

'Seeing Things Differently'



Appendix A

Attendees



Attendees

Wednesday 25th February 2015 – 9.15am

Name	Organisation/Interest
Patrick McGlinchey	WDC, Councillor
Michelle McGinty	WDC
Elspeth Crocket	Resident
Tommy Crocket	Dumbarton Cine Club
Adrian Cox	Historic Scotland
Alan Williamson	WDC
Keith Bathgate	WDC
Jeremy Watson	Watson Architectural/AHSS
Moira Clark	WDC
Chris Pollock	Resident
Robert Pollock	Resident
Gordon Mackie	Historic Scotland
Elizabeth Wynne	Lennox Heritage Trust
Lumsden Mathieson	Dumbarton Castle Society
John Raven	Historic Scotland
Claire Muir	Resident
Malcolm McKay	Resident
David Harvie	Resident
Paul Neeson	Dumbarton Castle Society
Chris Cassells	WDC
Anne Dyer	Skylark/Alternatives
David Grindlay	Resident
Anna Chambers	WDC
Rose Harvie	Silverton and Overton CC
Dave Lang	SNH
Deborah Sandals	SNH
David Adams McGilp	Visit Scotland
Donald Petrie	WDC
Max Agnew	WDC
Linda Adam	WDC
Isabel Fellowes	WDC
John Walker	WDC
Brian Fotheringham	SEPA
Tim Rhead	Resident
Ian Bain	WDC
Kevin Doherty	Resident
David Allan	WDC
Hugh McBrien	West of Scotland Archaeology Service
Gillian Scholes	WDC
Raymond Walsh	WDC
Ian Dewar	WDC
Brian McColgan	WDC

Wednesday 25th February 2015 - pm

Name	Organisation/Interest
Malcolm McLean	Resident
Jean Scollary	Resident
Christine Hutchison	Aitkenbar Primary School
Donald Hardie	Keeper of Castle/Castle Society
David McBride	WDC, Councillor
Pamela Clifford	WDC
Jim Docherty	WDC
Nicky Patterson	Strathleven Artizans /Heilah Spirit
Duncan Thomson	Strathleven Artizans/ Robert the Bruce HC
Brian McCutcheon	Strathleven Artizans
Arthur Murdoch	Strathleven Artizans

Wednesday 25th February 2015 – 6.30pm

Name	Organisation/Interest
E. Colquhoun	Resident
M. Colquhoun	Resident
Ian Johnson	Resident
Margaret Oliver	Resident
Jim Crosthwaite	Resident
Linda Crosthwaite	Resident
Joann Russell	Historic Scotland

Thursday 26th February 2015 – 11.00am

Name	Organisation/Interest
Amy Mack	Historic Scotland
Rosie Wylie	Historic Scotland
Ali Davey	Historic Scotland
Bryan Warren	Resident
John Montgomery	Urban Cultures
Claire Taylor	WDC
Alison O’Kane	WDC
Graeme McCormick	SNP
Ian Lambie	Historic Scotland
Miles Oglethorpe	Historic Scotland
Keith Bathgate	WDC
Jeremy Watson	AHSS
Lumsden Mathieson	Dumbarton Castle Society
Alex Watt	Lomond Archers
Rose Harvie	Silverton and Overton CC
Ryan Fletcher	JM Architects
Jean Mchard	Resident
Tammi Garvey	Resident
J Gillespie	Resident
Chris Pollock	Resident
M.Hansen	Resident
Donald Harvie	Keeper of the Castle/ Dumbarton Castle Society
Claire Muir	Resident
Christine McFarlane	Resident
Fraser Gillespie	Resident
David Mann	Scottish Maritime Museum
Pamela Clifford	WDC
Phil Gaunt	Langcraigs Hillwalking Club
Elaine Mooney	Turnberry Homes
Andy Keba	Sustrans
Roddy Macleod	Dumbarton FC
Nick Allan	Chamber of Commerce
Dorothy Heron	Dumbarton East and Central CC

Thursday 26th February 2015 – 1.30pm

Name	Organisation/Interest
Anna Ronayne	Sustrans
Euan Macmillan	Sandpoint Marina
Patrick Doherty	Sandpoint Marina
Ron Savage	Resident
Tom Walker	ARK
J. Cormack	Dumbarton East & Central CC

Thursday 26th February 2015 – 6.15pm

Name	Organisation/Interest
Jim Crosthwaite	Resident
Robert Aitken	Resident/Bowling Club Member
John Watson	Climber
John Hutchinson	Climber
J.Cormack	Dumbarton East & Central CC
David Carson	Resident

Friday 27th February 2015

Name	Organisation/Interest
Keith Bathgate	WDC
Lily Rennie	Resident
Sheila Rennie	Resident
Paul Neeson	Dumbarton Castle Society
Sinclair Livingstone	Aecom/URS
Claire Taylor	WDC
Rose Harvie	Silverton and Overton CC
Jean Scollary	Resident
Lumsden Mathieson	Dumbarton Castle Society
Vicky Hastings	Resident
Paul Clifford	Diamond Power
Danielle Casey	Resident
David Hastings	Strathleven Regeneration Company
Robert Aitken	Resident
Sasha Laing	Forestry Commission Scotland
Adrian Smith	Mason Smith Evans
Caroline Diar	Resident
Colin Garvie	Lennox Herald
Laura Paterson	Dumbarton Reporter
David Muir	Resident
A.E. McStemming	Resident

Mary McCallion	Resident
Jim Crosthwaite	Resident

Saturday 28th February

Name	Organisation/Interest
Donald Hardie	Dumbarton Castle Society
David Harvie	Resident
Chris Pollock	Resident
David Hill	Resident
Mag Mackenzie	Resident
Scott Campbell	Resident
Tim Rhead	Resident
Martin Brown	Resident
Elizabeth Brown	Resident
V. Hone	Resident
Elsbeth Crocket	Resident
Malcolm McKay	Resident
David Lyall	Resident
Rebecca Lyall	Resident
Jim Crosthwaite	Resident
Pat Doherty	Sandpoint Marina
Duncan Thomson	Strathleven Artizans
Arthur Murdoch	Strathleven Artizans
Michael McGuinness	WDC
John Hancox	Scottish Orchards
Lumsden Mathieson	Dumbarton Castle Society
Ian Johnston	Resident – Riverside Parish Church
Elsbeth Johnson	Resident
Joan Pollock	Resident
Robert Pollock	Resident
Ian Murray	WDC, Councillor
Irene Murray	Resident
Archie McKay	Resident
Alan Capps	Resident
Joy Moore	Resident
Jim Moore	Resident
Maureen Duffy	Resident
Alex Watt	Lomond Archers
Robert Aitken	Resident
Joseph McQuade	Resident
Gemma Doyle	MP
Jackie Baillie	MSP
Jennifer Gilchrist	Resident
Merlyn Dunn	Resident

Thursday 26th March 2015 – 3pm to 7pm

Name	Organisation/Interest
Anne Hoben	Scottish Maritime Museum
Rose Sehakizinka	Isaro Social
Hugh McArthur	House of Arthur
David Mann	Scottish Maritime Museum
Amy Lyons	Resident
John Raven	Historic Scotland
Kit Reid	Historic Scotland
Colin McGregor	Historic Scotland
Davina Lavery	WDC
Marnie Ritchie	WDC
Jamie McCracken	WDC
Rose Harvie	Silverton and Overton CC
Dave Harvie	Resident
Michael McGuinness	WDC
Maureen Duffy	Resident
Malcolm McKay	Resident
Jean Scollary	Resident
Paul Neeson	Dumbarton Castle Society
Ian Johnson	Riverside Parish Church
Margaret MacIssac	Resident
David Adams McGilp	Visit Scotland
Laurie Pennycook	Resident
Tommy Crocket	Dumbarton Cine Club and Resident
Elsbeth Crocket	Resident
Graeme McCormack	Conveyancing Direct
Chris Pollock	Resident
Janette Ryan	Resident
Willie Hutcheson	Resident
Joan Baird	Resident
Alan Williamson	WDC
Ian Murray	WDC,Councillor
Sheila McNeill	Resident
John Watson	Climber
John Hutchinson	Climber
Jim Moore	Resident
Joy Moore	Resident
Lumsden Mathieson	Dumbarton Castle Society
Janice Ross	Resident
Bryan Warren	Resident
Nicky Patterson	Strathleven Artizan and Heilan Spirit
Duncan Thomson	Strathleven Artizan
John Connolly	Resident
Annie Marshall	Resident
John MacKenzie	Resident
Robert Aitken	Resident

David Miller	Rock Bowling Club
William Patterson	Rock Bowling Club
Dorothy Heron	Dumbarton East and Central Community Council
James Cormack	Dumbarton East and Central Community Council

Appendix B

Summary Charrette Drawings - Area Analysis Synthesis & Proposals



Dumbarton
Rock
Charrette

anderson bell + christie





Analysis

anderson bell + christie



1. General Roy map c1750 – showing setting & strategic location of Dumbarton



2. John Wood map 1818 – showing medieval development pattern along High Street and Cross Venel and Leven Grove house across the river. The glass works are shown to the north-west. Riverside Church and burial ground, at the end of Kirk Venel, is on the water edge.

Historical development



7. View of High Street looking east to the Riverside Church c1890 (image courtesy of West Dumbarton Libraries & Cultural Services)



8. View from south over River Leven towards the town late-19th century

Town character



16. I Clark's "The Town of Dumbarton" 1824 showing the glassworks (courtesy of National Library of Scotland)



17. New dock at Leven Shipyards at the foot of Castle rock from the north c1906 (courtesy of West Dumbarton Libraries & Cultural Services)

Industrial heritage



25. Early 19th century drawing showing the layout of Castle rock (courtesy of RCAHMS)

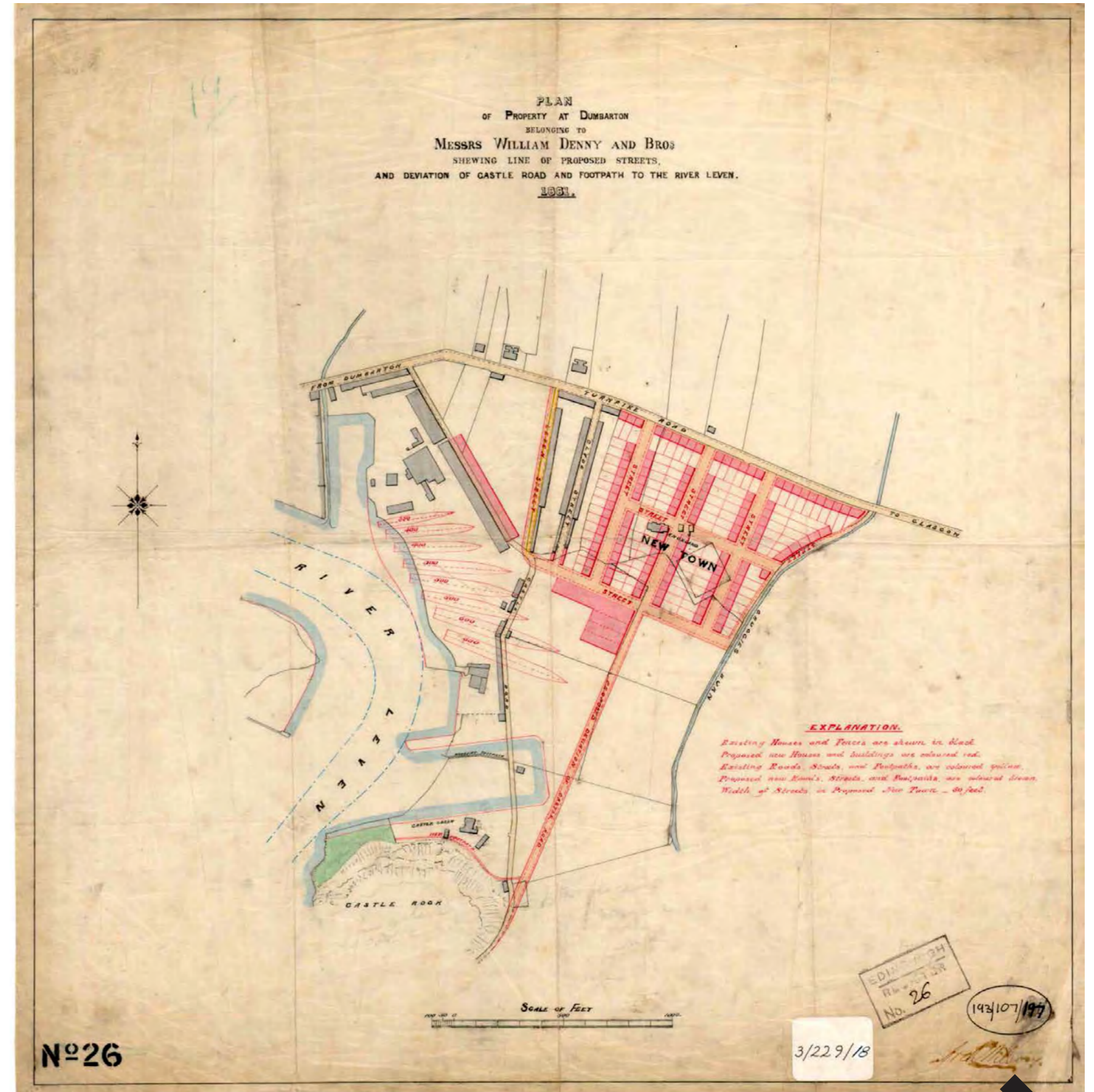


24. Late 17th Century view from Theatrum Scotiae, by Slezer, from the west across the River Leven. The Wallace Tower is prominent, to the left of the Old Entry. (courtesy of NLS)

Castle Rock



3. Ordnance Survey map 1864 – showing development by mid- 19th century including the railway line, rope factory & rope walk to the north, the Victoria Shipyards to the east and Castle Green at the foot of the rock.



4. Plan of proposed new tenements 1881 – by William Denny & Bros. around Knoxland House, showing proposed re-alignment of Castle Road and the footpath to River Leven at the foot of the rock. (courtesy of Historic Scotland Archive)



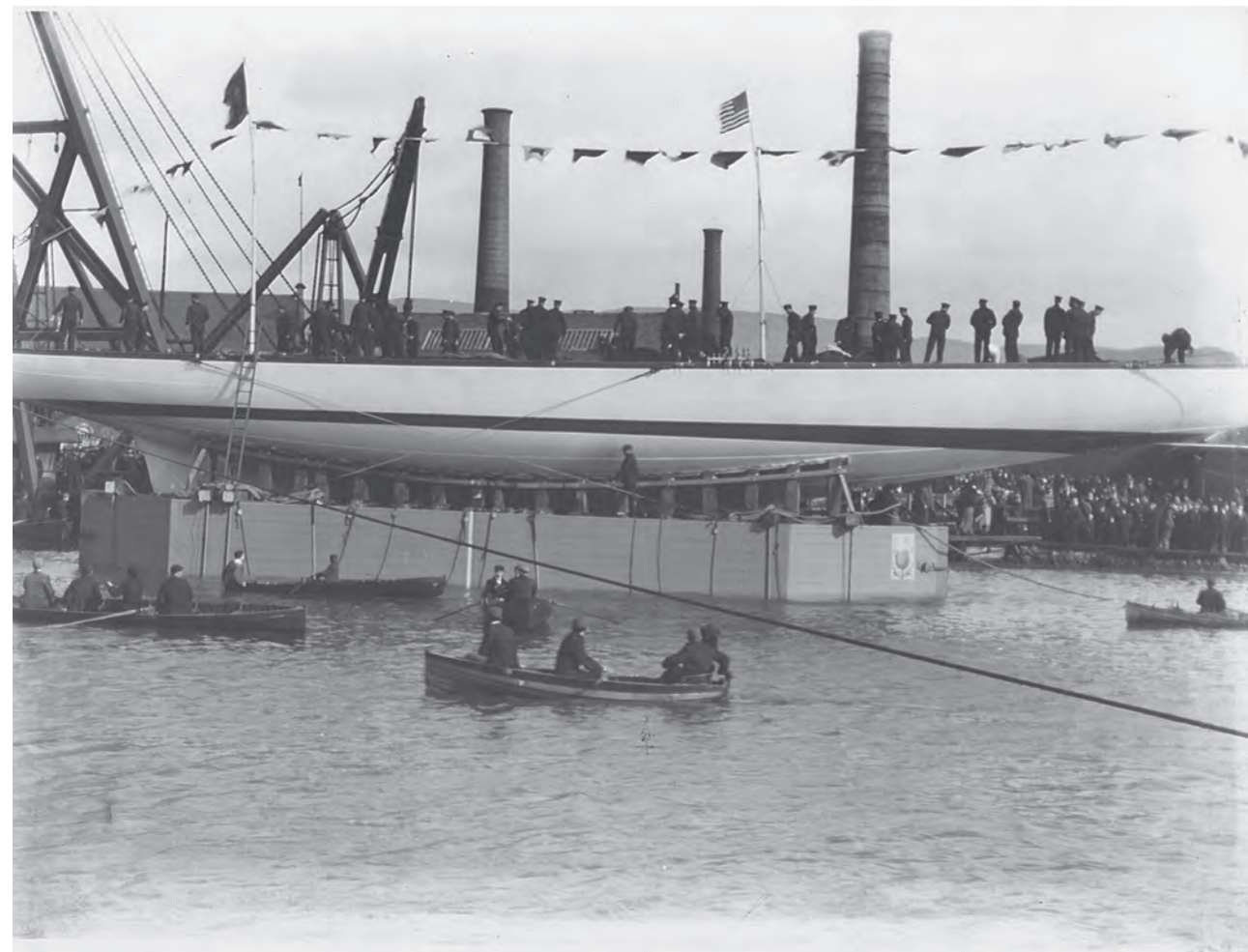
9. Rowing regatta on the River Leven c1907 (image courtesy of West Dumbarton Libraries & Cultural Services)



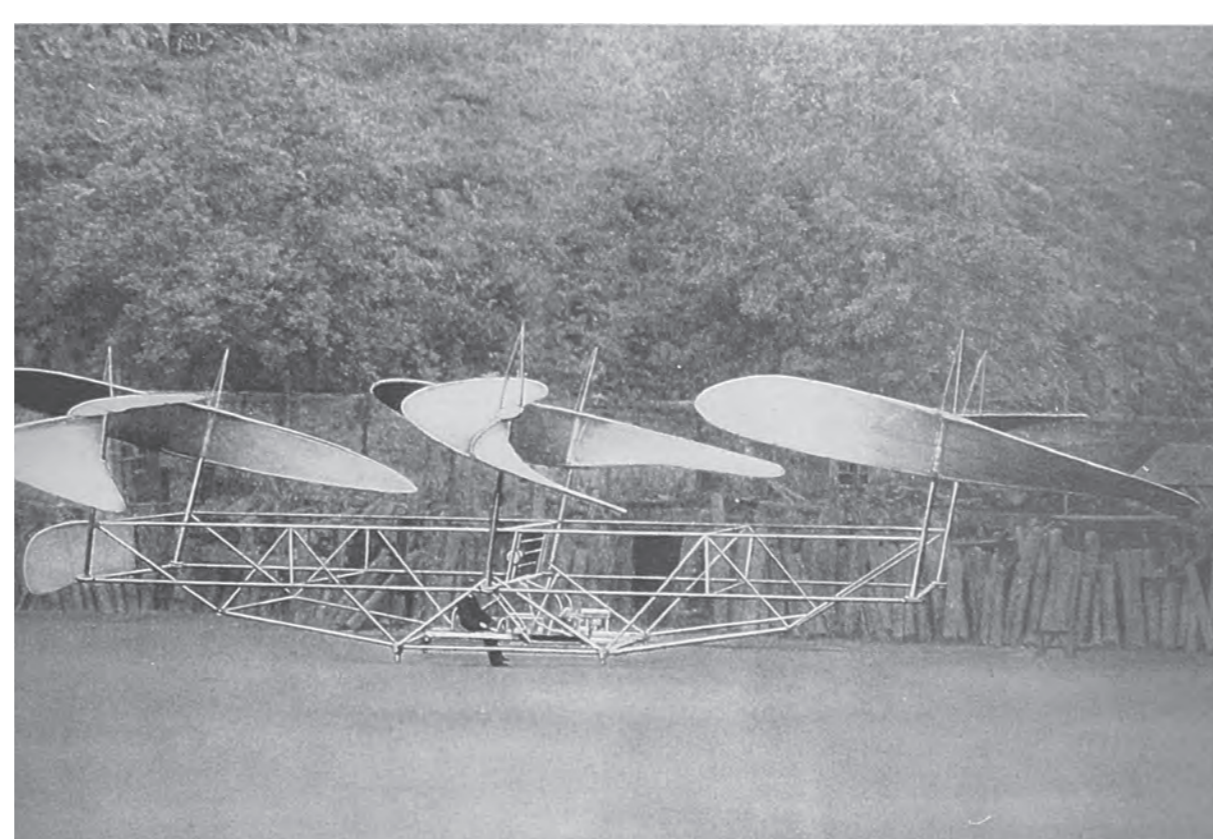
10. Upper Church Street from Old Parish Cemetery 1964 (image courtesy of West Dumbarton Libraries & Cultural Services)



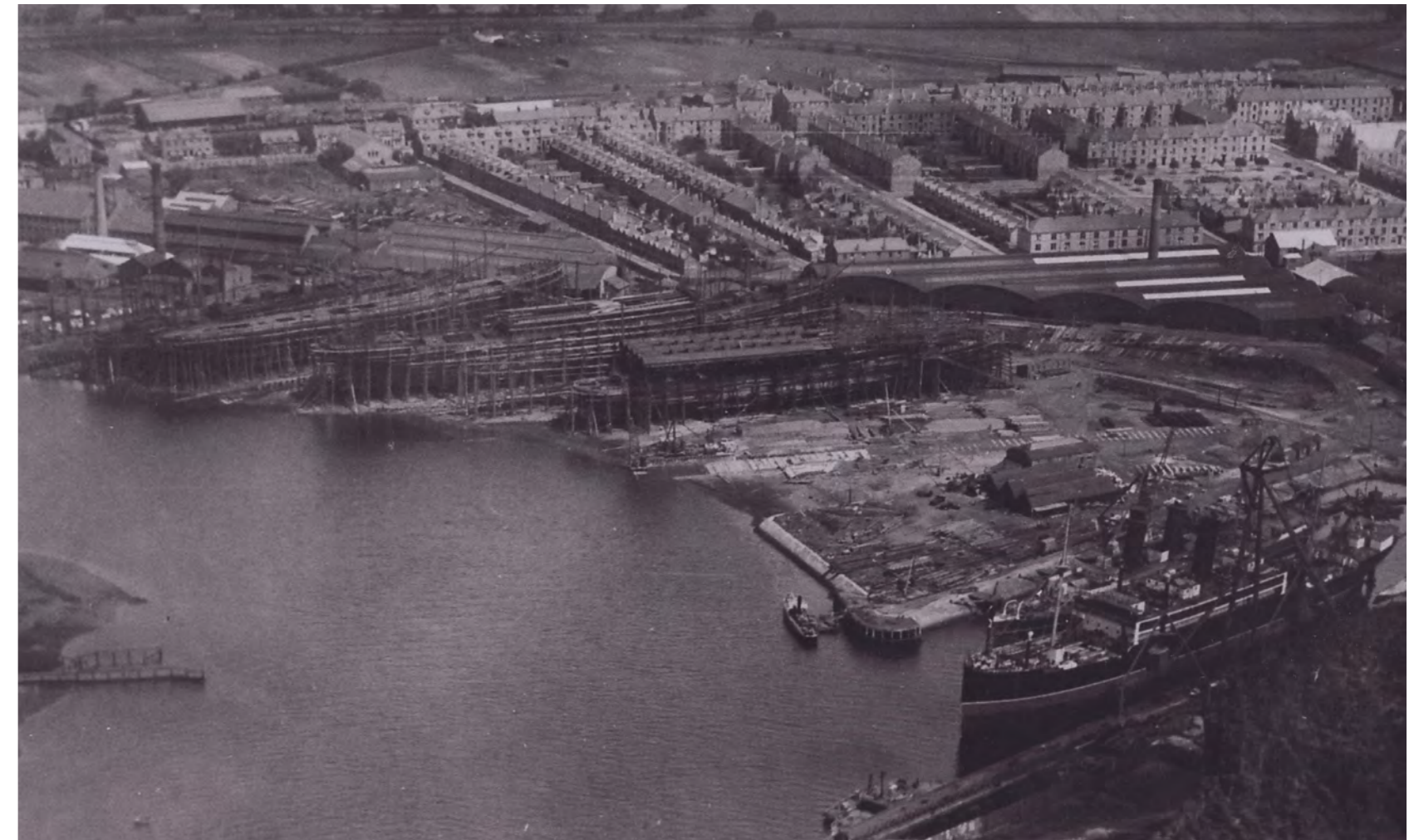
11. Riverside Church in winter (courtesy of Jeremy Watson)



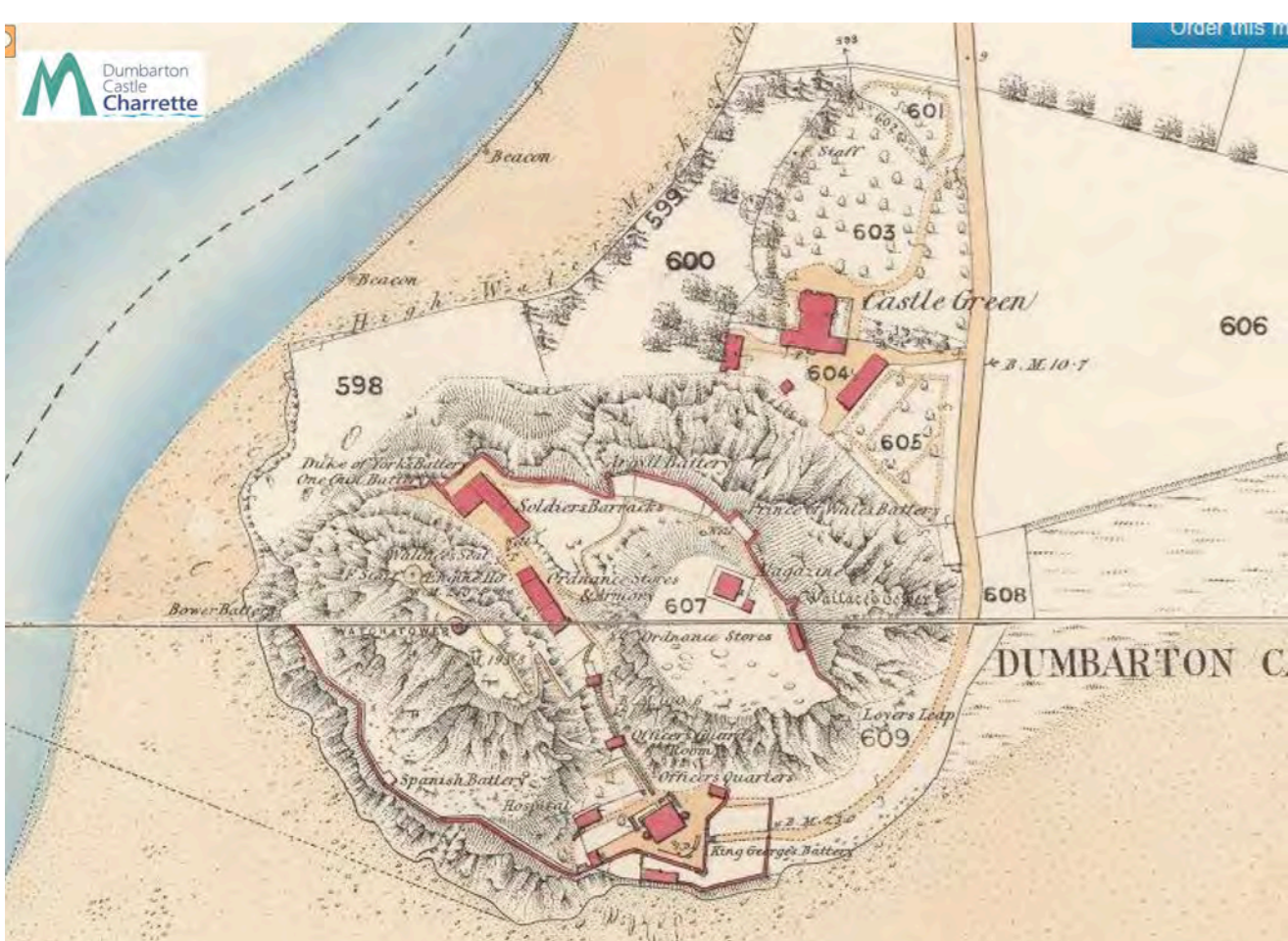
18. "Shamrock III" 1903- built at Dumbarton to race in the America's Cup (courtesy of the Scottish Maritime Museum)



19. First Denny-Mumford "helicopter" pre-1914 - showing the pilot sitting at the centre (courtesy of the Scottish Maritime Museum)



20. View of the Leven shipyard from the castle with Knoxland housing c1916 (courtesy of the Scottish Maritime Museum)



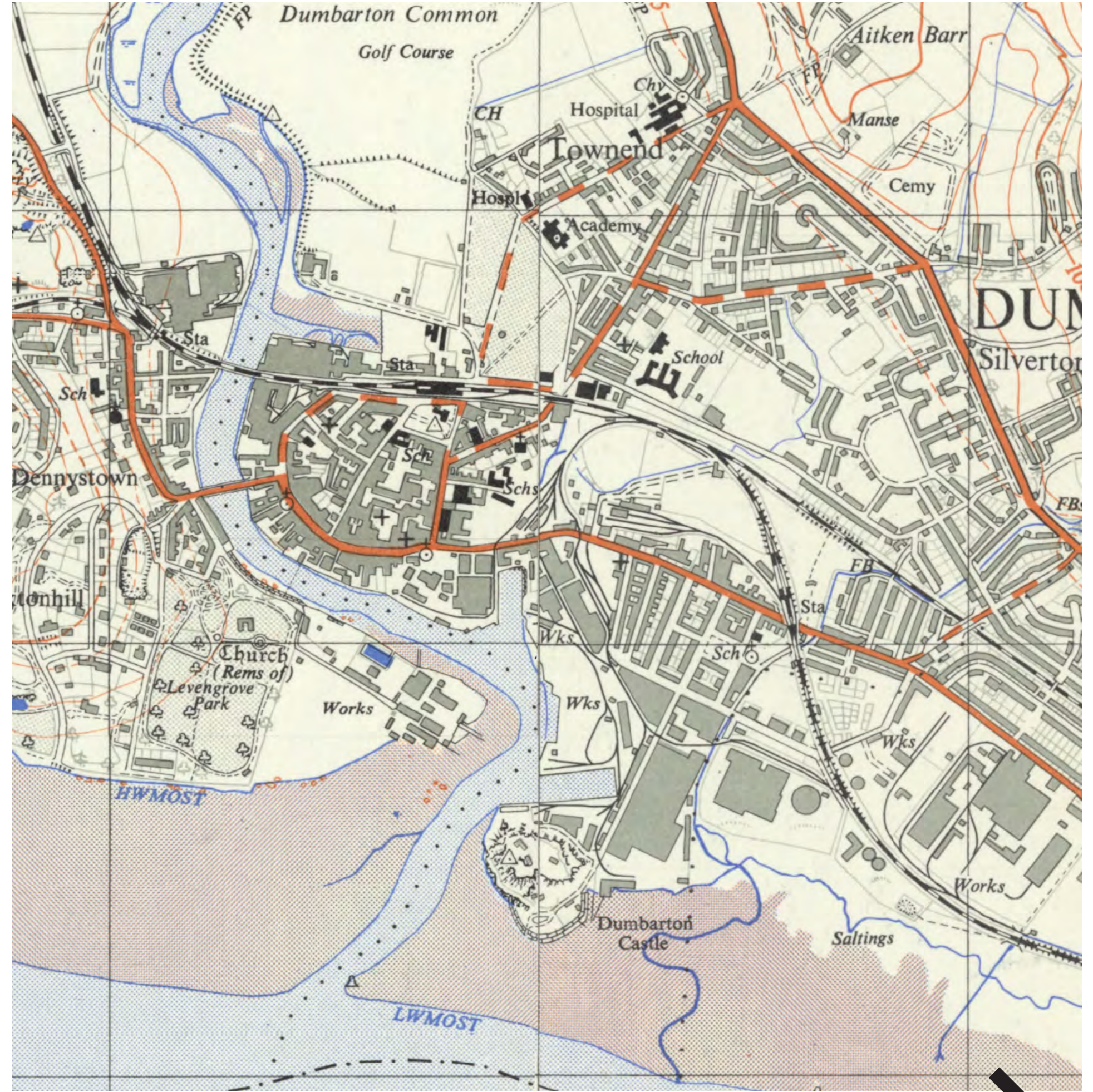
26. 1st edition large scale Ordnance Survey map surveyed 1860 – extract showing layout of buildings on Dumbarton rock with Castle Green to the north and the shoreline against the battery walls on the south.



27. Late 19th century view of Castle rock and pier, constructed in 1874. (source SCRAN)



5. Ordnance Survey map 1898 - showing late 19th century urbanisation of the town centre, Leven shipyard with tidal basin at foot of Dumbarton Rock and Knoxland under construction.



6. Ordnance Survey map 1958 - showing extent of urbanisation by mid-20th century and the developing road network.

All maps are reproduced with the permission of the National Library of Scotland.



12. Dumbarton station platform mid-20th century



13. The esplanade and castle rock c1972 (image courtesy of West Dumbarton Libraries & Cultural Services)



14. View of Church Street looking south from Strathleven Place c1972 (image courtesy of West Dumbarton Libraries & Cultural Services)



21. Leven shipyard from the Castle rock c1934 (image courtesy of West Dumbarton Libraries & Cultural Services)



22. Aerial view of Blackburn Aircraft factory mid-20th century (courtesy of RCAHMS)



23. View over the Denny shipyard in 1963 showing Dumbarton rock. (courtesy of Historic Scotland)



28. Castle rock from south showing pier and wall of Pier gardens- early-20th century postcard. Dumbarton Corporation constructed the pier in 1874 and reclaimed land from the river to form an esplanade.

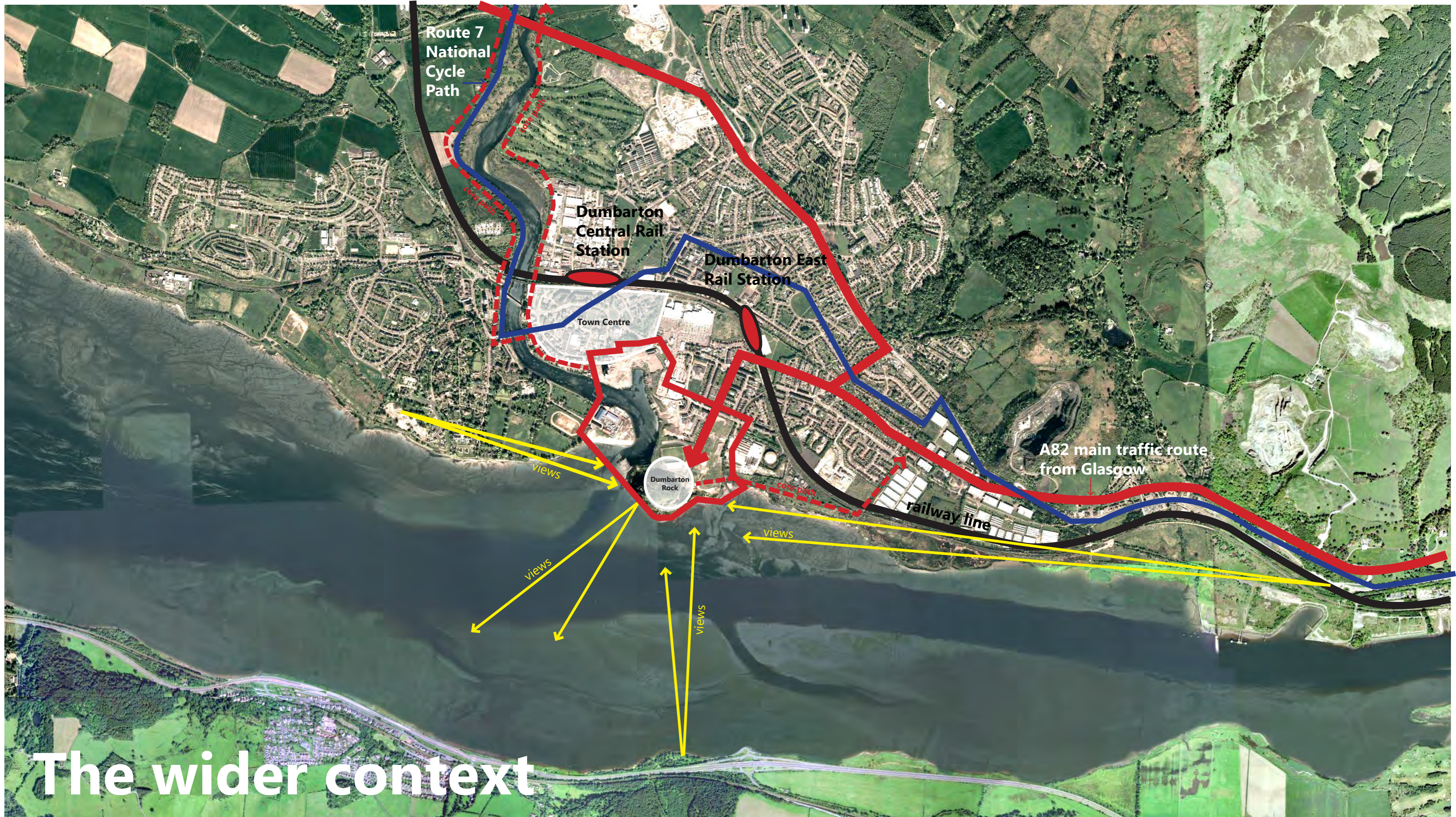


29. Aerial view of Dumbarton rock from the south c1963 - showing the industry including the distillery. (image courtesy of West Dumbarton Libraries & Cultural Services)

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 ?



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



Dumbarton East Station Entrance



Dumbarton Central Entrance



Traffic route to Dumbarton Rock via Castle Street



View from riverside walkway at Levensgrove Park



Pedestrian routes through the town centre from station

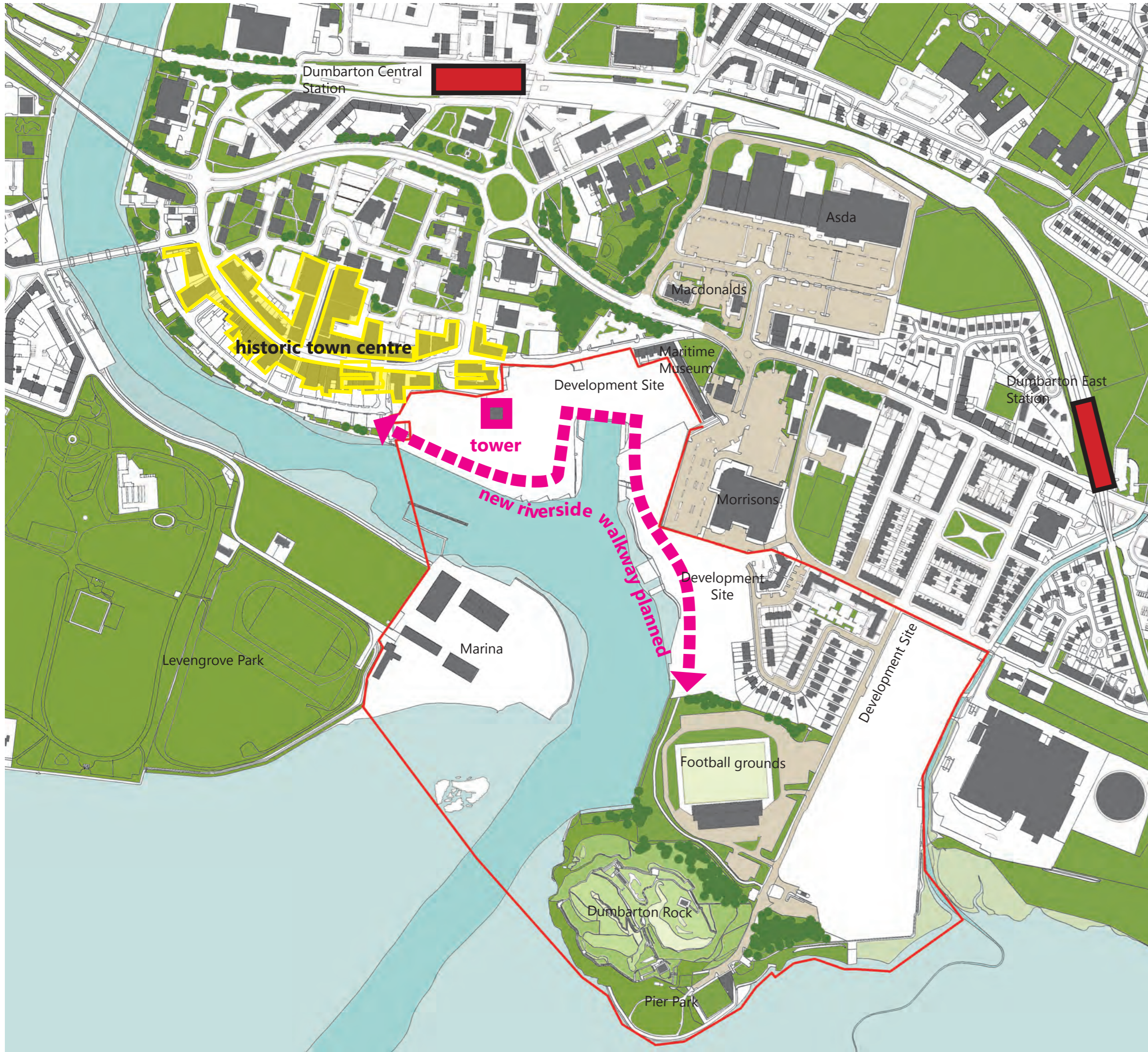


Charrette area from Levensgrove Park

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 thats 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



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 ?



● an important area for climbers



● heritage river frontage in poor condition



□ distillery tower



● opportunities at foreshore walk



Waterfront development potential

Examples of similar situations to Dumbarton are illustrated below:

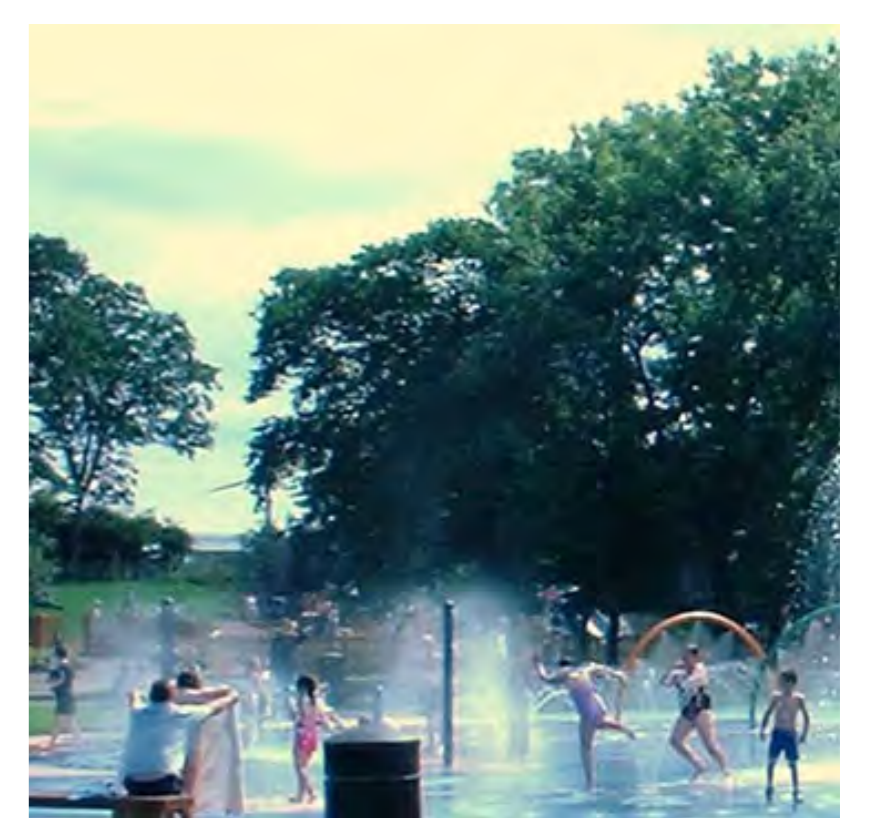
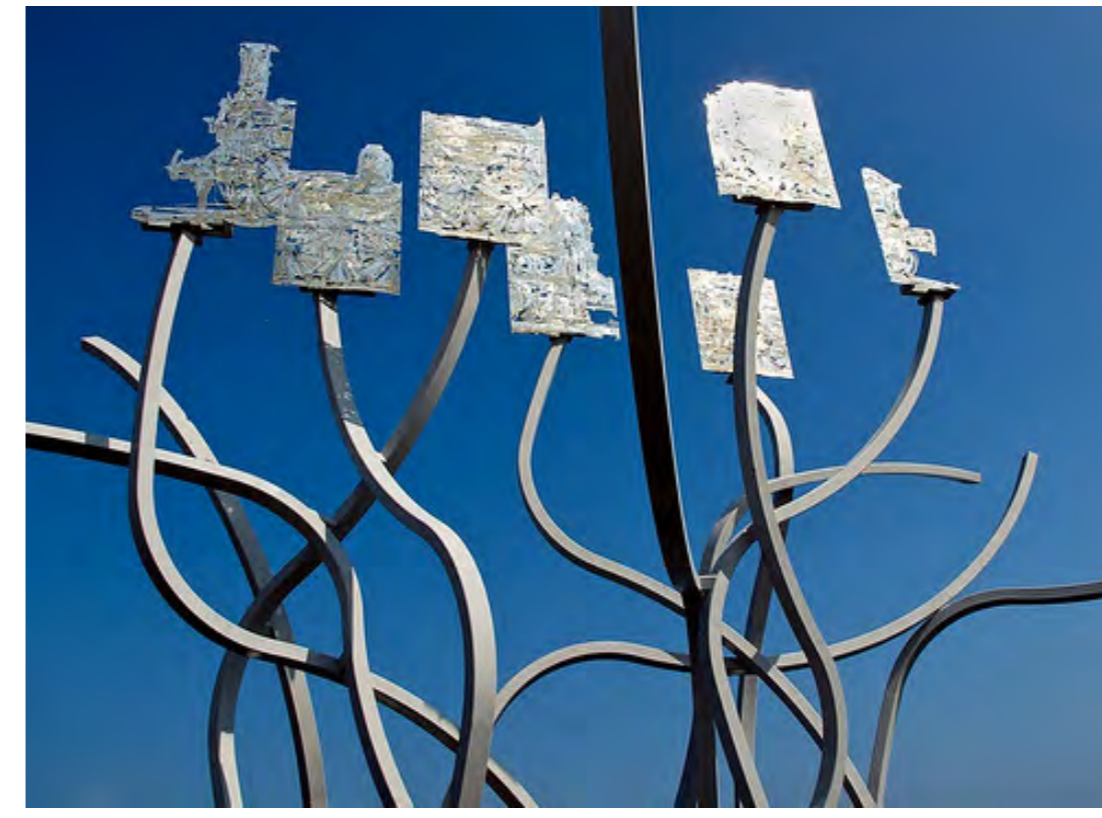
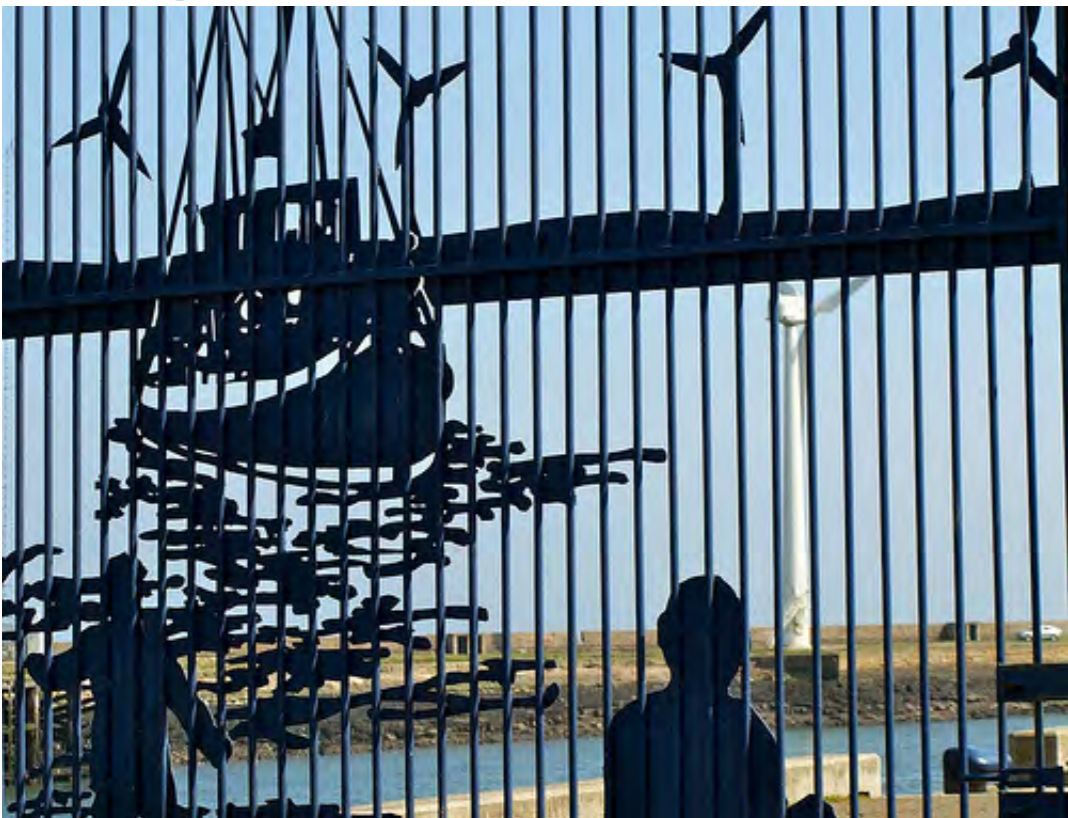
Orkney



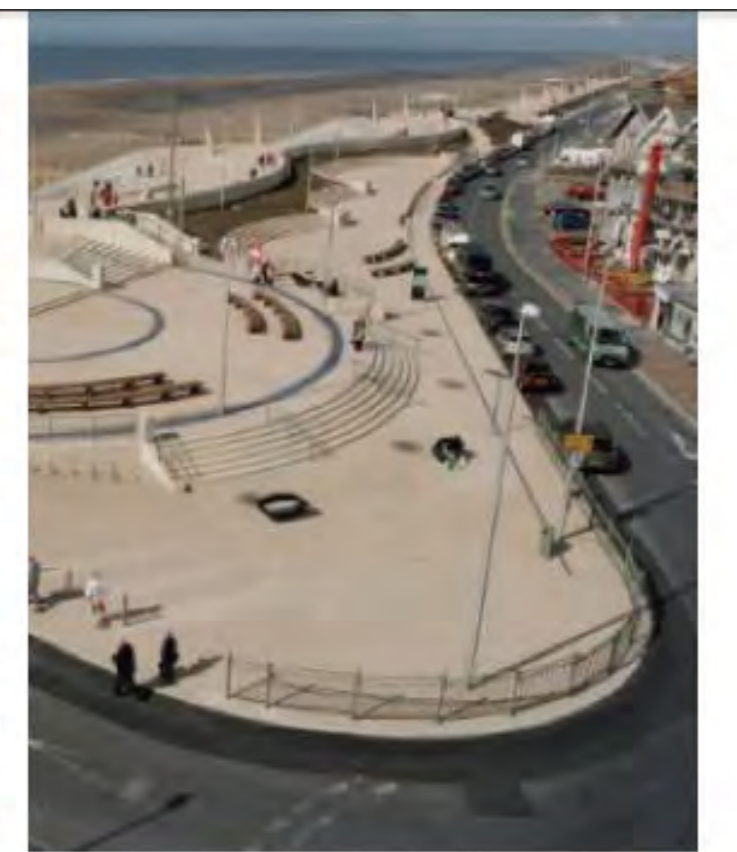
Industrial Heritage Destinations



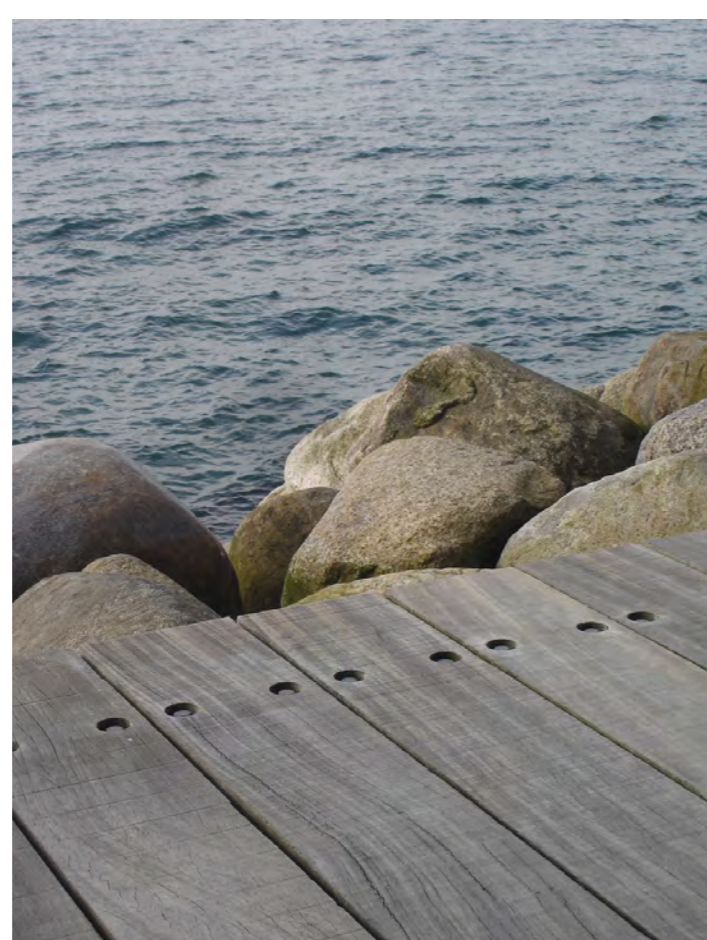
Blyth



Gothenburg - busy waterfront



Malmö - promenade integrated with housing



Clevelys- flood protection

This scheme is designed to protect the people of Clevelys from coastal flooding but at its heart is the opportunity to enhance the promenade based on extensive consultation on what local people and visitors wanted from the seaside frontage.

Destinations Examples of similar situations to Dumbarton are illustrated below:

Whitehaven- regeneration focused on waterside and town centre



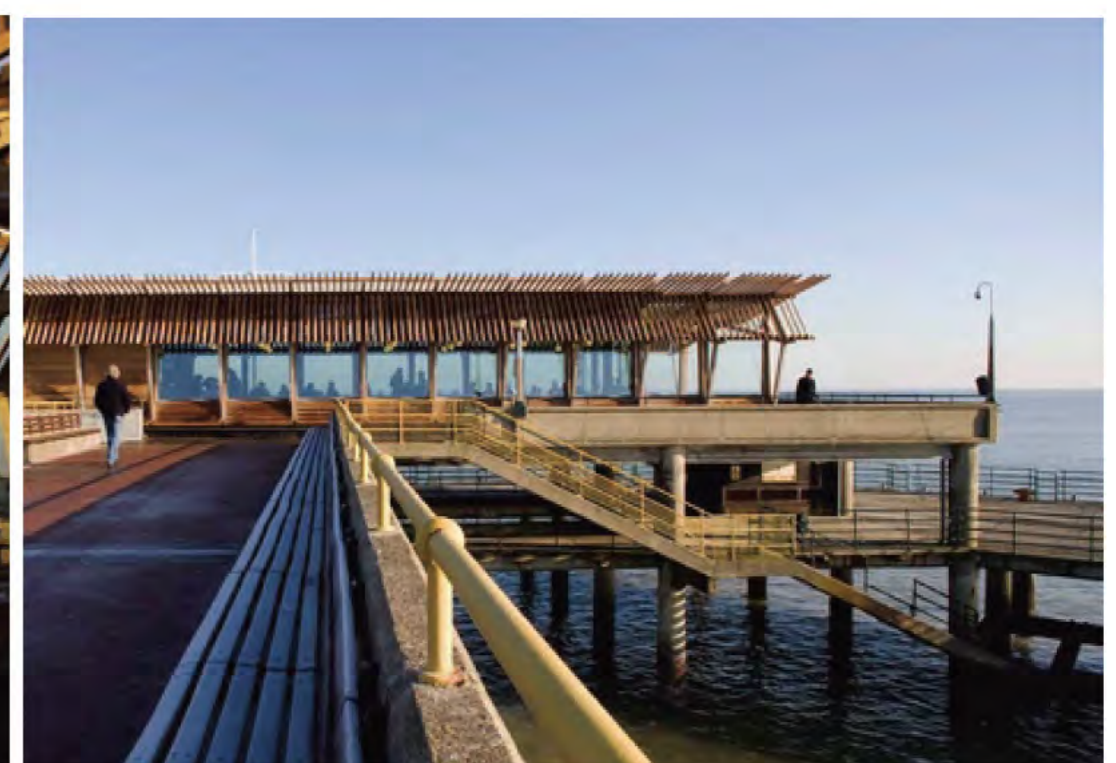
30's architecture - the De La Warr Pavilion at Bexhill on Sea - the client's brief asked specifically for "architecture suitable for a seaside location"



east beach cafe, Littlehampton - this beach cafe has been designed to capture attention. It has become a local landmark and a destination in its own right. It has been sited carefully so that it does not impose on existing properties in the area.



the Shetland Museum



The Deal Cafe by Niall McLaughlin
A wooden pavilion made from prefabricated frames of iroko hardwood which are greying nicely into similar tones as the concrete. It is designed to be transparent, allowing views through and around the building to the sea beyond.

Streetscape



National Maritime Museum: Falmouth

Sports and visitor destinations

Examples of a range of types of sports and visitor destinations are shown below- which do you think would be suitable for the area around Dumbarton Rock?

Waterfronts Examples

- Barcelona
 - Cable Car
 - Rambla de Mar
 - Aquarium
 - Maritime Museum
- Cape Town, Victoria and Alfred Waterfront
 - Clock Tower
 - 450 retail outlets
 - 80 restaurants
 - Working harbour



Extreme Sports Examples

- Wave Loch – Bedford & Yorkshire



- Bodyflight – Bedford



Extreme Sports Examples

- Snow Factor - Glasgow



- Koezio, France
Thrilling team adventure game building team spirit

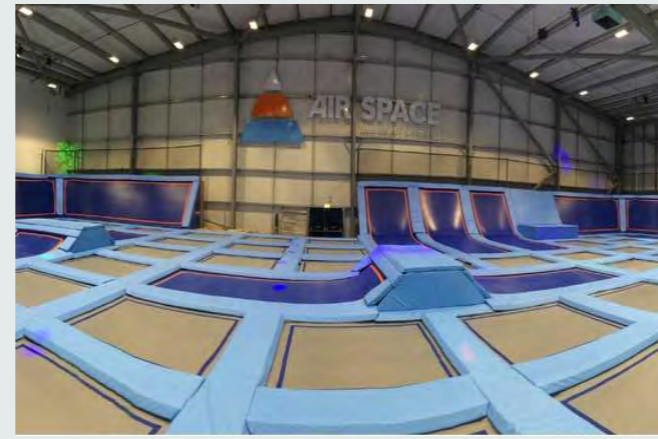


- Reykjavik
 - The Opera House
 - Sculpture and Art
 - Walkway
 - Harbour
 - Boat Museum



Extreme Sports Examples

- AirSpace, East Kilbride

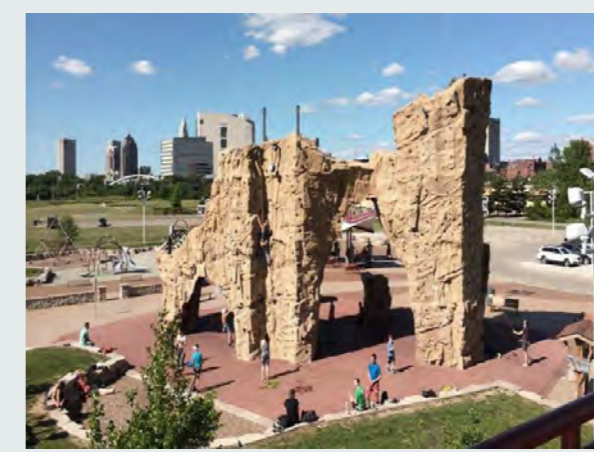


- Ryze, Glasgow



Urban Rock Climbing Examples

- Columbus, Ohio USA



- Rock Climbing Hostel, Netherlands



Visitor Connectivity Examples

- Thames Clipper Water Taxi



- Nice Miniature Train



Events Examples

- Fireworks



- Running Event



Public Art Examples

- The Kelpies
- Yorkshire Sculpture Park
- Paddington Bear Trail



Visitor Attractions Examples

- Arbroath Abbey



- Mount Stuart Visitor Centre



- Liverpool
 - Beatles Story
 - Echo Arena
 - Albert Dock
 - Tate Liverpool / Merseyside Maritime Museum



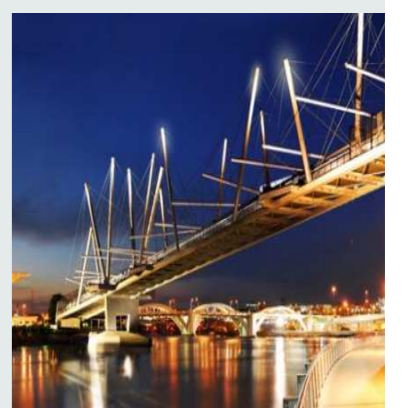
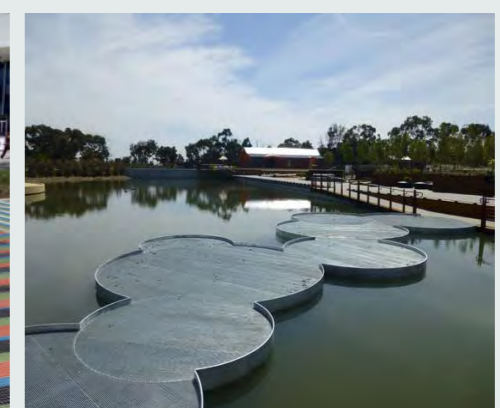
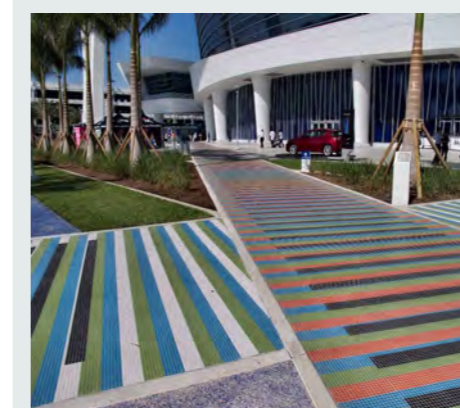
Extreme Sports Examples

- GoApe, Nationwide
- Bungee Jump Titan Crane



Walkways Examples

- Marlins Park, Miami
- Rhino Heelguard Walkway Grating, Australia
- Solar Powered Kurilpa Footbridge in Brisbane



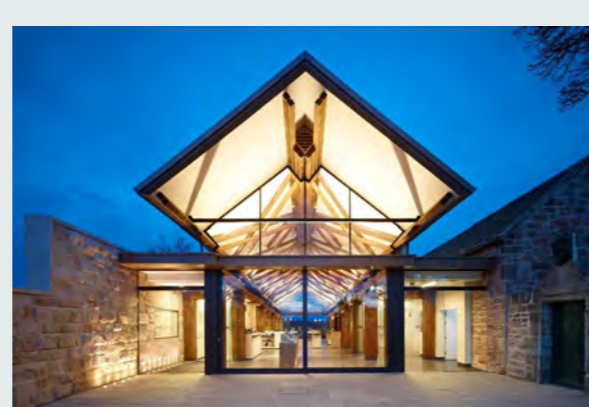
Visitor Connectivity Examples

- Glasgow, City Bikes
- Segways



Visitor Attractions Examples

- Rosslyn Chapel
- Castle of Mey



Events Examples

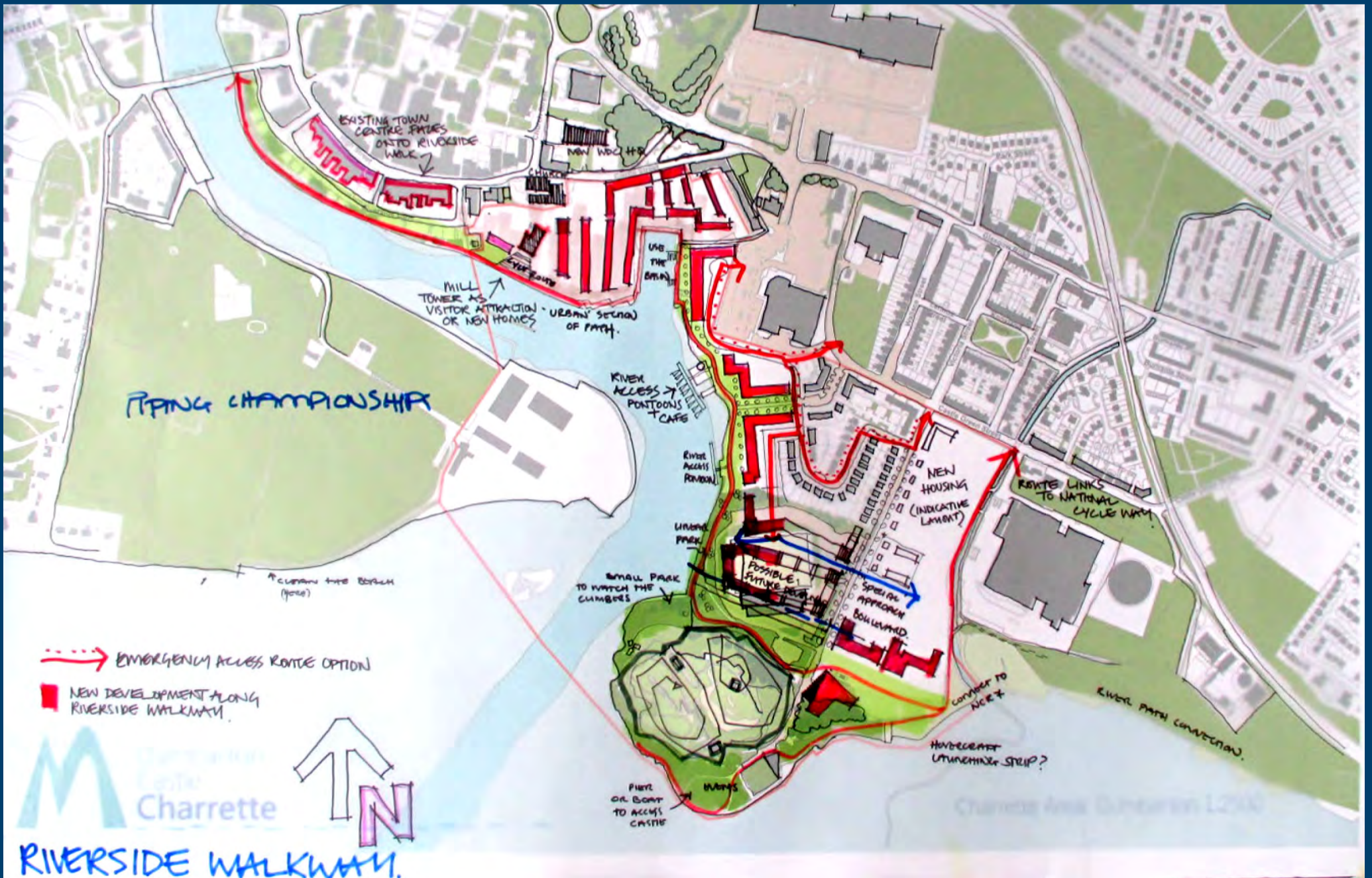
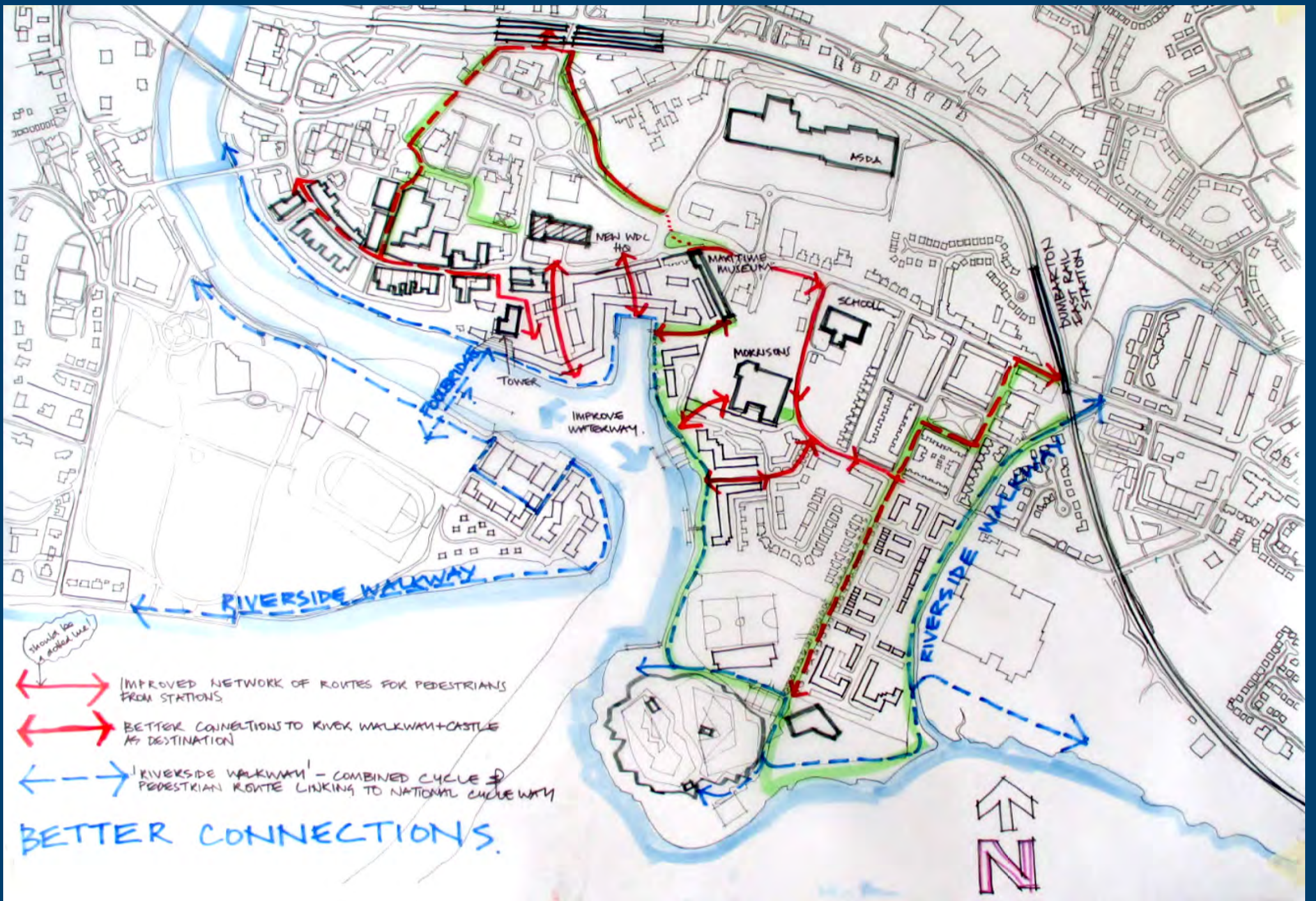
- Historical Re-enactment
- Concert / Festival

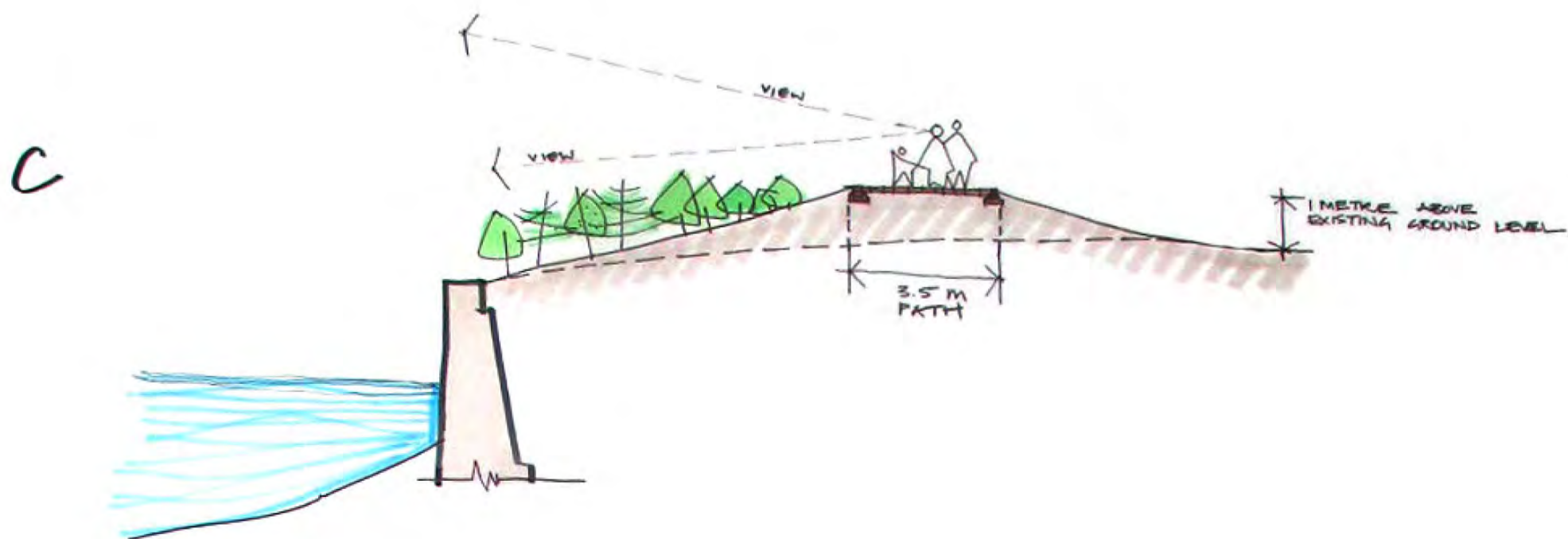
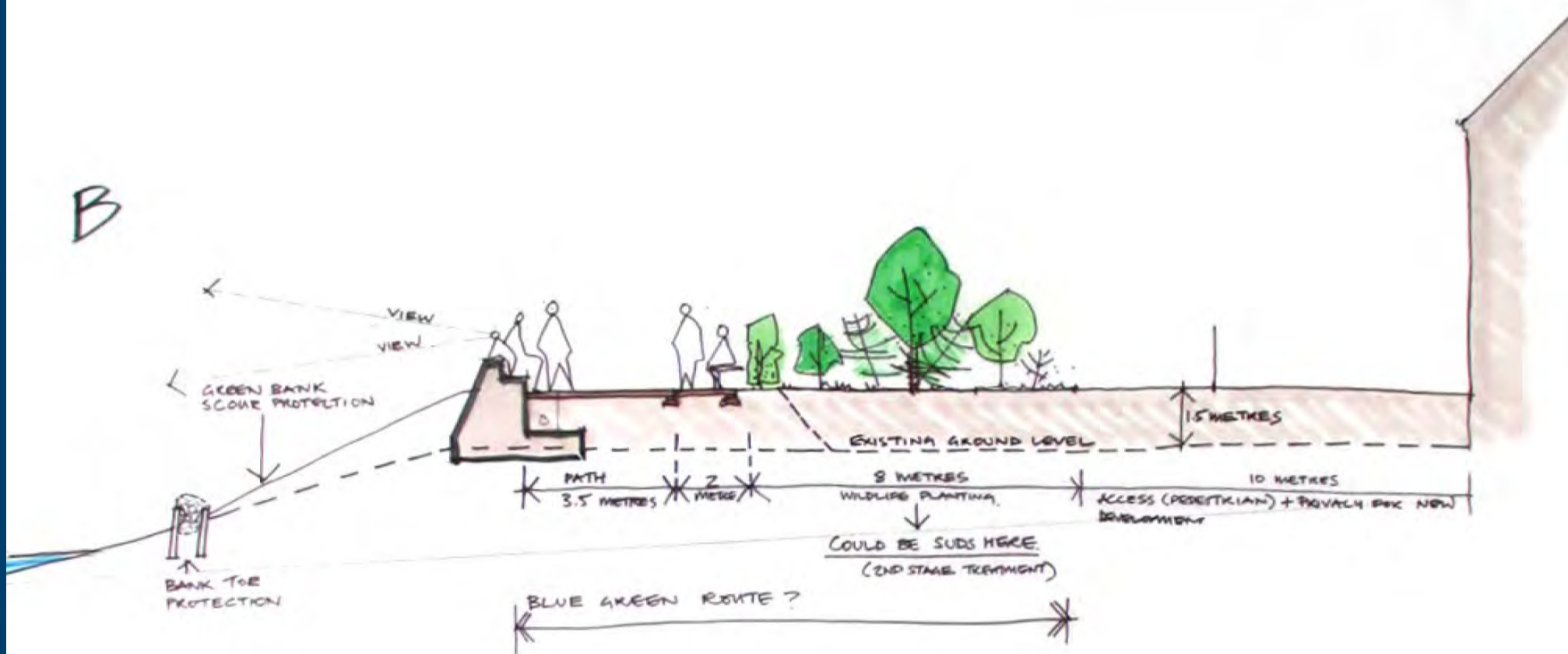
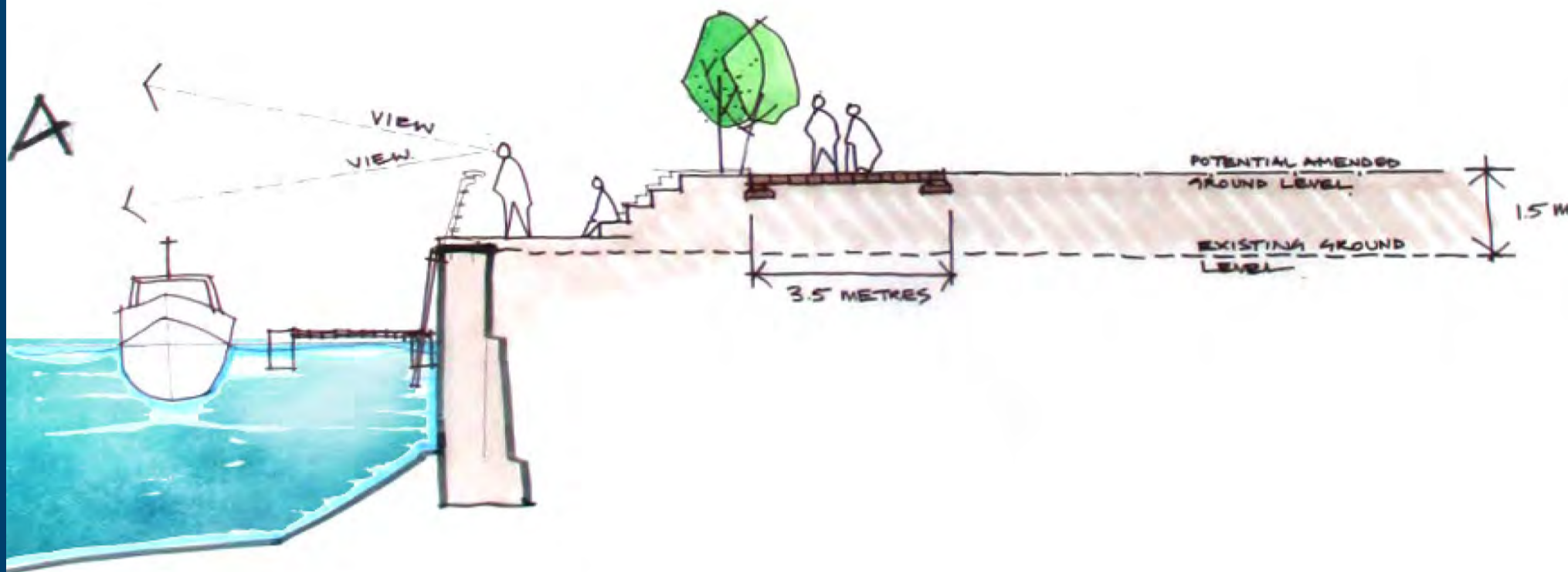


A stylized letter 'M' logo composed of two overlapping shapes. The outer shape is a solid teal color, and the inner shape is a white outline. The 'M' is positioned to the left of the word 'Synthesis'.

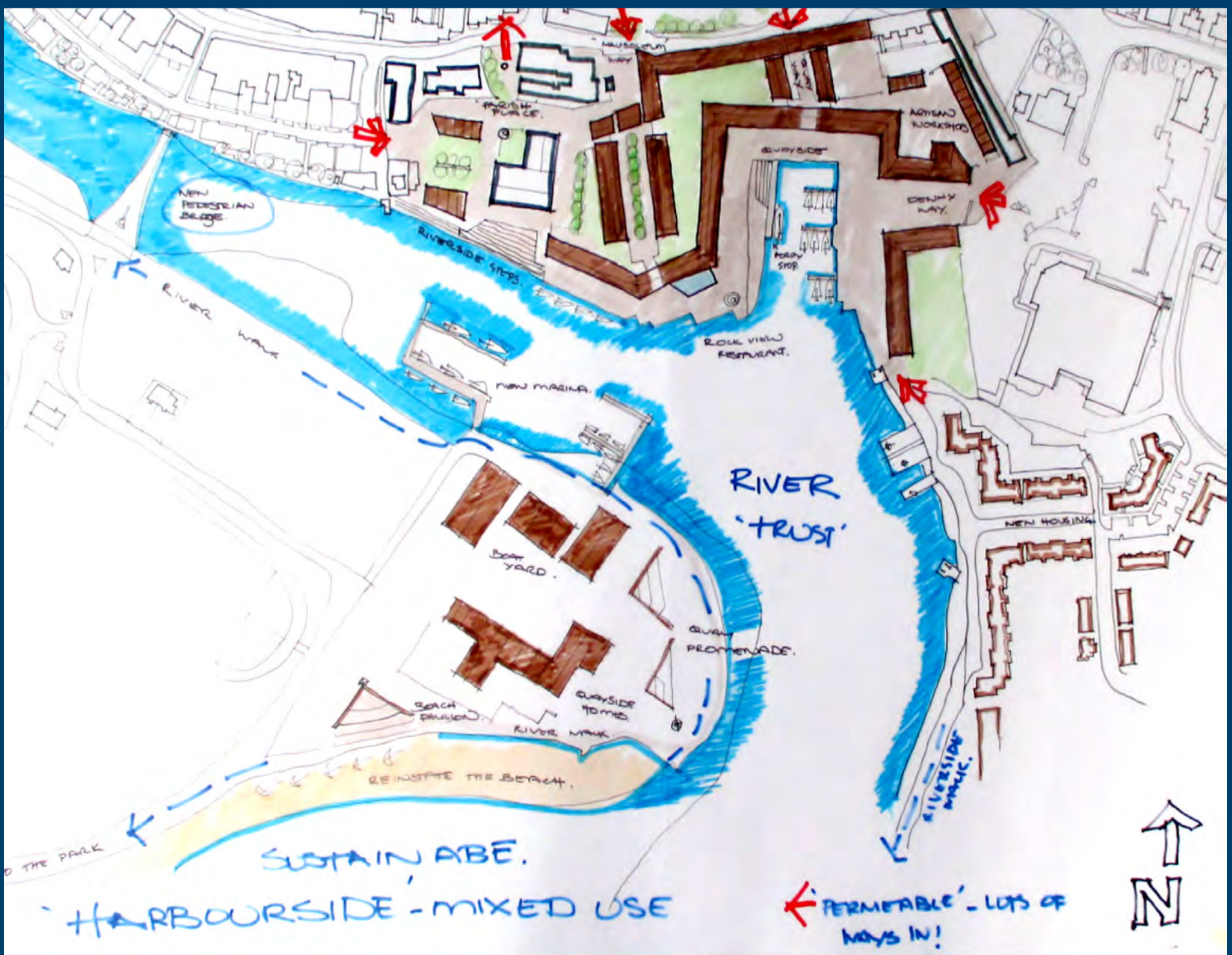
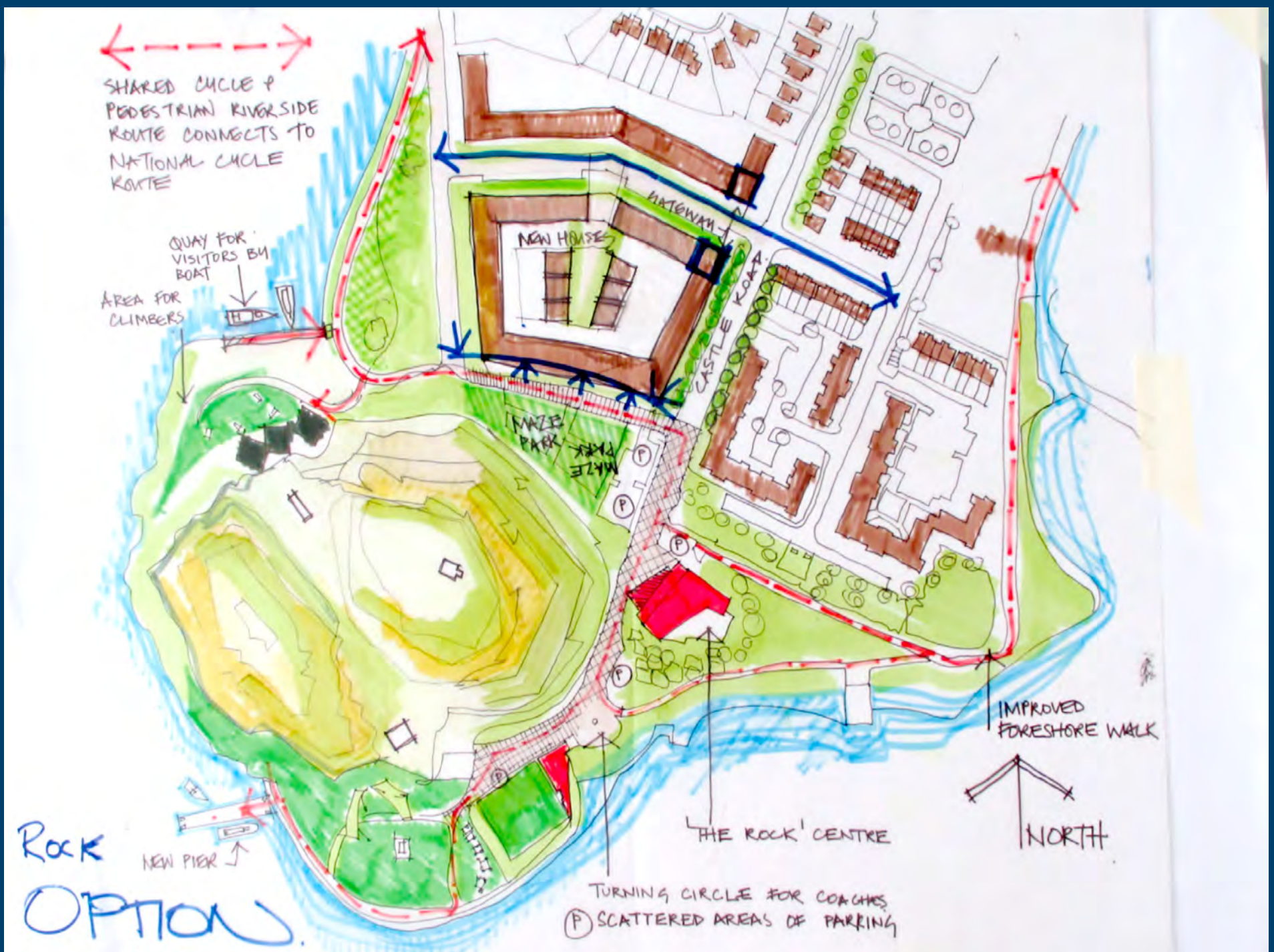
Synthesis

anderson bell + christie



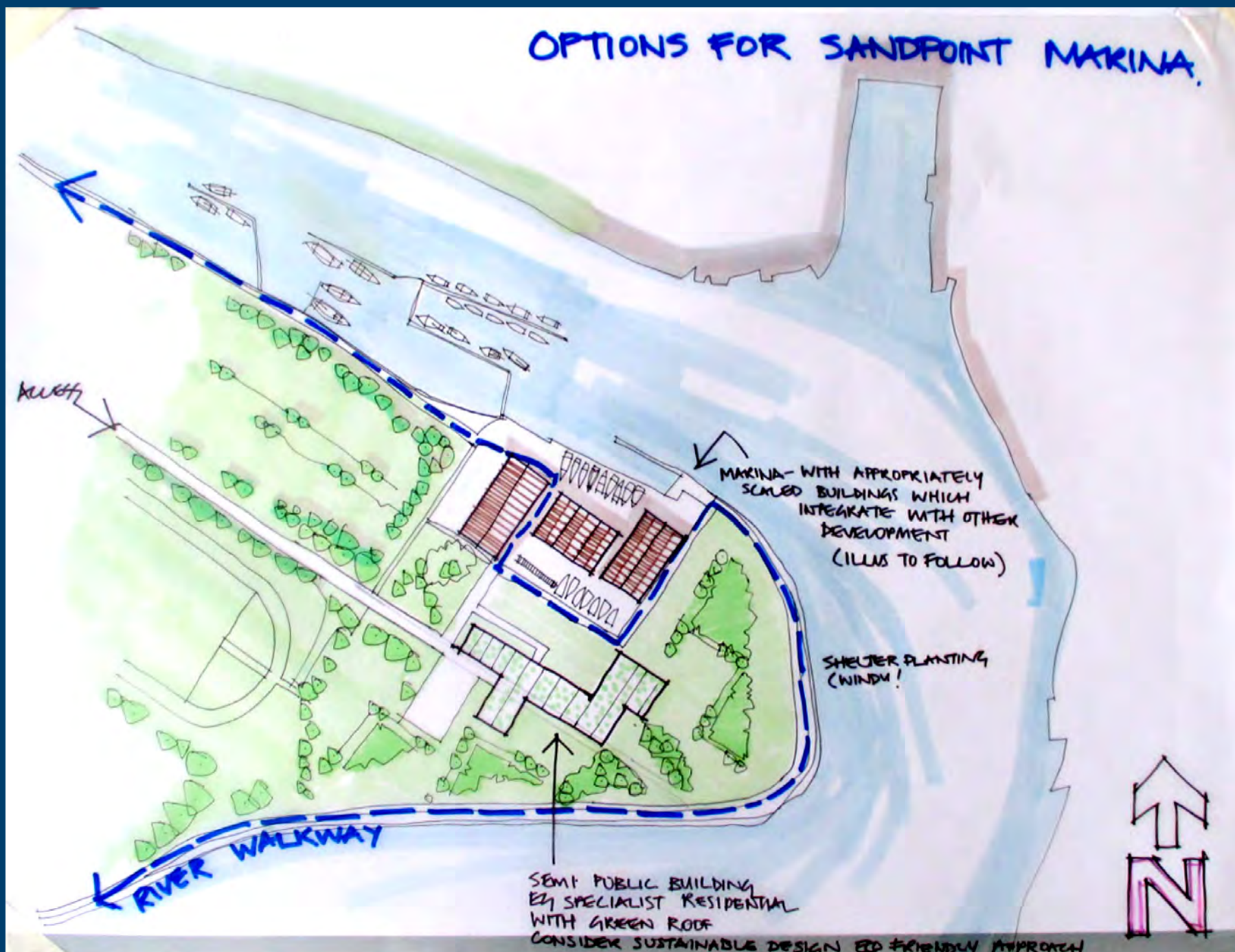








OPTIONS FOR SANDPOINT MARINA.



OPTIONS FOR SANDPOINT MARINA.



RIVERSIDE WALKWAY RUNS THROUGH AREAS WHICH COULD BE LOCAL PLANTS FOR BIODIVERSITY A LINEAR PARK

QUAYSIDE FOR VISITORS TO CASTLE BY BOAT

AREA FOR CLIMBERS

MAZE PARK

PIER PARK AS EVENTS DESTINATION

BOWLING GREEN

THE ROCK VISITOR + COMMUNITY CENTRE

TURNING CIRCLE FOR COACHES

IMPROVED PUBLIC REALM

FORESHORE WALK IMPROVED PICNIC AREAS VIEWS TO CASTLE

PEDESTRIANS & CYCLES ONLY

ROUTE OF RIVER WALKWAY

P POTENTIAL LOCATION FOR SCATTERED SMALL PARKING AREAS

DUMBARTON ROCK (STADIUM REDEVELOPED)





Proposals

anderson bell + christie

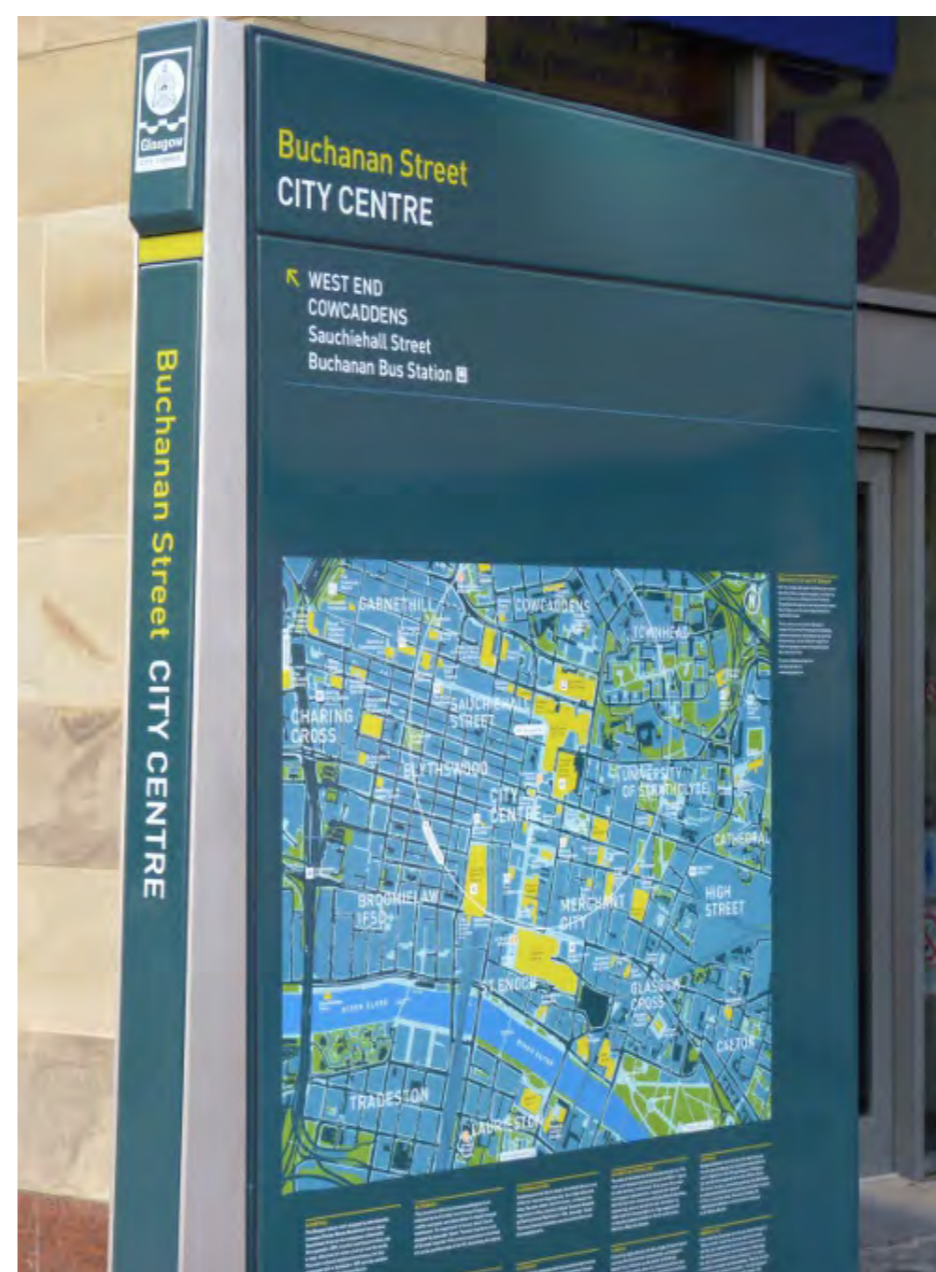
Aspiration and goals:

A destination town which is an interesting place to visit and where it is easy to get around with a range of things to see and do.

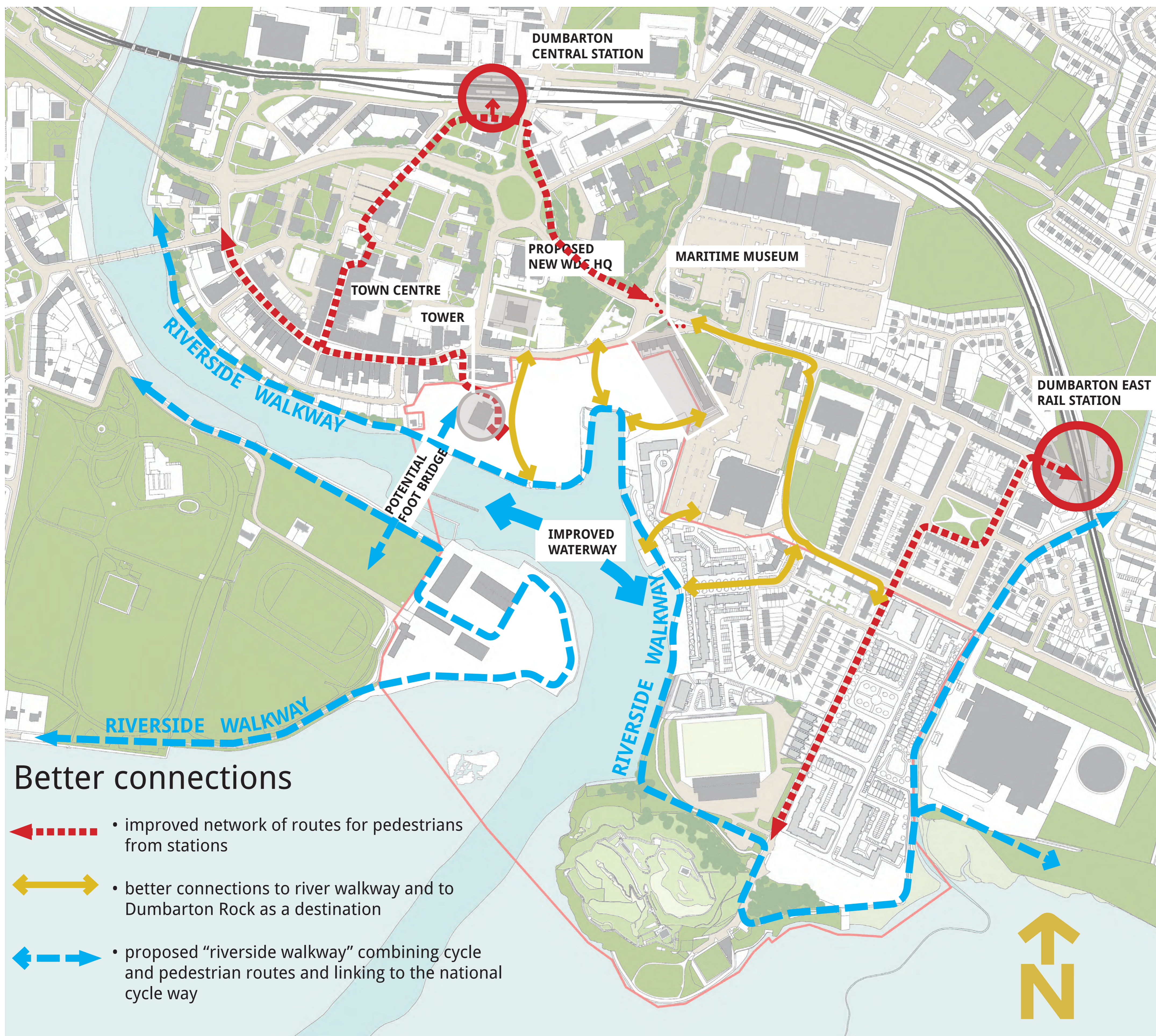
Key themes, ideas and propositions:

- Public transport connections are good, but there needs to be something for people to do when they arrive
- Improving existing stations would significantly improve visitor's experience
- Better signage would be helpful
- Parking at the castle requires consideration and improvement, including thinking about short-term solutions
- An improved river walk could potentially link the town centre with Levensgrove Park and the Castle and Rock
- There is potential for water transport – bringing activity to the water, with pontoons strategically located to encourage and facilitate this.

**Let us know what you think;
Do you agree with these ideas? Would you
change anything?**



Examples of the types of mapping and signage which could be used to direct visitors to the Riverside and Rock



Aspiration and goals:

Improving access to Dumbarton Rock, opening up the riverside for both visitors and residents

Key themes, ideas and propositions:

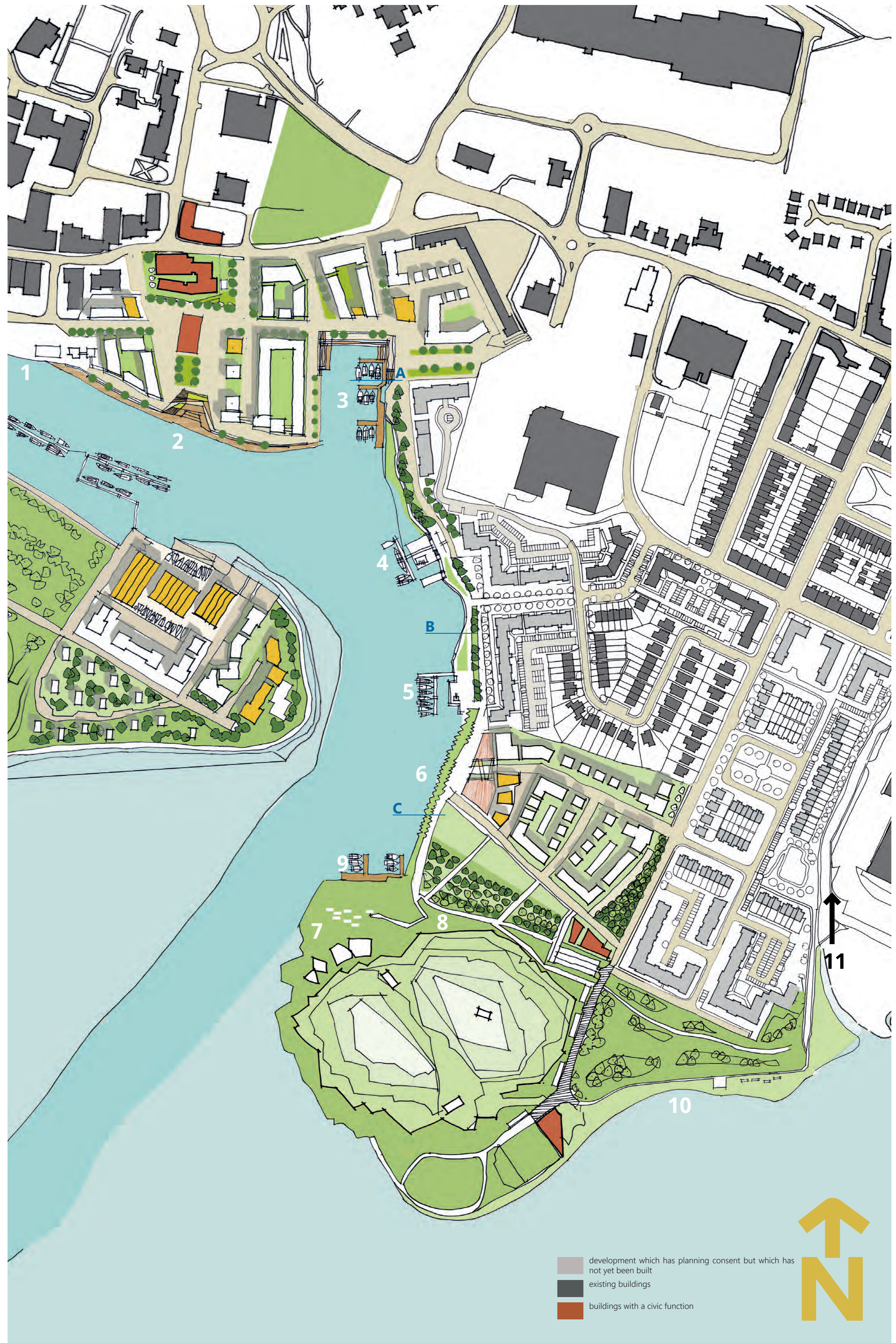
- Signage from the stations needs to be improved
- There is potential for a new urban area around the riverfront and Riverside Parish Church, creating an appealing riverside destination.
- A Heritage walk could connect and interpret the many layers of Dumbarton's history
- The Castle is already a good visitor destination, and could be enhanced with additional attractions at the base of the rock such as a visitor centre and café.
- Levensgrove Park could be better connected
- Access to the riverside could be improved, including access to the water itself.

Riverside walkway: key

- 1 Existing town centre faces onto new Riverside Walk
- 2 New homes (Tower could be retained as potential visitor attraction)
- 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 Rocsk
- 10 Route continues to make the most of views from headland
- 11 Link to national cycle route

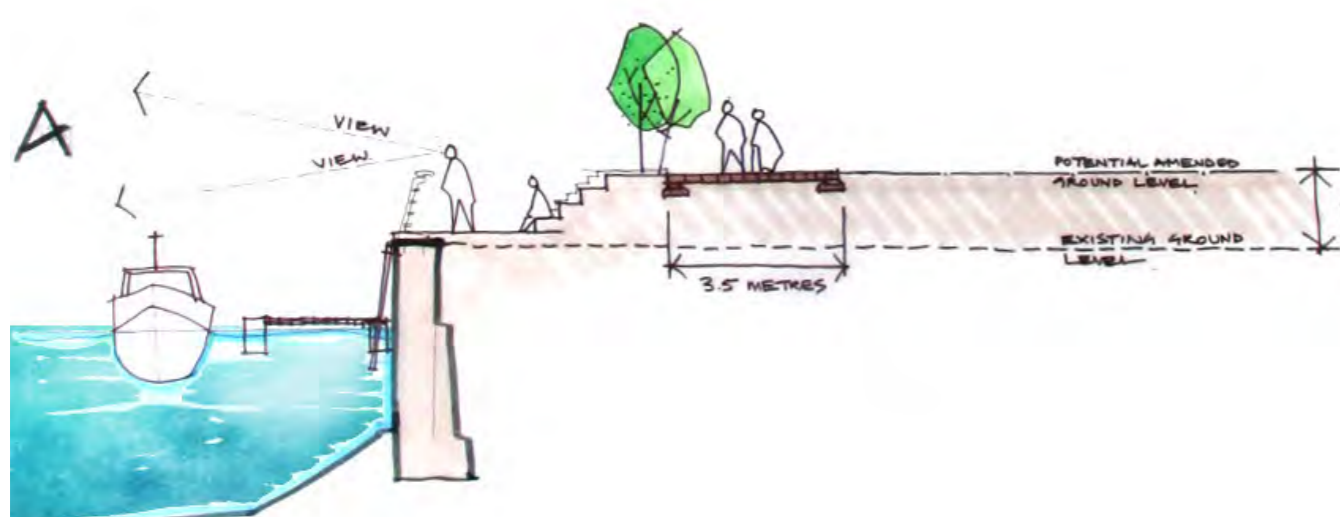


High quality hard and soft landscaping along river edge

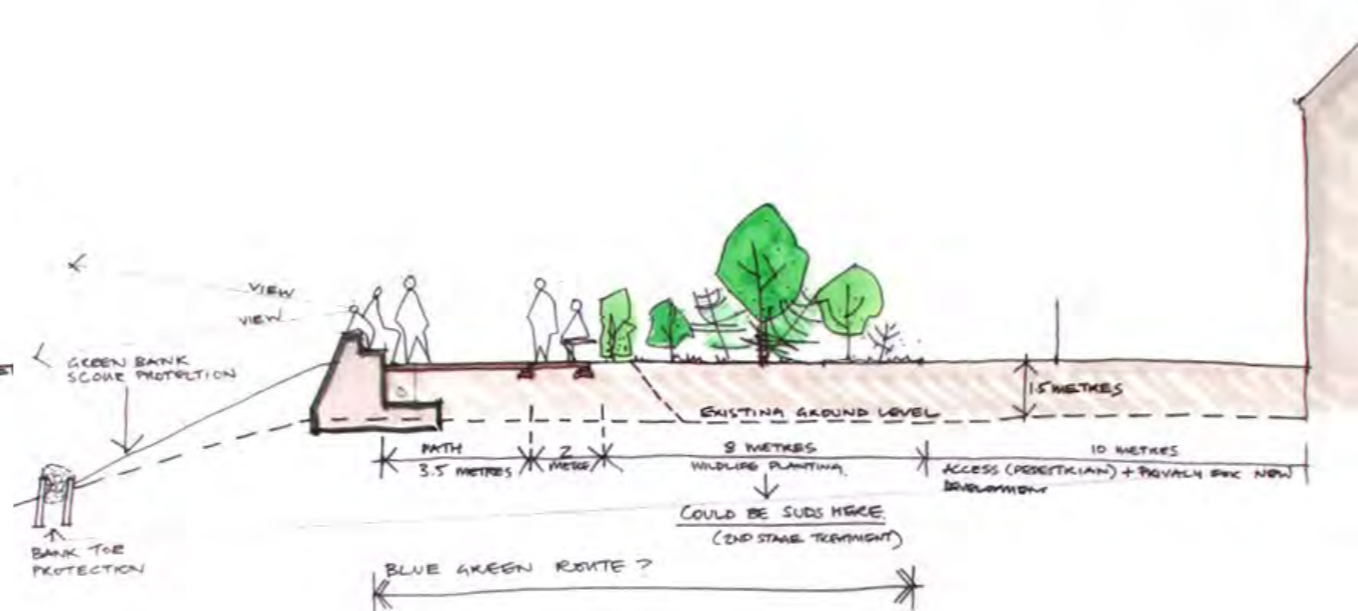


The Riverside Walkway could have different character areas dependent on location

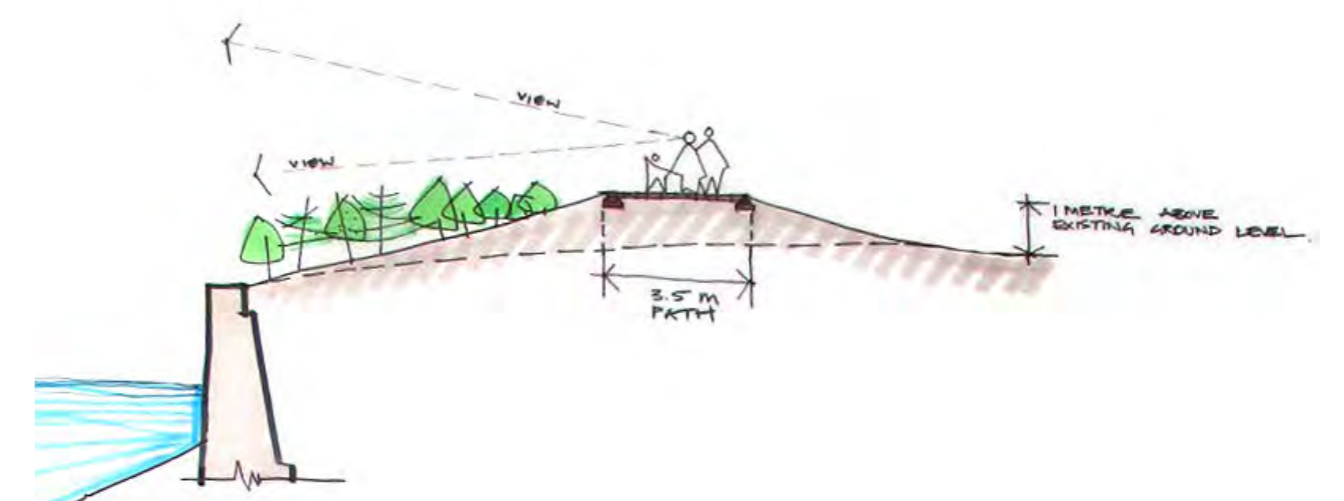
A: A busy, urban feel at the Basin



B: Located to provide privacy at new housing areas



C: Could link to heritage quayside structure, or include local wildlife planting



Aspiration and goals:

New development well integrated into the wider town centre with high quality, flexible public realm and views towards Dumbarton Rock framed by new streets

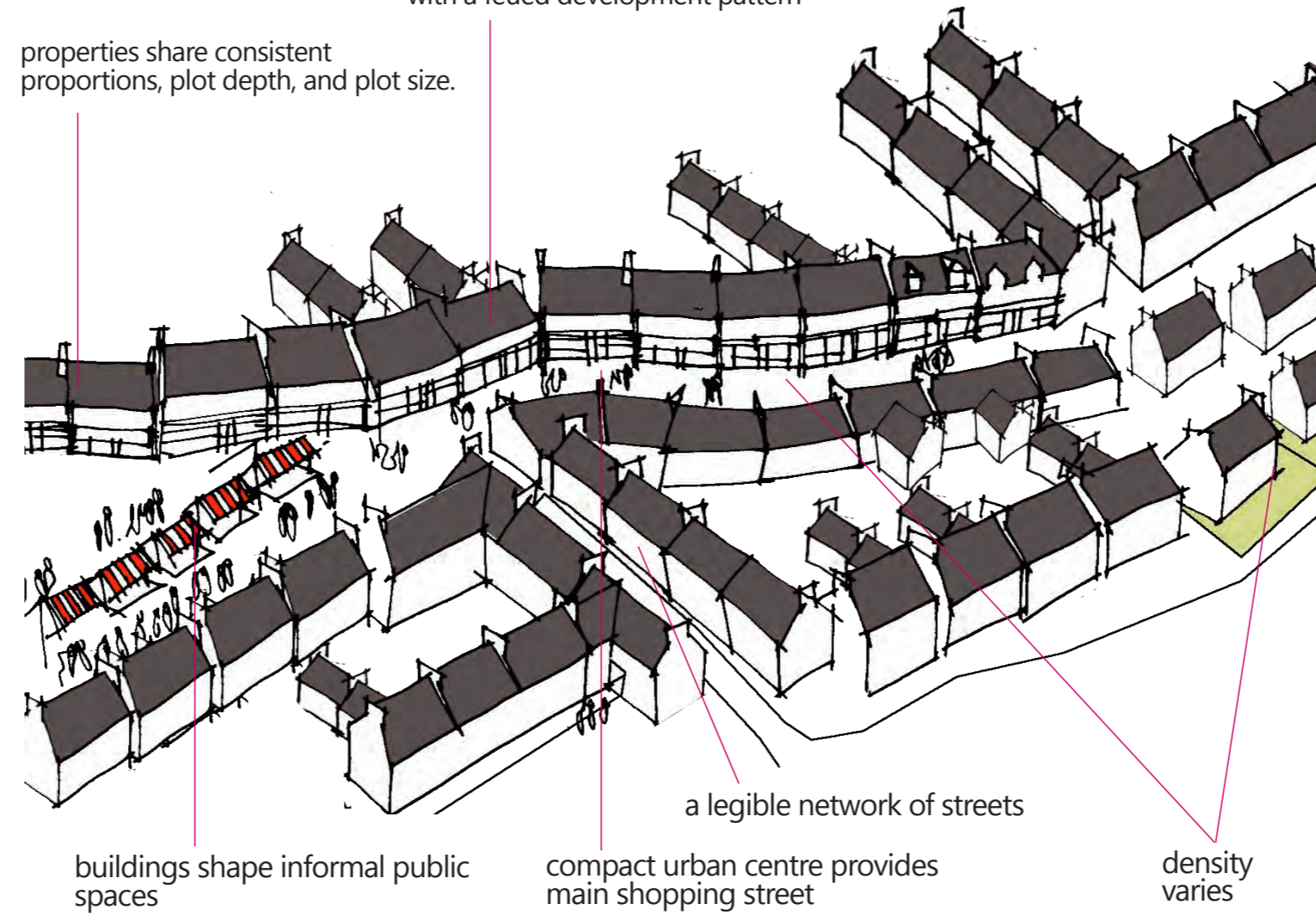
Key themes, ideas and propositions:

- Development has a traditional urban street form
- Mixed use - residential development and compatible town centre uses

traditional development patterns

older town

properties share consistent proportions, plot depth, and plot size.



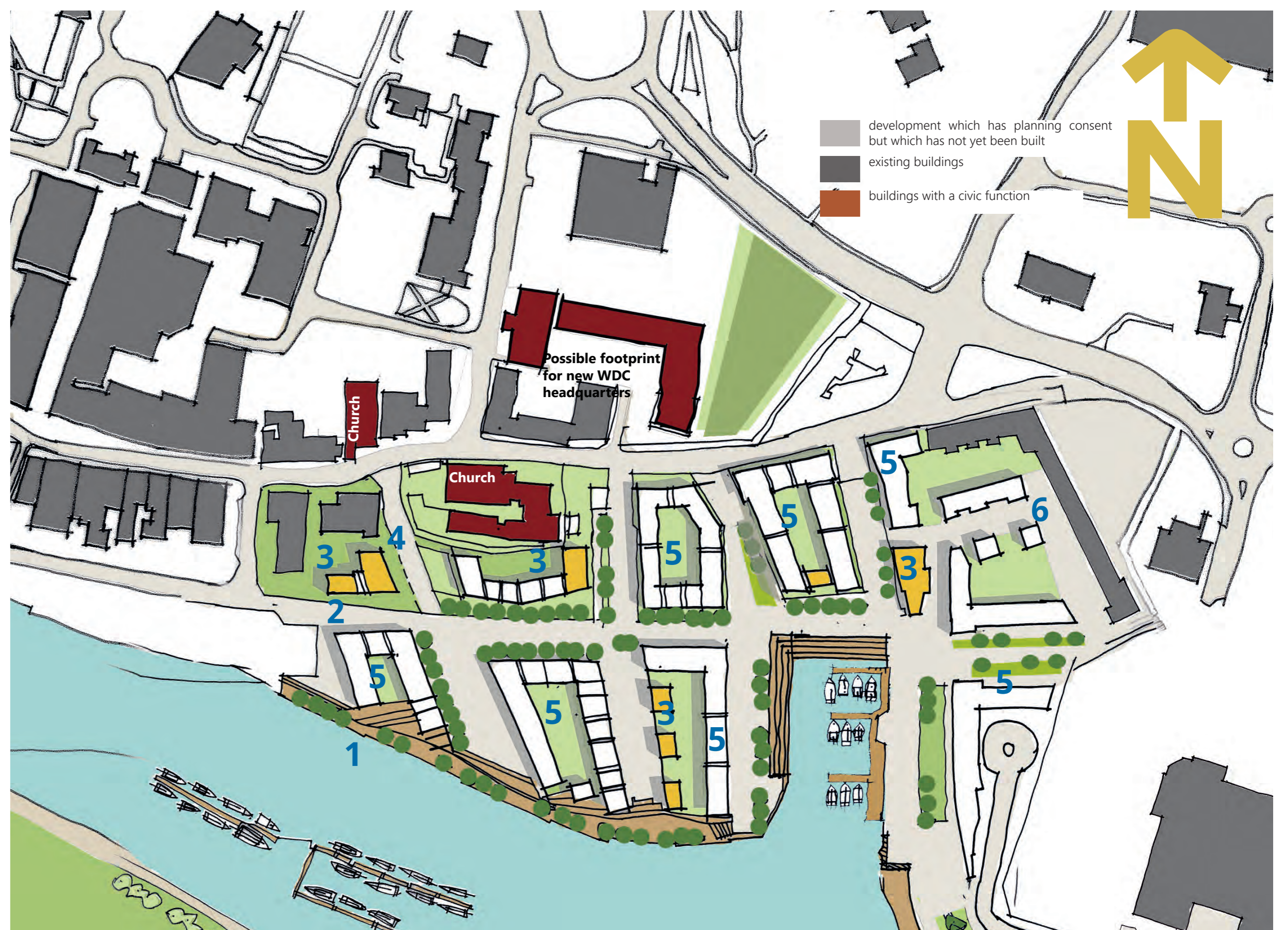
harbourside town



Option A: Basin development (Tower demolished)

Key

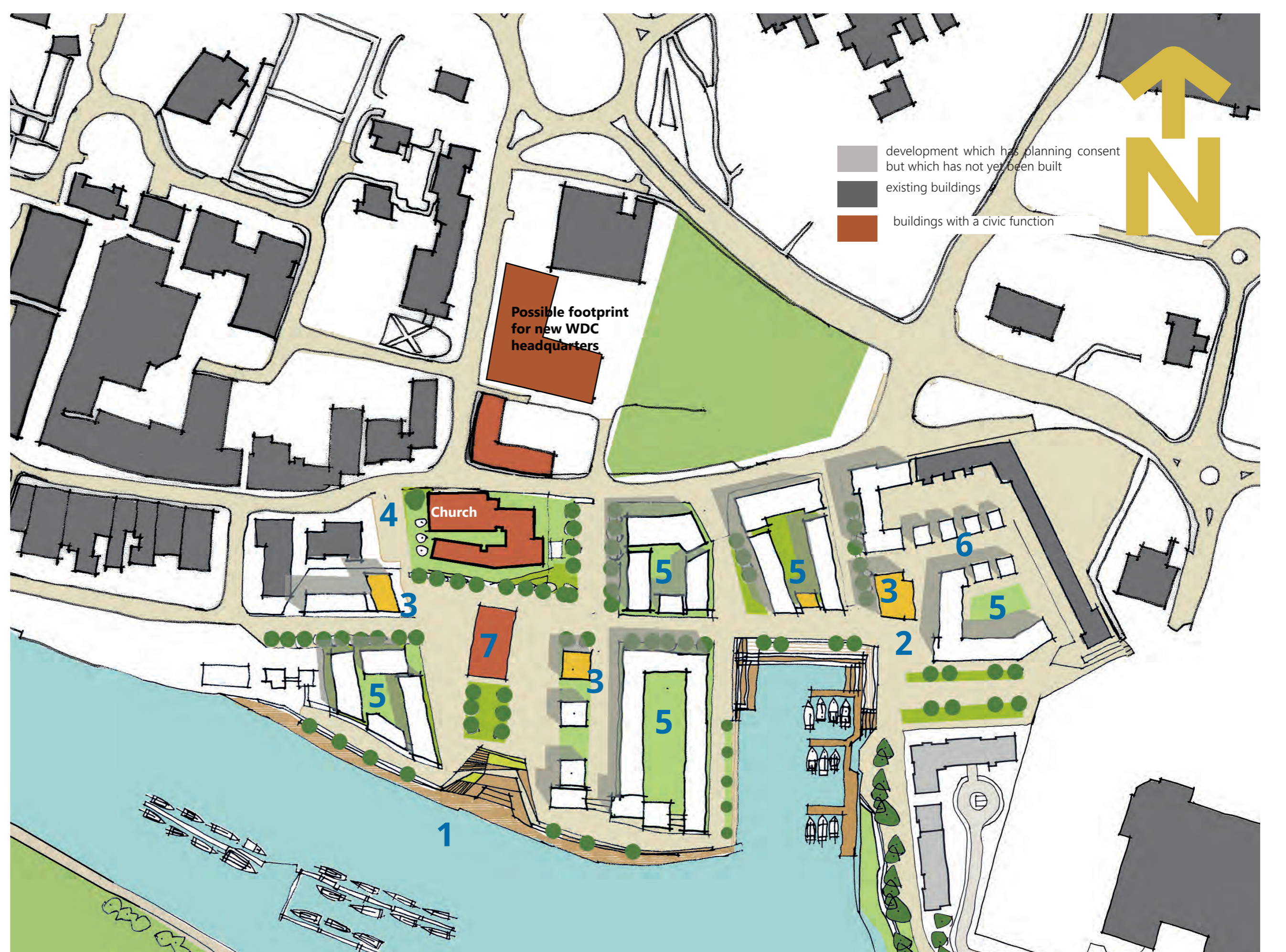
- 1 New homes face onto riverside walkway so that it is safe and overlooked
- 2 Access for pedestrians, cyclists and traffic from east to west
- 3 Some buildings with non housing uses - could be cafes, retail, offices
- 4 New access formed beside Riverside Parish Church
- 5 New residential development
- 6 Potential location for workshops



Option B: Basin development (Tower retained)

Key

- 1 New homes face onto riverside walkway so that it is safe and overlooked
- 2 Access for pedestrians, cyclists and traffic from east to west
- 3 Some buildings with non housing uses - could be cafes, retail, offices
- 4 New access formed beside Riverside Parish Church
- 5 New residential development
- 6 Potential location for workshops
- 7 Tower retained as focus for new development - with associated public realm and connection to Riverside Walkway





Potential for a busy waterfront



New views past church

Views across to Sandpoint and then Dumbarton Rock



Cafes and small scale retail or services



Aspiration and goals:

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

Key themes, ideas and propositions:

Better connections:

- An improved and direct route from Dumbarton East Station
- The Riverside Walkway could act as a green corridor, linked to other core paths in the area
- People would like to see a better path towards the climbing area at Dumbarton Rock
- Improved parking needed for visitors to the Rock
- There is potential to provide an arrival point for smaller boats

More visible:

- There is potential for a Visitor Centre located near the Rock, which could also provide facilities for the local community
- Long distance views up and down the River Clyde are important
- The location of any new development needs to be carefully considered in relation to the Rock, greenspace could be provided as a buffer

Option A: Stadium replaced by new development

Key

- 1 Waterfront development faces onto the proposed Riverside Walkway - there is potential for a mix of uses in this location
- 2 New residential development
- 3 Development steps back from main access road to provide approach to the Rock
- 4 There is the potential to locate a visitor centre at the bottom of the Rock - our illustration gives an indication of its general scale and massing but its location is not fixed and it could be located on another site beside the Rock
- 5 Improved public realm at the approach to the Rock - incorporating small areas of parking
- 6 Bowling Club
- 7 Pier Park entrance improved
- 8 Picnic area/landscape improvements at area used by climbers
- 9 Potential new arrival point for boats



Option B: Stadium retained

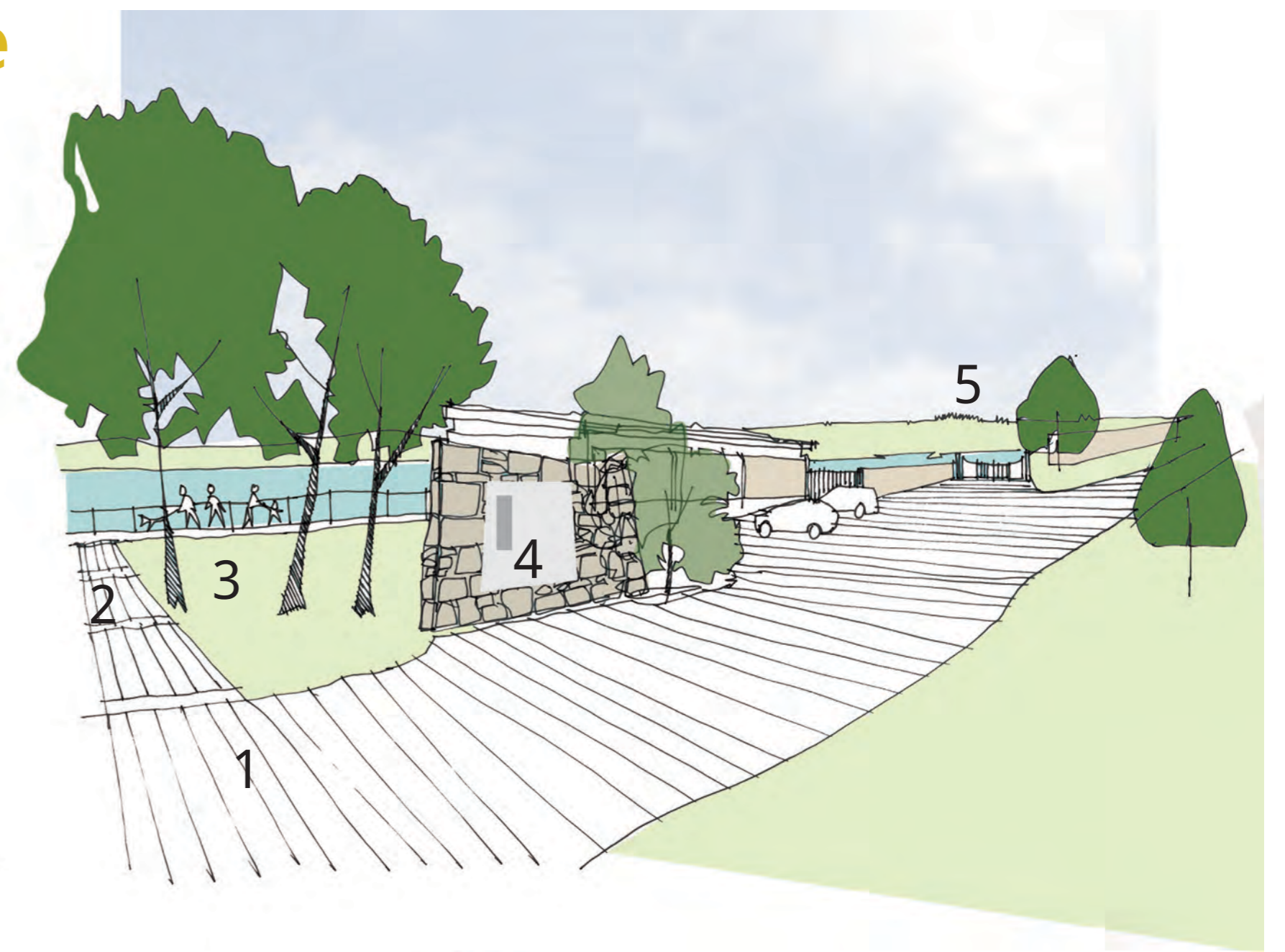
Key

- 1 Proposed new homes (previous planning application - not part of the charrette process)
- 2 There is the potential to locate a visitor centre at the bottom of the Rock - our illustration gives an indication of its general scale and massing but its location is not fixed and it could be located on another site beside the Rock
- 3 Improved public realm at the approach to the Rock - incorporating small areas of parking
- 4 Bowling Club
- 5 Pier Park entrance improved
- 6 Picnic area/landscape improvements at area used by climbers
- 7 Potential new arrival point for boats
- 8 Riverside path continues to Castle entrance and onward to coastal walk to east



Improved arrival at the Castle and Pier Park

- 1 High quality public realm
- 2 Improved access to walks at foreshore
- 3 Suitable planting - possibly for wildlife?
- 4 Less attractive existing features screened
- 5 Entrance to Pier Park improved



View along Castle Road

- 1 Formal planting to provide a suitable landscape setting for approach to the Rock
- 2 Possible location for Visitor Centre ?
- 3 Appropriately scaled new residential development
- 4 High quality public realm



Aerial perspective



- 5 Possible location for mixed use development ?
- 6 New Parkland setting for Rock

Aspiration and goals:

A key component in all river and waterside views towards the Rock, an opportunity to create an attractive and active water edge that gives access to the water itself, generating activity by boat users and the boat 'economy'.

Key themes, ideas and propositions:

- Remove wrecks from the water, and regulate river mooring
- Quaysides and pontoons – in multiple locations to encourage activity on the water
- Integrate mixed use development at Sandpoint
- Potential for lodges in parkland setting overlooking the Clyde

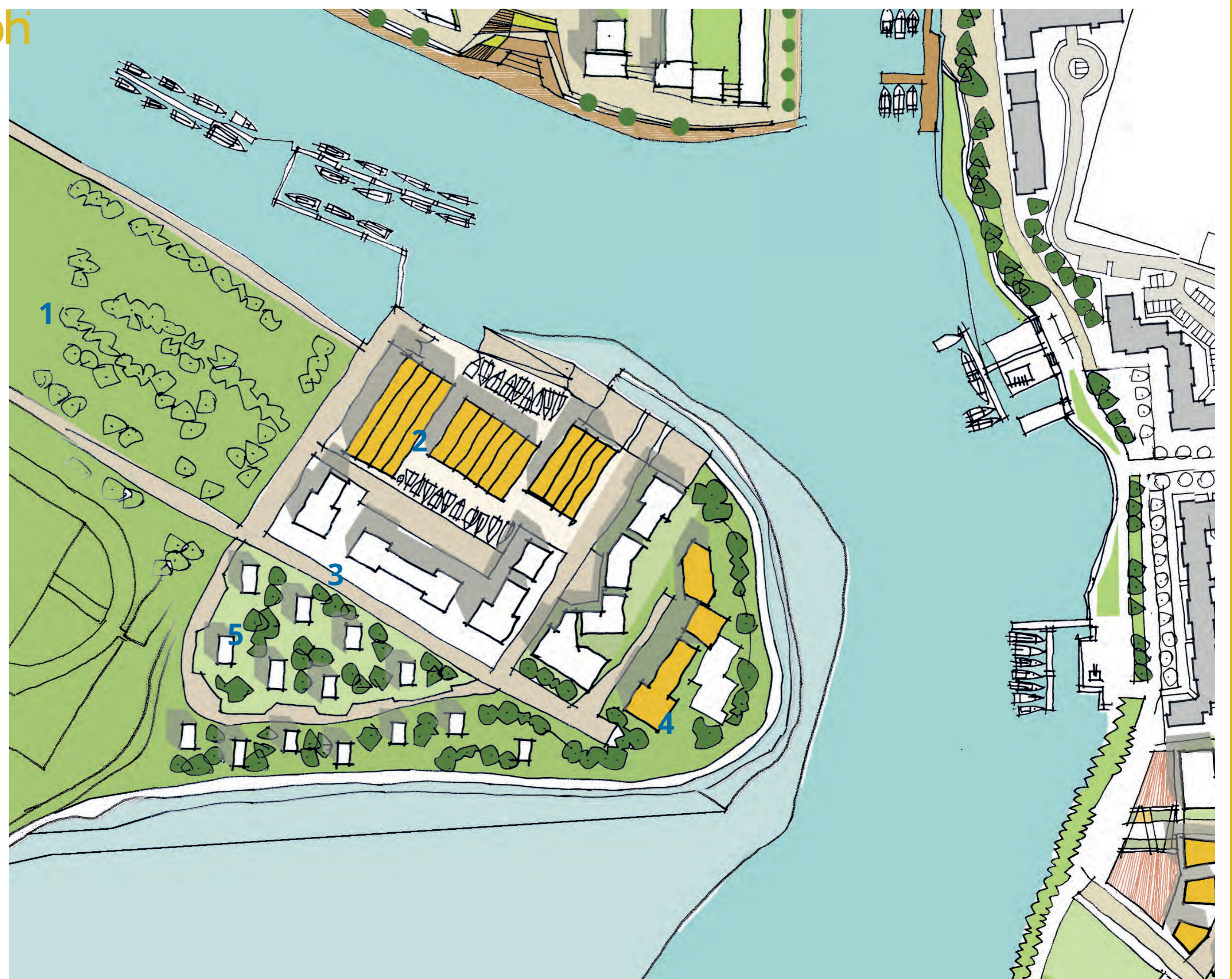


Examples of lodges from other, similar waterfront locations



marina and holiday/leisure provision at Portavadie Marina

GLbXdc]bhi



Key

- 1 Levingrove Park
- 2 Boatyard/marina
- 3 Residential development
- 4 Potential leisure destination
- 5 Lodges

Appendix C

Charrette Questionnaire and Feedback



What do you think?????

About you – we're keen to keep in touch with details of the ongoing charrette progress. If you would like to be contacted then please enter your details below:

Your name: _____

Address: _____

Email and/ or telephone: _____

1. Which day/s did you attend the charrette?

- at Dumbarton Football Club on 25th or 26th February
- at Dumbarton Burgh Hall Friday 27th February
- at Dumbarton Burgh Hall (exhibition day) on Saturday 28th February
- today only 26th March

2. Did you find the charrette enjoyable and did you get to put your ideas across? If so then do you feel these were listened to?

- Yes No Don't know

How could it be improved?

Turning to today:

3. Do you think that the work and presentation has addressed the issues raised about the Castle/Rock, Riverside and town centre areas?

- Yes No Don't know

4. Are there any issues or themes in the plans/drawings that are particularly important to you?

Is anything missing which you would have expected to see covered?

5. Is there anything on the exhibition proposals you would particularly support?

Yes No Don't know

If yes, please explain further

6. Is there anything within the exhibition proposals that gives you concern?

Yes No Don't know

If yes, please explain further

7. Would you consider participating in another planning and design charrette if the opportunity arose?

Yes No Don't know

8. Any other comments on the Charrette experience?

Feedback from Charrette Questionnaire

Proposals particularly supported
Cleaning up the river
Having more events/festivals during the year.
Inclusion of local peoples suggestions and ideas in developing proposals for the future of the area
Improving the Castle surrounds and upgrading Pier Park
Riverside walkway/ cycle path to town centre
Creation of a 'Rock Centre' and using this for educational purposes - talks etc. Promoting history/industrial history/geology/wildlife close to the foot of rock. Using the centre as an events venue.
Creating a pedestrian bridge across the River Leven
Opening up the 'Distillery Site' with mixed uses
'Gateway' - sculptures at roundabouts on the A82
The development of history supporting King Robert the Bruce
Cafes on riverside
Redevelopment of existing "waste" land
Mixed use redevelopment next to Riverside walkway
Linkages between various elements of proposals - walkways, museums, tourist attractions, heritage trails, possible housing, tidal basin and wider footbridge.
Boat trips from cruise ship areas at Greenock and further river transport
Improved bus parking for the Rock and Castle
Floodlighting of Dumbarton Bridge and Dumbarton Castle
Proposals which give concern
Concern about wader roosts on the Leven and possible disturbance from new pedestrian town centre links. The footpath needs to be set back from the river to minimise disturbance.
Mill and Still building - difficult to identify new uses for
Carvill/Vico sites - vulnerability to external influence
Concerned that cost will overcome and defeat an aspirational concept. Quality is paramount.
Footbridge proposal - very expensive option
The best position for bridge? From Sandpoint to Rock?
Sensitivity of construction/build period- impact on residents
Any development which puts further pressure on traffic on Glasgow Road, especially at Morrisons roundabout
Blocks of flats on football club land could block view of rock
Concern that limited social housing will be included – need this rather than high end housing
There seem to be lots of ideas just around the river and not job's and history???
Relocation of the football stadium
Possible obstruction from existing landowners
Quality and quantity of development on Sandpoint
Other ideas and suggestions about what should happen in the area
Keep accessibility on foot in mind. Long treks from car parks are proving a disadvantage for elderly citizens. e.g. Helensburgh - difficult to park yet many improvements have been made.
Consider use of abandoned EU Church on Glasgow Road
A detailed timeline for implementation is required
The upper floor of the French Prison should be used as an 'Auld Alliance' museum with local volunteers. No such specialised museum seems to exist in Scotland and Dumbarton has very strong connections to France (Mary Q of S & 14,000 Scots left from Dumbarton to fight for France in 100 years war
Improvements at Dumbarton East Railway Station

Encouraged local pubs to offer smoking areas to the rear of their premises.
Old paddling pool at Levensgrove could be cleaned up and access to the shore should be improved
All the community need to feel included – provide reasonably priced housing/cheap water taxis/social housing
The charrette process has been good and more similar events should be opened to the people of Dumbarton
Bridge from Sandpoint, linking up Levensgrove Park with castle
Demolish old distillery buildings
There should be an emphasis on sustainability - top quality building and structures /renewable energy/ microgeneration of solar and hydro
Promotional opportunities for big local events, e.g. Pipe Band Championships Shuttle bus to castle, promotional price On fireworks night need better parking at Levensgrove Access along Clydeshire Road to the park gates needs widening to allow residents to park and give access to the shore and the park
Hotels and leisure facilities should be provided in Dumbarton to act as a destination. They should not be exclusive to tourists. Offer leisure club memberships to locals and it could be a town centre draw. Currently people leave Dumbarton for these types of facilities.
Wayfinding: signage drawing people off the A82 to Dumbarton needs to be provided
Publicise what's available in Dumbarton - skatepark used only by locals but could be an attraction. Picture house: could start small with weekend showings. Currently people go to Clydebank/Glasgow.
Additional comments
Coach companies are not enjoying bringing their tourists to the castle due to the lack of parking facilities
The area desperately needs investment to maximise tourist/visitor opportunities and stimulate regeneration. Please don't let this be a good idea unfulfilled.
Consideration to a water bus across Clyde to Greenock
Very impressed with the project and proposals and has been a great way to involve the community in proposals for the area
Keep the Mill and Still as an iconic building
If football stadium moves, more parkland should be provided at front of the Rock and parking just beyond that
Develop further walkways to bring people to the area and market Dumbarton as the gateway to the Highlands. This valley of King Robert the Bruce.
Plans to 'regenerate' Dumbarton have come and gone over the years. This is a once in a lifetime opportunity. There is enormous potential for economic and environmental improvements and the optimism generated by this event needs to be sustained with positive results.
The strip of land opposite the houses on Castle Road could be a walkway from Victoria Street to the Castle, sectioned historically. Local traders, Artizans and exhibitions would set up (at appropriate historic sections) in the busy tourist season. The walkway could be divided by sturdy permanent (metal) painted/etched signs, announcing each epoch. CCTV necessary and probably locked entrances to protect the infrastructure. Rain cover stalls could be left locked in a container for business hires. The Strathleven Artizans and Lomond Archers would be a colourful presence - providing hands on experiences of appropriate artefacts, plus photos for visitors in costume, on the Bruce Throne and even on their famously robed Clydesdale War-Horse! Everything would be there, and hopefully would make Dumbarton internationally famous as the fun, exciting walkway to the oldest fortified rock/castle in Europe!
The concept is unique and a once in a lifetime opportunity to make a massive impact to the town and castle.

Appendix D

Summary Market Report



Dumbarton Rock Charrette: Development Market Report

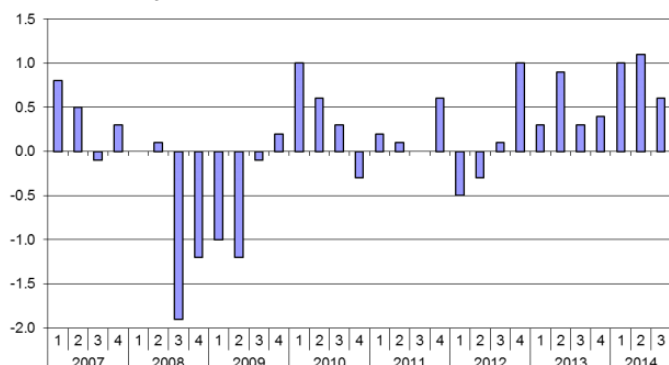
Introduction

1. West Dunbartonshire Council, supported by The Scottish Government and Historic Scotland, held a design charrette in Dumbarton during February 2015. The charrette invited people to contribute to helping review and promote the future of the Rock and Castle area.
2. Ryden's property consultants attended a briefing and planning session during the charrette, and subsequently spoke with landowners active in the area on a one-to-one basis. This report summarises the findings of that development market consultancy work. It provides:
 - a brief market context
 - short to medium term market interest
 - long term market potential

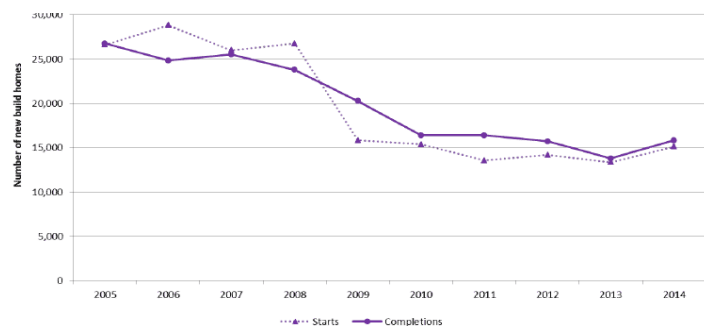
Market Context

3. Scotland's economy has been growing since 2012 (see chart), encouraging a steady recovery of the housing development market since 2013 and re-invigorating the commercial property development market since 2013/14.

GDP Quarterly Growth Rates 2007 - 2014 Q3



4. Housing market recovery and growth currently has a very narrow focus. House-builders favour readily developable sites in proven market areas, almost exclusively for estate housing. Flatted development is happening only in Edinburgh, Aberdeen and niche urban sectors such as student, retirement and affordable housing. The upturn in new house-building in Scotland is very modest to date (see chart).



5. Dumbarton has been successful in attracting three major house-builders and one RSL to Lomondgate on the south side of the town, while Turnberry Homes has been active and has two further site opportunities within the charrette study area. The study area also contains future potential housing development sites at Dumbarton FC and Sandpoint Marina.
6. Commercial development demand is also narrowly-focused upon prime market areas. Major new office, retail and leisure developments are underway in Glasgow, Edinburgh and Aberdeen city centres, and also at the major regional shopping malls such as Braehead and Silverburn. Elsewhere, development activity in non-city locations is occupier-led; ie. there is a requirement for developments to be pre-let to committed tenants rather than speculative. The active occupiers underpinning these developments are discount retailers, convenience stores operated by major food retailers, hotels and other leisure uses such as cafes and restaurants. Within Dumbarton, Lomondgate has also attracted hotel and leisure investment (Premier Inn and Costa Coffee respectively).

Market Interest

7. Current landowner aspirations for the charrette area reflect these prevailing market conditions. Following a protracted downturn in the aftermath of the 2008/09 recession, market demand has re-emerged locally for a mix of uses which is appropriate to Dumbarton's position as a large town in Central Scotland. Investment in Dumbarton at Lomondgate has helped to demonstrate market potential at an early stage in the recovery. Demand in Dumbarton is typically for estate housing and for occupier-led retail and commercial uses.
8. Landowners and developers recognise the ethos behind the charrette process in terms of community engagement and the potential to build upon local social capital. Each landowner is currently progressing live proposals which they view as now having some traction; in some cases after a number of abortive attempts to marry planning and market requirements. Some proposals are now near-market with the potential to be implemented soon, while others are likely to be longer term. The charrette helps landowners to an extent help by endorsing their broad proposals, but must also recognise the requirement for some flexibility where site proposals are complex in terms of markets, land use, timing, planning and technical and statutory considerations. Taking a site-by-site approach:
 - a. Sandpoint Marina is currently investing in a riverside walkway which will also act as a sea defence. The proposed new LDP housing allocation of 4 hectares will underpin this investment and will allow the landowner to engage with the development market.

- b. Rubicon / Vico is progressing a live retailer interest in their Castle Street site. The proposal will be food retailing-led with an element of non-food retailing. The proposals will be occupier-led and offer new commercial buildings on either side of a car park. The site has a history of retail planning consents and occupier discussions. The proposals can contribute active frontage to Castle Street and pedestrian linkages between St James Retail Park, the town centre, the basin and the riverside.
- c. Dumbarton Football Club is considering the option to relocate its stadium within Dumbarton. The riverside regeneration proposals would eventually lead to it being landlocked by housing and presenting a barrier to the walkway, Rock and Caste. There is no intermediate option for the Club, which will either implement its existing small consents for flats and housing, or relocate and seek to sell the current site for housing to help cross-fund development at the new site.
- d. Turnberry Homes minded-to-grant planning consent subject to Section 75 at the former Allied Domecq site should be activated within the next few months. The site will accommodate 234 houses, provide green connections to the town centre and to the east and deliver 1.6 hectares of river front land to the Council. The final phase of Turnberry's existing development - to form the avenue and riverside housing at Castle Quay - is adversely affected by market and funding conditions for flatted development, and is therefore a medium term opportunity, potentially for an intermediate scheme blending flats and houses and helping to deliver the walkway.
- e. The former Carvill site is currently being prepared for marketing and the Council will take a close interest in progress with this initiative.

Market Potential

9. The emerging Anderson Bell Christie charrette masterplan re-states the ambition to create a high quality, mixed-use (residential-led) Dumbarton riverside location with an urban grain and a network of public spaces and routes
10. The gap between current market interest and longer term market aspiration confirms that carefully-phased regeneration is required across the charrette area. The objective should be to capture current interest where this does not prejudice long term potential. The long and short terms are not incompatible, but the more urban and mixed-use elements of the riverside are not deliverable in the current market. Specific areas for consideration are:-
 - a. funding of **public infrastructure** - particularly the riverside walkway and green areas/ linear park / connections - in a market where funders will not lend money to developers for these types of works, meaning developers must fund early investment themselves; and related to this, the scale, apportionment and phasing of public infrastructure around and across the charrette area; it is understood that the Council is already progressing initiatives around public infrastructure here;

- b. **commercial development format**; current, occupier-led market interest favours stand-alone, generally single-storey and/or mono-use, commercial developments in branded formats, which may challenge the longer term desired mixing of uses demonstrated in earlier regeneration work, the 2014 revised urban strategy and in the emerging charrette masterplan;
- c. **housing mix / density**; the flatted development sector remains weak, indicating that phasing should work towards and enclose frontage/corner sites for medium to long term development, and consider carefully the requirement for density at intermediate sites away from these locations; generally speaking, developers recognise this medium to long term potential to create density and value and would also wish to preserve the opportunity where possible within the overall masterplan;
- d. **market momentum**; the development markets in many towns of Dumbarton's size are still dormant following the 2008/09 crash; it is crucial therefore to maintain the momentum that the town has built through the successful Lomondgate, current and pending town centre investments - including the Council's planned relocation - and the live interests in riverside sites; again this will mean capturing investment which can support the long term ambitions for the charrette area.

Ryden LLP

April 2015

Appendix E

Summary Ecology Report





Dumbarton Castle Charrette

Ecological Appraisal

Produced for Anderson, Bell + Christie

By Applied Ecology Ltd

April 2015

Document Control:

Version	Date	Version Details	Prepared by	Checked by	Approved by
0.1	25 February 2015	First draft	RAH/RJH		
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Project number: AELSC0057
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Executive Summary

- Applied Ecology Ltd was commissioned to provide specialist ecological support for a planning charrette in relation to the redevelopment of Dumbarton Rock and Castle.
- A rapid walkover survey and data search was undertaken and a number of ecological character areas were identified.
- The site has limited intrinsic ecological value, with the exception of the Rock and Castle themselves, and the River Leven.
- The primary biodiversity consideration for the site is the adjacent Inner Clyde Special Protection Area (SPA), the proximity of which will require any proposals within the site to be subject to a Habitats Regulations Assessment (HRA) and for it to be demonstrated that there will be no effect on the integrity of the bird populations for which this site has been designated.
- A number of biodiversity-related opportunities exist for the site, including more detailed examination of the less accessible plant communities, the potential for bats to be using (or encouraged to use) some of the buildings within the Castle complex and improving access to the bird watching resource of the inter-tidal area. These opportunities need to be managed carefully so that there is no net deterioration in the quality and abundance of the site's wildlife interest.
- The relative biodiversity isolation of the Rock and Castle could be significantly improved using green infrastructure. Landscaping options for the site should seek to maximise the use of native species with specific biodiversity value, and be maintained in such a way as to ensure long-term benefits.



1 Introduction

- 1.1 In January 2015, Applied Ecology Ltd (AEL) was appointed by Anderson, Bell + Christie Ltd to provide ecological support for a planning charrette for the area around Dumbarton Rock and Castle, in Dumbarton, West Dunbartonshire. A map showing the location of the charrette area is provided in **Figure 1.1**.
- 1.2 The purpose of the charrette was to involve all parties with an interest in the area in the formulation of redevelopment priorities for the site. More specifically, the charrette process was aiming to:
 - develop a long-term vision for Dumbarton Rock and Castle and its immediate environs, which would be shared by the majority of the site’s stakeholders;
 - identify what benefits the development of the Rock and Castle as a visitor destination would bring to Dumbarton;
 - determine how the tourism, cultural and built and natural heritage assets of the site could be maximised to make Dumbarton an attractive place in which to live and work, as well as to visit;
 - derive a clear masterplan and action plan for implementing the charrette outputs into a long-term development strategy for the area.
- 1.3 A number of specialist advisers were appointed to assist with the charrette process, including architects and landscape architects, engineers, cultural heritage and tourism specialists, with AEL providing advice regarding the biodiversity opportunities and constraints that the site presents.
- 1.4 This report provides a summary of the ecological appraisal carried out for the Dumbarton Rock and Castle charrette, including a broad description of the site’s biodiversity interest and the main natural heritage considerations pertinent to its redevelopment.
- 1.5 The charrette itself was carried out 25-28 February 2015, and 26 March 2015, at Dumbarton Football Club. A short presentation was made at the charrette by AEL, based on the content of this report.



Dumbarton Castle

Site Location



Figure 1.1

Map Scale @ A4: 1:25,000

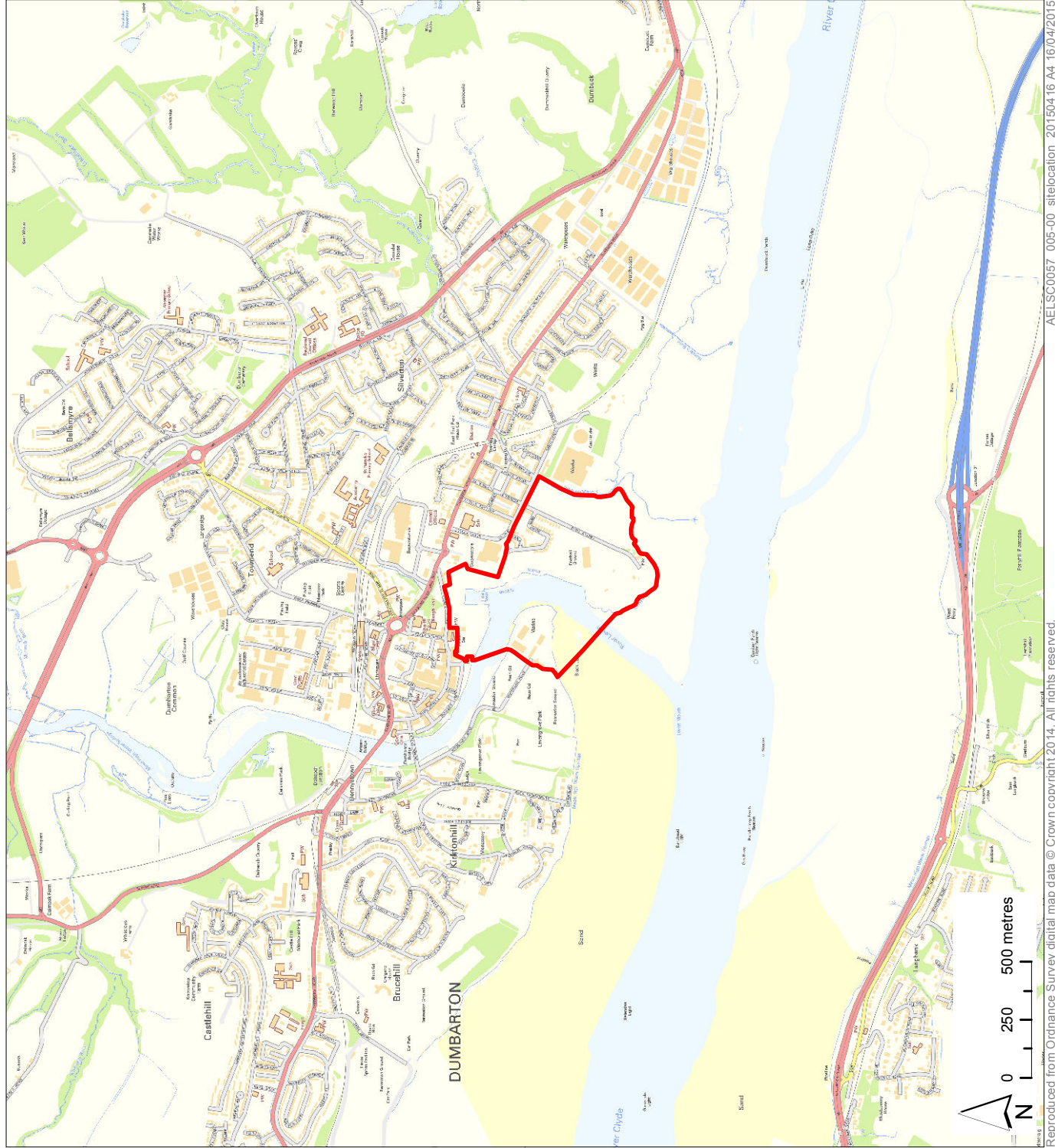
Surveyed by: -

Survey date: -

Drawn by: RAH

Checked by: RJH

Status: Final



2 Site Appraisal

Methodology

Sites designated for nature conservation

- 2.1 Details of nearby statutory and non-statutory sites designated for nature conservation were obtained from the SNHi and West Dunbartonshire Council website, and plotted in a Geographical Information System (GIS).

Pre-existing data records

- 2.2 Pre-existing data records were requested from the Glasgow Museums Service for the site and its environs.
- 2.3 A number of records were subsequently supplied (327), and were reduced to those dated within the last 10 years and pertaining to legally protected species or species of particular nature conservation interest.

Habitats

- 2.4 A walkover survey of the study area was undertaken on 18 February 2015. The purpose of the survey was to describe the general character of the habitats within the site, and to that end a crude-scale rapid Phase 1 Habitat Survey¹ was carried out (based on JNCC, 1993)¹. Mapped habitats were subsequently digitised using GIS.
- 2.5 The standard Phase 1 methodology was modified to include consideration of the potential for protected/Biodiversity Action Plan (BAP) faunal species to be present, based on habitat type, extent, condition and connectivity.

Results

Sites designated for nature conservation

- 2.6 A map showing the location of sites with statutory and non-statutory nature conservation designations within 2 km of the charrette area, and sites listed on the Ancient Woodland Inventory is provided in **Figure 2.1**. Non-statutory sites (LNCSs²) are shown if any part of their boundary fell within 2 km of the site; there are a number of other sites within the map view extent that are not shown because they do not overlap the 2 km buffer.
- 2.7 The charrette area includes Dumbarton Rock SSSI³. This is a geological SSSI and therefore outwith the remit of this report.

¹ **JNCC (1993)** *Handbook for Phase 1 Habitat Survey: a technique for environmental audit*. JNCC, Peterborough. Revised reprint, 2010.

² LNCS: Local Nature Conservation Site: the designation given by West Dunbartonshire Council to its network of non-statutory Council-level sites of nature conservation importance that do not yet meet the criteria required for designation as SSSI.

³ SSSI: Site of Special Scientific Interest (a national-level statutory nature conservation designation).



- 2.8 Immediately adjacent to the site and included within it at its western edge, is the Inner Clyde SPA⁴, Ramsar site⁵ and SSSI. The SPA has been designated for its over-wintering population of redshank. The implications of this designation are considered in **Section 3**.
- 2.9 In terms of non-statutory designations, the River Leven Corridor LNCS flows through the centre of the site. This area is designated because it provides a riparian wildlife corridor through the urban area of Dumbarton, and links the coast with the higher ground further inland.

Pre-existing data records

- 2.10 Of the 201 records supplied by GMS and dated from 2004 or later, 118 were of bird species recorded on the Inner Clyde SPA or the River Leven, reflecting the relative importance of these areas for birds. A further 59 records were of invertebrate species recorded at Oxhill Place in Dumbarton. The remaining records included:
- 16 records of moths and butterflies throughout Dumbarton;
 - two records of greenshank from Gruggies Burn;
 - a great knot⁶ and an osprey listed as being in “Dumbarton”;
 - a willow warbler recorded at Asda, Dumbarton;
 - bramblings recorded in Boghead Road and Brookfauld Gardens;
 - a collared dove recorded in Levensgrove Park;
 - a waxwing recorded in Risk Street.

Habitat characterisation survey

- 2.11 A summary habitat map of the charrette area is provided in **Figure 2.2**. Additional site photographs are provided in **Figure 2.3**.
- 2.12 Seven broad biodiversity character areas were identified.

Area 1: The Castle and Rock

- 2.13 The Castle and Rock area supports a fine scale mosaic of semi-improved neutral and acid grassland (red fescue *Festuca rubra*, cock’s-foot *Dactylis glomerata*, Yorkshire fog *Holcus lanatus*, and ribwort plantain *Plantago lanceolata*, with sheep’s fescue *Festuca ovina* characteristic of more acid areas), dense woody scrub (dominated by sycamore *Acer pseudoplatanus* and elder *Sambucus nigra*) and bare exposed rock, with occasional patches of heather *Calluna vulgaris* and bracken *Pteridium aquilinum* mainly distributed according to slope and soil depth. The cliffs are impressive with potential for a range of nesting bird and bryophyte interest. Scrub dominated the flatter areas, together with sprawling ivy *Hedera helix* and patches of Alexanders *Smyrniololus atrium*.

⁴ SPA: Special Protection Area, an area designated under the EC Birds Directive as being internationally important for birds.

⁵ Ramsar Site: internationally important wetland areas designated by the Convention on Wetlands of International Importance which was held in Ramsar, Iran, in the 1970s.

⁶ AEL consider this record to be an error, as there are only three records for great knot in the whole of the UK, and none in West Dunbartonshire. It is likely to be a data entry error, and should simply be “knot”.



Area 2: The Bowls Club and the amenity river frontage

- 2.14 Species-poor and regularly mown amenity grassland. This area had low intrinsic ecological value.

Area 3: The football ground

- 2.15 The football ground was dominated by its amenity sport grassland and surrounding hard standing. However, there were fringes of infrequently mown species-poor semi-improved grassland, and an area of young silver birch *Betula pendula* woodland along the northern boundary.

Area 4: Areas of new housing development

- 2.16 These areas were not surveyed, being private residences and gardens.

Area 5: Cleared development sites

- 2.17 Two types of ground cleared in readiness for development were identified. The first was in the east of the charrette area where development plots typically supported a mosaic of poor semi-improved grassland and ephemeral vegetation, with substantial willow *Salix* spp., silver birch *Betula pendula* and buddleja *Buddleja davidii* woody scrub. The grassland and ephemeral vegetation here supported species such as creeping bent *Agrostis stolonifera*, Yorkshire fog *Holcus lanatus*, ribwort plantain *Plantago lanceolata*, tufted hair-grass *Deschampsia cespitosa*, cock's-foot *Dactylis glomerata*, tall fescue *Festuca arundinacea* and soft-rush *Juncus effusus*. There was evidence of rabbit grazing.
- 2.18 In the more westerly sections of the study area, the cleared development sites were dominated mainly by sparse ephemeral vegetation with species such as creeping bent, selfheal *Prunella vulgaris* and annual meadow-grass *Poa annua*, together with frequent saplings of buddleja and species of willow, and locally abundant mature scrub, tall ruderal and species-poor semi-improved grassland. There was abundant dumped cut woody material of mainly x *Cupressocyparis leylandii*.

Area 6: The boatyard

- 2.19 The boatyard area was primarily buildings and areas of hard standing, with occasional patches of species-poor semi-improved grassland. This area generally had low intrinsic ecological value.






Area 7: The River Leven

- 2.20 The tidal estuary of the River Leven is a dominant feature of the site, well-used by water birds, and known to support otter.



Dumbarton Castle

Designated Sites

-  charrette boundary
-  SPA
-  Ramsar site
-  SSSI
-  LNCS

Ancient woodland:




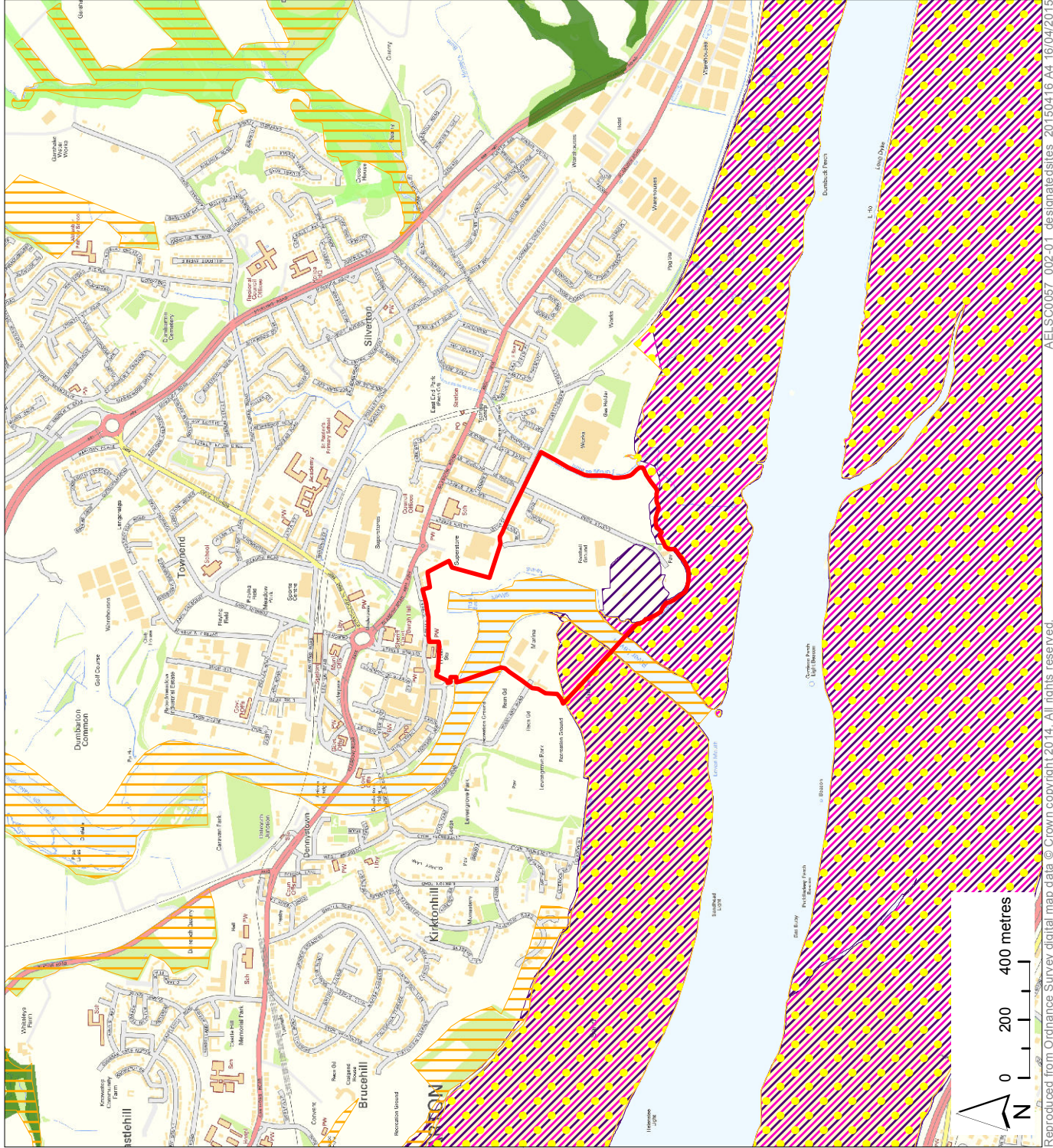
-  Ancient (semi-natural origin)
-  Long-Established plantation origin)
-  Other (on Roy map)

Figure 2.1

Map Scale @ A4: 1:20,000

Surveyed by: -
Survey date: -
Drawn by: RAH
Checked by: RJH
Status: Final



Dumbarton Castle

Habitat Map

charrette boundary

Habitats:

- broad-leaved semi-natural woodland
- dense scrub
- poor semi-improved neutral grassland
- ephemeral/short perennial
- poor semi-improved grassland/ESP mosaic
- exposed rock/grassland mosaics
- woody scrub/steep rock faces
- semi-improved neutral and acid grassland/exposed rock
- amenity grassland
- tall ruderal
- introduced shrubs
- bare ground
- river/estuary and inter-tidal mud
- hard standing
- buildings
- housing estate
- individual tree (indicative location)
- scattered heather
- scattered scrub

Figure 2.2

Map Scale @ A4: 1:6,000

Surveyed by: RJH

Survey date: 18 February 2015

Drawn by: RAH

Checked by: RJH

Status: Final

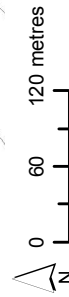
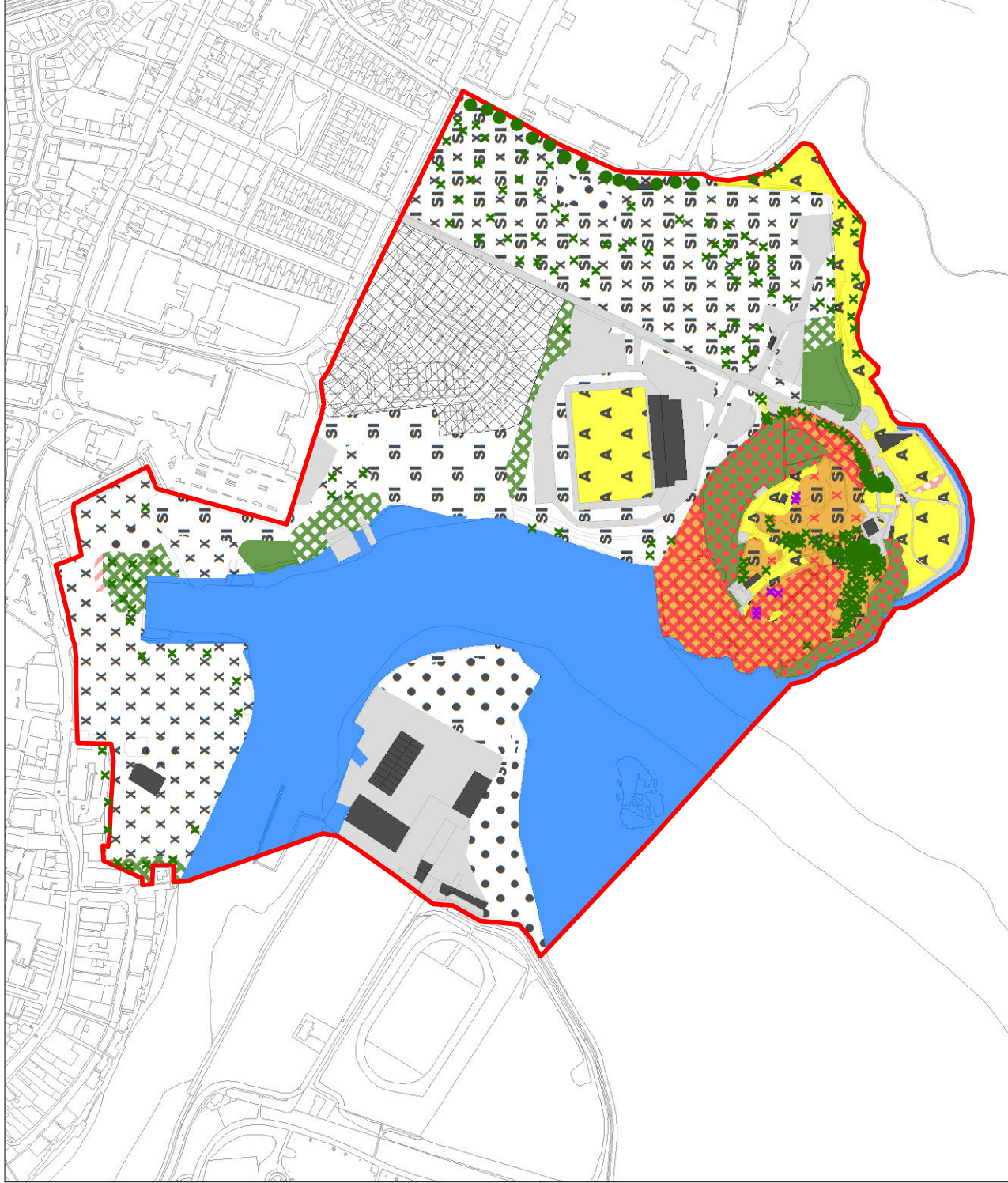
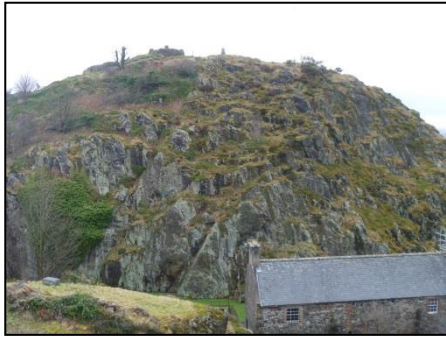


Figure 2.3: A selection of site photographs.



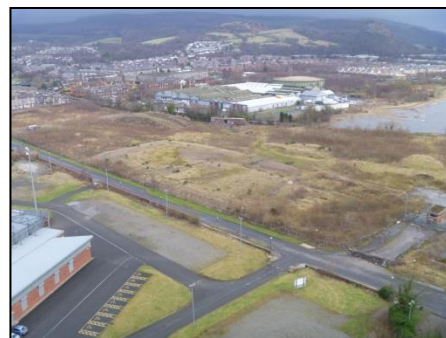
(a) The Castle Rock



(b) River frontage



(c) Football ground



(d) Cleared development area



(e) Boatyard



(f) River Leven



(g) Cleared waste ground



3 Discussion

Site opportunities

- 3.1 The most ecologically diverse and interesting part of the site is the Rock and Castle area itself, supporting a range of grassland types including evidence of remnant heathland/acid grassland communities, and opportunities for nesting birds. The presence of older buildings with pitched, slate roofs means that bats may also roost here, with good foraging opportunities for these species presented by the variety of woodland, aquatic and wasteland habitats in the near vicinity. The Rock itself is already a geological SSSI, but it is possible that its inaccessible areas might support notable or interesting plant communities, particularly bryophytes.
- 3.2 However, much of the remainder of the site currently has limited intrinsic ecological value, but because of this its redevelopment presents opportunities for measures which will increase its biodiversity value, through the creation of semi-natural habitats, and the connecting of these with other greenspace areas nearby. Green infrastructure principles, preferably utilising native species, can significantly increase the potential biodiversity value of an urban site, as long as there is sufficient provision for its long-term management and maintenance.
- 3.3 Immediately off-site, the main biodiversity value of the Dumbarton Rock and Castle site is the Inner Clyde SPA and Ramsar site. The whole of the Inner Clyde Estuary is important for a range of wintering waterbirds, and the qualifying species for the European designation is redshank *Tringa tetanus*.
- 3.4 The Inner Clyde Estuary provides over-wintering habitat for around 1,740 redshank (Harding, 2008). This represents approximately 1.5 % of the Eastern Atlantic population of the species, and is one of the highest recorded densities of winter populations of redshank in the UK.
- 3.5 Redshank is a species that typically breeds in wet grassland and coastal saltmarshes, but in winter it tends to be more coastal in its distribution and can be found almost anywhere that has suitable feeding habitat along the coast. The birds feed on intertidal macro-invertebrates, and therefore their preferential habitat is inter-tidal mud, and occasionally flooded grassland areas.
- 3.6 The redshank do not use all areas of the Inner Clyde equally, neither within a single tidal sequence, nor within a winter season. The spatial distribution of foraging habitat clearly varies with the tide as well as geographically, and there are preferential roosting areas. The stretch of saltmarsh between Milton Island and the mouth of the river Leven, including the area in front of the Rock and Castle, is one of the principal roost sites for the redshank and where particularly high numbers of birds (including other wading bird species) are regularly recorded.
- 3.7 There is therefore an opportunity to encourage greater numbers of people to witness and appreciate this bird spectacle, which is notable at a European level. This includes people local to Dumbarton, as well as visitors to the site. However, this would need to be executed in a manner which did not disturb the birds and hence diminish the attraction



itself. Consideration of the legal implications of disturbance of or development in/near the SPA is provided below.

Site constraints

- 3.8 The Inner Clyde SPA and Ramsar site was notified in March 2000, and its boundary is identical to that of the Inner Clyde SSSI.
- 3.9 The conservation objectives of the Inner Clyde SPA and Ramsar site are listed as:
- (i) to avoid deterioration of the habitats of redshank or significant disturbance to redshank, thus ensuring that the integrity of the site is maintained; and
 - (ii) to ensure for redshank that the following are maintained in the long term:
 - population of redshank as a viable component of the site
 - distribution of redshank within the site
 - distribution and extent of habitats supporting redshank
 - structure, function and supporting processes of habitats supporting redshank
 - no significant disturbance of redshank.
- 3.10 In addition to the redshank, the citation for the Inner Clyde SSSI lists a number of other non-breeding bird species which need to be considered in terms of development and disturbance impacts, including cormorant, eider, golden eye, oystercatcher, red-breasted merganser and red-throated diver.
- 3.11 Site Condition Monitoring (SCM) data for the Inner Clyde SPA are available from 2007 (SNH, 2007). The data report that the redshank population is considered to be in favourable condition. This assessment was based on WeBS count data for 2002/03 to 2006/07, during which the mean peak of redshank at the site was 1740 (c. 1.5 % of the bio-geographic population). Although this represents a drop of from the 1992/93 to 1993/94 peak of 2107 birds, it is still in excess of the target level of 1 % of the UK population.
- 3.12 The designation of the Inner Clyde as a SPA means that it falls under the provisions of Article 6(3) of the EU Habitats Directive, and hence Regulation 48 of the Habitat Regulations 1994 (as amended).
- 3.13 Under Regulation 48, an Appropriate Assessment (AA), often referred to as a Habitats Regulations Assessment (HRA), needs to be undertaken in cases where any plan or project which (see European Commission, 2000 for full details):
- (a) either alone or in combination with other plans or projects would be likely to have a significant effect on a European site designated for nature conservation, and
 - (b) is not directly connected with the management of the site for nature conservation.
- 3.14 SNH advises that new proposals involving new activity within 300 m⁷ of the Inner Clyde SPA will require an HRA. Any proposals within this zone will need to be supported by:

⁷ 300 m is the accepted disturbance distance for red shank – see Burton *et al.* (2002) for more information.



- **either** a through-the-tide survey of redshank within the affected area of the SPA and the development of bespoke mitigation based on its results in order to ensure no adverse effect;
- **or** the proposals will be required to adopt stringent mitigation measures in terms of visual screening, timings of works, methods of execution etc. so that adverse impacts on the redshank population of the Inner Clyde can be completely discounted.

3.15 These requirements have a number of implications for proposals around Dumbarton Rock and Castle, including:

- the type of development impacts that might affect redshank either in the long- or short-term, including disturbance arising from noise, vibration, light, dogs or people;
- the need for proposals to be supported by a HRA.



4 Conclusions

- 4.1 An ecological appraisal of the Dumbarton Rock and Castle area identified a number of ecological character areas, which present a range of biodiversity opportunities and constraints for development in the area. Although the majority of the site has limited intrinsic ecological value, the Rock and Castle themselves and the River Leven support habitats and species which could warrant further investigation and may present protected species issues.
- 4.2 The primary biodiversity consideration for the site is the adjacent Inner Clyde Special Protection Area (SPA), the proximity of which will require any proposals within the site to be subject to a Habitats Regulations Assessment (HRA) and for it to be demonstrated that there will be no effect on the integrity of the redshank population for which this site has been designated.
- 4.3 The relative biodiversity isolation of the Rock and Castle could be significantly improved using green infrastructure. Landscaping options for the site should seek to maximise the use of native species with specific biodiversity value, and be maintained in such a way as to ensure long-term benefits.



5 References

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Appendix F

Feedback - Site Tours



Feedback Site Tours

Route 1 - Foreshore:

Goal of improvement is to draw more visitors to the castle.
Bowling Club relationship to the site – need to understand the Club's aspirations

Access to Castle is the key route along Castle Road

Pier park – a lot of potential here for events, boat access etc.

The sites are not well connected

Area around the Castle Rock is run down – but there are fantastic views

Need to understand Football club proposals and aspirations

Link to NCN7

Opportunity for a café/kiosk in the area.

Route 2 - Station to Castle:

Positives:

Buildings – several of heritage interest that should be retained – the Mill and Still Tower, and The Elephant Pub

Many heritage assets in Dumbarton, including its story stretching back to the Iron Age

Negatives:

Station is isolated from the town centre due to the ring road.

The main pedestrian route lacks character and is unattractive.

Arrival to the Castle needs improved – currently there is no sense of arrival

Sign-posting could be clearer

A network of linked routes is needed

High Street – this needs activities to attract people

Opportunities:

Maximise heritage links

Encourage River use

Quay to encourage small boat trips into the town – including tenders from larger vessels (Cruise Ships)

Focus for new development should be on an improved pedestrian experience and shift away from car dominance.

Riverside path is very important – the pinch point at Morrison's needs resolved.

Route 3 - River Leven and Levensgrove Park:

Positives:

Park has historic cluster, link to the Rock, St Serphs. Heritage Lottery Bid made for the park.

Nursery and Social Work – community support

Beautiful place to be – paths well used

Opportunities:

Community links that draw several strands together

Interpretation of River heritage

A path round Sandpoint to the beach

Links to the Town centre and activity there (from across the River there is no marker of where the town is)

Negatives:

River has amazing potential but littered with uncared for things – there is civic amenity that needs to be loved.

Route 4 - Town Centre and River:

Negatives:

Fragmented land ownership of brownfield areas – critical to making links work.

Football Club – uncertainty over the future of it needs to be resolved.

Leven Street – this is the most direct route but it is not animated. Morrison's cuts it off with a wall, an opportunity for re-connection.

Sandpoint Marina – great location and water-focused activity is good but the quality of it is in parts very poor

Flood risks

Positives:

Strong skyline views including the Castle Rock and Distillery Tower

There is a blank canvas on the route between the Rock and town centre

Growing communities in Denny Road – people are showing commitment to being in the town.

Waterfront – potential for riverside walkway with multiple stopping points. Need to open the corner of Morrison's.

Gap site on Castle Street – new development could strengthen the street and create connections to the river.

Route 5 - Dumbarton Castle Tour

Positives:

Deep history in the area, Crannog

Views from the top

Staff are knowledgeable and helpful

Existing visitor infrastructure

Central belt location – and gateway to the Highlands

Good place to explore if fit, in terms of access

Negatives:

Access – both physical routes and signage of routes

Marketing of what is on offer

Inside the castle – poor interpretation, artefacts, lack of easy access, lack of café/kitchen facilities.

Opportunities:

Is it a rock or castle? If castle it has an easier time getting funding.

Location for multiple interest groups to come together

Bring the waterfront into play – 2 rivers coming together

Pier Park – events

Exploit international/national links – Napoleon very nearly imprisoned here, Auld Alliance, Welsh connection etc.

