

'Seeing Things Differently' Dumbarton Rock & Castle Charrette: Summary Report

2015



Charrette Team:

West Dunbartonshire Council Historic Scotland Anderson Bell Christie: Architects and Urban Designers Mike Hyatt: Landscape Architects Tourism Resources Company: Tourism & Economic Development Advice ARUP: Infrastructure,Transport & Engineering Lesley Kerr: Heritage Consultant Ryden: Property & Market Advice Kevin Murray Associates: Charrette Facilitators

Dumbarton Rock & Castle Charrette

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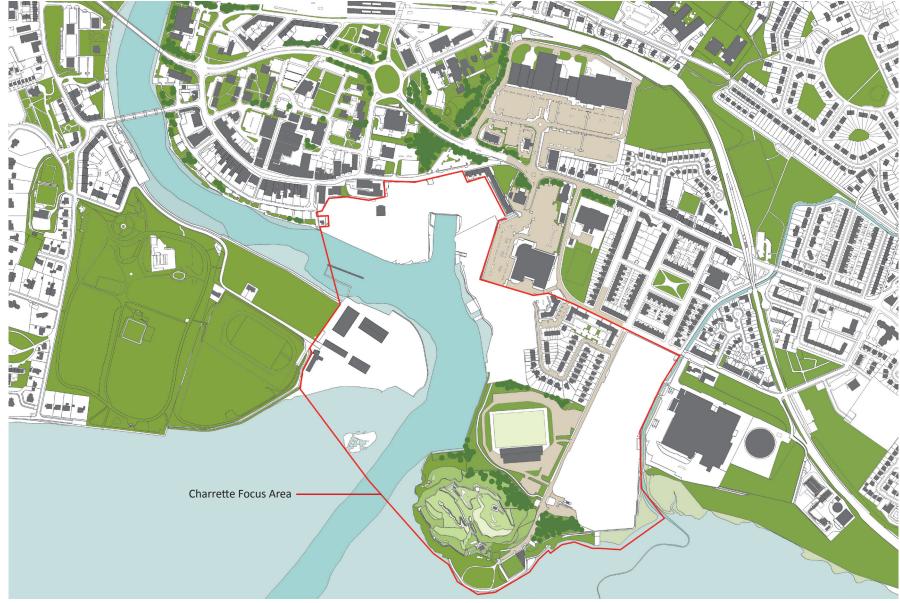
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Charrette Sponsors:

The Scottish Government West Dunbartonshire Council Historic Scotland

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Charrette Area



Dumbarton Rock & Castle Charrette

1. Introduction



courtesy of Sky View Video



courtesy of Sky View Video



Purpose

The Dumbarton Rock Charrette was held from the 25th – 28th February 2015 in Dumbarton Football Club and Dumbarton Burgh Hall, with a follow up event on 26 March 2015. West Dunbartonshire Council were the lead promoters of the charrette, with support from the Scottish Government and Historic Scotland. Holding a charrette to examine this area of Dumbarton was identified in the recently published Dumbarton Town Centre and Waterfront Revised Urban Strategy and was seen as a way of involving the community in the development of future proposals for the Rock and Castle area. The charrette area focuses on the Rock and Castle but considers the link to the wider town centre and contains the surrounding vacant former industrial sites that have been stalled for a period of time, largely due to the economic downturn. The purpose of the charrette was to involve the community in formulating proposals which transform the image and appeal of the area.

Aims

The charrette's main aims were to:

- Develop a shared long-term vision for Dumbarton Rock and Castle and its immediate setting
- Identify how Dumbarton can benefit from

the development of the Rock and Castle as a major visitor attraction and from the redevelopment of sites near the Rock

- Establish how Dumbarton's tourism, cultural and heritage asset can be maximised to ensure that all new development contributes to making Dumbarton an attractive place to visit and to live.
- Establish a clear action plan for delivering the projects from the charrette which is consistent with the revised strategy for Dumbarton Town Centre and Waterfront.

Team

A team led by Anderson Bell Christie Architects was appointed by West Dunbartonshire Council to run the charrette. The team included:

- West Dunbartonshire Council
- Historic Scotland
- Anderson Bell Christie Architects
- Mike Hyatt: Landscape Architects
- Lesley Kerr: Heritage Architecture
- Arup : Consultant Engineers
- Tourism Resources Company
- Ryden: Property Consultants
- Kevin Murray Associates: Charrette Facilitation.

2. Event Background and Publicity

The preparation in the run up to the charrette ensured that all of the necessary arrangements were in place for a successful charrette. The Charrette Team worked closely with West Dunbartonshire Council to co-ordinate briefings, outreach to stakeholders and charrette publicity including:-

- Preparation and understanding of detailed baseline information by the Charrette Team
- Securing a central and accessible venue as the main charrette studio and a secondary venue for satellite events
- Early communication with key stakeholder groups
- Preparation and distribution of publicity through multiple networks
- A social media and communications strategy co-ordinated by West Dunbartonshire Councils' Communications Team
- Event planning and programming
- Pre-charrette workshop with two local primary schools

The event was publicised in the mainstream media and on social media, with people able to follow the event on twitter through **#dumbartonrock.** The event was also picked up by national media on BBC Radio Scotland, STV and BBC News website.

The event ran from 25 - 28 February, initially at Dumbarton Football Club on days one and two, and then in Dumbarton Burgh Hall for day 3 and the public exhibition on day 4.

A follow-up exhibition was held on 26 March.



Primary School pupils were involved in Pre-Charrette Workshops.

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'Seeina T	hings Differently
	aping how the area around Dumbarton Rock and Castle can
	ave a cup of coffee and let us know what you think
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Posters Were Displayed Widely as well as Press and Social Media Notifications



3. Charrette Event

Across the four days of the charrette, there was a sequence of sessions in the programme that took participants progressively from exploring the issues of the area as it is today, to thinking creatively about the future of the place, before creating and testing ideas, building to a development framework and masterplan that the team presented on the final day.

This intensive process allows for many people to participate in the creation of a piece of work that could normally take 3 – 6 months, ensuring that stakeholders and the community have had the opportunity to participate directly in the process.

Programme

The main event ran over 4 consecutive days:

Wednesday 25 February: Dumbarton Football Club

Mapping the area from 10.30am - 5.15pm

- Site tours
- Group discussions to identify themes, challenges & opportunities to help develop the brief for the area.

Mapping the area Evening Summary from 6.15pm - 8.00pm

• Group workshops to develop the ideas further.

Thursday 26 February: Dumbarton Football Club Public Design Workshops from 11.00am - 5.00pm

• Focussed Design Workshops in the morning and afternoon to develop, test and draw up ideas.

Key Stakeholders Development Workshop and Discussion: 2.30pm - 5.00pm

 An opportunity for community & business groups, land owner/ developers and tourism operators to develop & test proposals.

Workshop Evening Summary from 6.15pm -8.00pm

 Work in progress and discussion on proposals developed so far.

Friday 27 February: Dumbarton Burgh Hall

Design Studio: 9.00am- 12.30pm Team working Public and Stakeholder Drop-in Sessions: 1.30pm – 3.00pm

• An opportunity for public and stakeholders to discuss proposals and feed back to the project team on a one-to-one basis.

Saturday 28 Feb: Dumbarton Burgh Hall

Weekend Pinup: Open to the public from 10.30am - 1.00pm

Work in progress presentation displaying proposals developed during the charrette.

Saturday 26 March : Dumbarton Burgh Hall

A follow up event was held on 26th March at Dumbarton Burgh Hall.

Attendance

Charrette Session	Number of Attendees
Wednesday 25 February	95
Thursday 26 February	76
Friday 27 February	31
Saturday 28 February	38
March 26 Follow-up Ever	nt 49
Total	289

4. Charrette Outcomes and Action Plan

Outcomes - The Action Plan

Following the Feedback Event the Charrette Team met with West Dunbartonshire Council Officers and Historic Scotland to discuss the outcome of the charrette proposals and development of future projects.

A Summary Action Plan was drafted for consideration and comment. This identified Projects, Actions/Steps to Deliver them, Target Timescales and Project Partners for the delivery of each project. It was subsequently discussed and agreed.

The final agreed Action Plan, summarised here, has Projects collected under the 4 key themes developed from the Charrette event. Some projects contribute to more than one theme and some are linked to projects already identified in the Dumbarton Town Centre and Waterfront Revised Urban Strategy 2014 (DTC&WRUS). Where possible, the timescales stated correspond with the timescales in the Revised Urban Strategy.

Project Themes

- Better Connections
- The Rock and Castle
- The Waterfront and Harbour Area 4 projects
- The River and Sandpoint Marina 3 projects

Priority Projects

Priority Projects were identified that are considered essential to transforming the Charrette area:-

- Create a new waterfront path (1.1)
- Investigate the need, feasibility and sustainability of a multi-functional visitor facility for the Rock and Castle (2.1)
- Provide coach and car parking facilities in and around the Rock and Castle (2.3)
- Undertake Gateway enhancements & protect the setting of the Rock and Castle (2.4)
- Enhance the climbing area (2.6)
- Complete the Castle Improvement Programme (2.10)





6 projects

12 projects

Dumbarton's Heritage is a key under-exploited asset

Projects for Better Connections

- Create a new waterfront path
- Create & enhance links to the new waterfront path from adjoining land uses.
- Improve Signage
- Investigate the feasibility of a Pedestrian Bridge across the River Leven
- Improve links between Rock & Castle and Levengrove Park by ferry.
- Improve links to National Cycle Network (NCN7)



Develop the Waterfront Path



The Action Plan - Themed Projects

Projects at the Rock and Castle

- Investigate the need for a multi-functional visitor facility for the Rock and Castle
- Enhancements to the Rock Bowling Club
- Provide coach and car parking facilities in and around the Rock and Castle.
- Undertake Gateway enhancements & protect the setting of the Rock and Castle
- Pier Park Improvements
- Enhance climbing area
- Improvements at Dumbarton FC site if Stadium relocates
- Improvements at Dumbarton FC site if Stadium remains.
- Complete the Castle Improvement Programme
- Develop a programme of regular events for Pier Park
- Floodlighting of the Rock and Castle
- Encourage traditional skills

Projects at the Waterfront and Harbour

- Deliver high quality design mixed use development around the Basin
- Mill and Still Building, former Carvill site
- Investigate Public Realm Enhancements around Riverside Parish Church
- Explore temporary uses on vacant sites



Projects at the River and Sandpoint Marina

- Support mixed use development at Sandpoint Marina
- Investigate beach improvements
- Establish working group for the River



Sandpoint can be a Marine Destination



Dumbarton's Beach in the Past



Project	Project description	Steps to delivery	Timescale	Project Partners
1.1 Create a new waterfront path	The creation of a path to connect the Rock and Castle with the town centre. Consider emergency access route, phasing, character areas, ecology issues, industrial heritage and potential to involve the community in art/local installations etc. <i>Refer to projects 7, 8, 20 and 25 in the DTC&WRUS.</i>	 Further investigative work and design development. Agreement- land owners Explore funding options and developer contributions. Planning requirements Commence construction 	2015/16 – 2018/19	Land Owners WDC Historic Scotland Sustrans SNH Castle Society
1.2 Create & enhance links to the new waterfront path from adjoining land uses.	Increase footfall and help improve riverside amenity and economy. Improve links to Supermarket and the Scottish Maritime Museum. <i>Refer to projects 7, 20 and 25 in the DTC&WRUS.</i>	 Further investigative work and design development. Consult land owners. 	2016/17 – 2018/19	Land Owners WDC Sustrans
1.3 Improve Signage	Undertake an audit of signage throughout the town and to the Rock and Castle. Improve signage from the wider road network e.g. from A82, A814 and from Railway Stations; highlighting routes to the Castle and other attractions. <i>Refer to project 20 in the DTC&WRUS.</i>	 Consider requirements Prepare brief Commission audit Investigate funding options. 	2015/16 – 2018/19	WDC Transport Scotland Visit Scotland Historic Scotland Abellio
1.4 Investigate the feasibility of a Pedestrian Bridge across the River Leven	Investigate the feasibility of creating a direct bridge link between the town centre across the River Leven to Levengrove Park & Sandpoint Marina. <i>Refer to project 21 in the DTC&WRUS.</i>	 Undertake feasibility study. Identify funding Develop design Identify permissions required 	2018/19	WDC Land Owners Sustrans
1.5 Improve links between Rock & Castle and Levengrove Park.	Consider the feasibility of providing a ferry service for events (e.g. Pipe Band Championships) at Levengrove Park or at the Castle and Pier Park. A new arrival point from the water i.e. pontoon access to be investigated. Using Dumbarton FC as a location for overspill car parking to be considered.	 Test proposition Scope out interest from ferry operators Undertake feasibility study Design development Explore funding options 	2015/16	WDC Boat Operator Historic Scotland Dumbarton FC Friends of Levengrove Park
1.6 Improve links to National Cycle Network (NCN7)	Investigate how links from NCN 7 to the Rock and Castle can be improved. As part of the works create a direct path link from Dumbarton East Railway Station to the Rock and Castle. <i>Refer to project 14 in the DTC&WRUS.</i>	 Discuss with Sustrans Undertake design development 	2015/16 – 2018/19	WDC Sustrans Land owners Abellio

2. Rock and Castle Project	Project description	Steps to delivery	Timescale	Project Partners
Project2.1 Investigate theneed, feasibility andsustainability of amulti-functionalvisitor facility for theRock and Castle.2.2 Enhancements tothe Rock Bowling Club	Project descriptionInvestigate the need, feasibility and sustainability of a multi-use facility at the base of the Rock and Castle which will enhance the visitor experience and provide facilities such as a café, exhibition 	 Steps to delivery Investigate need/feasibility Assess location options, purpose; design; impact on Rock and Castle setting; Identify funding and operator Establish long term sustainability, economic viability and management arrangements Bowling Club to discuss feasible options with partners Consider impact on Rock and Castle setting 	Timescale 2015/16 – 2017/18 2015/16 – 2018/19	Project PartnersWDCHistoric ScotlandDumbarton FCSNHRock Bowling ClubCastle SocietyClimbingCommunityVisit ScotlandRock Bowling ClubWDCHistoric Scotland
2.3 Provide coach and car parking facilities in and around the Rock and Castle.	Consider how parking and turning facilities can be improved as means to boost visitor numbers, encourage activity in the area and the potential shared benefits to local partners. <i>Refer to project 26 in the DTC&WRUS.</i>	 Investigate suitable locations in consultation with partners. Develop high quality design solutions Consider impact on Rock and Castle setting Apply for permissions Implementation 	2015/16 – 2017/18	Historic Scotland Castle Society WDC Dumbarton FC Rock Bowling Club SNH
2.4 Undertake Gateway enhancements & protect the setting of the Rock and Castle	Enhance the public realm in and around the Rock and Castle and the approach from Castle Road. Consider the extent of buffer space required to protect setting; how the area will be treated; integrated design of surfaces, parking, traffic calming, lighting and street furniture; opening up of space towards waterfront etc. <i>Refer to project 26 in the DTC&WRUS.</i>	 Further investigative work and design development. Explore funding options. 	2016/17 – 2017/18	WDC Historic Scotland Dumbarton FC Castle Society SNH Visit Scotland WoSAS
2.5 Pier Park	Investigate how Pier Park can be improved and	Scope out community	2015/16 - 2016/17	WDC



Improvements	enhanced to add to visitor offer and encourage greater community use. Consider entrance to park; servicing; maintenance; creation of social hub with potential for more and better events etc. all having regard to the setting of the Rock and Castle. Investigate artwork as an attraction within the Park.	•	interest in project Further investigative work and design development. Explore funding options.		Historic Scotland Visit Scotland Castle Society SNH Local Community Groups
2.6 Enhance climbing area	Promote the heritage of rock climbing at the Rock and its national significance. Investigate how access for climbers can be improved; the views and the activities taking place; whilst having regard to the potential impact on the setting of scheduled area and measures required for management of activities and associated risks. This project links to the gateway enhancements & protection of the setting of the rock and castle.	•	Scope out potential for climbing community input Further investigative work and design development. Explore funding options.	2015/16 – 2016/17	Climbing Community Historic Scotland WDC Dumbarton FC SNH
2.7 Improvements at Dumbarton FC site if Stadium relocates	If DFC relocates there is the opportunity to enhance the setting of the Rock and Castle and improve the amenity of the area. Refer to project 5 in the DTC&WRUS.	•	Agree enhancement plan with DFC if stadium relocates	2016/17 – 2018/19	Dumbarton FC Developers WDC Historic Scotland Dumbarton Castle SNH
2.8 Improvements at Dumbarton FC site if Stadium remains.	Explore opportunities with DFC to improve functionality, parking and security in conjunction with enhancement of coach and car parking facilities for wider Rock and Castle area.	•	Agree enhancement plan with DFC if stadium remains	2015/16 – 2018/19	Dumbarton FC WDC Historic Scotland Castle Society SNH
2.9 Complete the Castle Improvement Programme	This project is aimed at improving the overall visitor experience at the Castle. Continue roll-out of Castle conservation works and interpretation plan. Secure funding for Governor's House exhibition. Secure funding for fabric and interpretation proposals for French prison. Monitor visitor feedback to inform further projects. <i>Refer to project 26 in the DTC&WRUS.</i>	•	Continue roll-out of plan Secure funding for remaining improvements Monitor visitor feedback	2015/16 – 2018/19	Historic Scotland Castle Society Visit Scotland



2.10 Develop a programme of regular events for Pier Park	Investigate potential of community events. Address operational issues such as parking, capacity, cleanliness, security, etc. Consider a programme of events to inform visitors / locals about history of Castle and the heritage of the area.	•	Pilot event to test operational suitability. Scope out interest from community groups and events organisers Discuss with partners. Explore feasibility of events.	2015/16 – 2018/19	Historic Scotland WDC Visit Scotland Castle Society Local community
2.11 Floodlighting of the Rock and Castle	Investigate the feasibility of installing floodlights to illuminate the Rock and Castle. Consider design, cost, security, responsibility and maintenance issues. <i>Refer to project 26 in the DTC&WRUS.</i>	•	Undertake feasibility study Assess long term cost/benefit analysis. Discuss maintenance costs with the Castle Society and consider funding options.	2015/16	WDC Historic Scotland Castle Society Visit Scotland
2.12 Encourage traditional skills	Consider developing a traditional skills base. Explore apprentices and develop linkages with local schools, colleges and the community. Seek to encourage lifelong learning and a greater appreciation of the built heritage of Dumbarton and how to maintain it.	•	Historic Scotland to lead discussion with partners on opportunities for skills development.	2018/19	Historic Scotland WDC Castle Society Local community

3. The Waterfront and Harbour Area				
Project Project description		Steps to delivery	Timescale	Project Partners
3.1 Encourage high quality design mixed use development around the Basin	Create a pedestrian orientated social hub around the basin. The area around the basin has potential to become a leisure orientated quayside destination linking with the wider waterfront walkway and active use of the water space. <i>Refer to projects 2, 5, 7, 8, 19 and 20 in the DTC&WRUS.</i>	 Discuss with land owners Prepare design brief. 	2018/19	Land owners WDC Sustrans A&DS
3.2 Mill and Still Building, former Carvill site	Consider the potential for the re-use and/or demolition of the Mill and Still building in any future development proposals, ensuring that any development is in line with the local development plan and Dumbarton urban strategy. <i>Refer to project 5 in the DTC&WRUS.</i>	 Highlight charrette feedback on the Mill and Still building to the site administrators and to developers Potential for climbing community to approach site administrators 	2015/16 - 2018/19	WDC Site owner Climbing community
3.3 Investigate Public Realm Enhancements around Riverside Parish Church	Consider how the area around the Church can be enhanced. The B listed Church is located between the town centre and the waterfront regeneration sites. <i>Refer to projects 20, 22 & 29 in DTC&WRUS.</i>	 Discuss options with the Church and relevant land owners. 	2015/16 - 2018/19	Riverside Parish Church Land owners WDC
3.4 Explore temporary uses on vacant sites	Identify how waterfront regeneration sites can be temporarily used until such time as they are developed. <i>Refer to project 9 in the DTC&WRUS.</i>	• Explore options, designs, and costs in consultation with land owners.	2015/16 - 2017/18	Land owners WDC Local Community A&DS

4. The River and Sandpoint Marina					
Project	Project description	Steps to delivery	Timescale	Project Partners	
4.1 Support mixed use development at Sandpoint Marina	Sandpoint Marina has potential to provide integrated visitor facilities linked to the amenity of Levengrove Park and the river's heritage. As part of a mixed use development these could include an enhanced Marina, new lodges and waterfront apartments. <i>Refer to project 5 in the DTC&WRUS.</i>	 Discuss suitable design brief with land owner. 	2015/16 - 2018/19	Land owner WDC	
4.2 Investigate beach improvements	There is an opportunity to improve an area of beach next to Levengrove Park/Sandpoint Marina.	 Scope out interest from local community groups Consider feasibility, management & maintenance. Discuss with partners. 	2015/16 - 2018/19	Local Community WDC Harbour Master Friends of Levengrove Park	
4.3 Establish working group for the River	Investigate how a working group e.g. a trust could be created to engage the community, boost activity and improve the overall offer of the river. Potential to assist with removal of boat wrecks, dredging, regulating river mooring, encouraging water activity and access via pontoons, reusing riverbank infrastructure etc.	 Scope out interest from local community groups Discuss with partners. Investigate options. 	2016/17	WDC Harbour Master Local Community Groups Land Owners River Users	

Abbreviations

A&DS	Architecture and Design Scotland
Castle Society	Dumbarton Castle Society
DTC & WRUS	Dumbarton Town Centre and Waterfront Revised Urban Strategy
DFC	Dumbarton Football Club
SEPA	Scottish Environmental Protection Agency
SNH	Scottish Natural Heritage
WDC	West Dunbartonshire Council
WoSAS	West of Scotland Archaeology Service

Dumbarton Rock & Castle Charrette