

'Seeing Things Differently'

Dumbarton Rock & Castle Charrette: Final 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



Contents

1.	Introduction	2
2.	Event Background and Publicity	3
3.	Charrette Event	4
	Programme	4
	Introductory Session	5
	Developing the Brief: Key Themes	9
	Area Studies	17
	Exhibition and Feedback	23
4.	Follow Up Event	25
5.	Key Development and Design Elements	26
6.	Charrette Outcomes and Action Plan	31
Appendix A:	Attendees	
Appendix B:	Summary Charrette Drawings - Area Analysis Synthesis and Proposals	
Appendix C:	Charrette Questionnaire and Feedback	
Appendix D:	Summary Market Report	
Appendix E:	Summary Ecology Report	
Appendix F:	Feedback - Site Tours	

Charrette Sponsors:

The Scottish Government

West Dunbartonshire Council

Historic Scotland



Charrette Area



Charrette Focus 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.

Dumbarton Rock Charrette

'Seeing Things Differently'

Your chance to be involved in shaping how the area around Dumbarton Rock and Castle can be improved. Come along and have a cup of coffee and let us know what you think....

Launch Event:	Wed 25 Feb: Dumbarton Football Club
Seeing the opportunities: from 10.30am - 5.15pm Take part in site tours, group discussions & identify themes, challenges & opportunities to help develop ideas & plans for the area	
Evening Summary from 6.15pm - 8.00pm Hear what ideas and challenges have emerged and take part in group workshops to develop ideas further.	
Design Workshops:	Thurs 26 Feb: Dumbarton Football Club
Public Workshops: from 11.00am - 5.00pm Join in with focused 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 owners/ developers and tourism operators to develop & test proposals	
Workshop Evening Summary from 6.15pm - 8.00pm Come along to view work in progress and discuss proposals developed so far.	
Design Studio:	Friday 27 Feb: Dumbarton Burgh Hall
Public and Stakeholder Drop-in Sessions: 1.30pm - 3.00pm An opportunity for the public and stakeholders to discuss proposals and feed back to the project team on a one-to-one basis	
Weekend Pin-up:	Saturday 28 Feb: Dumbarton Burgh Hall
Open to the public from 10.30am - 1.00pm Come and view a work in progress presentation displaying proposals developed during the charrette	

For full details and further details of opening times for events:
 Phone: 01389 737175 Email: regeneration@west-dunbarton.gov.uk
 Follow the event at **#dumbartonrock** or www.west-dunbarton.gov.uk/dumbartonrockcharrette

West Dunbartonshire COUNCIL

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

(See Appendix A for full attendee list)

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 Event	49
Total	289



Charrette Day 1


Introductory Session

Councillor Patrick McGlinchey, Depute Leader of the Council and Convenor of the Infrastructure, Regeneration and Economic Development Committee welcomed the participants, encouraging them to “be creative, be ambitious” when thinking about the future of the area.


A brief introductory presentation on the background and purpose of the event was then given ahead of the site visits.

Day 1 Exhibition Boards - intended as a stimulus for discussion


Dumbarton Rock Charrette ...past




Historical development



Town character




Industrial heritage




Castle Rock


Dumbarton ...past




Historical development



Town character




Industrial heritage




Castle Rock


Dumbarton ...past




Historical development



Town character



Industrial heritage



Castle Rock



Dumbarton Rock Charrette ...present

The wider area

We think that the following issues are important - what do you think? have we missed anything?

- how do we make the most of Dumbarton Rock - an important historical monument?
- what would make pedestrian routes from rail stations to the Rock pleasant and accessible?
- what about the traffic and roads to Dumbarton Rock - how can they be improved?



The wider context



Important views to Dumbarton Rock from M8 to south of Clyde Estuary



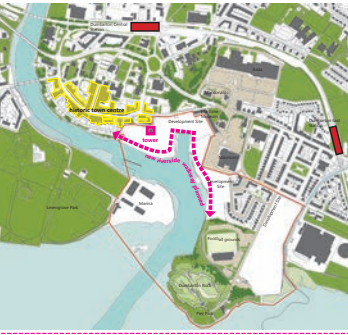
View from riverside walkway at Levensgrove Park | Pedestrian routes through the town centre from station | Charrette area from Levensgrove Park

Dumbarton Rock Charrette ...present


The area around the charrette boundaries

We think that the following issues are important - what do you think? do you think we have missed anything?

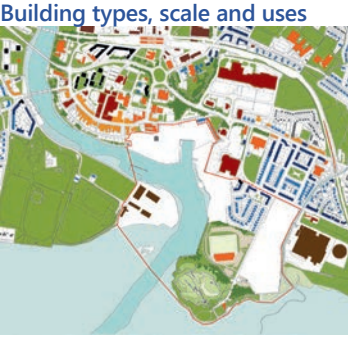
- there is a proposed riverside walkway - do you think this is a good idea? detailed drawings are available to review
- do you think connections to the town centre along the riverside?
- what do you think is the right size and scale of development at the riverside?



We have some stunning footage of the area taken by a drone from Skyview, its pinned up on the next set of presentation boards




Building types, scale and uses



key
 Have we missed anything that's important?
 ● retail
 ● civic buildings
 ● mixed use- retail, leisure and residential
 ● industrial and marine
 ● residential - four stories and above
 ● residential - 3 stories
 ● residential - 1-3 stories

figure ground




local access key
 → traffic
 → pedestrian

Dumbarton Rock Charrette ...present

The charrette area

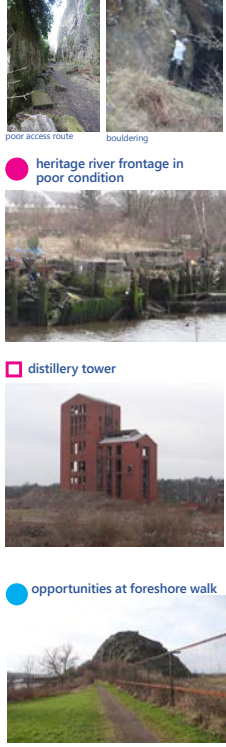
We are interested in developing proposals that take account of:

- views across and into the area
- improving access to and from the Rock
- connections to the town centre along the riverside
- what other issues do you think are important?



indicative land ownership plan

- an important area for climbers
- heritage river frontage in poor condition
- distillery tower
- opportunities at foreshore walk



poor access route | bouldering
 distillery tower
 opportunities at foreshore walk

local access key
 → traffic
 → pedestrian



Charrette Day 1

Key Areas - Site Visits

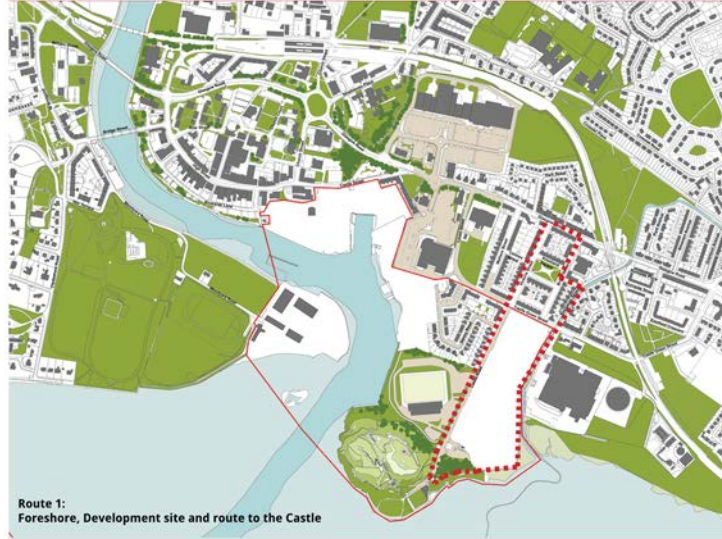
For the site visit five different site visit options were provided (refer to Site Visit Route maps) to explore different areas and facets:

- Foreshore Area
- Town Centre to Castle Route
- River Leven and Levensgrove Park Area
- Station to Castle Route
- Castle Tour

(For full feedback see Appendix F)

Site Visit Routes

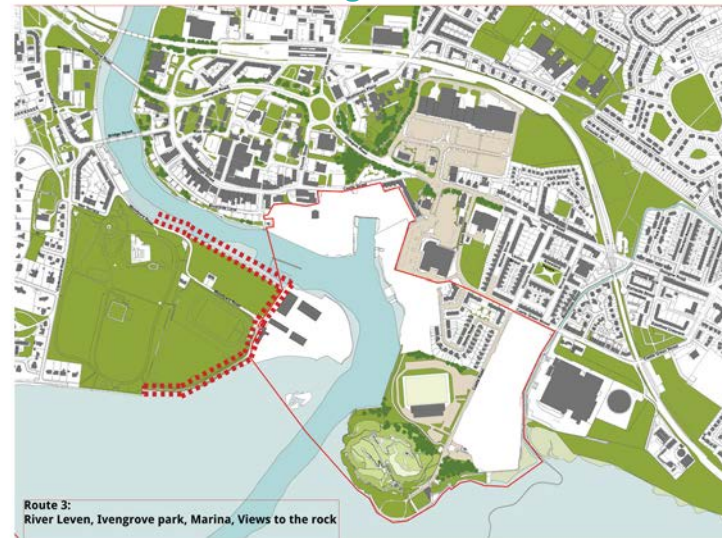
Foreshore Area



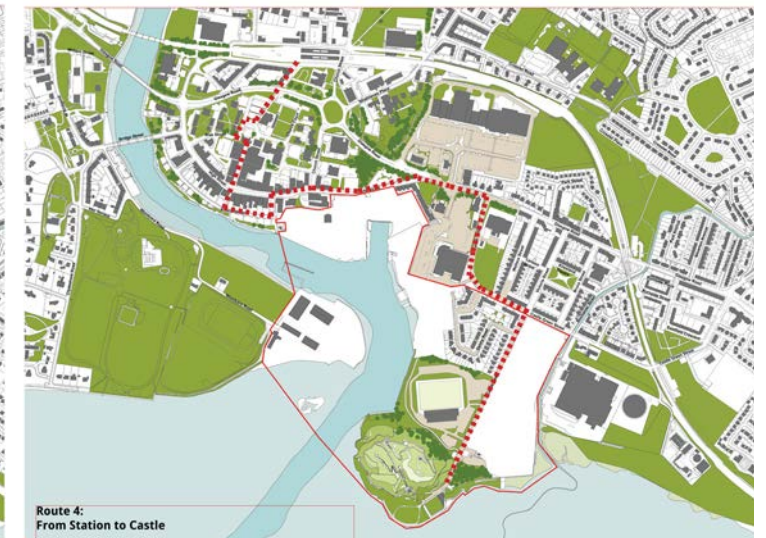
Town Centre to Castle Route



River Leven and Levensgrove Park Area



Station to Castle Route



Charrette Day 1

Site Visit Feedback

The groups were asked to respond to what they had seen on their respective site visits by considering what the positives, negatives and opportunities were.

Positives:

- Great visitor attraction and destination potential
- Heritage assets, buildings in the town centre, Levensgrove Park, Dumbarton 'story' stretches back to the Iron Age.
- Views from and to the natural beauty of Levensgrove Park
- Views from and to the Castle and Rock
- Dumbarton is a well-located and well-connected town.



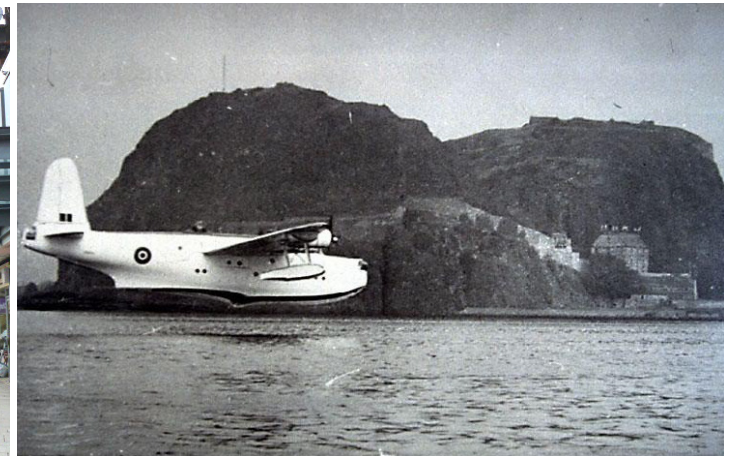
Levensgrove Park



A great visitor attraction and destination



The Town Centre



A Diverse Heritage and 'Town Story'



Negatives:

- Vacant sites near the Castle base – isolates the attraction from the Town
- Impact of the (A814) road on the town centre and access to the river and Castle
- Many routes are disconnected from one another, for example from Dumbarton Central Railway Station; access can be gained to the town centre or to the Castle, but not easy to access to both without retracing a route.
- 'Fragmented' site ownership is a potential issue
- Uncertainty over the football club's future location.



The present vacant sites are in various ownerships
courtesy of Sky View Video



Dumbarton Central Station Arrival at A814



A Route from Morrison's has been blocked



Key Routes within the Town have been impeded by A814



Opportunities:

- A more expansive offer of facilities for visitors, particularly at the Castle Rock base, such as a café or kiosk.
- Castle Road is a key route and is an opportunity for a gateway development
- River Leven presents a great opportunity for increased activity, both on its banks and on the water itself.
- Denny Ship Building was highlighted as another important aspect of Dumbarton's heritage and that this connection needs to be kept alive.



Opportunity to improve visitor facilities for the Castle and Rock



Key Route to the Castle and Rock
courtesy of Sky View Video



River Leven is a fantastic potential asset



Dumbarton's River Heritage has huge potential for visitors



Charrette Day 1

Developing the Brief:

The briefing for the first workshop session included a series of 'technical' presentations that set the context presenting :

- The planning policy background
- Engineering considerations including existing structures, site condition, flood risk and access issues
- The heritage asset and management context from Historic Scotland
- The wider local historic context
- The landscape and ecology background including the scope for a riverside walkway
- The tourism and economic regeneration perspective
- The property market overview.

Following this, the attendees, a mix of the public, council officers and other stakeholders worked in six groups addressing the emerging 'key themes'.



Technical Briefings



Cross Stakeholder Group Work



Illustrating the Aims and Propositions



Visitor Perspective Group:

This group considered the perspective of a potential visitor to the Town, Castle, Rock and Riverside - and outlined what should happen in the Charrette area that could improve their experience and attract them to come to Dumbarton and therefore benefit the wider economy and community:-

Aspiration and goals:

A connected town that joins together all of the visitor destinations in the area, while providing added value for locals through increased amenity in the form of more shops, restaurants etc.

Key themes, ideas and propositions:

Ideas for the area included:

- Themed walks joining the area together with an emphasis on the place as a 'destination'
- A cable car (or some form of lift) to take visitors to the top of the rock
- Events space in front of the rock area
- Themed sculpture walk
- Mixed development with housing and recreation
- An extreme sports emphasis with climbing and skatepark on the north side of the rock.



Pier Park - great potential for Events at the Rock



A world class bouldering and climbing destination



The Still Building - opportunity or not?



The Foreshore - potential for themed Nature Walk



Charrette Day 1

Wider Vision group

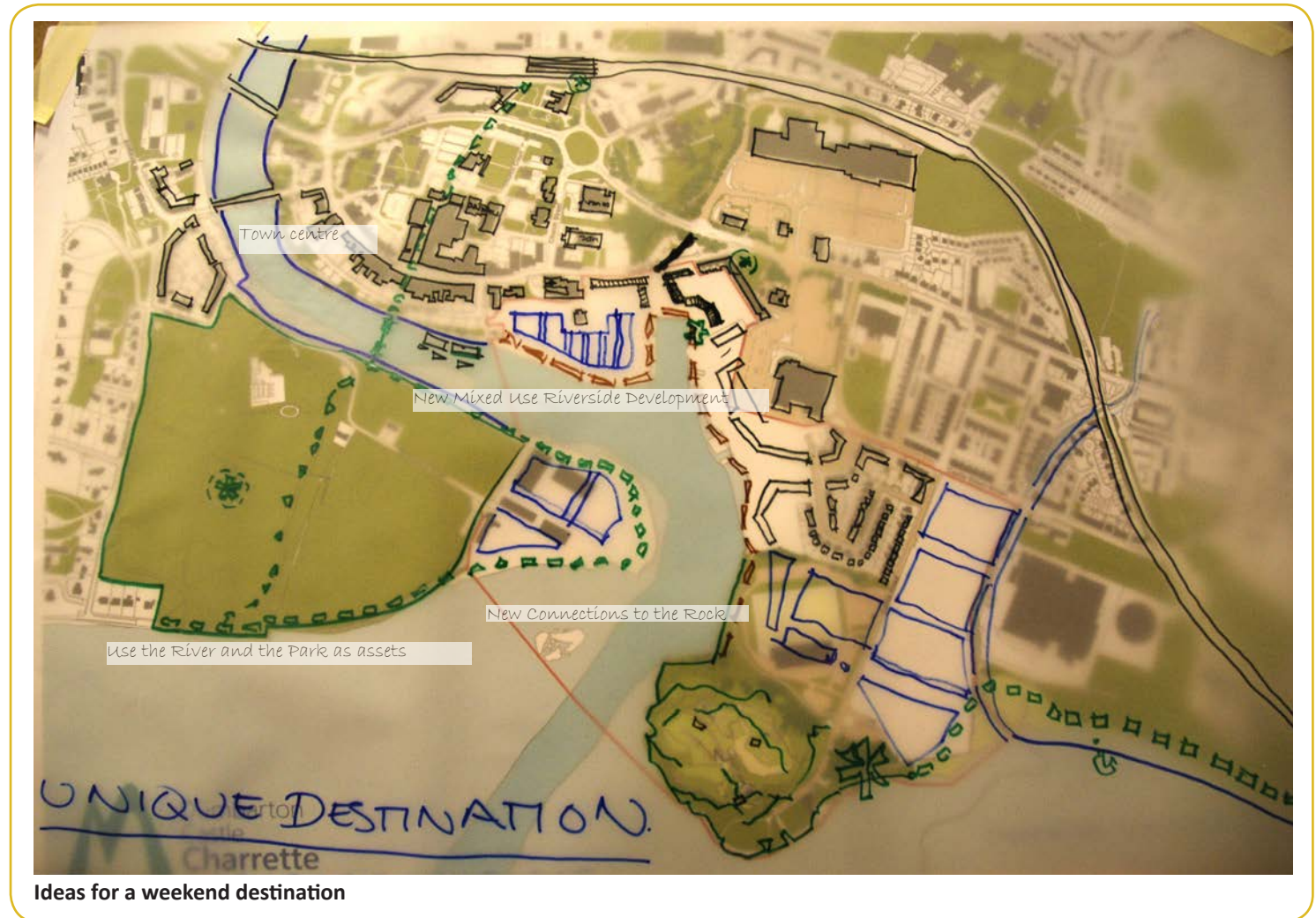
The wider vision was taken from the perspective of a weekend visitor to Dumbarton and how they might experience the place - but not to the exclusion of locals benefiting from changes

Aspiration and goals:

Dumbarton as a weekend destination at an international level as part of the Visit Scotland experience.

Key themes, ideas and propositions:

- Key Move - a new urban area around the riverfront and Riverside Parish Church, creating an appealing riverside destination.
- New cafes and restaurants
- Signage at a national and local level
- Heritage walk that connects and interprets the many layers of Dumbarton's history
- The Castle is already a good visitor destination, and could be enhanced with additional attractions at the base of the Rock such as a visitor centre and café.
- Walk and activity in Levensgrove Park
- A new area at Sandpoint with new riverside housing.
- Access to/ and the riverside much improved, including use of the water itself.



Charrette Day 1

Around the Rock Group

This group focussed on the Rock and Castle area .

Aspiration and goals:

To create a multi-use visitor destination based around the Rock and the Castle.

Key themes, ideas and propositions:

- An improved and direct route from Dumbarton East Station
- Joined up walkways
- Jetty's for smaller boats – Castle Walk, Levensgrove Park connected up through this.
- Riverside walkway as a green corridor.
- Long distance views up and down the River Clyde are an important aspect – such as views out from Levensgrove Park and views from the Castle area east towards the Saltings
- Visitor facilities on land adjacent to the Rock were one consideration, although a visitor centre/facilities located in the town centre could perhaps have a wider remit.
- The vacant United Reformed church near the Maritime Museum would be a good building to rescue.
- The role and location of the Bowling Green – it is much loved, but could be more integrated into the activities that take place in the area.



Long Distance Views of the Rock are Important



Route to the Climbing Area is 'secluded'



'Joined Up' Walks and Routes



The Bowling Green is important part of the site

courtesy of Sky View Video



Charrette Day 1

Views and Axes Group

The starting point of this group was that it is important to determine where the most significant points in the town are for views, in order to establish some development parameters.

Analysis:

The group carried out an analysis of views, including distant views, from what they considered to be key points:

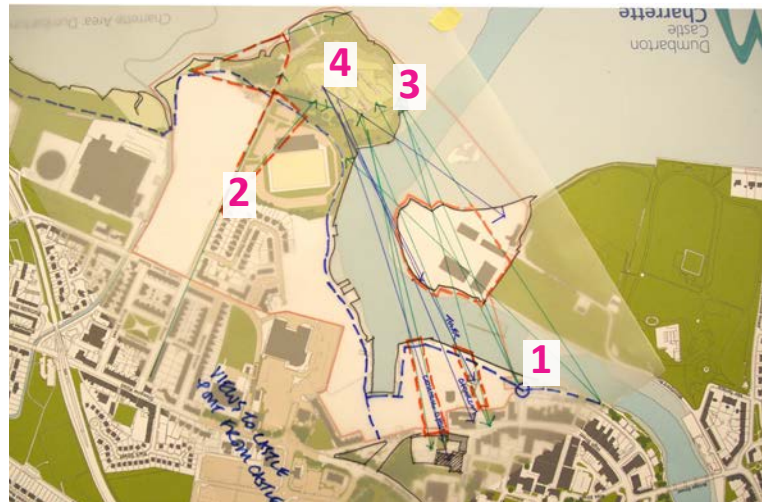
- From Riverside Lane, the proposed start-point of the riverside walkway (1)
- Castle Road – views towards Dumbarton Rock (2)
- Pier Park – views west (3)
- Dumbarton Castle – views from the top back towards the town centre (4)

Key points emerging from this analysis are that:

- Sandpoint Marina is critical as it sits inside almost all the major views. This makes the design and use of whatever ultimately sits on the site important.
- Consideration needs to be given to the scale of development at the base of the Rock. Should this be civic or 'gateway' type buildings?



Views Analysis



Views Analysis



Sandpoint Marina is critical in all major views from the development area.



What is the right scale and stand off for development at the Rock?

courtesy of Sky View Video



Charrette Day 1 - Conclusion

Key commonalities that emerged:

In Feedback discussion it was clear that there were cross-cutting issues:

- A strong emphasis on the importance of the riverside walkway.
- It is important to enhance visitor attractions, to facilitate an increase in visitor numbers, to attract more visitors and provide benefits for Dumbarton through increased opportunities for employment, additional restaurants and cafes etc.
- Station improvements are required at both stations – at Dumbarton Central Station a project is being developed to look after and enhance the station.
- it is important to re-animate the river with activity on the water and direct access from the river banks and quaysides.

Issues for Consideration:

The 2014 Dumbarton Town Centre and Waterfront Revised Urban Strategy sets out the long term strategy for the area and is the main tool to guide future projects and development. Related to this, the charrette identified the following issues which require to be considered:-

- How can facilities for the Rock and Castle be provided in the immediate surrounding area?
- Sandpoint Marina – what are the appropriate uses and design quality?
- Riverside walkway – how can this be delivered with the technical and land constraints?
- Urban form on the Vico/Carvill site or The Basin site – including any future use of the Still Tower.
- Buffer zone around the Castle/Rock – related to the considerations around the Football Club and any redevelopment of that site, or use as parking.
- Land uses – discussions have generally been in line with the proposed Local Development Plan.



Re-animate the River - the Leven in the 70's



Improve Routes/Arrival/Signage - Dumbarton Central Station today



Charrette Day 2

Area Studies

Day 2 focused on four key areas that had emerged from day one as areas of importance. The day was dedicated to examining each of these issues in greater depth, with two cycles of group work on each issue. The four key areas and reasons for inclusion are as follows:

- **The Rock and Castle** is a key asset in Dumbarton, as a heritage site and visitor destination, and also as a recreation destination, in particular for rock climbers. The future of the football club is another important consideration in this area.
- **Sandpoint Marina** had been identified as a key site due to it being a prominent site within most key views from Dumbarton town centre to the Rock and vice versa.
- **The Riverside Walkway** was highly desirable element on day one – this study examined the technical and design/character parameters for this, along with considering how to overcome land ownership constraints.
- **The Basin** site is a gap site that required definition in terms of use and urban form; it is a key site for the town centre, and in terms of connection to the water.

(see Appendix B for summary charrette drawings of the area studies and proposals)

Area 1 The Rock and Castle Area

This group considered how the Rock and Castle area could be configured to facilitate and support an increase in visitor numbers to the Castle, and to events and other activity options in the area.

The aim would be to attract on an annual basis 50,000 visitors to the Castle, 25-30,000 to Multi-use visitor Centre and events space and 10,000 to the Football Club (if it is retained). In order to do this there were a number of key moves that would need to be made in addition to several supporting themes and ideas.

Approach, access and parking:

The approach to the Castle, particularly if arriving by train from Dumbarton East, needs to be much improved. Currently there is no 'gateway' to the Castle and Rock area. This type of gateway entrance could be achieved by creating a tree-lined boulevard on Castle Road leading to the Castle with the base of the Rock enhanced to signal the entrance to the Castle itself.

Parking is currently an issue, and two options were considered.

Firstly, if the Football Club site is developed, parking for the Castle could be incorporated within a buffer zone to screen the parking visually from the new homes and from longer distance views.

A second option with more dispersed car parking and provision of coach and disabled parking close to the Castle base was also considered. Regarding any development at the base of the Castle should the Football Club site be redeveloped, something to soften the urban edge would be required to reduce its impact.

Enhanced attraction & visitor offer:

Improving the visitor offer at the Castle would be a combination of enhancing what is already on offer with further interpretation and by addressing what additional facilities might be needed such as a visitor centre and a café.

These facilities could be located outside the Castle either in a multi-use centre co-located with the Bowling Club (which would require further discussion) or at the base of the Rock to the east. This would be envisaged as a café/visitor centre with social space for groups that use the area (rock climbers etc). It would also play a key role in facilitating events at the Rock, Castle and Pier Park. Earlier discussions considered moving the bowling club site, but this was later reconsidered.

In addition to these key moves, other enhancements and ideas included:

- **Addressing the needs of the younger community with play and skatepark facilities**
- **Floodlighting of the Castle**
- **Events programme to animate Pier Park**
- **Connect to river through Pier Park.**
- **Pop-up shops at the end of the river walkway**
- **Example - the Kelpies: small attractions and facilities have made a big difference around a main attraction.**
- **Around the base of the Castle, a green corridor is required for recreation – dog walking, access to rock climbing and to the river and river walkway – so care needs to be taken in how close parking goes to the bottom of the Rock.**



Charrette Day 2 Area 2

Sandpoint Marina

There is a strong visual link between the Rock, Castle and Sandpoint. Creating a riverside walkway to take advantage of the views is encouraged. The initial site analysis discussion established that retaining a marina use on this site would be an important move both for the area and for Dumbarton, particularly in terms of the goal of reanimating the water space.

Uses proposed for the other parts of the site, given that it can be quite an exposed area, include:

- **Parkland** - however the site is in close proximity to an area of large park, therefore other uses should be considered first.
- **Housing** - a range of types considered from affordable flats to executive homes.
- **Inclusive uses** - a nursing or care home was considered
- **Tourist accommodation:** lodges/apartments.

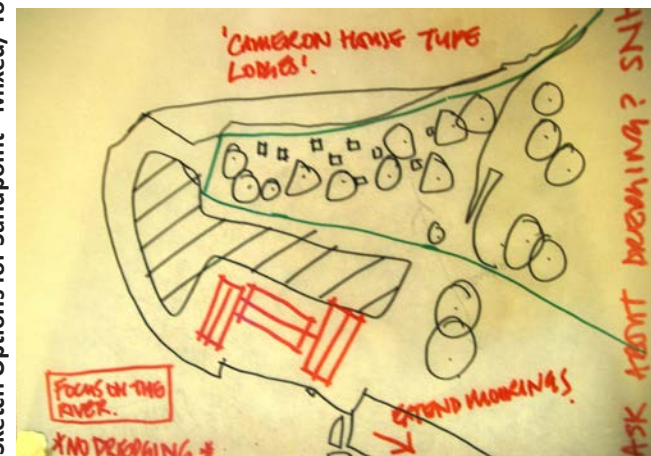
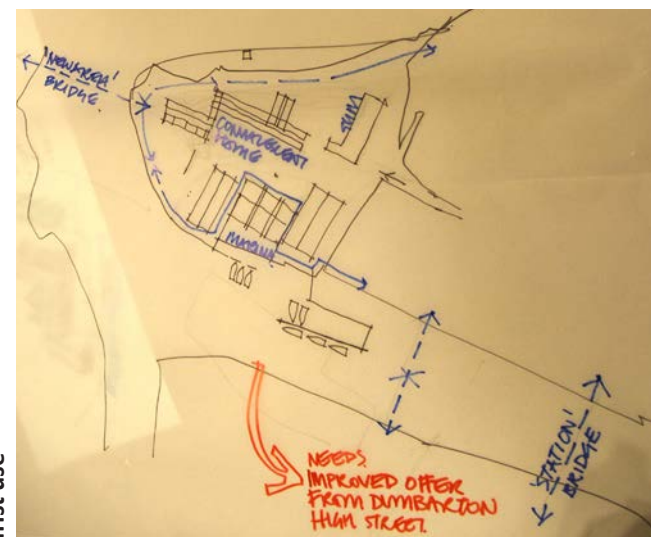
The group sought a use on the site that would be complementary to the town centre and not an exclusive use. This conversation was continued in the second session with the owner and operator of Sandpoint Marina.

The scale of the site means it could accommodate more development than is probably required to make it viable, therefore there is scope to incorporate greenery/landscape buffers. Breaking down the scale of the industrial buildings would be key to how the site functions within important view corridors.

Additionally, any development of the site would need to mitigate any potential disturbance of the RAMSAR designated site and the Red Shank nesting colonies. For water use to remain a key part of this, dredging and maintenance of the River Leven as a navigable waterway would be necessary.

Across both discussions, three options were considered:

1. **Waterside activities/uses with housing and green strip behind.** The downside was that this housing would probably be quite exclusive and therefore against the principle the group had established of inclusive uses.
2. **Waterside activity/uses with a convalescent home and greenspace.** Accessing the marina has two options, with a footbridge from the town centre or through Levensgrove Park. Both access options had a balance of pros and cons
3. **Waterside activity/uses with tourist accommodation (lodges) in a parkland setting.**



Sketch Options for Sandpoint - Mixed/ Tourist use



Charrette Day 2 Area 3

Riverside Walkway

The group began by considering what a walkway would open up for Dumbarton, determining that it would provide increased access to and interface with the water and provide a 'missing link' between the town centre and one of Dumbarton's key features of the Rock.

This is something that many feel has been missing from Dumbarton for a long time, which has resulted in the river being underutilised. In terms of a step-change for the town, ready access to the water is very important – a walkway would open up access to pontoons etc. There was acknowledgment that there was potential for two phases, each with a different character, with the ideal being a linked, complete route.

Phase 1, from the Maritime Museum to Castle/Rock – greener, softer character.

Phase 2, from town centre to the Maritime Museum – a hard surface, more urban in character.

The issues and principles established for the walkway were as follows:

- **Improve connections between the town centre and the Rock and Castle.**
- **Emergency access requirements have increased, how can a design-led approach deal with this.**
- **An understanding of development proposals/consents and relationship to proposed walkway needs to be built**
- **Multiple funding opportunities for this type of development – such as Sustrans fund matching.**
- **Delivery, ownership and maintenance responsibilities need to be determined.**
- **Use of a mediator would be welcomed to facilitate discussions and negotiations between WDC and landowners at pinch point.**
- **This is not a narrow walkway but a destination in its own right**
- **Current study (URS) on the walkway is an engineering solution; a design solution needs to be sought so that the defining factor is not compliance but how to create a desirable and deliverable walkway and destination.**
- **There was discussion on whether or not the route should continue around the Rock on the water's edge or cut across at the base of the Rock.**



Technical Considerations - Flooding, Emergency Access & Quay Walls are part of the brief...



...but the new River Walkway should be a destination and attraction for Dumbarton



Charrette Day 2 Area 4

The Basin Area

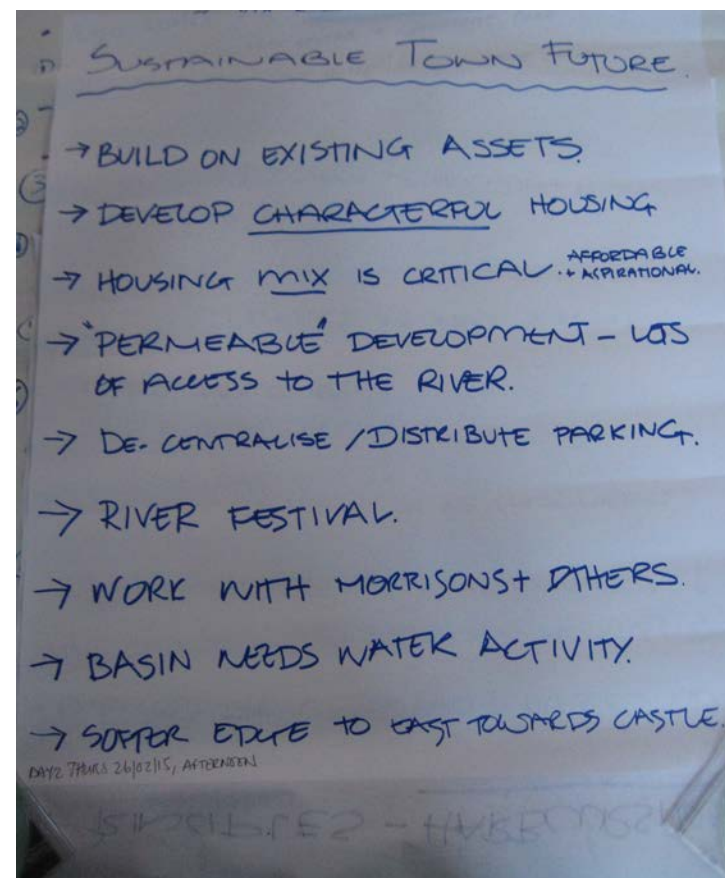
It was agreed that the Vico/Carvill site is where the west and east of Dumbarton meet, and therefore can play a crucial role in the success of Dumbarton if it connects well to the town centre and attracts new uses and footfall to the Town and River.

Therefore, in line with the 2014 urban strategy for Dumbarton Town Centre and Waterfront, three main moves were considered that should structure the area around the basin:

1. **Mixed use residential development with activity nodes (café/restaurant, gallery/shop type uses)**
2. **An Urban Form that takes account of views and improves pedestrian access to the River and Rock from the Town Centre**
3. **Development accessed from High Street to link new development sites to the Town Centre.**

To achieve this and support this:

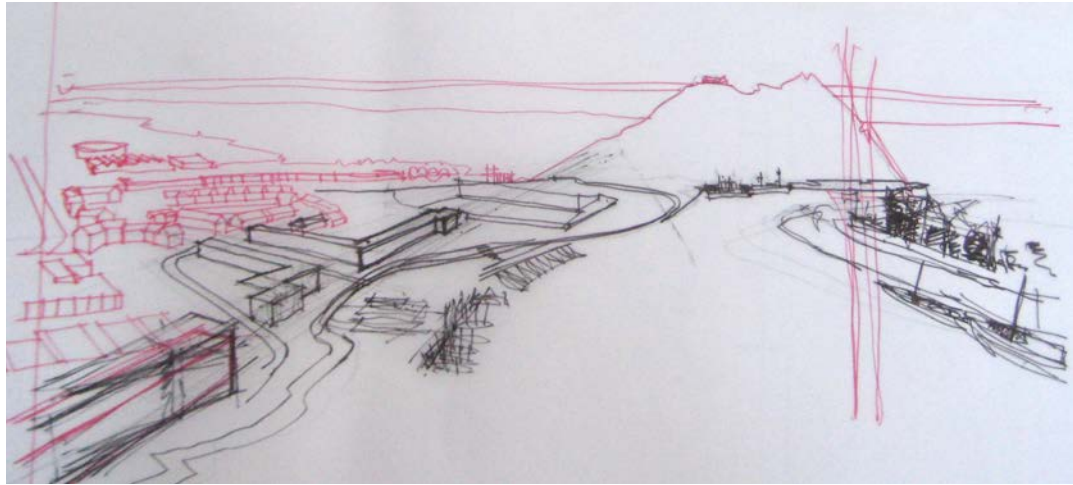
- A denser built form was proposed, with building lines and frontages across the site relating to views of the Castle/Rock establishing view corridors, some of which may be glimpsed views.
- Residential development should be of a character that relates well to the town centre. Around Riverside Parish Church there should be denser development, creating a compact area. Irvine Harbourside was taken as a point of reference – housing development there was considered successful with good quality housing of mixed tenure and type.
- Attractions and potential attractions in the area can be used as 'hubs' for development: the Maritime Museum Denny Tank, existing attractions, could be made more viable and expanded if supported by development that includes other attractions or facilities. A local film house could be established as well as cafe(s) or restaurant(s).
- The Riverside walkway is fundamentally important as around the basin it will give high quality character and add to the overall offering of Dumbarton. This would enable the river to become a key amenity and a focal point, with attractive, safe and clean access.
- Delivery: a mixed use development with higher residential densities could increase the viability of projects and introduce new jobs locally.



Key Priorities - for Development in the Basin Area



Charrette Day 2



Sketch Options for the Basin



The Mill and Still - part of Dumbarton's history and heritage

Still Tower Discussion:

The Still Tower is a landmark on the Dumbarton skyline for those who pass by Dumbarton on the M8 or en-route west but among locals it prompts a love it or hate it reaction. It is currently in private ownership.

In this regard its supporters outlined that:

- **This type of structure is a natural location/habitat for artists' studios eg with a gallery on the ground floor. A use like this would act as an attractor, creating magnetism. The urban form around the base of it could be tight and animated.**
- **The Tower could also be used as an indoor climbing centre or mixed use leisure venue**

It was outlined that some had questioned its structural potential for re-use. This should be investigated by any potential developers. Pending this, options could be developed with or without its retention.

However, the urban strategy and local development plan will offer potential solutions for the redevelopment of the site, which the Still Tower forms part of.



Charrette Days 3&4 - Exhibition and Feedback

Day 3

Day 3 was a 'studio day' allowing the design team to summarise the findings of Days 1 and 2 in plans and drawings.

Members of the public were able to drop-in and review the emerging drawings and discuss with the Council and Charrette team any issues that they wished to underline or query.

Day 4

The summary drawings were used for a charrette exhibition on Day 4 when attendees had the opportunity to provide feedback on what they saw and the process. Of the 38 attendees, 23 left feedback forms. There was broad support for the proposals (82%) and for the process. The outcomes, ideas and proposals were summarised under the following headings:-

1. **Better connections and the Riverside Walkway**
2. **Dumbarton Rock Options**
3. **Urban Form around the Basin**
4. **Sandpoint Marina Options**

The most supported of the proposals were the Riverside walkway, and improvements around the Castle/Rock. There was also support for the redevelopment of the former distillery site and for floodlighting of the Rock and Castle.

Concerns regarding some proposals were expressed in 42% of the feedback forms, with these being focused on 3rd party landowners and the potential aspirations for these areas to fall foul of differing interests, increased pressure on the roads and costs and funding (Appendix C).

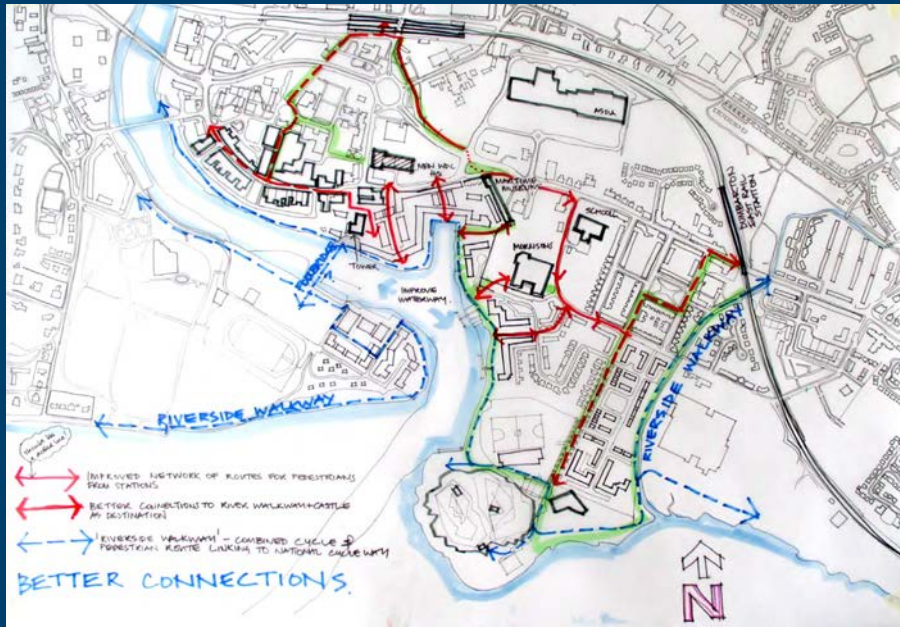


Day 4 The Exhibition

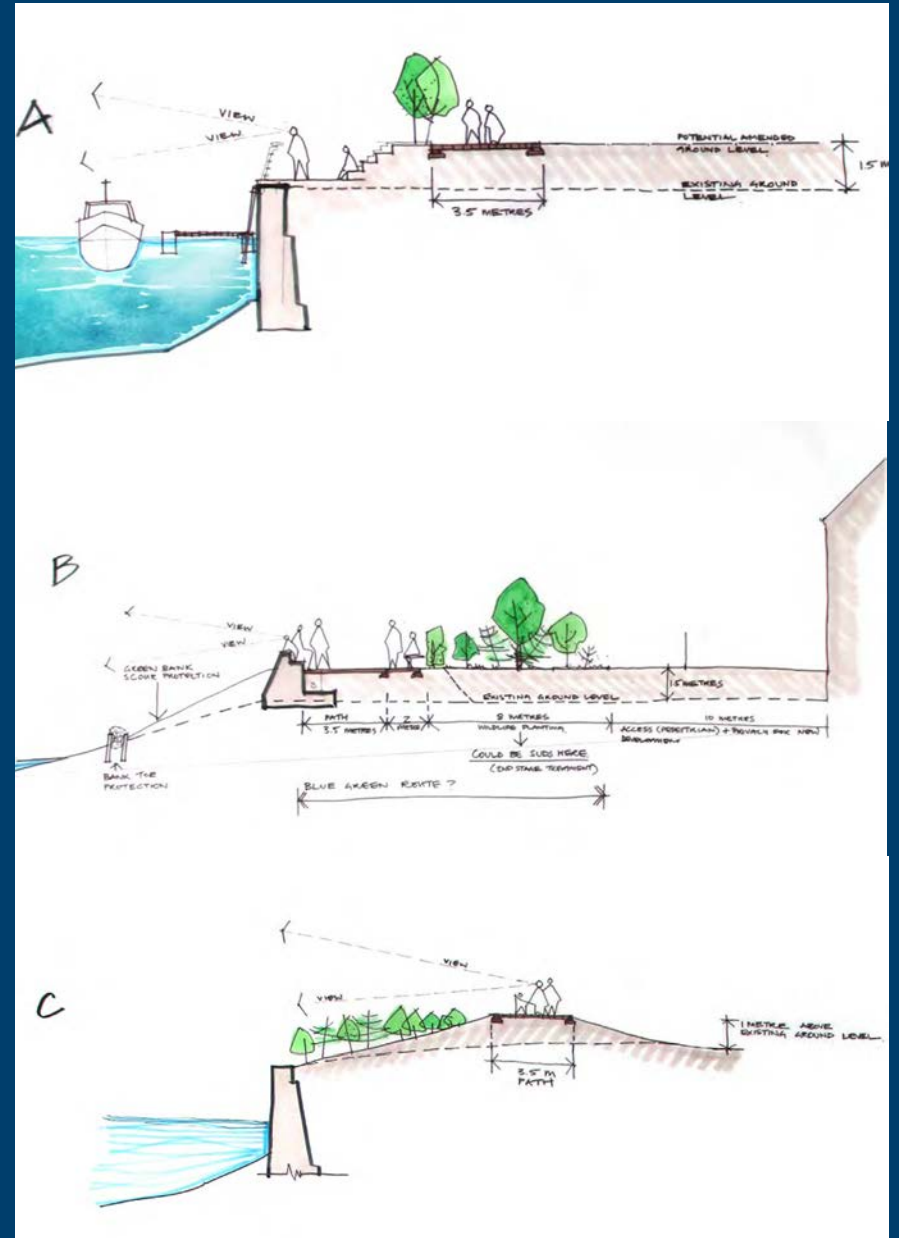
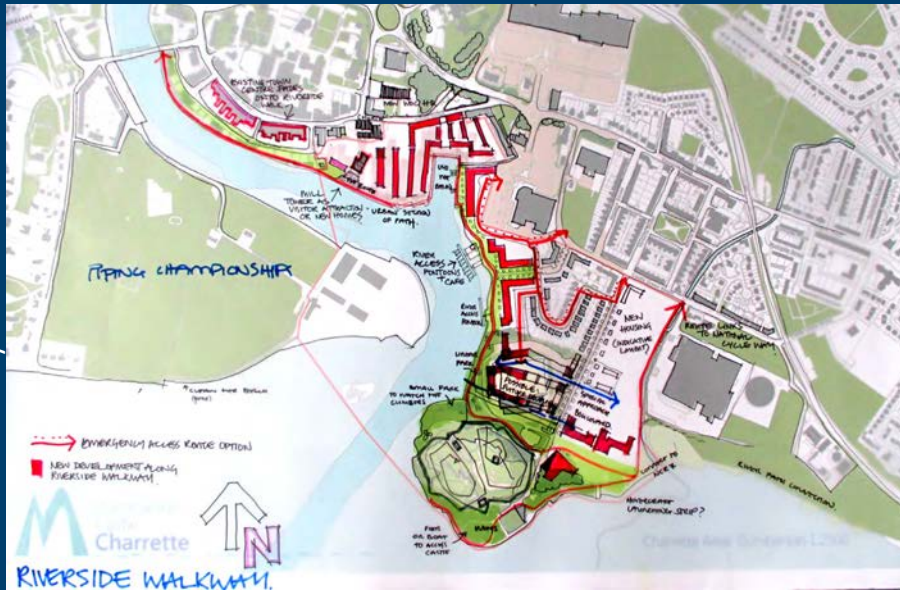
Dumbarton Rock & Castle Charrette



Better connections



Riverside Walkway



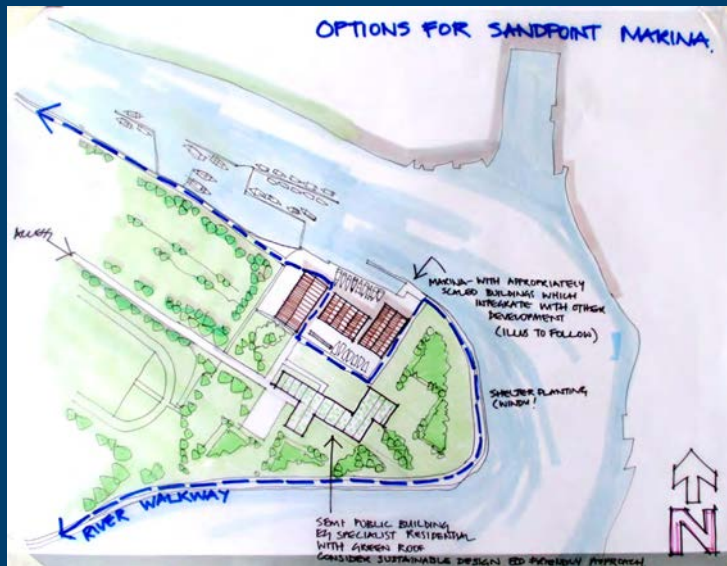
Potential for Riverside Walkway (emergency access)

Day 4: graphic summary

Dumbarton Rock & Castle Charrette



OPTIONS FOR SANDPOINT MARINA.



OPTIONS FOR SANDPOINT MARINA.



DUMBARTON ROCK (STADIUM REDEVELOPED)



Day 4: graphic summary

Dumbarton Rock & Castle Charrette

4. Follow Up Event

The follow-up event was held on 26 March in the Dumbarton Burgh Hall. Again it was publicised in the media and by letter drops, posters and social media. There were 49 attendees, 20 of whom left feedback forms.

At this event the public and stakeholders were able to consider the findings of the Charrette as illustrated in more polished presentation boards with illustrations and key questions to address. These are included in Appendix B.

The Charrette Team Leader Karen Anderson gave a Power Point Presentation which was used as a focus for general discussion about the proposals.

There was positive support for the proposals from the community at this event which was reflected in the Feedback forms. 90% of the responses in these stated that the Charrette proposals and the Charrette

process, had addressed issues raised about the Castle, Rock, River and Town Centre.

The Bowling Club were represented and noted that they are keen to assist in the process, while seeking to safeguard their “131 year heritage”.

Rock climbers also provided feedback, reinforcing that improved access would be welcome, while keeping the area informal and “secluded”.

Concerns raised again focused on the role that 3rd party landowners would play in regeneration, and the availability of funding to deliver the proposals.

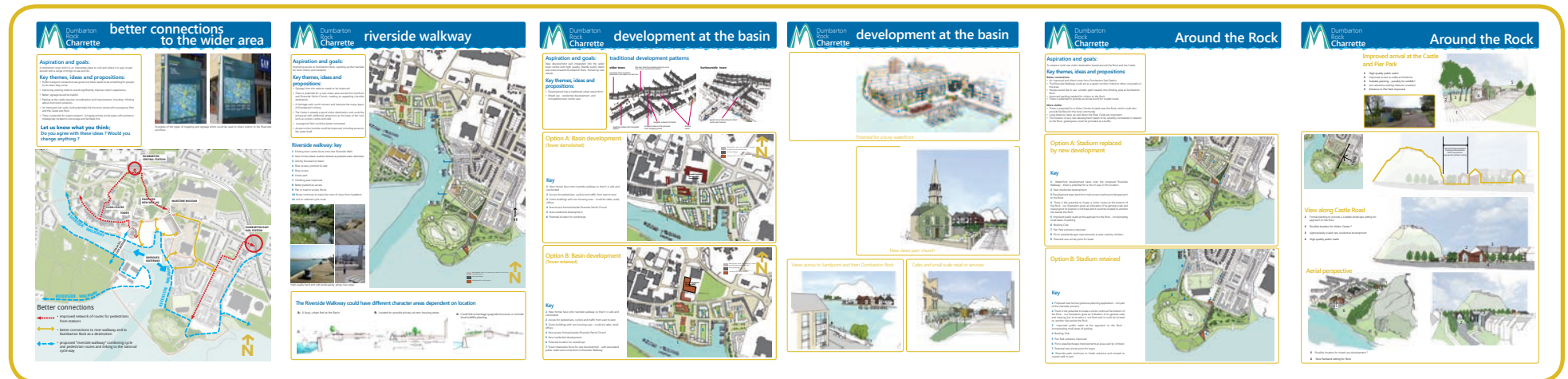
Key elements of the supported proposals focussed on:

- retaining the character of the heritage assets of the Charrette area and using them to regenerate Dumbarton more widely.
- ensuring that new development was of high

quality and supported the residents’ and Council’s aim that Dumbarton thrive in the future.

- encouraging Historic Scotland (HS) to develop the Castle and Rock as an asset. Historic Scotland outlined that in times of squeezed resources they are investing in the building fabric but they will also consider other initiatives including events, heritage collection and education initiatives.

The potential for floodlighting the Rock and Castle as an early win, and improvements around the base of the Rock was something the Council and HS were urged to explore.



Key Development and Design Elements

Developing the Rock as a Destination

Concept images generated during the charrette process which illustrate the general design principles discussed during the charrette. These do not form part of an agreed plan or strategy for the area.



Potential for housing on the Football Club site.



Pier Park can be developed for events



Create an attractive buffer at the base of the Rock;



Explore Options & Potential Sites for a Community & Visitor Facility



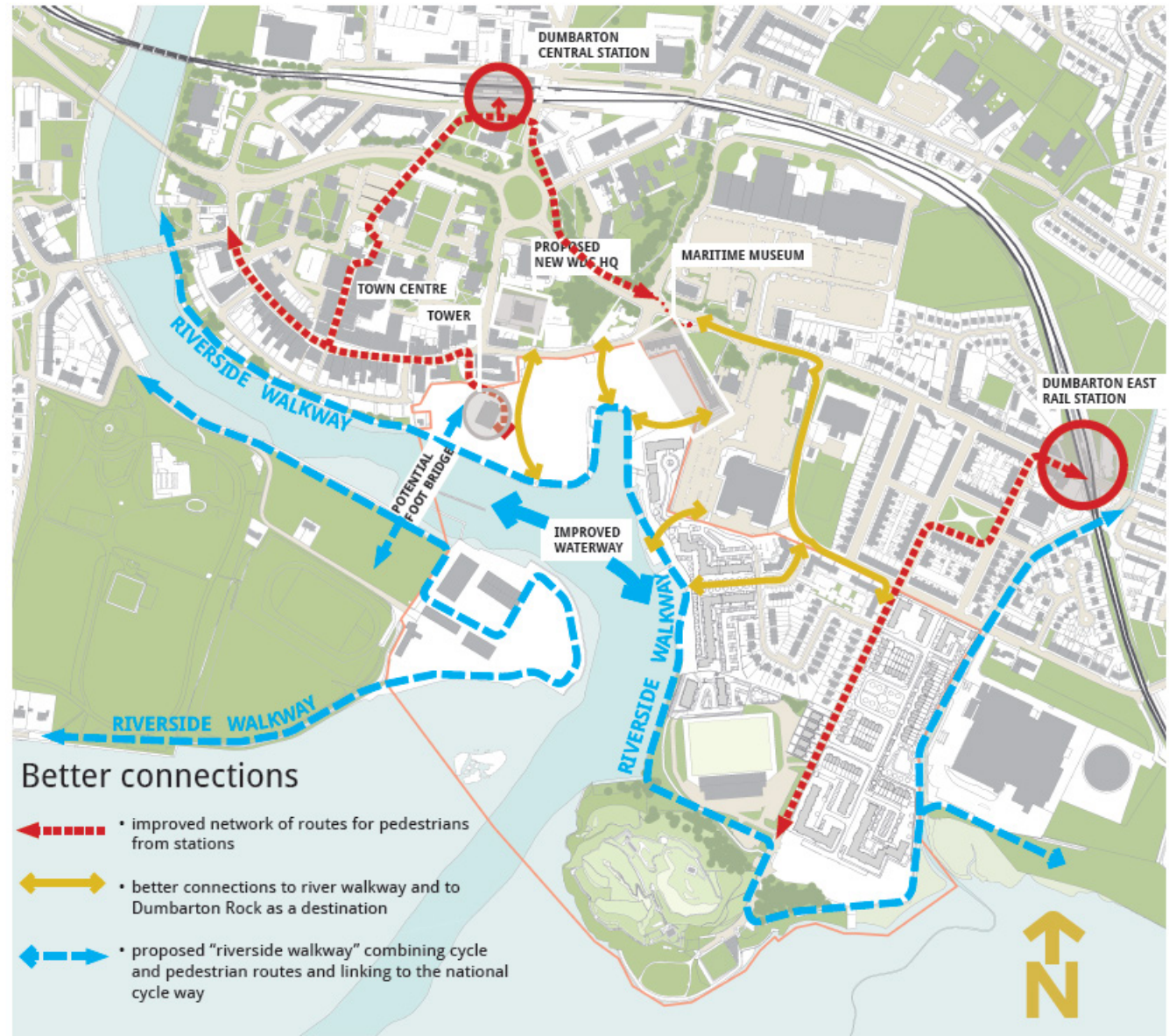
5. Key Development and Design Elements

Improve Connections and Signage

Concept images generated during the charrette process illustrate the general design principles discussed during the charrette.



There is potential to develop a Dumbarton Signage Strategy (example from elsewhere)



Concept illustration

Key Development and Design Elements

Development that Connects the Town Centre to the River & Rock

Concept images generated during the charrette process which illustrate the general design principles discussed during the charrette. These do not form part of an agreed plan or strategy for the area.



Concept illustrations - new development should maximise pedestrian priority connections to the River Leven from the Town Centre and frame views to the Rock.



Key Development and Design Elements

Heritage-focused, Characterful Mixed-use Development

Concept images generated during the charrette process which illustrate the general design principles discussed during the charrette. These do not form part of an agreed plan or strategy for the area.



Initial Concept Ideas for Waterfront Site

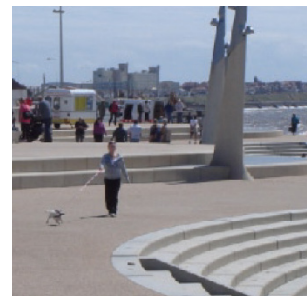
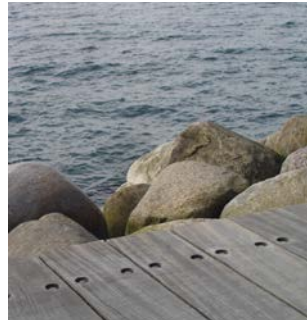


Key Development and Design Elements

Develop the River and Sandpoint Marina

for Boats and Visitors

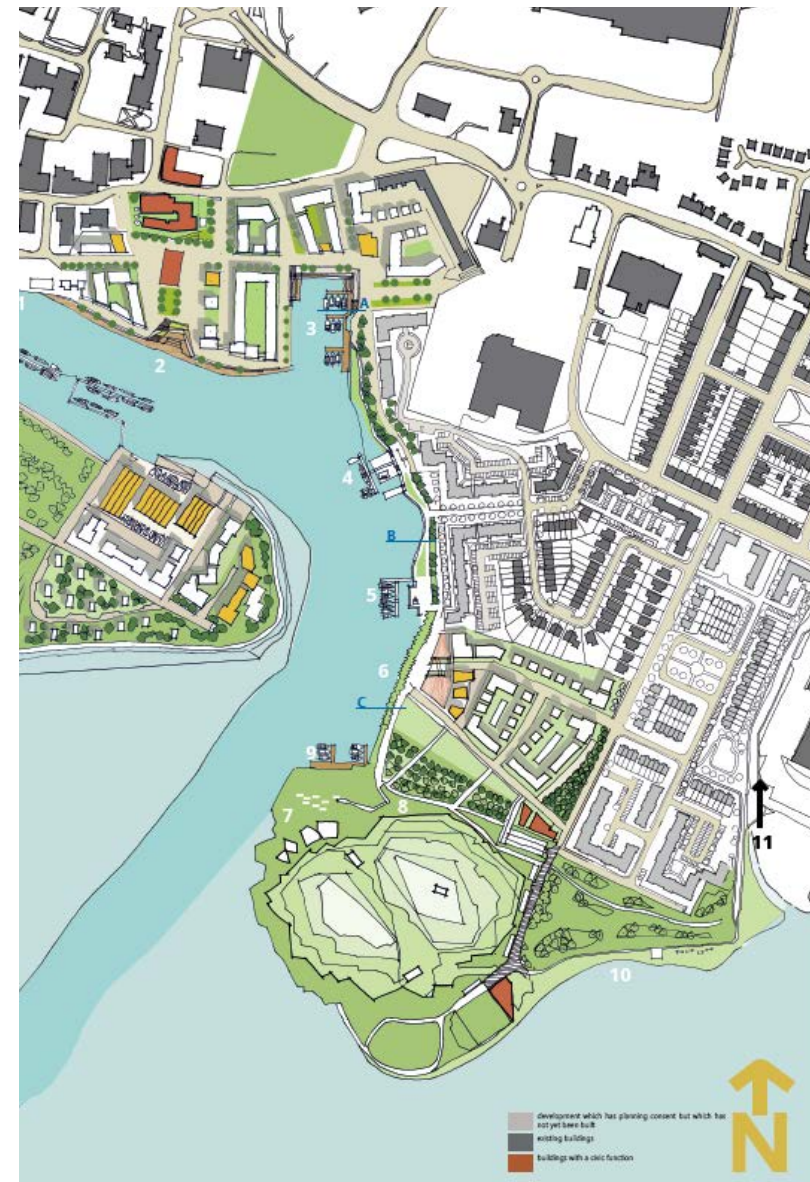
Concept images generated during the charrette process which illustrate the general design principles discussed during the charrette. These do not form part of an agreed plan or strategy for the area.



A River Walk with Character and Variety

KEY

- 1 Existing town centre faces onto new Riverside Walk
- 2 New homes
- 3 Activity focussed on basin
- 4 River access, pontoon & cafe
- 5 River access
- 6 Linear park
- 7 Climbing area improved
- 8 Better pedestrian access
- 9 Pier or boat to access Rock
- 10 Route continues to make the most of views from headland
- 11 Link to national cycle route



6. 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** 6 projects
- **The Rock and Castle** 12 projects
- **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)



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 Levensgrove Park by ferry.
- Improve links to National Cycle Network (NCN7)



The Action Plan - Themed Projects

Projects at the Rock and Castle

- Investigate the need, feasibility and sustainability of 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



Basin can be a Vibrant Mixed Use Area

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



1. Better Connections				
Project	Project description	Steps to delivery	Timescale	Project Partners
1.1 Create a new waterfront path	<p>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.</p> <p><i>Refer to projects 7, 8, 20 and 25 in the DTC&WRUS.</i></p>	<ul style="list-style-type: none"> • 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.	<p>Increase footfall and help improve riverside amenity and economy. Improve links to Supermarket and the Scottish Maritime Museum.</p> <p><i>Refer to projects 7, 20 and 25 in the DTC&WRUS.</i></p>	<ul style="list-style-type: none"> • Further investigative work and design development. • Consult land owners. 	2016/17 – 2018/19	Land Owners WDC Sustrans
1.3 Improve Signage	<p>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.</p> <p><i>Refer to project 20 in the DTC&WRUS.</i></p>	<ul style="list-style-type: none"> • 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	<p>Investigate the feasibility of creating a direct bridge link between the town centre across the River Leven to Levensgrove Park & Sandpoint Marina.</p> <p><i>Refer to project 21 in the DTC&WRUS.</i></p>	<ul style="list-style-type: none"> • Undertake feasibility study. • Identify funding • Develop design • Identify permissions required 	2018/19	WDC Land Owners Sustrans
1.5 Improve links between Rock & Castle and Levensgrove Park.	<p>Consider the feasibility of providing a ferry service for events (e.g. Pipe Band Championships) at Levensgrove 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.</p>	<ul style="list-style-type: none"> • 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 Levensgrove Park
1.6 Improve links to National Cycle Network (NCN7)	<p>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.</p> <p><i>Refer to project 14 in the DTC&WRUS.</i></p>	<ul style="list-style-type: none"> • 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
2.1 Investigate the need, feasibility and sustainability of a multi-functional visitor facility for the Rock and Castle.	Investigate 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 space etc. for use by the wider community. Themes such as cultural, industrial, sporting and natural heritage to be considered in the development of the facility. <i>Refer to project 26 in the DTC&WRUS.</i>	<ul style="list-style-type: none"> 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 	2015/16 – 2017/18	WDC Historic Scotland Dumbarton FC SNH Rock Bowling Club Castle Society Climbing Community Visit Scotland
2.2 Enhancements to the Rock Bowling Club	Rock Bowling Club to explore with partners the feasibility of enhancing the buildings' appearance.	<ul style="list-style-type: none"> Bowling Club to discuss feasible options with partners Consider impact on Rock and Castle setting 	2015/16 – 2018/19	Rock Bowling Club WDC Historic 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>	<ul style="list-style-type: none"> 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>	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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.	<p>interest in project</p> <ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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	<p>If DFC relocates there is the opportunity to enhance the setting of the Rock and Castle and improve the amenity of the area.</p> <p><i>Refer to project 5 in the DTC&WRUS.</i></p>	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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	<p>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.</p> <p><i>Refer to project 26 in the DTC&WRUS.</i></p>	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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>	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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>	<ul style="list-style-type: none"> • 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>	<ul style="list-style-type: none"> • 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>	<ul style="list-style-type: none"> • 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>	<ul style="list-style-type: none"> • 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 Levensgrove 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>	<ul style="list-style-type: none"> 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 Levensgrove Park/Sandpoint Marina.	<ul style="list-style-type: none"> 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 Levensgrove 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.	<ul style="list-style-type: none"> 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

