_ 1888-1913



Cambusbarron Village Map_ 1949-1970

SITE ANALYSIS

2.2 LOCATION

Located at the foot of the Gillies Hill, Cambusbarron has been slowly enveloped by the growth of the city of Stirling; however it maintains its village character and sense of identity. The M9 motorway forms a divide between Cambusbarron and Stirling, and provides links to the north and south of Scotland.

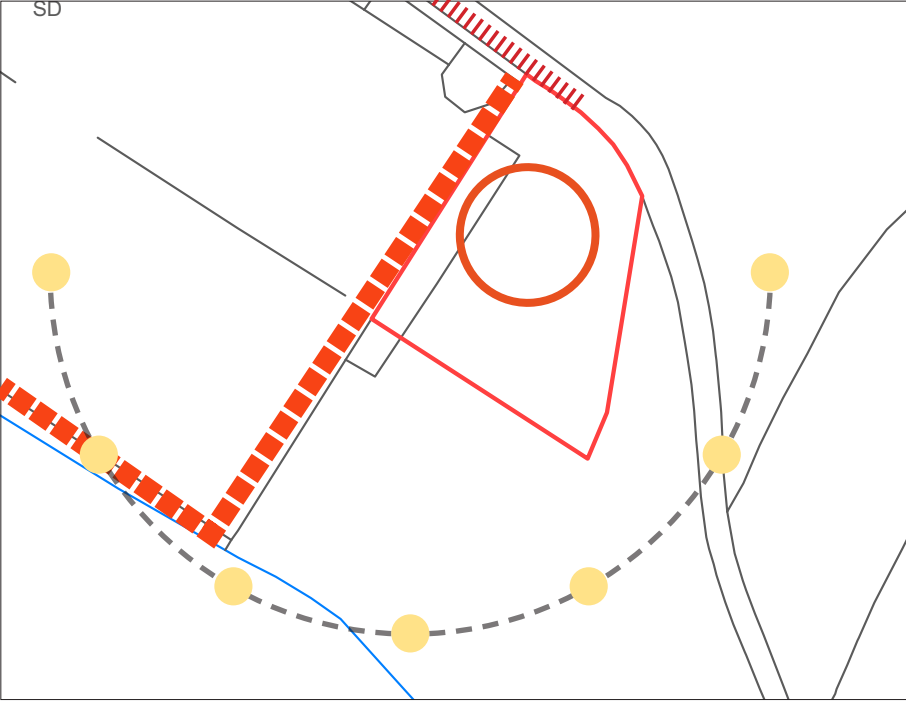
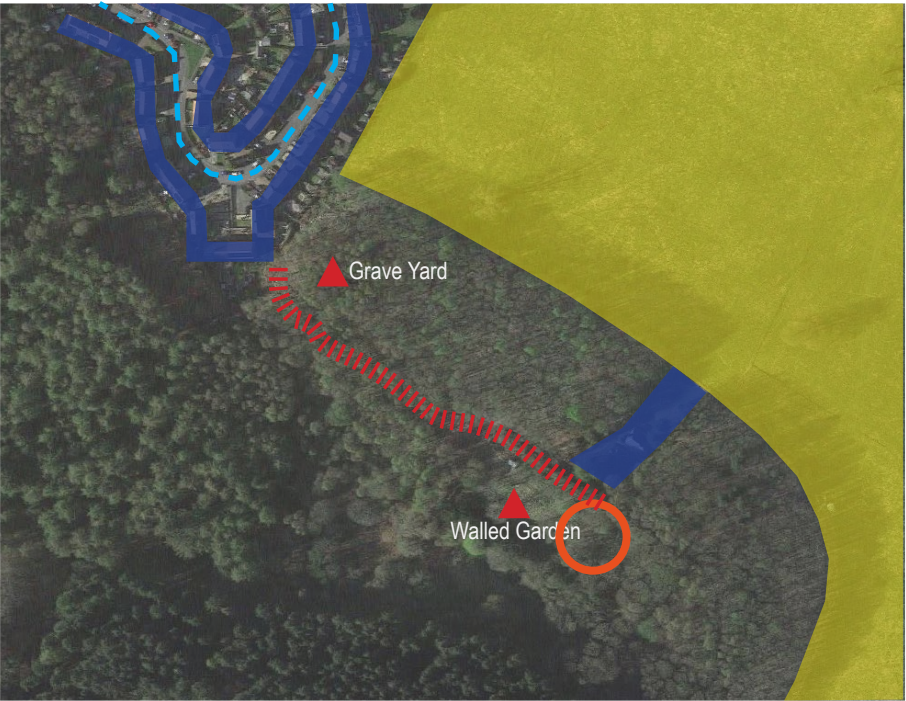
Gillies Hill offers outdoor recreational opportunities and there are various walking and cycling routes located across the hillside. The woodland setting provides the ideal opportunity for developing children's relationship with the outdoors.

Adjacent to the proposed site, the high walled garden is a dominant feature and separates the wild woodland from the formal garden that is planned.

The site can be accessed from the village via a footpath through the woods. A housing development is under construction in the neighbouring field.



- KEY
- Proposed Site
 - Trunk Road
 - M9 Motorway
 - Village Centre
 - Location of Historical Interest
 - Motorway Bridge
 - Neighbouring Residential
 - New Housing Development Under Construction
 - Walled Garden
 - Footpath
 - Sun Path



SITE ANALYSIS

2.3 SITE PHOTOS



View Along the Garden Wall, Looking North East



View Looking North West at the Garden Wall



View to the Proposed Site, Looking North



View Looking South East From The Proposed Site



View Looking South West To The Proposed Site



View Looking South West

PROPOSALS

03

PROPOSALS

3.1 PROJECT BRIEF

The purpose of the shelter is to support Cambusbarron Village Nursery as they continue to develop their outdoor ‘woodland play sessions’. The nursery operates from the local Cambusbarron Community Centre, however they spend the majority of their days within the woodland. The purpose of these proposals is to develop a structure within the woodland to support their existing and future activities as outlined below.

Drop-off, Pick-up and Access

For all sessions children are dropped off and picked up at the Community Centre in the village. On ‘wood days’ the staff safely walk them through the village into the woodland. The route through the woodland follows both formal and informal existing paths and routes.

Children carry in their own lunches while staff carry emergency supplies (e.g., toileting, handwashing, first aid). CVN has access to a small storage shed in the walled garden which contains more robust hygiene equipment and some play and learning resources (tarpaulins, ropes, paper, pencils etc). The service also has access to a composting toilet within the walled garden. At the end of a session all equipment is tidied away and staff and children walk back to the centre removing all waste with them.

The proposed structure in the woodland will provide better support for CVN’s activities and will also serve as an emergency shelter from the extremes of weather which is not currently available. Longer term, the structure could also support CVN’s ambition to register with the Care Inspectorate as an outdoor nursery to further recognise their position as an outdoor learning provider. The proposed structure in the woodland will therefore support this existing activity rather than create additional traffic or vehicle movements within the woodland.

Children’s Play

Currently, as stated previously, the nursery spend the majority of time in the woodland in all weather conditions. This time is spent outdoors, engaging with the natural environment and developing nature based skills. The purpose of the proposed shelter is to support this activity by providing storage provision and emergency shelter from extremes of weather. It is proposed that the shelter will act as a base for their days activities and the surrounding woodland will facilitate play and learning.



Recent photos from Cambusbarron Nursery showing a typical day in the woodland

PROPOSALS

3.2 SITE STRATEGY

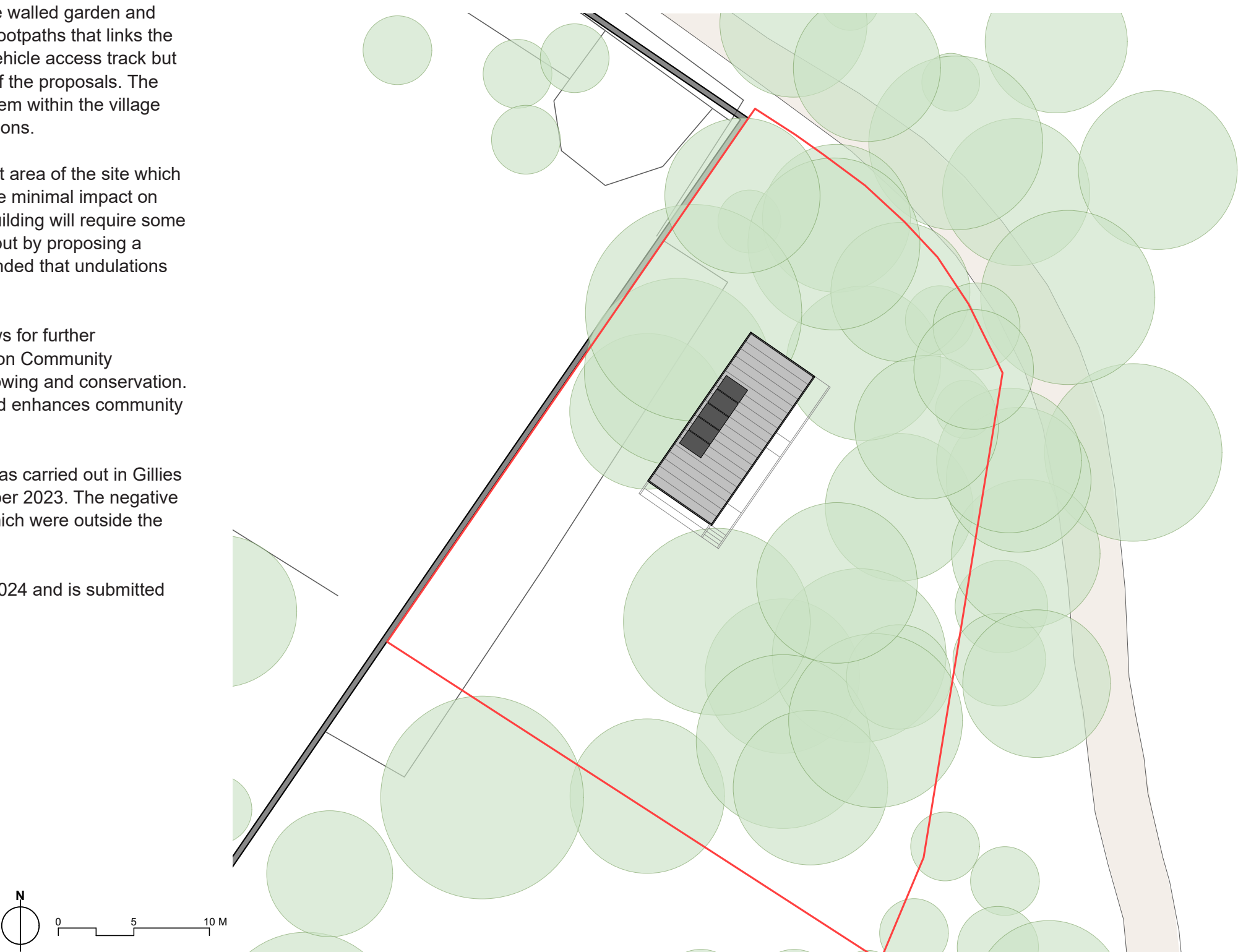
The proposed building is located parallel to the walled garden and will be accessed from the existing network of footpaths that links the woodland to the village. There is an existing vehicle access track but there are no proposals to utilise this as part of the proposals. The nursery will continue to operate a drop off system within the village and walk to the site as per their current operations.

The building is positioned within a relatively flat area of the site which is naturally more clear of trees, in order to have minimal impact on the natural environment. The location of the building will require some ground clearance and the felling of 1no. tree, but by proposing a building raised off the ground on stilts it is intended that undulations and natural features can largely be retained.

Its location adjacent to the walled garden allows for further engagement with the activities of Cambusbarron Community Development Trust who utilise this area for growing and conservation. This encourages intergenerational learning and enhances community engagement with the woodland.

A woodland tree survey and tree safety plan was carried out in Gillies Hill Community Woodland (GHCW) in December 2023. The negative tree survey identified trees of interest, all of which were outside the extents of the site boundary.

An ecology survey was carried out in March 2024 and is submitted as part of this planning application.



PROPOSALS

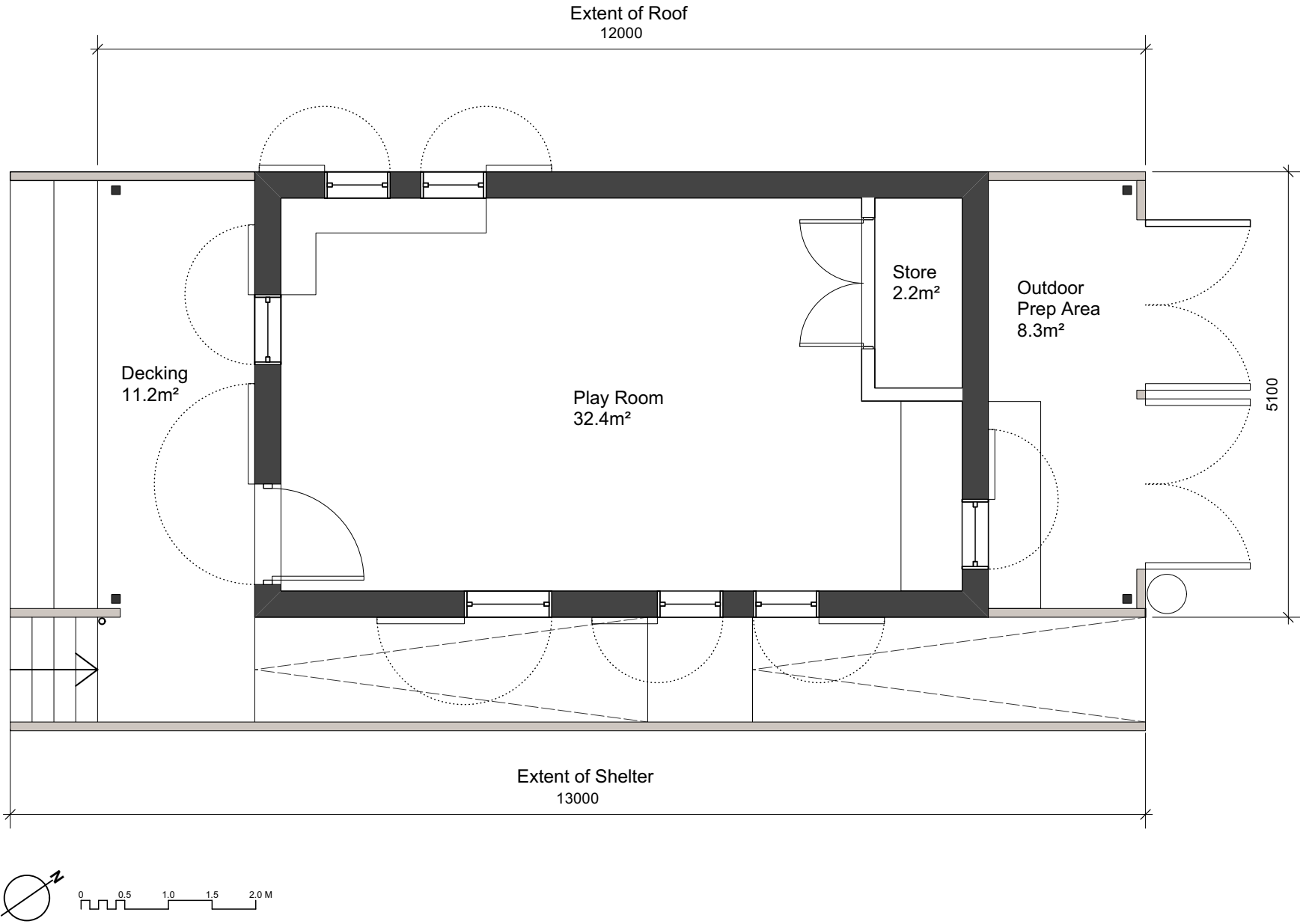
3.3 BUILDING PROPOSAL

The building is proposed to be elevated on stilts to both accommodate the undulating land form and to reduce the impact of the building on the site. The raised floor level offers the opportunity to create a terraced deck area which is partly covered and provides an additional space between the woodland playspace and the shelter.

On arrival to the building a ramp takes you up to the covered decking area to provide some protection from wet weather before going into the building. Windows overlooking the arrival area and ramp provide passive surveillance opportunities.

The main space has windows on all sides to maintain links to the woodland setting and allow natural light into the building. The small scale of the space in combination with these windows will reduce the need for artificial lighting.

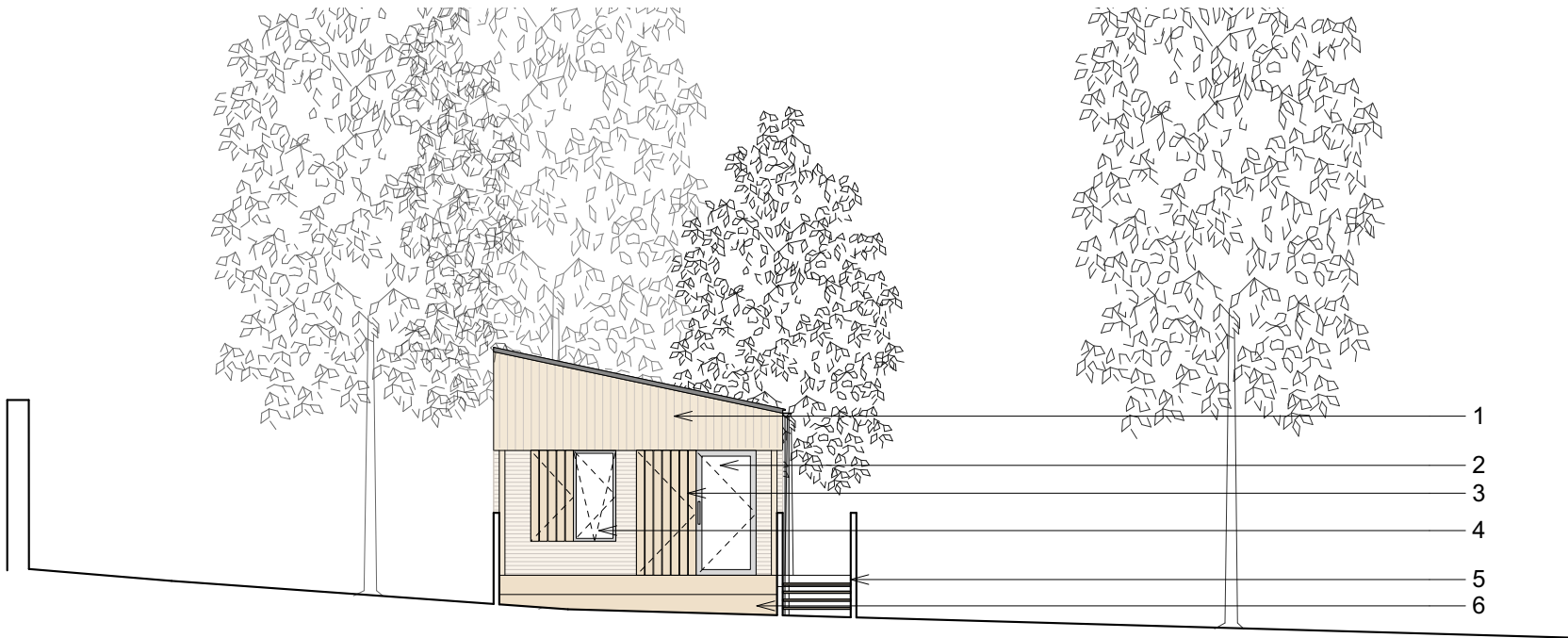
Externally, there is an outdoor prep area which is enclosed in a timber fence to allow the area to be secured when the building is not in use.



PROPOSALS

3.4 PROPOSED ELEVATIONS

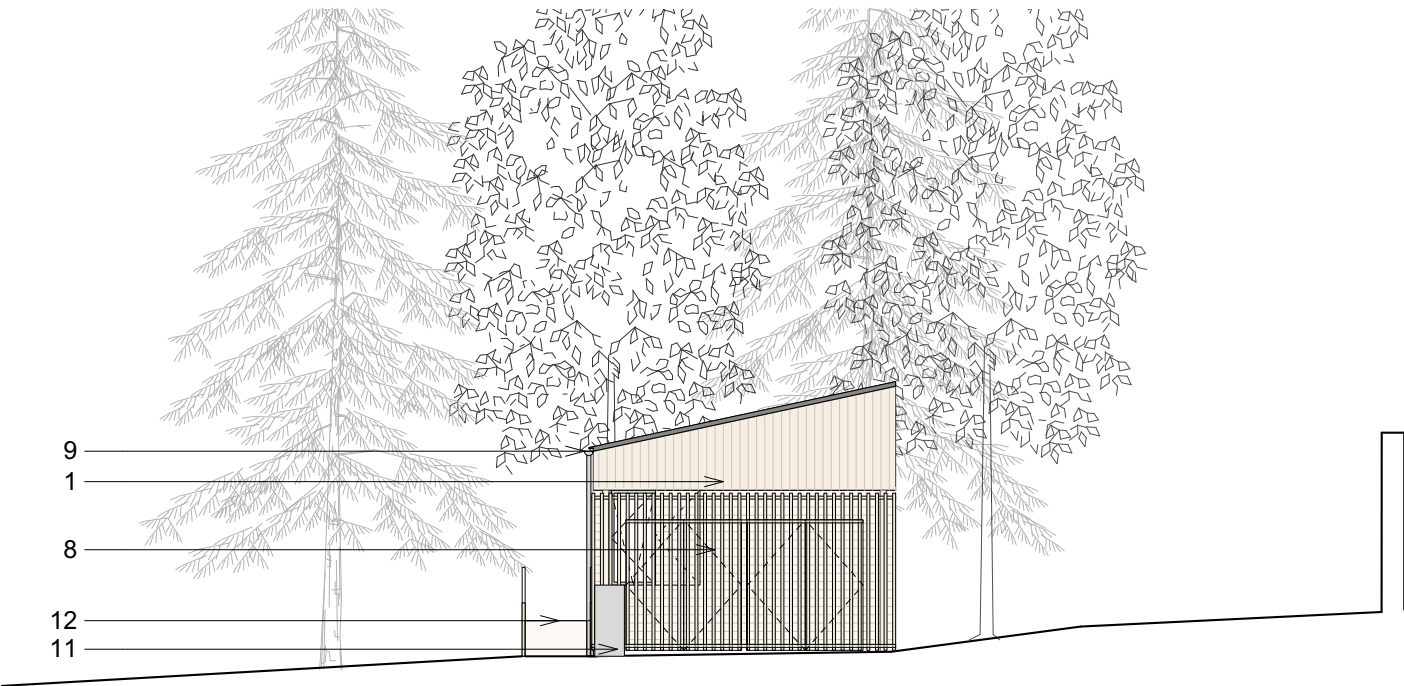
- Key
- 1. Timber cladding
 - 2. Timber framed double glazed door
 - 3. Timber shutter
 - 4. Timber framed double glazed window
 - 5. Timber steps to decking level
 - 6. Terraced timber decking
 - 7. Solar PVs
 - 8. Painted timber balustrades
 - 9. Steel rainwater goods
 - 10. Corrugated metal roofing
 - 11. Rainwater butt
 - 12. Timber access ramp to decking level



PROPOSALS

3.5 PROPOSED ELEVATIONS

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 - 10. Corrugated metal roofing
 - 11. Rainwater butt
 - 12. Timber access ramp to decking level



PROPOSALS

3.6 MATERIALITY

The proposed materiality is designed to reflect the woodland setting within which the building is located.

- Timber - Sustainably sourced timber is a renewable product and is proposed to be utilised structurally and as a cladding material for the building both internally and externally. Studies have also shown that timber and the use of natural materials has a calming effect on the users of a building and can help children concentrate.
- Windows - Double glazed timber windows are proposed, with timber shutters to all windows and the entrance door to provide security for the building due to its isolated location.
- Roof - Corrugated metal sheeting is proposed for the roof, a lightweight material that can be easily transported and installed on site.
- Fence, decking and balustrades - It is proposed that the fence to the outdoor prep area, and the balustrades to the decking, steps and ramp will all be formed in timber.



Timber Cladding
(Russwood)



Corrugated Steel Roof Sheeting
(The Metal Roofing Company)



Window With Timber Shutter
(Russwood)



Timber Steps / Decking
(Russwood)

PROPOSALS

3.7 SUSTAINABILITY

The proposals aim to integrate a sustainability strategy from the outset, in line with the client’s ethos of promoting the outdoor play and learning environment for children. The following points set out the approach to create a building that is both appropriate and sensitive to the surrounding woodland context.

The building is proposed to be an off-grid structure with basic facilities. Currently, the children spend the whole day in the woodland with no purpose built facility.

The Proposed Building

- Building Massing - the scale of the building is modest and the light touch approach of the proposal aims to have minimal impact on the natural environment, whilst still providing the support required to meet the client’s brief.
- Orientation - The building is positioned so that the playspace and decking is within an area that is naturally more clear of trees and the south west facing aspect takes advantage of the sun’s path.
- Structure - The structure will be formed solely in timber. The raising of the building on stilts supported by concrete pad foundations will ensure that disturbance to the ground and therefore tree roots will be kept to a minimum.

Utilities / Amenities

This structure will provide basic shelter and accommodation during the day which would be unheated, have no water supply and basic electrical provision. Currently the nursery use an existing composting toilet within the walled garden, which they would continue to do under these proposals.

- Building fabric - The shelter will provide basic provision only and will be unheated. It is proposed that insulation will be installed for minimal comfort, however no heat source is proposed.
- Electricity - The basic electrical provision will be self generated via roof mounted PV panels to provide basic lightling and small power provision.

- Water - There is no water supply proposed but there will be rainwater collection from a water butt, the water from which will be used for outdoor activities and watering plants.
- Foul Drainage - With no water source or toilet provision proposed, no foul drainage arrangements will be installed.
- Surface Water Drainage - Due to the scale of the building and the proposed rainwater collection, the existing surface water drainage of the site will not be affected and therefore it is proposed that any rainwater that exceeds the water butt capacity will allowed to runoff into the woodland in a controlled manner. Also, this low impact approach will ensure that no tree roots are disturbed by invasive drainage works on the site.
- Waste Disposal - Food and drinks are carried in and out for what is required on that day, again this will continue under the future proposals. All waste generated within the woodland during the day will be removed the same day and responsibly disposed of as per current arrangements.



Rainwater Harvesting
(Lindab)



Solar Panels
(Ecotec Windows)

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