WELCOME

Taylor Wimpey

DUNBRITTON HOUSING ASSOCIATION

Helensburgh Golf Club Development

INTRODUCTION

On behalf of Helensburgh Golf Club and Taylor Wimpey UK Ltd, we have the pleasure of presenting to you the long-anticipated development of Helensburgh Golf Club.

These proposals will not only see the delivery of much needed affordable and family housing in Helensburgh to meet local needs, but will importantly result in a newly modernised Helensburgh Golf Club with first class facilities to address the future of the game of golf at the heart of the growing local community.

Helensburgh Golf Club and Taylor Wimpey UK Ltd propose a residential development on an area of land occupied by the Golf Course and Clubhouse currently allocated for housing development in the Argyll and Bute Local Development Plan.

Before this can take place however, a fundamental component of the proposals is the reconfiguration of the golf course to provide new holes, create a new par 3 course and build a new clubhouse and supporting facilities to provide first class facilities to support the future of golf at the heart of the community. These proposals are all in accordance with the allocation of the land for housing in the Argyll and Bute Local Development Plan.

PROPOSALS

A total of 307 homes

25% on site affordable housing

Demolition of existing clubhouse

Erection of new clubhouse and parking

A full revision of new and retained golf holes providing a refreshed 18 hole Golf Course

Creation of a new 6 hole par 3 course

The proposals also include associated new access arrangements, landscaping, play space and drainage

Views over the Clyde estuary

Multiple pedestrian access points

Helensburgh Golf Club

Helensburgh Golf Club founded in August of 1893 has played an important part in the social and recreational activities as the town has developed and expanded. It is extremely proud of the impact many of its members have had on the game of golf and society in general. These include successful representatives in both the professional and amateur game and notably Andrew Bonar Law, a member of its first ever committee who went on to become British Prime Minister in 1922.

The course itself has magnificent views towards the Clyde and Loch Lomond it started life as a 9 hole moorland course and over time with many amendments and improvements has grown into the superb 18 hole course it is today and is now looking to enhance and upgrade its facilities for the future of our game and our growing community.

Dunbritton Housing Association

Dunbritton Housing Association are a Registered Social Landlord. DHA rent houses to people in housing need and also own houses for sale under a Shared Ownership scheme. Furthermore, DHA are a developer, building good quality houses for rent and shared equity. DHA have a mix of housing stock including general needs houses and flats, larger family accommodation, properties suited to the elderly/residents with mobility problems (known as an amenity) and wheelchair adapted houses and flats.

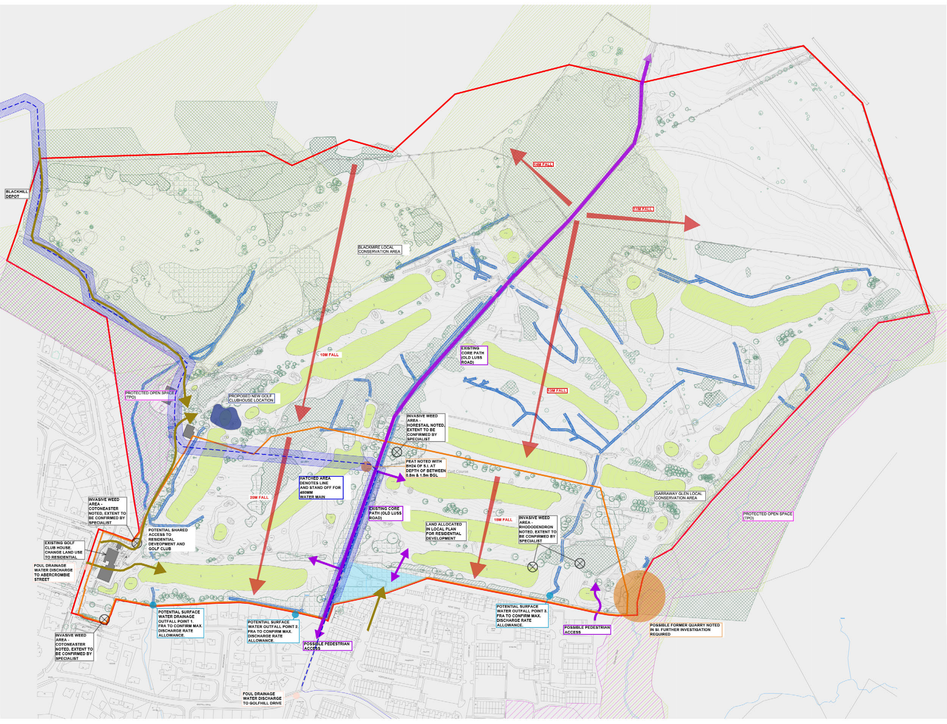
Taylor Wimpey

Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We are able to draw upon experience and best practice gathered over a history dating back to the 19th Century. Today we are one of the largest homebuilders in the UK, completing over 15,700 homes each year.

SITE CONTEXT

The site is located at the north eastern edge of the Helensburgh on the site of the existing Helensburgh Golf Club

The site consists of intensively managed fairways, areas of rough grass land, scrub and trees, paths and tracks. Blackmire local conservation area contains the north of the site, while to the east the site is contained by the Garraway Glen. Blackhill depot sits on the North west corner and existing areas of urban housing development lie to the west and south. The current club house is located to the west of the site on East Abercromby Street, along with parking.



LEGEND

- EXTENTS OF TITLE BOUNDARY (PROVIDED BY REGISTER)
- DENOTES EXTENTS OF NORTHERNLY LAND ALLOCATED IN LOCAL PLAN FOR RESIDENTIAL DEVELOPMENT
- EXTENTS OF NEW BOUNDARY TO NORTH AND BUFFER ZONE TO SOUTH PROVIDED BY STRI CONSULTANTS.
- PROPOSED NEW GOLF CLUB LOCATION
- LOCAL CONSERVATION AREAS BLACKMIRE TO NORTH & GARRAWAY GLEN TO SOUTH
- PROTECTED OPEN SPACE AREAS (SUBJECT OF TPO)
- LAND WITHIN DUBRITTON HA OWNERSHIP
- POTENTIAL VEHICULAR ACCESS
- EXISTING & POTENTIAL PEDESTRIAN MOVEMENT
- WATER COURSE
- GRADIENT (ARROW POINTS IN DIRECTION OF FALL)
- POSSIBLE FOUL DISCHARGE POINT
- POSSIBLE SURFACE DISCHARGE POINT
- BOREHOLE NOTING PEAT
- EX 450mm WATER MAIN & 10m STAND OFF INDICATED WITHER SIDE OF MAIN.
- TREE GROUP
- WOODLAND
- HEDGEROW OR SCRUB
- INVASIVE WEED AREA

Constraints and Opportunities

Topography / Levels

Existing Trees

Surface water/Drainage

Development phasing

Peat

Ecology

Vehicular Access from East

Abercromby St & Kent Drive

MASTERPLAN

Golf Club

Erection of new clubhouse and parking

A full revision of new and retained golf holes providing a refreshed 18 hole Golf Course.

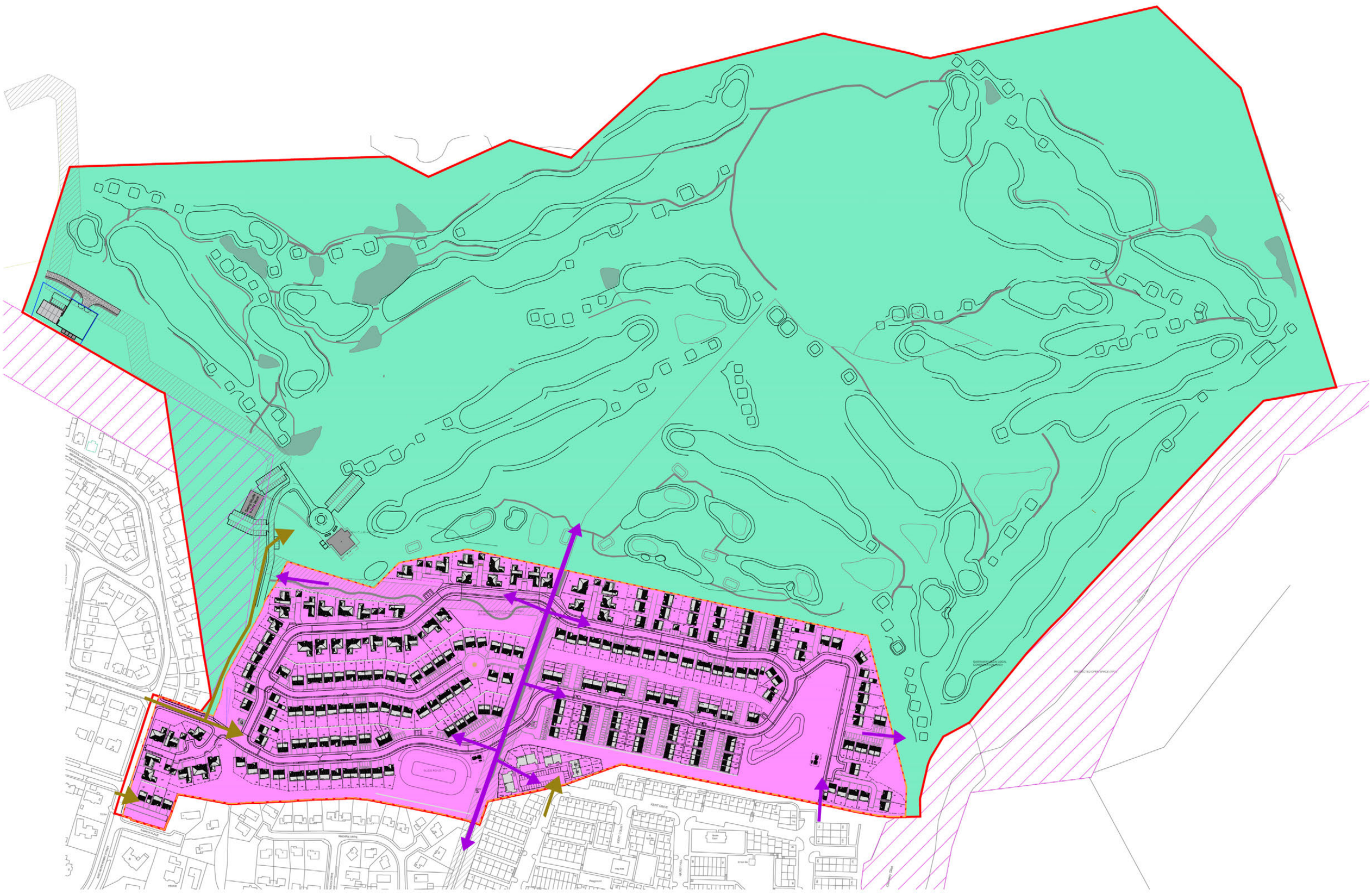
Creation of a new 6 hole par 3 course.

Housing

A total of 307 homes

On site affordable housing

The proposals also include associated new access arrangements, landscaping, play space and drainage.



LEGEND

EXTENTS OF TITLE BOUNDARY (PROVIDED BY REGISTER)

DENOTES EXTENTS OF NORTHERNLY LAND ALLOCATED IN LOCAL PLAN FOR RESIDENTIAL DEVELOPMENT

GOLF COURSE REDEVELOPMENT

NEW RESIDENTIAL DEVELOPMENT

PROPOSED CLUB HOUSE LOCATION

PROTECTED OPEN SPACE AREAS

SCOTTISH WATER STAND OFF

HOUSING FRONTAGE

POTENTIAL VEHICULAR ACCESS

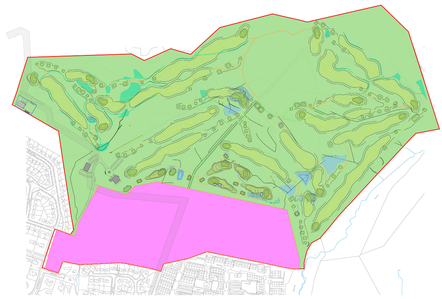
EXISTING & POTENTIAL PEDESTRIAN MOVEMENT

GOLF CLUB

Course design

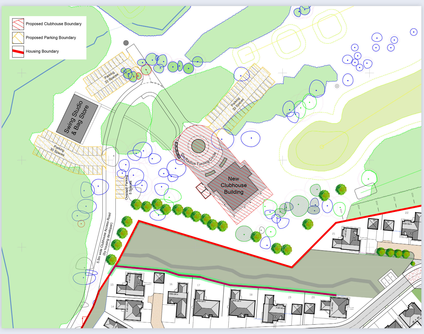
The proposals include the redevelopment of the golf course to provide a refreshed 18 hole golf course and the creation of a new 6 hole par 3 course.

The new holes will add variety to the golf course in a spectacular setting. They represent a fine mixture of enjoyable and challenging holes that make best use of the available land.



Clubhouse

The development proposals also include the demolition of the existing clubhouse and development of a new clubhouse which will provide first class golfing facilities for the local community.


Proposed Clubhouse Boundary
Proposed Parking Boundary
Housing Boundary
Bus Stop
Bus Stop
Existing Clubhouse & Pro Shop
New Clubhouse Building
Existing Footpath
Existing Footpath
Existing Footpath

PROPOSED HOUSING LAYOUT

Private housing

At this stage we can identify the over-arching parameters and have developed the proposed site layout shown below to allow site capacity to be assessed and understand how the development could relate to the street structure, site topography and drainage. This form allows a mix of house types, with no buildings more than two storeys in height.

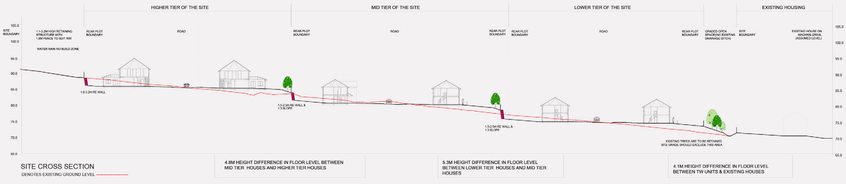
Key Masterplan Features

307 new homes, with a mix of 1 bed to 5 bedrooms

A minimum of 25% affordable homes

Provision of high-quality landscaping, recreation areas and play-space

Incorporation of sustainable energy technology (details still under consideration)



CROSS SECTION AA - SCALE 1:500

Design and layout of homes and roads all in accordance with best practice

Sustainable Urban Drainage

Platformed site in response to steep topography.

Affordable housing

Affordable Housing will be provided in partnership with Dunbritton Housing Association.

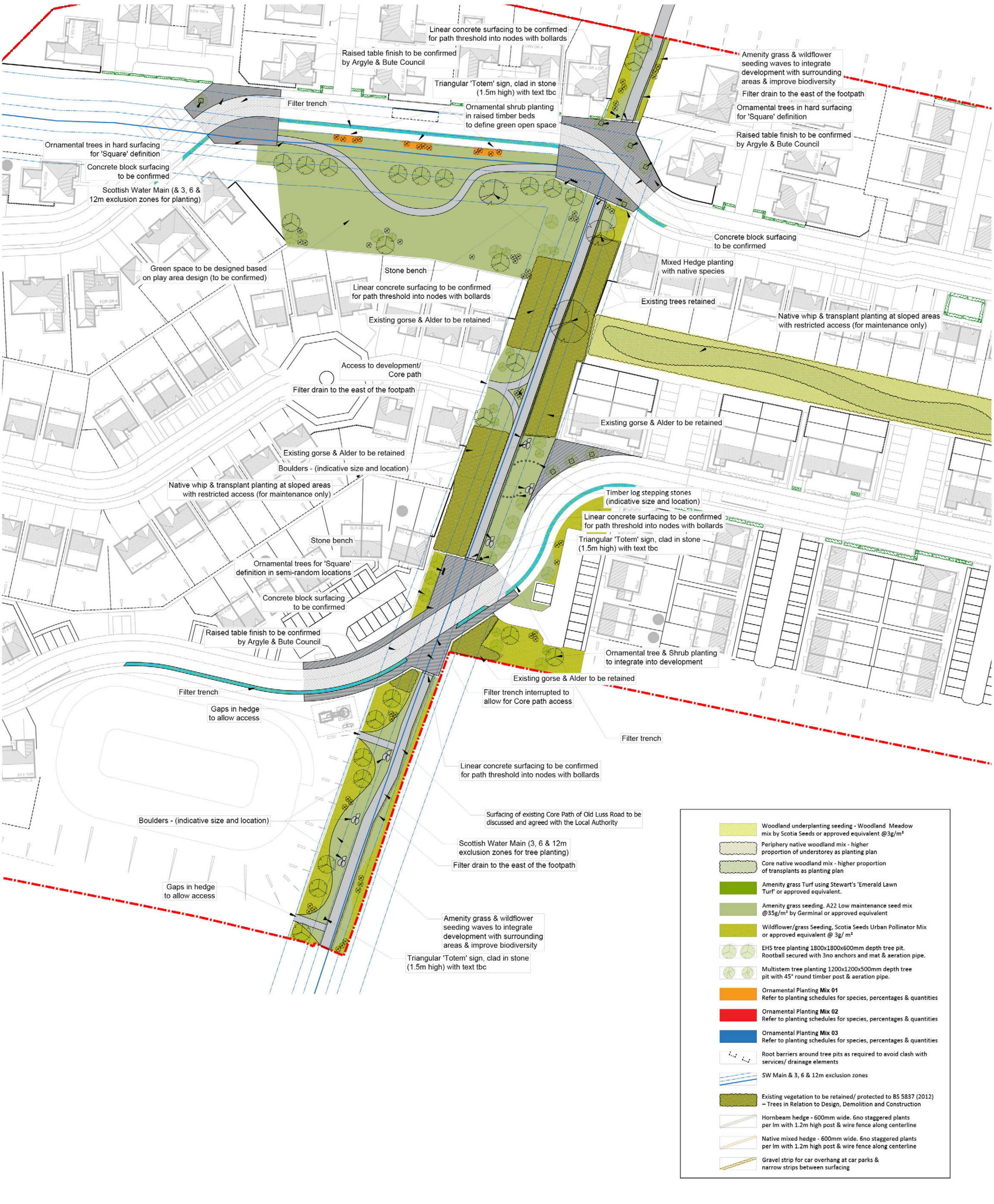
A mix of homes ranging from 1-5 bedrooms suitable for varied needs will be provided. This will include general needs houses and properties suited to elderly residents / wheelchair users.

Typical site section

CORE PATH DESIGN

Old Luss Road Core Path

Below is a scaled up detailed plan of the Core Path, which shows how we intend to treat this important link as it passes through the development.



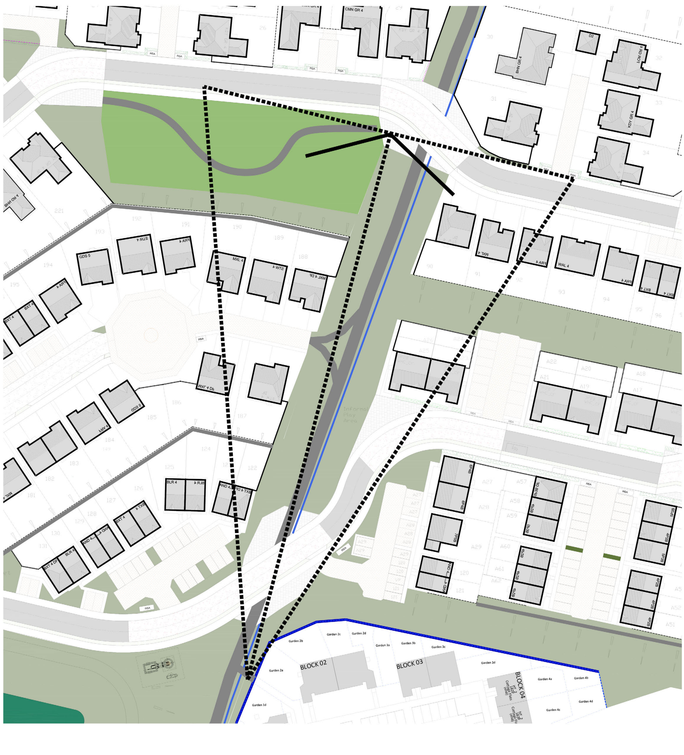
3D VISUALISATIONS OF KEY LOCATIONS

3D Artist's Impressions

Below are two very select 3d artist's impressions, the first one showing the proposed development with dual aspect product facing onto the central open space. The second one shows the view north, along the Core Path, including landscaping, informal play and community space.

Plot 20 looking East

Plot 2B looking North



NEW HOUSING LANDSCAPE STRATEGY

Key Objectives

1. Maintenance of the Existing Settlement Pattern

The site has been designed to be compatible with the existing settlement pattern. Whilst the development would result in some loss of trees/ woodland identified at the boundary of the residential site, woodland planting at the northern/ north eastern boundary would compensate for any tree loss and new tree belts to the southern boundary will form a new green edge to the development.

2. Landscape and Visual Mitigation

Landscape and visual mitigation measures will ensure that the effects to landscape character and views are likely to be limited, including from the scenic area to the north east. Southerly locations, where views to the development will typically be from longer distances (>4km) housing will be seen in the context of the wider settlement. Substantial screening of the development from more inward locations is not considered necessary or desirable.

3. Mitigation of Local Landscape/ Townscape Effects

Amenity landscape treatments and the use of semi mature / extra heavy standard tree planting will compensate for any tree losses on the southern boundary of the development. This treatment will be repeated to form the gateway to the development.

4. Creation of an Internal Landscape Structure

Pedestrian movement through the site should be via streets and corridors fronted by housing. Tree planting along streets at junctions/ changes in direction would enhance the amenity of streets and break up views to housing. Wayleave corridors provide opportunities for open space, however open space will extend beyond wayleave corridors to allow space for tree planting and to ensure spaces function for play / recreation. Open space will typically be fronted by housing.

5. Compensation for Tree and Habitat Loss

Development of the site will result in habitat and tree loss, however the planting/ management of sloping parts of the site with suitable tree and shrub species will create habitats and provide ecological benefits. Providing connectivity between these areas will enhance their value. New planting towards the north of the site will provide connectivity between existing areas of woodland.

WE WELCOME YOUR THOUGHTS

Please let us know your thoughts on these proposals, now is the time to have your say and your views are very important to us.

If you have any questions or comments regarding our proposals please submit them to

hgcdevelopment@montagu-evans.co.uk

Next Steps

Your comments and feedback are important to us as we finalise our plans for this development before making a planning application to Argyll and Bute Council next month.

You can get in touch to provide feedback via the 'Have your say' button on our website at

www.taylorwimpey.co.uk/Helensburgh-golf-club
or at **www.montagu-evans.co.uk/hgcdevelopment**
until 6 August 2021.