

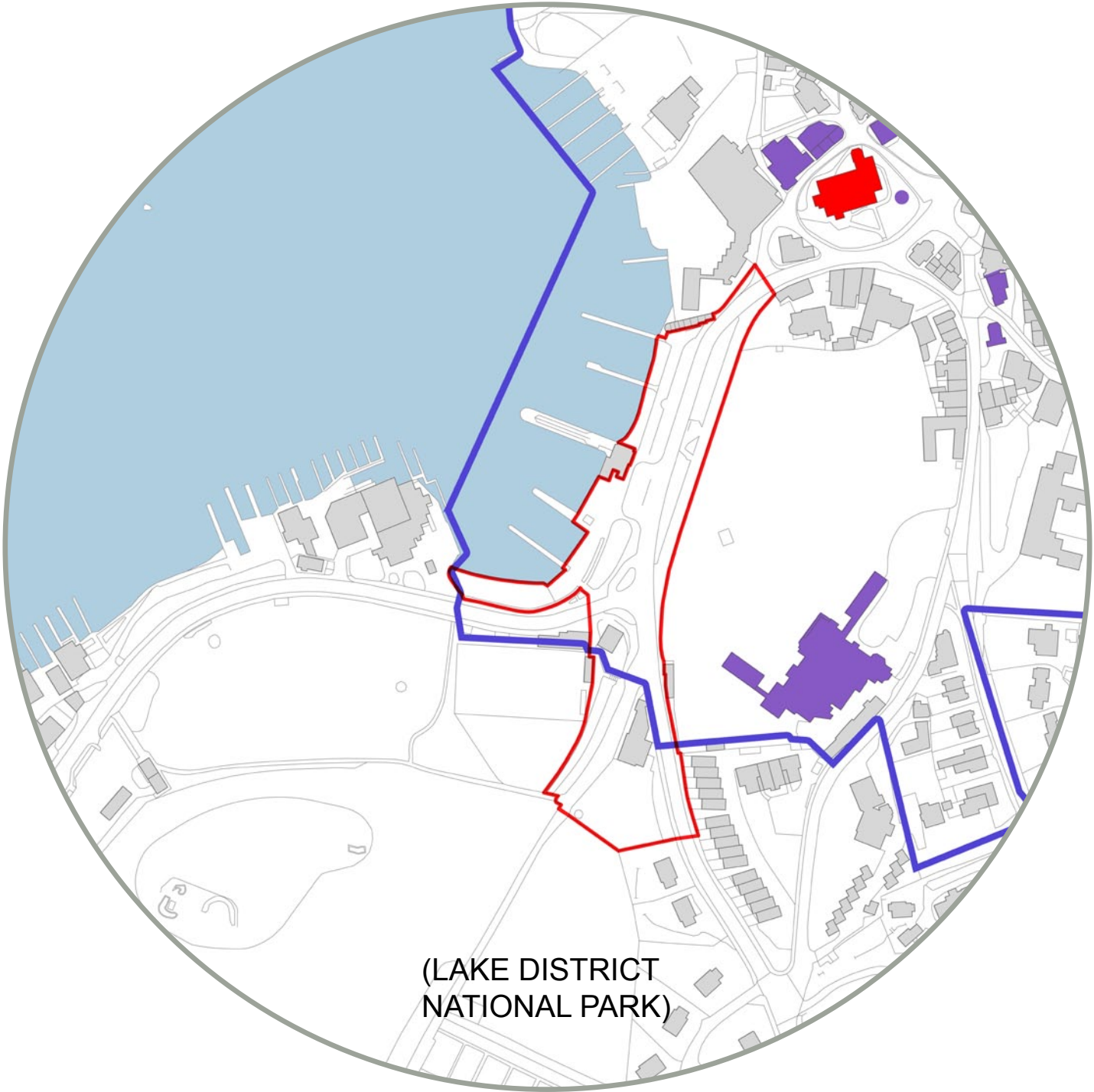
# BOWNESS BAY AND THE GLEBE

## SITE ANALYSIS





# ENVIRONMENTAL DESIGNATIONS



Bowness Conservation Area Boundary

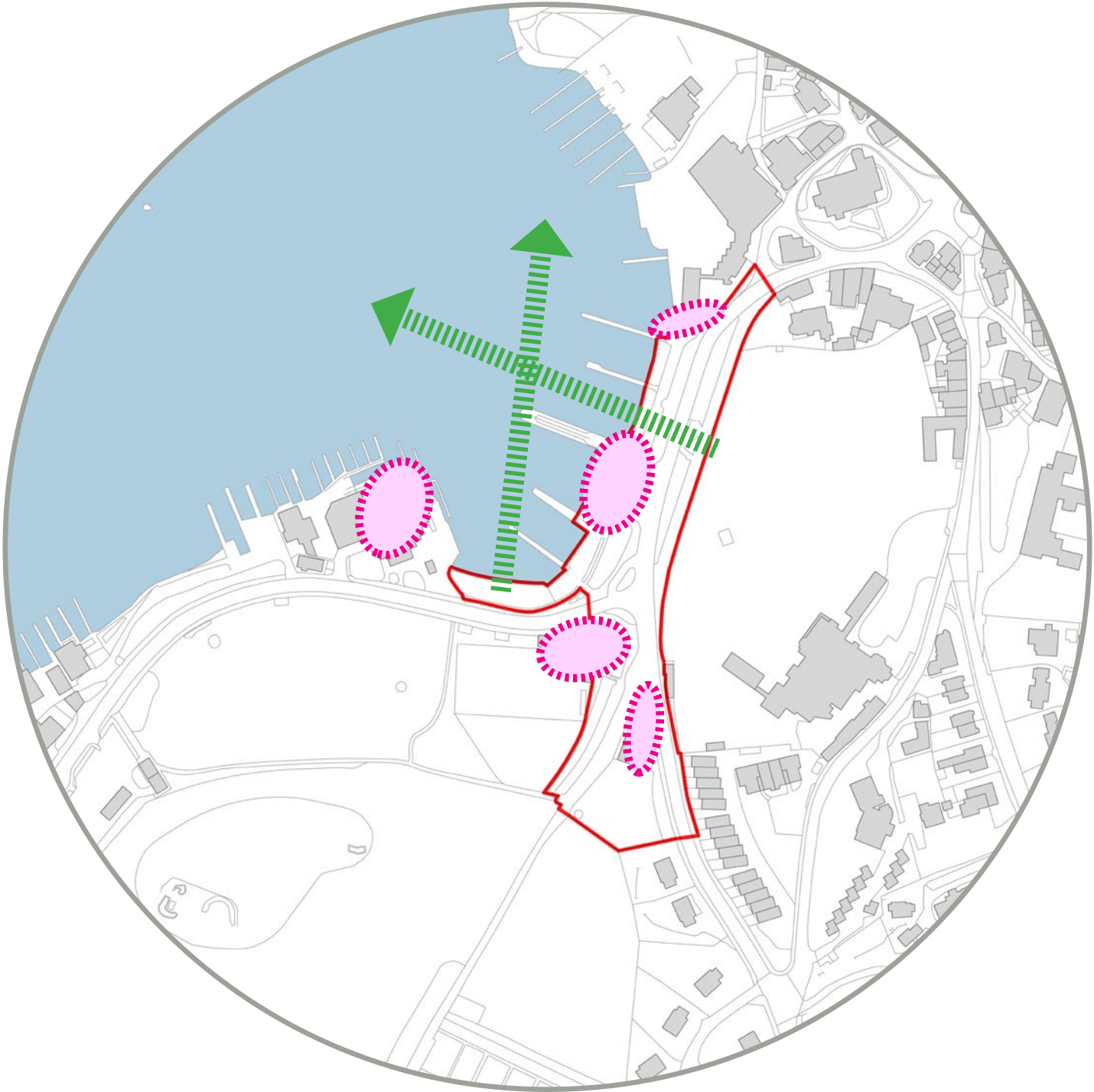


Grade I Listed Buildings

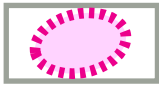


Grade II Listed Buildings

KEY VIEWS



Key views



Obstructions to views

MICROCLIMATE



Direction of sun



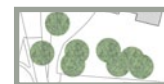
Prevailing wind



# EXISTING VEGETATION



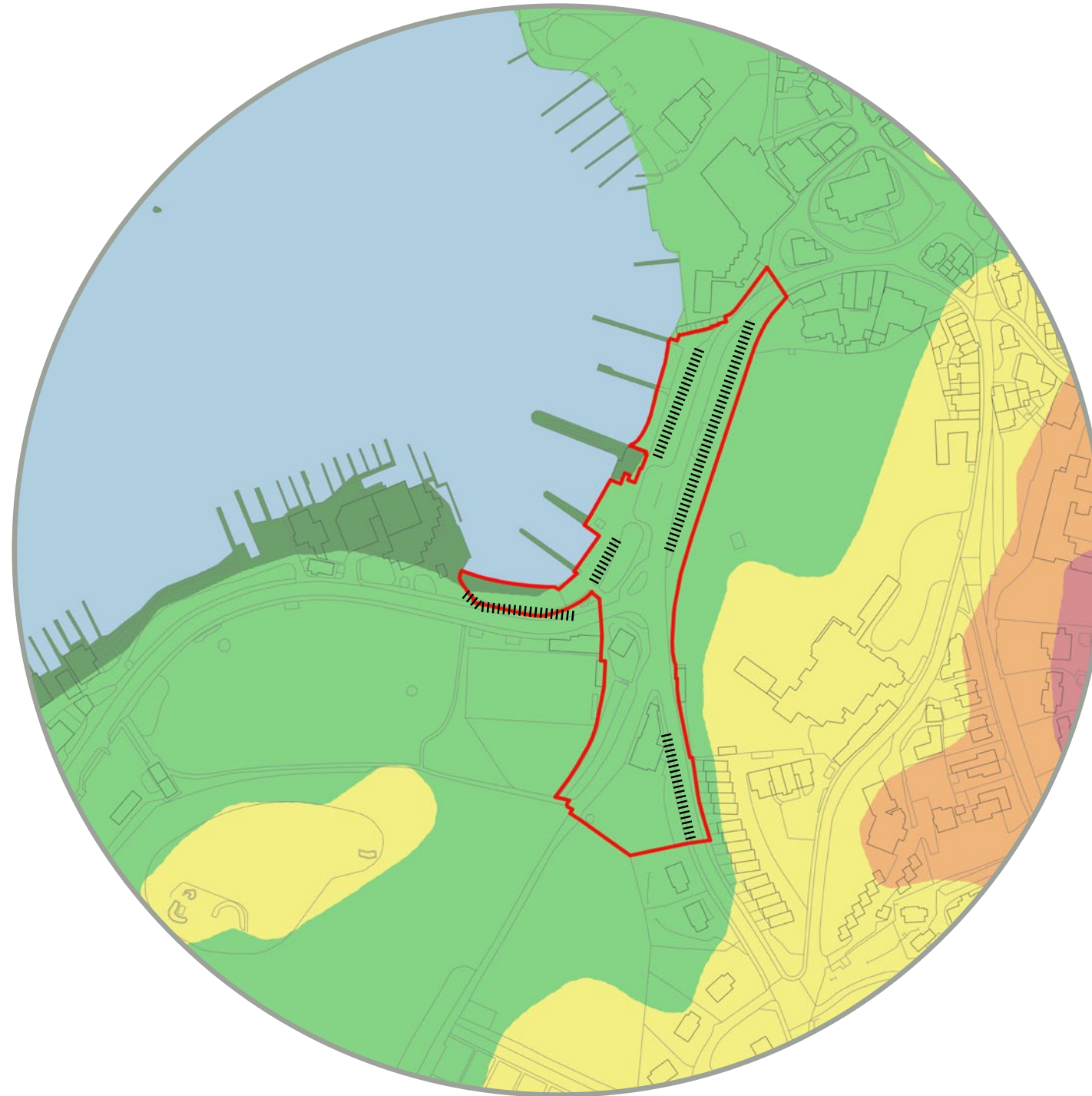
Existing green space



Existing mature trees (approx only)



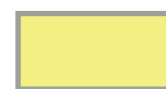
# TOPOGRAPHY AND LEVEL CHANGE



70m above sea level



60m above sea level



50m above sea level



40m above sea level



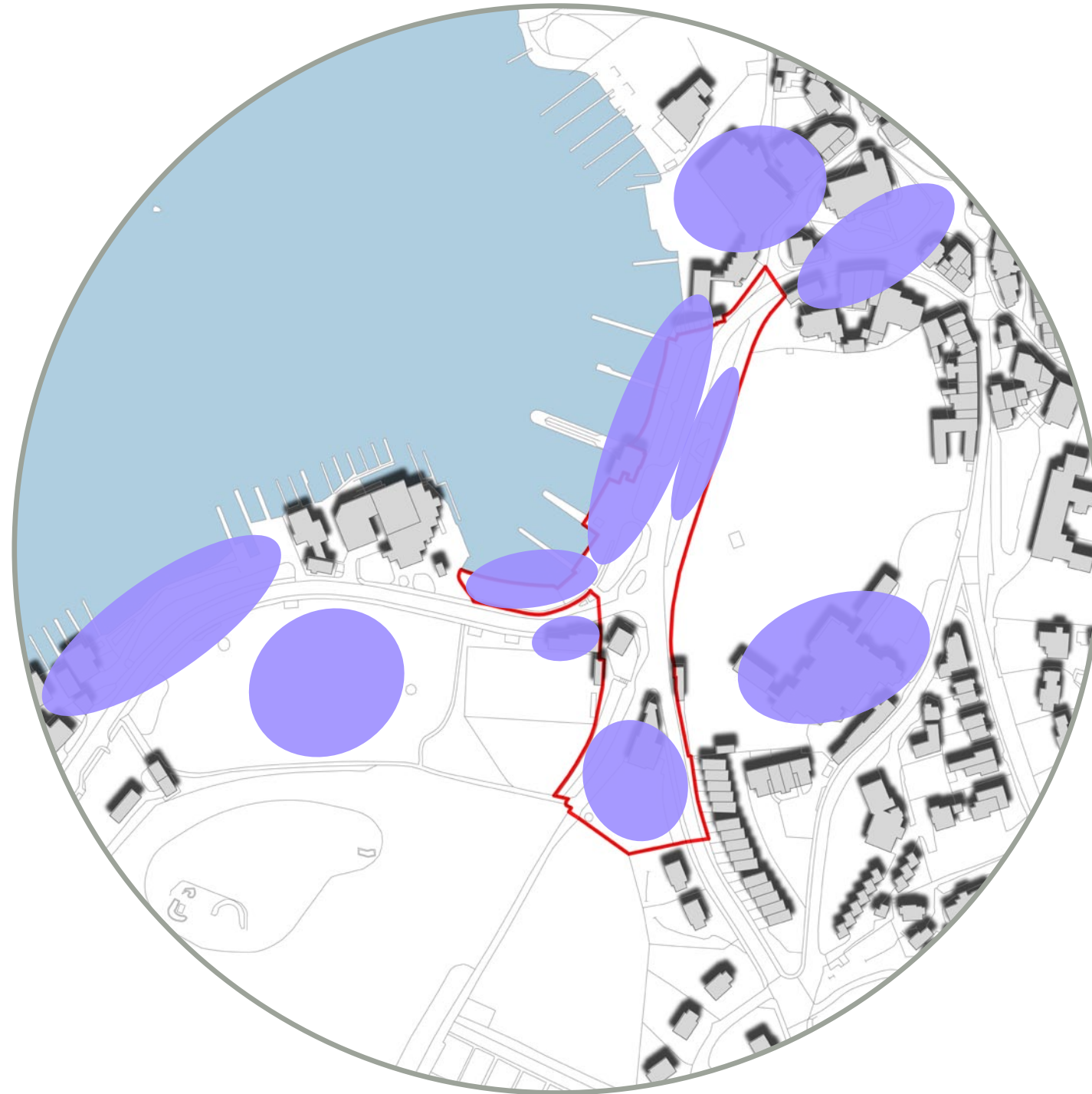
30m above sea level



Site-wide level  
changes



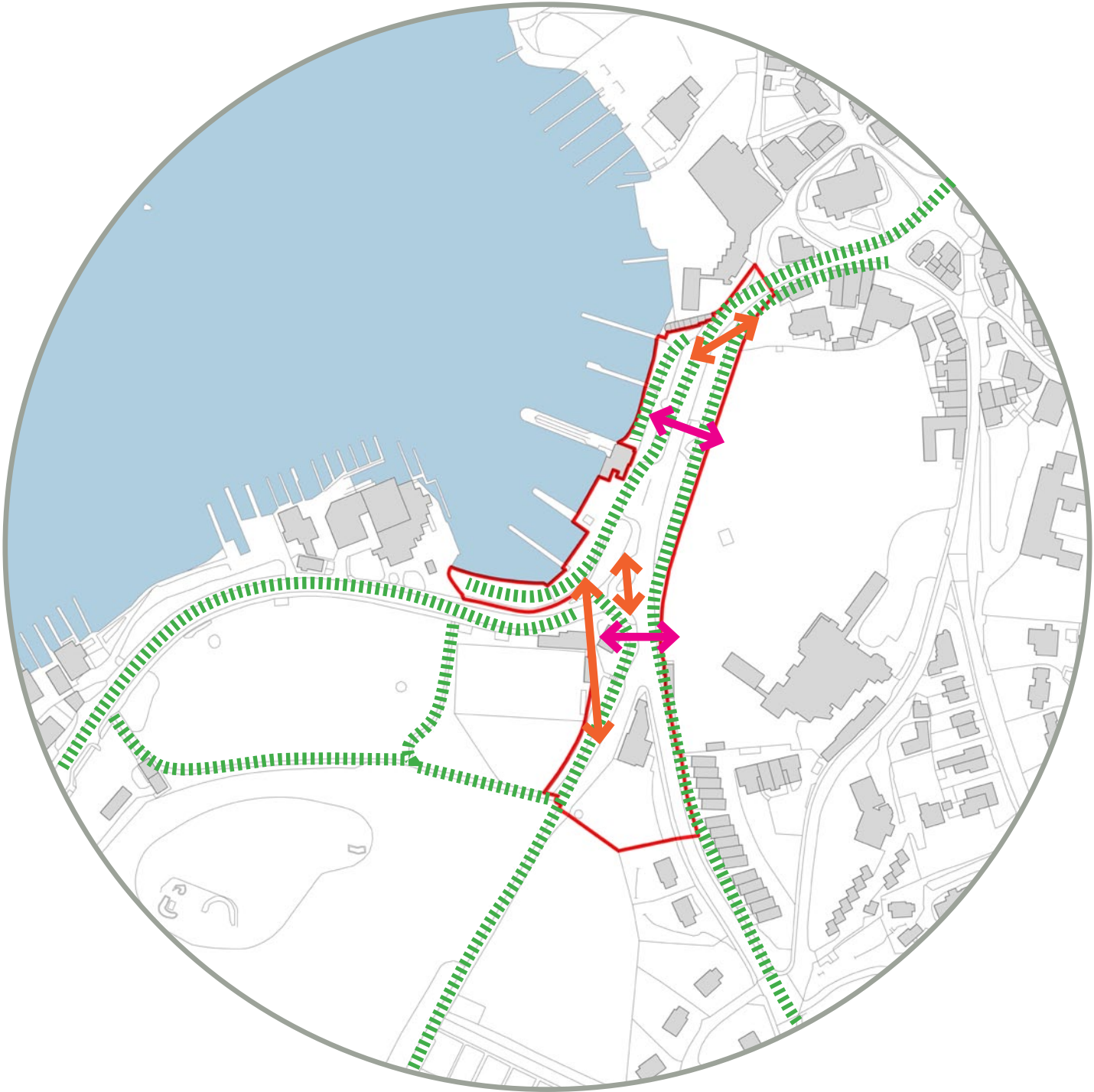
## TOURIST HOT SPOTS



Popular tourist destinations  
and services



# PEDESTRIAN MOVEMENT



Key Pedestrian Routes



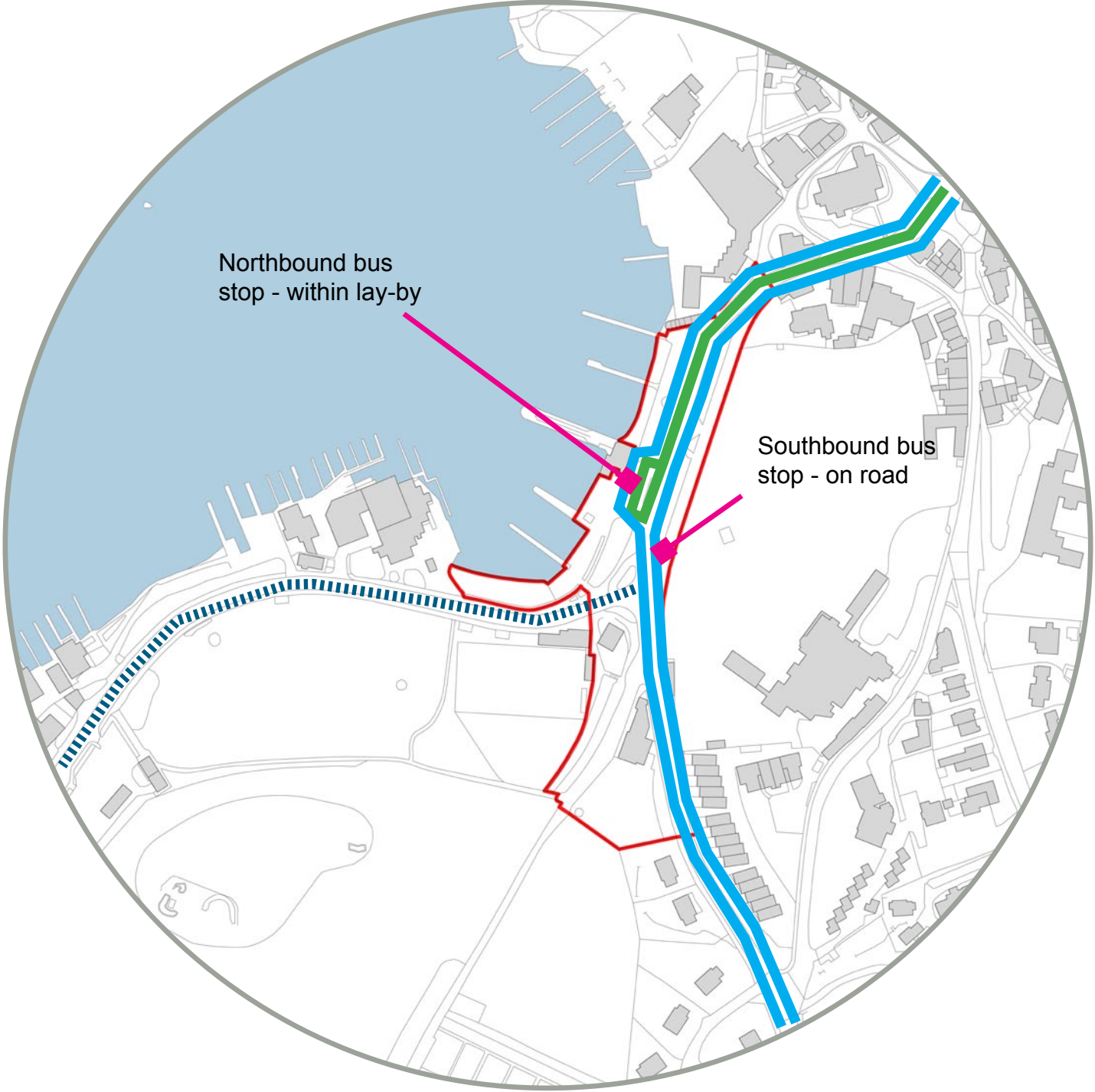
Existing controlled traffic crossings



Desire lines to be addressed

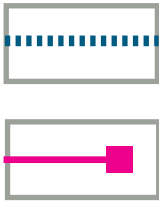


# PUBLIC BUS MOVEMENT



555 and 599 services

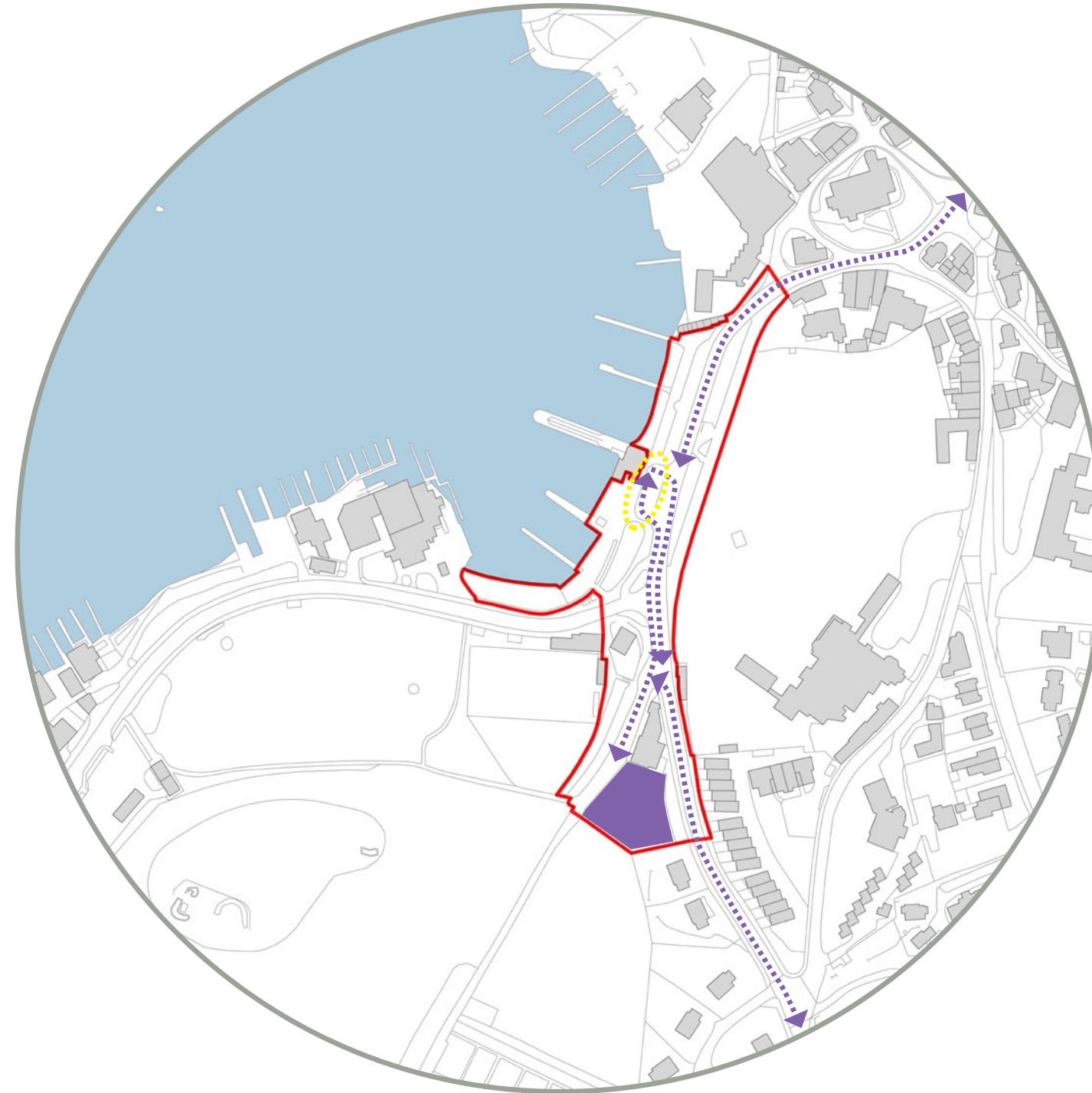
06 services



X06 services

Service bus stops

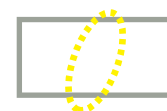
# COACH MOVEMENT



Leisure coach movements



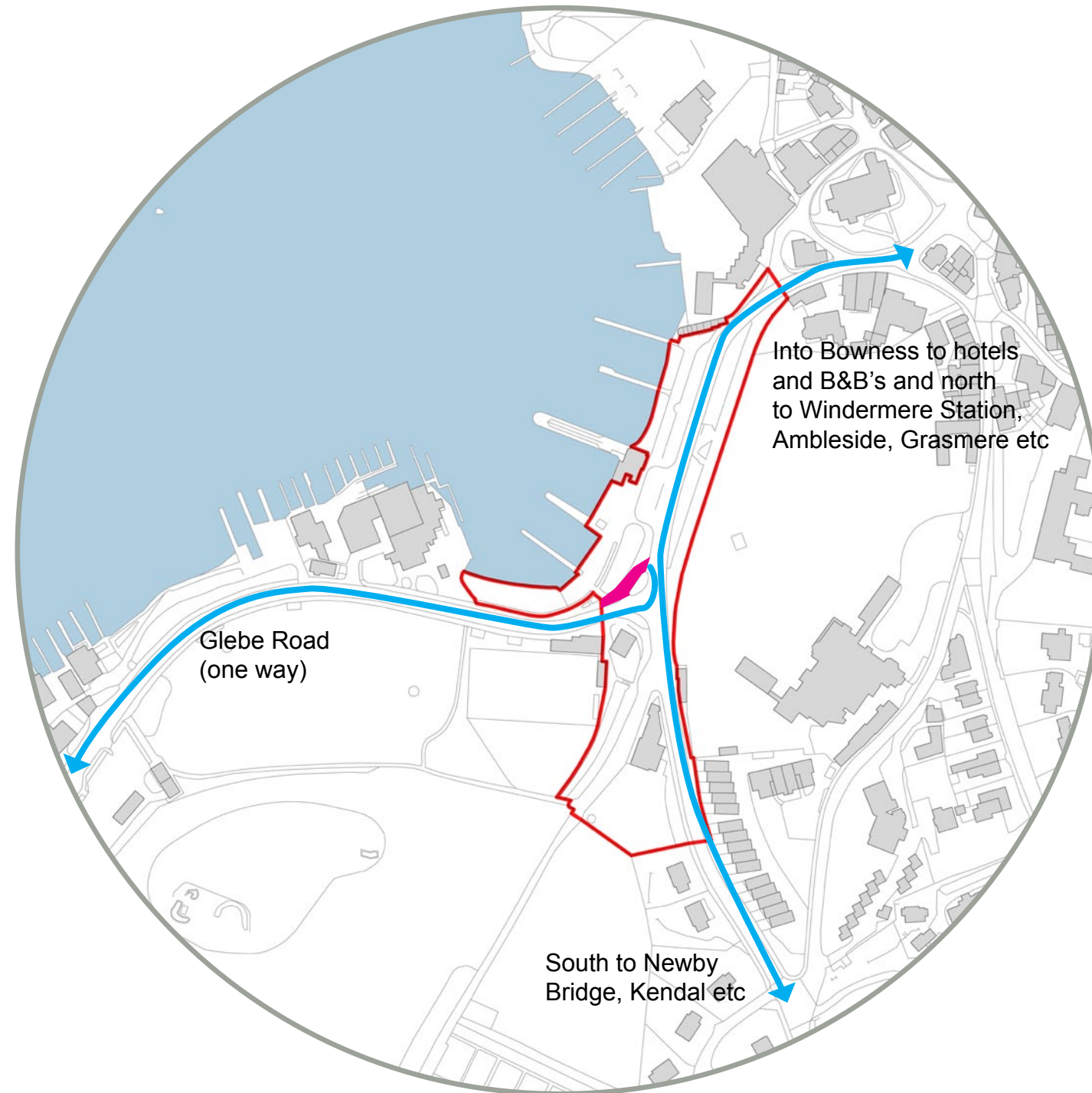
Leisure coach park



Leisure coach drop off point



# TAXI MOVEMENT



Taxi rank



Taxi movements

# CYCLE MOVEMENT



National Cycle Network Route 6  
(London to Threlkeld)



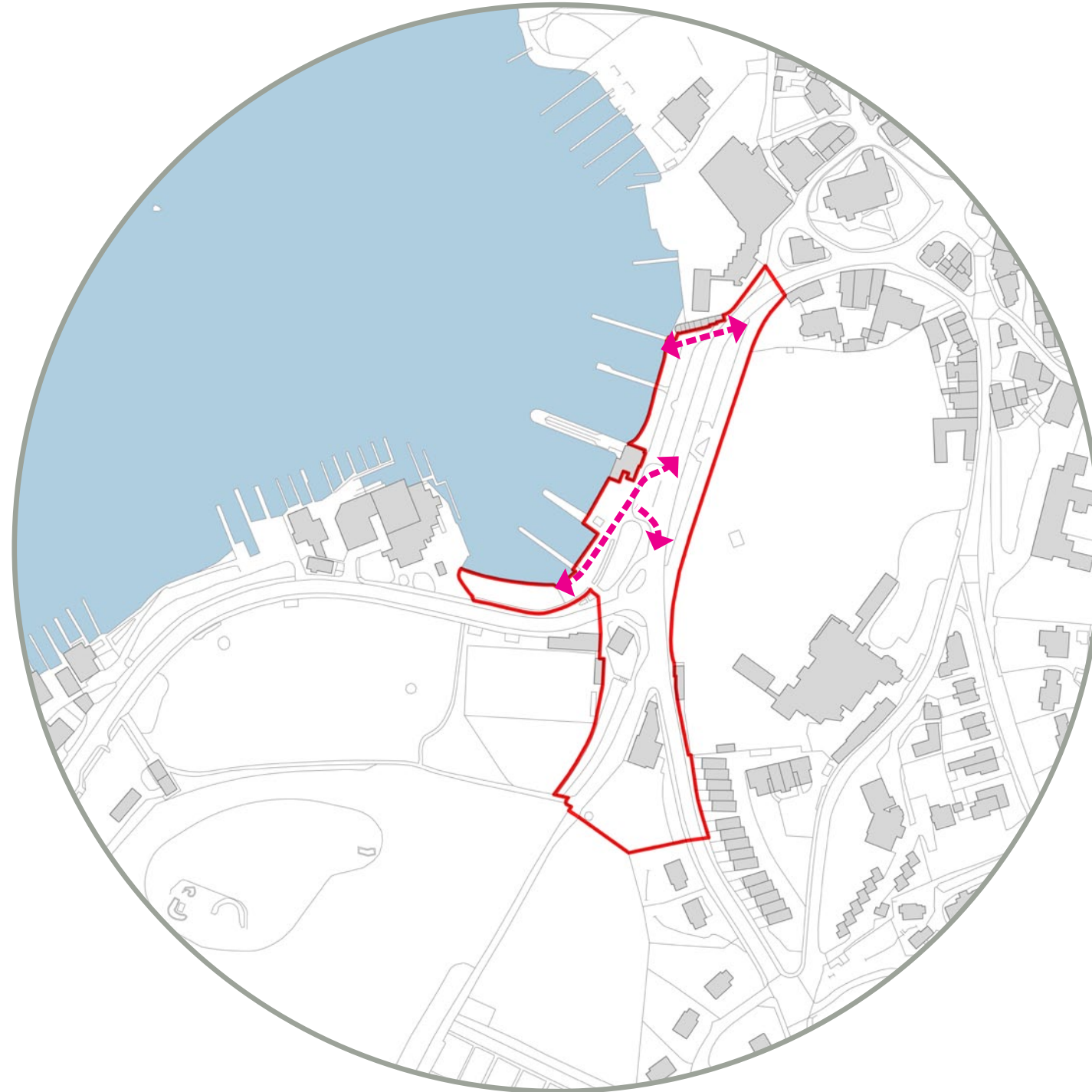
Informal Cycle Routes: with road markings



Informal Cycle Routes



# SERVICE VEHICLE MOVEMENT



Service vehicle movements



Vegetation  
screens formal  
crossing point

desire line to lake edge  
encourages pedestrians to  
step out into traffic

pinch point in footway  
forces pedestrians to  
step out into traffic

change of surface  
in carriageway  
provides informal  
crossing point





green space provides buffer from traffic and also recreational space for picnics etc, however, limits access to lake side

opportunity to provide more seating opportunities for people of a range of abilities

footway width generous to cater with large pedestrian flow

opportunity to improve planting bed to have more impact and provide more winter interest



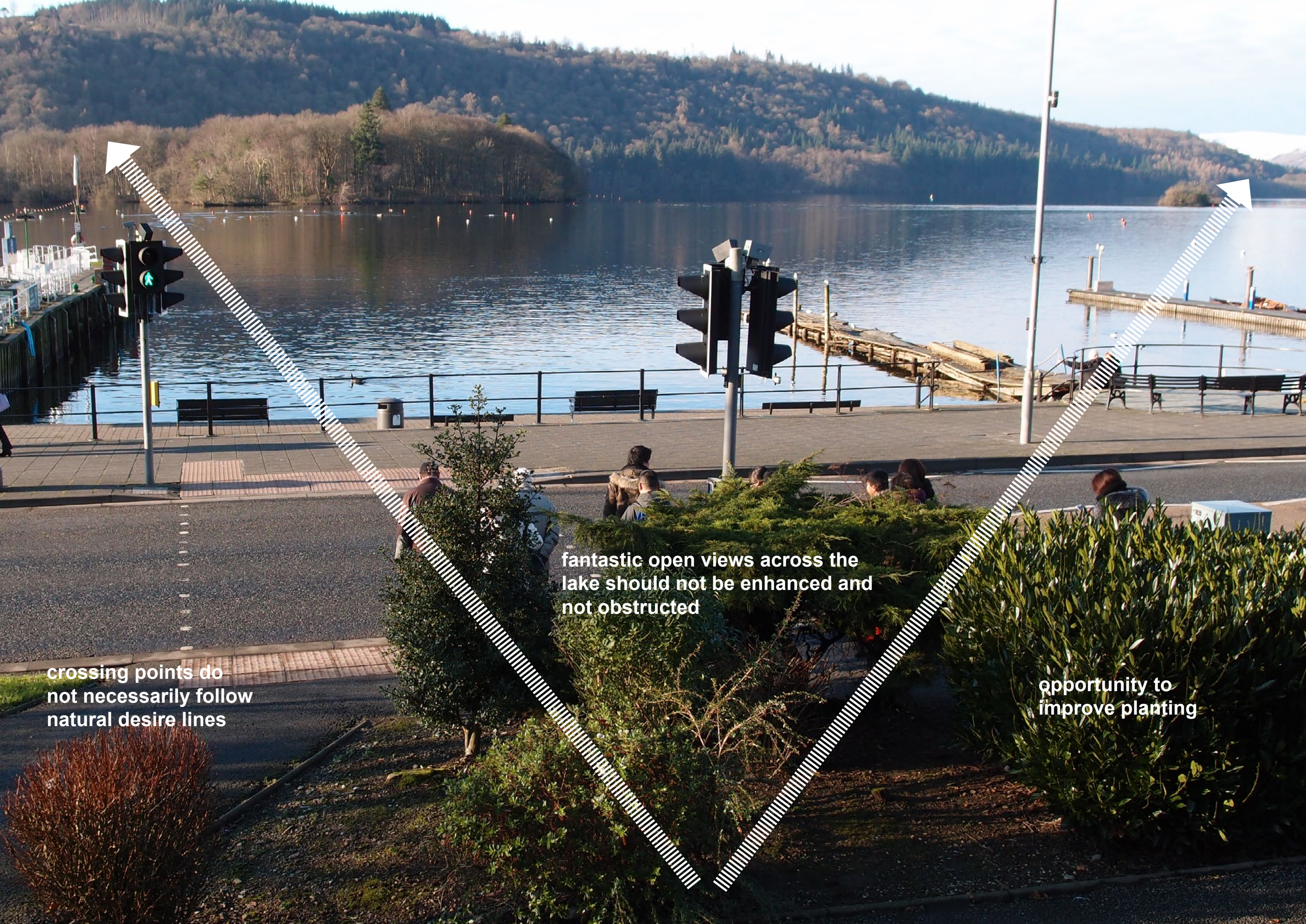


broken jetty will need to be replaced with more robust design e.g. floating jetty as can be seen behind

miss-match of furniture does not help to create uniformity and a sense of identity for the local area, but many seats have memorial plaques

change in level and railings provide place for people to lean and enjoy the view but split level obstructs pedestrian flow and adds to visual clutter





crossing points do  
not necessarily follow  
natural desire lines

fantastic open views across the  
lake should not be enhanced and  
not obstructed

opportunity to  
improve planting





furniture in this area provides a large amount of visual clutter and would be beneficial to rationalise

green space provides buffer from traffic and also recreational space for picnics etc, however, limits access to lake side

gradient steep for wheelchair access





pinch point in footway  
forces pedestrians to  
step out into traffic

desire line to lake  
edge encourages  
pedestrians to step  
out into traffic

vegetation  
screens formal  
crossing point  
further south





valuable green space helps  
to soften urban setting

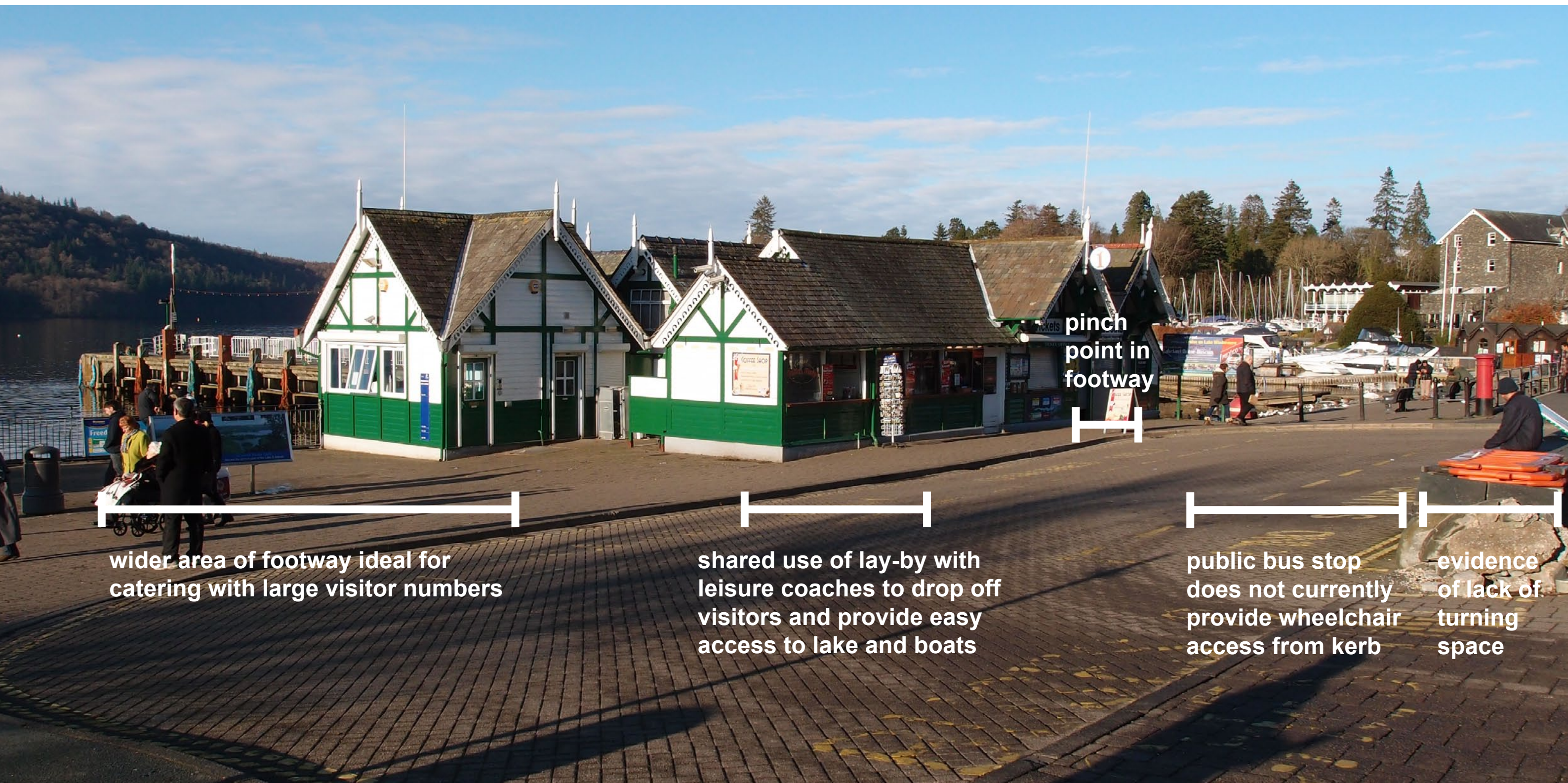
taxi lay-by very popular,  
would be beneficial to  
test if this is the best  
location for this

low railings seem  
to clutter space

narrow footway could be improved  
to cater for large numbers of  
pedestrians

planting beds could be improved and updated  
to provide winter interest and improve value for  
biodiversity





wider area of footway ideal for catering with large visitor numbers

shared use of lay-by with leisure coaches to drop off visitors and provide easy access to lake and boats

pinch point in footway

public bus stop does not currently provide wheelchair access from kerb

evidence of lack of turning space





opportunity to improve  
planting beds and  
approach to level change  
to provide informal seating  
and improve connection  
with Glebe Road

opportunity to improve  
steps which are in poor  
condition to provide  
informal seating





scenic long distance views from elevated position behind public toilet blocks could be utilised with new building or public space





desire line from Rectory Road to  
Glebe Road difficult to navigate  
and obstructed by level changes  
and clutter

area around public toilets untidy and  
provides poor first impressions for  
visitors arriving by coach



desire line from Rectory Road to Glebe Road difficult to navigate and obstructed by level changes and vehicular parking

level change between coach park and A592 provides obstacle to improving junction and moving away from Glebe Road

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# BOWNESS BAY AND THE GLEBE

## **PROPOSED MATERIALS PALETTE**









# BOWNESS BAY AND THE GLEBE

## **PROPOSED MATERIALS PALETTE**



**CAPITA**



# BOWNESS BAY AND THE GLEBE

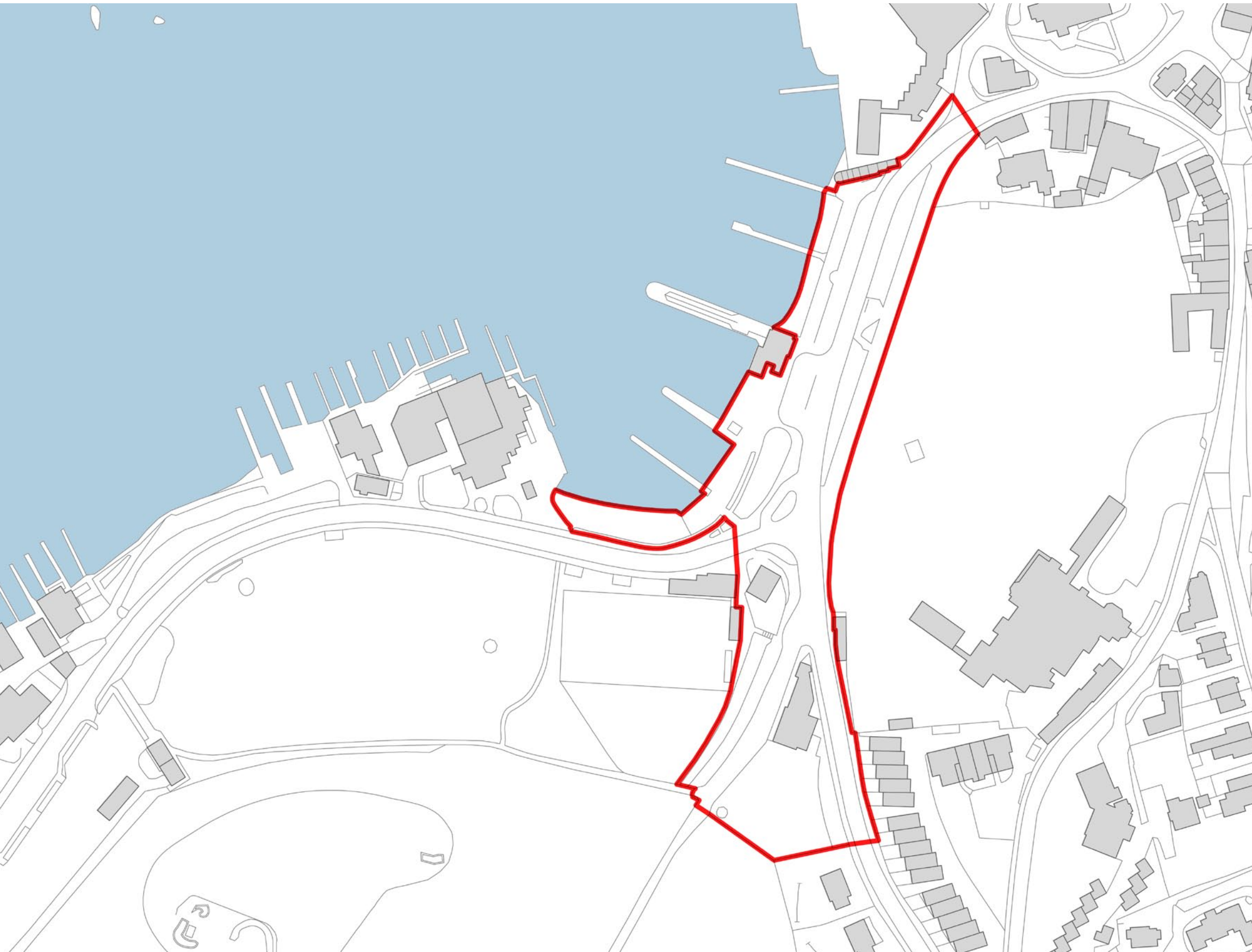
## **PROPOSED MATERIALS PALETTE**





# BOWNESS BAY AND THE GLEBE

## YOUR THOUGHTS?



- AESTHETICS
- FORM
- FUNCTION
- MICROCLIMATES
- PROBLEM AREAS
- ACCESS FOR ALL
- SAFETY
- VIEWS
- MAINTENANCE
- OTHER?