

BOWNESS BAY AND THE GLEBE

CONCEPT DESIGN OPTIONS



“THE GRASS AREAS BETWEEN THE LAKE AND THE ROAD ARE BADLY WORN AND IN PLACES ARE NOW SOIL AND MUD.”



“MORE SEATING IS NEEDED - SOMETIMES ELDERLY PEOPLE HAVE TO WALK INTO TOWN TO FIND A FREE SEAT.”

“MOVE PEDESTRIAN CROSSING TO NEAR OLD ENGLAND HOTEL.”



“REMOVE THE CONGESTION CAUSED BY THE BUSES, COACHES AND PEDESTRIANS BY THE TICKET OFFICE.”

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“ALL ITEMS SHOULD CO-ORDINATE WITH NEW DESIGNS FOR GLEBE ROAD.”

“THE BUS AND COACH PARKING BAY WORKS WELL - DON'T FIX WHAT ISN'T BROKEN.”

“SOUTHBOUND STOP ON THE A592 WOULD CATER FOR ALL SERVICES INCLUDING TO BARROW ETC.”

“MANY FLOWER BEDS ARE CURRENTLY EMPTY OR TATTY - IMPROVE OR REMOVE.”

“DID YOU KNOW CORRONATION PARK IS HOLY GROUND FOR THE SWAMIBAPA FAITH GROUP?”



“THE FORWOOD FOUNTAIN IS OF LOCAL SIGNIFICANCE, AND MANY RESIDENTS AND VISITORS WOULD LIKE TO SEE DRINKING WATER RESTORED TO IT.”

“CYCLE LANES NEED TO BE CONTINUOUS AND JOINED UP. TOO FRAGMENTED AT THE MOMENT.”

“THE SITE BOUNDARY IS TOO SMALL - FOR MAXIMUM BENEFIT THERE SHOULD BE A MORE WHOLISTIC APPROACH INTEGRATING WITH THE GLEBE”

“MOVE ROAD AS FAR FROM THE LAKE AS POSSIBLE.”

“MOVE THE ROAD RIGHT BACK FROM THE LAKE.”

NO TREES/ SHRUBS TALLER THAN 1M TO ALLOW VIEWS TO BE SEEN OVER THEM.

“GIVE CYCLISTS A DEDICATED SPACE - AT LEAST A CYCLE LANE WITH A SOLID WHITE LINE SO NO CARS.”

“NOT JUST THE PUBLIC TOILETS OBSTRUCTING THE VIEWS BUT THE LOCATIONS OF THE TENNIS COURTS, T.I.C. AND CRAZY GOLF TOO.”



“THE PIPE ON THE SHINGLE BEACH IS UNSIGHTLY AND SMELLS FOUL.”



“THE PINCH POINT BY THE CUSHION HUTS CAUSE SAFETY ISSUES BY FORCING PEDESTRIANS INTO THE ROAD.”

“REPLACE THE STEPS UP FROM THE BEACH.”

“AREA IS LOOKING DATED, TATTY AND CHEAP; DEFINITELY NOT 'WORLD CLASS ATTRACTION'.

“ANNUAL BEDDING PLANTS ARE COSTLY TO MAINTAIN DUE TO NUMBER OF VISITS, OPPORTUNITY TO HAVE STATEMENT PLANTING DESIGN THAT IS LOWER MAINTENANCE.”

“THE COACH PARK AREA IS A KEY GATEWAY FOR VISITORS ARRIVING TO THE LAKES - NEEDS TO PROVIDE BETTER IMPRESSION.”





BOWNESS BAY AND THE GLEBE

EXISTING SITE:

ADVANTAGES	DISADVANTAGES
Area works well with large volumes of traffic	Area is dated and could benefit from regeneration
Views across the lake make the area highly popular with tourists	Some of key views are screened by vegetation, buildings or general street "clutter"
Major destination and transport hub in the Lake District	Many areas of footway are too narrow for volumes of pedestrians
Provision of green space within public realm	Many desire lines obstructed visually and physically
Opportunities to get close to lake edge	Materials palette would benefit from being upgraded
Space to allow for more seating provision	Existing vegetation looks old and in need of replacing
	Wild fowl create maintenance issues
	Regular flooding of site area
	Outflow pipe on shingle beach



BOWNESS BAY AND THE GLEBE

OPTION A: GENERAL ENHANCEMENT & WIDENED PROMENADE

PLAN REFERENCE	CONCEPT IDEAS	ADVANTAGES	DISADVANTAGES
SITE BOUNDARY			
SB1	Design within the original red line boundary	Likely to be most economical option	Does not improve or connect to the wider area
BUSES, COACHES, CARS AND BIKES			
T1	Provide in line bus/coach parking bays	Allows space for a wider promenade and seating area next to lake	Coaches forced to go into Bowness to turn and return south; views from seating along Bellsfield Wall obstructed by parked buses/coaches
T2	Provide in line bus stop going south	Allows traffic to pass without causing back up	Utilises existing pavement area
T3	Relocate taxi rank to east side of A592	Taxi rank is much more visible and adjacent to pedestrian crossing	
T4	Remove car parking from coach park area	Provide space to improve pedestrian route to lake	Loss of approximately 26 car parking spaces (and associated income)
BUILDINGS & TOILETS			
B1	Enhance public toilets	Improves visual appearance of area	Public toilet building still obstructs views towards lake
SEATING & RECREATIONAL SPACE			
SP1	Provide additional seating along Bellsfield wall; around plant beds and create terraced seating on the shingle beach	More opportunity to sit and relax	Some dedicated benches may be replaced
SP2	Remove end cushion hut	Pedestrian route made much safer	Reduced facility for Windermere Cruises
SP3	Improve access to pedestrian crossing	Safer place to cross	Loss of mature trees
SP4	Extend a pier boardwalk over edge of lake and shorten length of outfall pipe onto beach	Provides visitors with a 'recreational' pier and extends promenade; reduces maintenance requirements of shingle beach	Approval required from Environment Agency
PLANTING			
P1	Replace mature planting with colourful, low-maintenance plants	Opens views to the lake; improves access to the lake; provides opportunity to update planting style and reduces maintenance requirements	Loss of mature trees
FEATURES			
F1	Refurbish drinking fountain	Provides a historical working artefact in this key area	

BOWNESS BAY AND THE GLEBE

MATERIAL PALETTES



Organic shapes and layout continuing style used for Glebe Road



Bold swaths of grasses would provide drama and movement along the lake edge



Planting to include a mix of perennials, grasses and evergreens to provide year round interest and colour



This style of planting will also allow for less maintenance visits than existing planting



Cumberland Black setts - locally sourced stone continuing materials palette used on Glebe Road reinforcing the local identity of Bowness Bay



Westmorland Green paving - locally sourced stone continuing materials palette used on Glebe Road reinforcing the local identity of Bowness Bay



Resin bonded gravel, continuing materials palette used on Glebe Road



Cumberland Black setts - locally sourced stone continuing materials palette used on Glebe Road reinforcing the local identity of Bowness Bay



Terraced seating along the shingle beach provides informal seating for large crowds of people and could be built from durable recycled plastic



Contemporary timber seating continuing furniture palette used on Glebe Road



Contemporary timber wall top seating continuing furniture palette used on Glebe Road



Simple, contemporary bus shelter could be introduced for new southbound bus stop on A592



Contemporary timber seating could be used along Bellsfield wall



Planting choices to reflect the drama of the surrounding natural landscape with colours and textures



A contemporary viewing platform could provide an opportunity for large crowds of people to get closer to the lake and could be built from durable recycled plastic



Bold swaths of grasses would provide drama and movement along the lake edge

New
surfacing
for footways
to be
consistent
with Glebe
Road

Vegetation removed
to improve visability
of new crossing point
further north

End cushion
hut removed to
address pinch
point in footway

New surfacing for footways to
be consistent with Glebe Road



EXISTING SITE



OPTION A





Whole area would be opened
up for pedestrians due to new
in-line lay bay arrangement

EXISTING SITE



OPTION A





desire line from
Rectory Road to Glebe
Road addressed
through creation of
new 4-5m wide path
through car park area

area around public toilets could be
improved whilst retaining building
position

desire line from
Rectory Road to Glebe
Road addressed
through creation of
new 4-5m wide path
through car park area

Minor enhancements
to coach park area
and Boatsman Cafe





BOWNESS BAY AND THE GLEBE

OPTION B: RATIONALISATION OF PUBLIC SPACE AND COACH/ BUS TURNING AREA

PLAN REFERENCE	CONCEPT IDEAS	ADVANTAGES	DISADVANTAGES
SITE BOUNDARY			
SB1	Extend design boundary to include part of Coronation Park and re-locate car parking spaces from coach park	No loss of car parking provision in the area or income; allows access to lake from Rectory Land and coach park area to be improved	Part of green field becomes parking area
BUSES, COACHES, CARS AND BIKES			
T1	Provide coach and bus stop in approximately same configuration and location as existing	Buses and coaches are able to turn round on A592; re-design would update the layout to accord with new regulations (effective 2017)	Reduces opportunity to widen promenade and improve access/lakeshore experience for pedestrians
T2	Provide in line bus stop going south	Allows traffic to pass without causing back up	Utilises existing pavement area
T3	Relocate taxi rank to east side of A592	Taxi rank is much more visible and adjacent to pedestrian crossing	
T4	Remove car parking from coach park area	Provide space to improve pedestrian route to lake	Loss of approximately 26 car parking spaces (and associated income)
BUILDINGS & TOILETS			
B1	Remove existing toilet block and extend Boatman café to accommodate new conveniences	Allows better views to the lake and provides opportunity to improve public space next to lake	Contractual negotiations would be required re future management of toilet facility
SEATING & RECREATIONAL SPACE			
SP1	Extend a larger pier boardwalk over edge of lake	Provides visitors with a 'recreational' pier and extends area of promenade	Additional cost and approval required form Environment Agency
SP2	Provide additional seating along Bellsfield wall; around plant beds and create terraced seating on the shingle beach	More opportunity to sit and relax	Some dedicated benches may be replaced
SP3	Extend a pier boardwalk over edge of lake and shorten length of outfall pipe onto beach	Provides visitors with a 'recreational' pier and extends promenade; reduces maintenance requirements of shingle beach	Approval required from Environment Agency
SP4	Remove end cushion hut	Pedestrian route made much safer	Reduced facility for Windermere Cruises
SP5	Improve access to pedestrian crossing	Safer place to cross	Loss of mature trees
PLANTING			
P1	Replace mature planting with colourful, low-maintenance plants	Opens views to the lake; improves access to the lake; provides opportunity to update planting style and reduces maintenance requirements	Loss of mature trees
FEATURES			
F1	Refurbish drinking fountain	Provides a historical working artefact in this key area	

New
surfacing
for footways
to be
consistent
with Glebe
Road

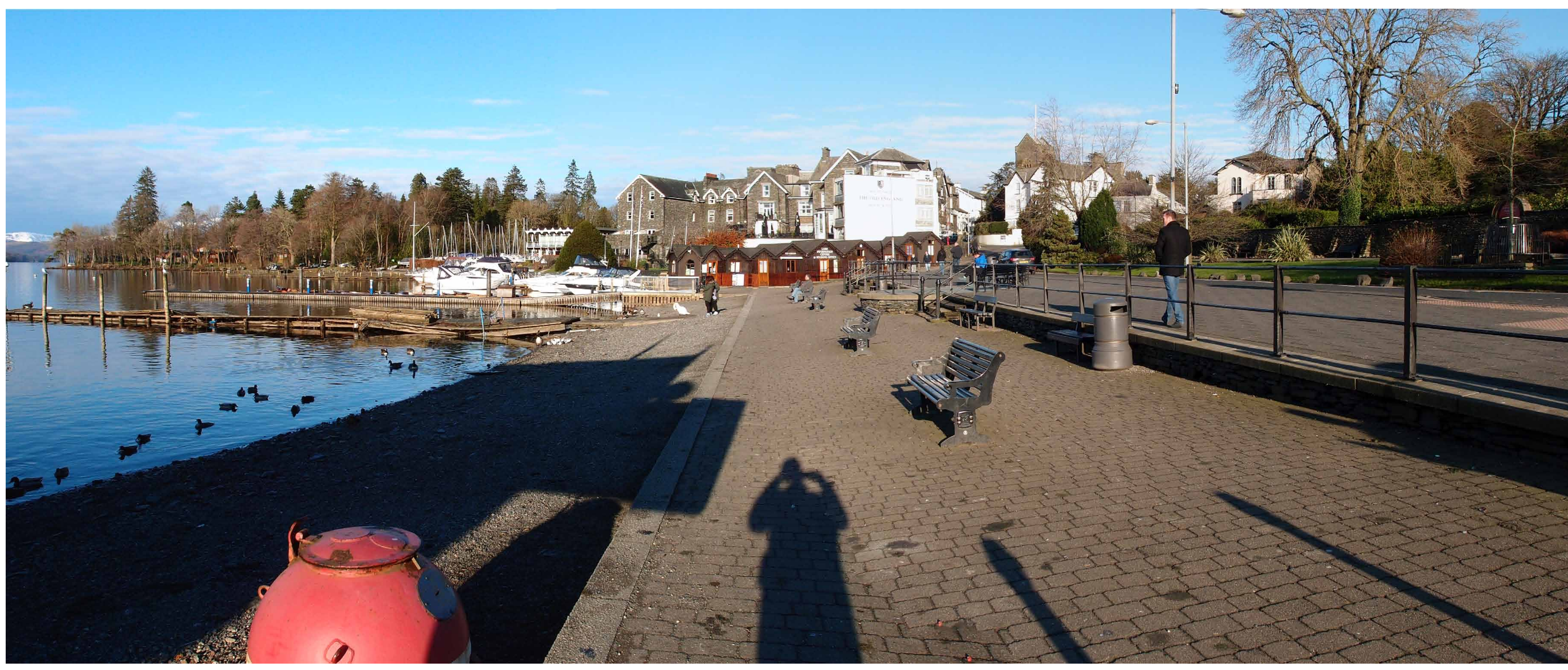
Vegetation removed
to improve visibility
of new crossing point
further north

End cushion
hut removed to
address pinch
point in footway

New surfacing for footways to
be consistent with Glebe Road



EXISTING SITE



OPTION B





Bus and coach turning
area arrangement
retained and improved
to meet DDA regulations

Pinch point addressed
through widened footway

EXISTING SITE



OPTION B





desire line from
Rectory Road to Glebe
Road addressed
through creation of
new 4-5m wide path
through car park area

Public toilets to be
removed to open
up views of lake

Desire line from Rectory Road to Glebe Road addressed through creation of new 4-5m wide path through car park area - lost car parking spaces to be accommodated within Coronation Park

Public toilets to be accommodated within refurbished Boatsman Cafe building





BOWNESS BAY AND THE GLEBE

OPTION C: THE BIG PICTURE!

PLAN REFERENCE	CONCEPT IDEAS	ADVANTAGES	DISADVANTAGES
SITE BOUNDARY			
SB1	Extend the site boundary to include areas of adjacent land (Coronation Field and land on The Glebe)	Other issues can be addressed such as underutilisation of tennis courts; pitch and putt in prime location near lake	Larger area inevitably more expensive to implement
BUSES, COACHES, CARS AND BIKES			
T1	Move the coach park to an area of Coronation Field and replace the coach park with a car park	Provides more space for vehicles to park and maneuver; less cluttered	Possibly impacts on views form nearby properties;
T2	Re-align the A592 towards the eastern boundary of the site	Creates a much larger promenade area allowing better pedestrian movement/promenading; retains higher level seating along Bellsfield wall; reduces the visual impact of the road in the setting of the lake; Not necessitate removal of the end cushion hut	Expensive; removes nearly all planting in front of the hotels
T3	Provide a cycle lane on both sides of the A592	Supports sustainable transport	Would not be able to extend this into town due to constricted carriageway width
T4	Provide in line bus stop going south	Allows traffic to pass without causing back up	Utilizes existing pavement area
T5	Relocate taxi rank to east side of A592	Taxi rank is much more visible and adjacent to pedestrian crossing	
BUILDINGS & TOILETS			
B1	Design a new Boatsman Cafe building	Opportunity for iconic building; destination/arrival point for visitors	Initial capital investment
B2	Relocate the TIC and include public toilets within a new building on higher ground out of the flood zone	Minimises the risk of further flooding and provides the opportunity to design a purpose built building. Materials should be re-cycled as much as possible and building should be energy efficient	Initial capital investment
SEATING & RECREATIONAL SPACE			
SP1	Re-locate recreation facilities, including tennis; pitch and putt and crazy golf	Opens up space near The Glebe for picnicking and informal play area; provides larger space for seating; exciting interactive artworks	May affect 'holy land'; consents and agreements required
SP2	Provide additional seating along Bellsfield wall; around plant beds and create terraced seating on the shingle beach	More opportunity to sit and relax	Some dedicated benches may be replaced
SP3	Improve access to pedestrian crossing	Safer place to cross	Loss of mature trees
SP4	Create a larger, decked promenade over the southern shingle beach with glass (solid) boundary and shorten length of outfall pipe onto beach	Allows people more space to promenade and be close to the water; reduces maintenance requirements of shingle beach; aim to deter wildfowl from the deck – no feeding signs!	Approval required from Environment Agency
PLANTING			
P1	Replace mature planting with colourful, low-maintenance plants	Opens views to the lake; improves access to the lake; provides opportunity to update planting style and reduces maintenance requirements	Loss of mature trees
FEATURES			
F1	Refurbish drinking fountain	Provides a historical working artefact in this key area	



New
surfacing
for footways
to be
consistent
with Glebe
Road

Vegetation removed
to improve visibility
of new crossing point
further north



Footway
only

Road to be realigned
much further east
to allow for wider
promenade space



End cushion hut could
be retained as footway
can be widened



New surfacing for footways to
be consistent with Glebe Road



Crossing to be moved further north

Promenade space could be dramatically improved with additional width

Road to be realigned much further east to allow for wider promenade space



Pinch point addressed
through much wider
public space

Bus and coach turning
area arrangement
retained and improved
to meet DDA regulations

EXISTING SITE



OPTION C



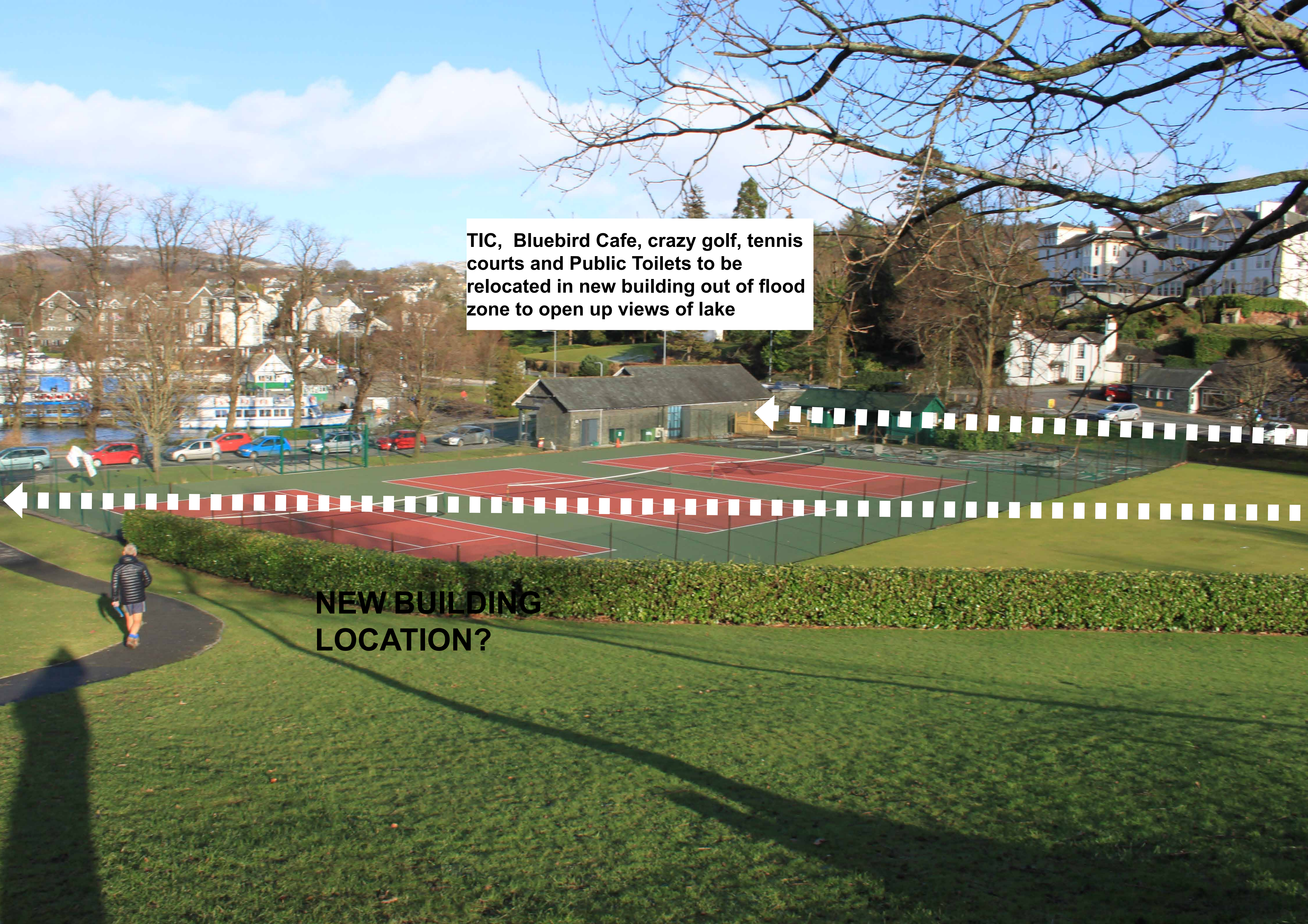
**TIC, crazy golf, Bluebird
Cafe and Public Toilets
to be relocated in new
building out of flood zone
to open up views of lake**

**desire line from
Rectory Road to Glebe
Road addressed
through creation of
new 4-5m wide path
through car park area**



TIC, Bluebird Cafe, crazy golf, tennis courts and Public Toilets to be relocated in new building out of flood zone to open up views of lake

**NEW BUILDING
LOCATION?**





**New statement building within
Boatsman Cafe footprint**

**Lost car parking spaces to be
accommodated here and coach parking
within north of Coronation Park**

**Desire line from
Rectory Road
to Glebe Road
addressed through
creation of new 4-5m
wide path through
car park area.**

**A great choice of Cruise
Tickets
available
here**
Ask kiosk staff
for further details

You said:	Option 1	Option 2	Option 3
Re-consider the site boundary to maximise benefits of the scheme			✓
A Southbound Stop on the A592 would cater for all services including to Barrow etc.	✓	✓	✓
Low top buses cannot turn over high kerbs- use standard kerbs at bus stops.	✓	✓	✓
Open buses are 10- 12m long- need designs to accommodate for 12m buses.	✓	✓	✓
Concerns over losing taxi ranks- need to be retained and at most relocated, not removed.	✓	✓	✓
Concerns over taxi's backing up to enter rank- design to accommodate for queues.	✓	✓	✓
Explore option of a taxi rank on southbound side of A592	✓	✓	✓
Current bus bay not DDA compliant- kerbs preventing wheelchair access- design to solve this.	✓	✓	✓
Collapsed drain under car park, to be addressed in design.	✓	✓	✓
Public toilets to be relocated.		✓	✓
Improve the landscaping and consider the use of lower maintenance planting through design.	✓	✓	✓
Coach park entrance is key gateway, needs to be more striking.	✓	✓	✓
Increase seating provision, particularly at top of grass bank.	✓	✓	✓
Retain Diamond Jubilee feature.	✓	✓	✓
Improve pedestrian access within the coach park to reduce pedestrian hazard.	✓	✓	✓
Retain current coach pick- up system in at least one design.		✓	✓
Coach park design to accommodate large volumes of traffic (8000 per annum).			✓
There is a desire line from coach park to lake cruises- design to take opportunity from this.	✓	✓	✓
Designs to explore opportunity of new building for coach park café.			✓
Explore the relocation of pedestrian crossings.	✓	✓	✓
Maintain the openness of the lake shore.	✓	✓	✓
Respond to desire lines in the area, reduce conflict between pedestrians and vehicles.	✓	✓	✓
Maintain Optimising Connectivity materials palette, include bespoke features of local character.	✓	✓	✓
Designs to incorporate a balance of cycle provision.		✓	✓
Retain shingle areas as natural beach, examine ways to protect gravel from storms/ flood.	✓	✓	✓
Survey trees opposite TIC- some may need felling.	✓	✓	✓
Research history of Cringle Mire beach, incorporate into design through artwork/ concept design.			
Increase seating provision around Glebe Rd/ A592 junction and increase durability.	✓	✓	✓
When relocating pedestrian crossings, design to maintain consistent flow of people.	✓	✓	✓
Rationalise street furniture and discuss memorial plaques with SLDC.	✓	✓	✓
Ensure fuel tank between southernmost jetty and shingle beach can be access by vehicles.	✓	✓	✓
Ensure area can be access by refuse wagons and telehandlers.	✓	✓	✓
Explore improvements to cycle network from Rectory Road along Promenade.	✓	✓	✓
Explore options for sewer pipe running onto gravel beach.			
Improve footway width and visibility around end cushion hut.	✓	✓	✓
Explore realigning A592 eastwards to free up public realm.			✓
Replace the steps up from the beach.	✓	✓	✓
Grass areas between lake and road are worn and muddy- replace.	✓	✓	✓
Replace railings- they currently "look like scaffold poles".	✓	✓	✓
Make cycle lanes more continuous and less fragmented.			✓
Move pedestrian crossing to nearer Old England Hotel.	✓	✓	✓
Retain the split level feature of the promenade.	✓	✓	✓
ISSUES TO ADDRESS AT NEXT STAGE OF DESIGN			
Discuss foreshore design with Mark Ellis to find solution to longshore drift of shingle.			
Discuss drainage survey on shingle beach with CCC.			
Look at solutions for designing around/ protecting tree roots at shingle beach.			
Incorporate information boards informing public about attractions and shops.			
Cut shrubs back to a height of 1m to improve visibility.			
Avoid footpaths ramping down to roads, difficult for the elderly.			
Explore options for recommissioning drinking fountain.			
Discuss bin situation with SLDC- compacting bins?			
Ensure all materials are durable and can withstand flooding, liaise with EA.			
Ensure all materials are durable and can withstand regular cleaning.			
Explore costs and potential locations for CCTV.			