



ARTIZAN CENTRE MASTERPLAN DUMBARTON TOWN CENTRE

OCTOBER 2023





STRATEGIC AIMS: INTRODUCTION

- One of three Dumbarton town centre initiatives in receipt of Government Levelling Up Funding (LUF).
- Create a resilient and thriving place that meets the needs of the wider community.
- Rebalance uses to provide a more resilient mix and stimulate footfall.
- Consolidate retail, introduce new town centre housing and create positive public place.
- Consider the project in the wider town centre context.
- A vision led co-ordinated approach that enables decisions to be made with an understanding of the wider benefits and implications.



Artizan Red Line Boundary

LEVELLING UP FUNDING PROJECTS

1. Connecting Dumbarton

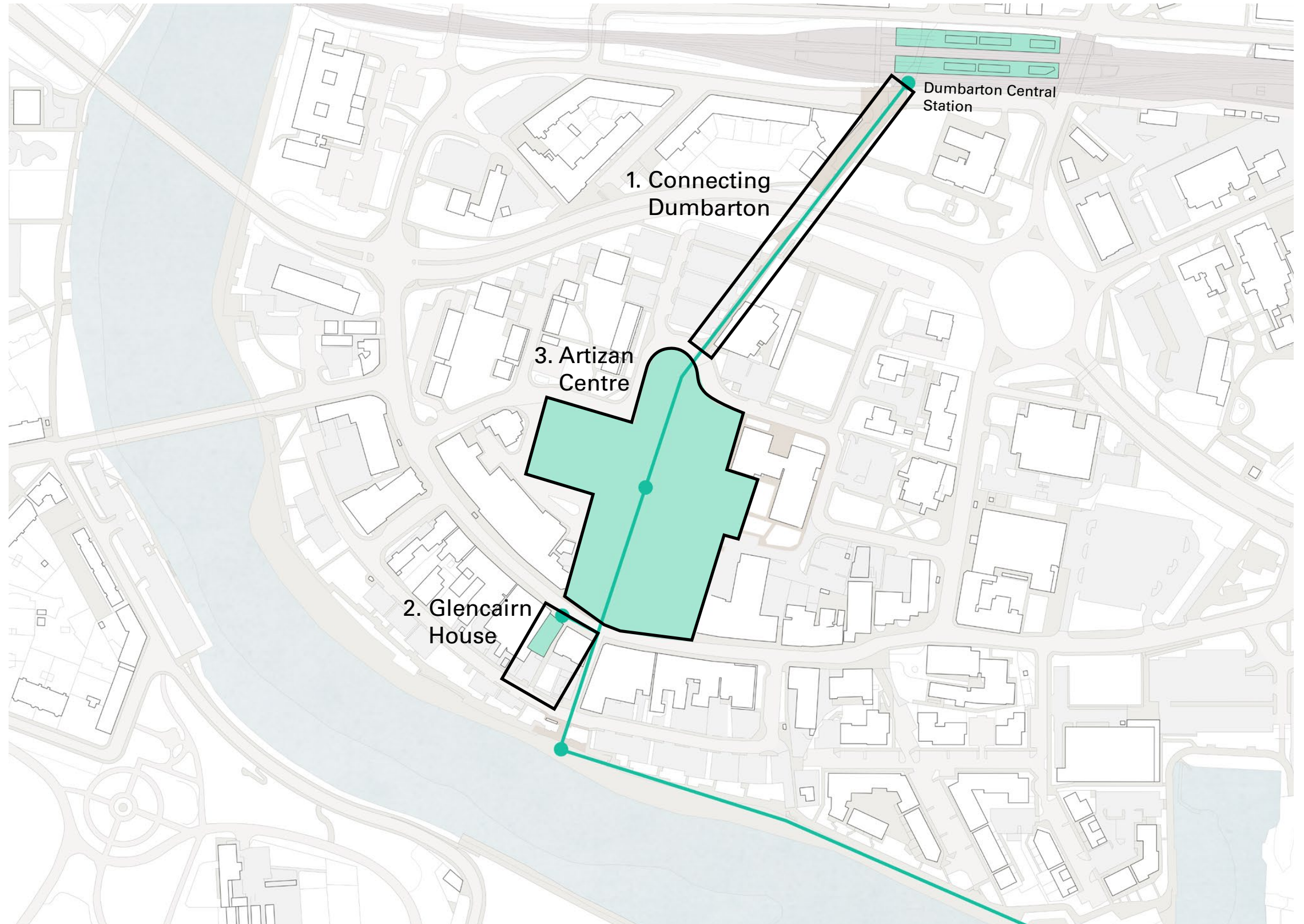
- High quality public realm and active travel improvements.
- Greater pedestrian priority to improve the safety, permeability and legibility from 'Railway to Rock'.

2. Glencairn House

- Transform the oldest building in West Dunbartonshire Council ownership into a state-of-the-art library and museum.
- Three storey extension to the rear and separate children's library.

3. Artizan Centre

- Acquisition and part demolition along with landscaping and preparation for redevelopment.
- Partial demolition will begin this year with upgrades to the retained buildings and landscaping works to follow.
- Future delivery of 100+ residential units (100% affordable), possible new Civic Centre and open space, and retained ground floor retail property.
- Connection through the Artizan site, extending Connecting Dumbarton as part of Railway to Rock Strategy.



PUBLIC CONSULTATION

24th August 2023

28th September 2023



DUMBARTON - ARTIZAN CENTRE

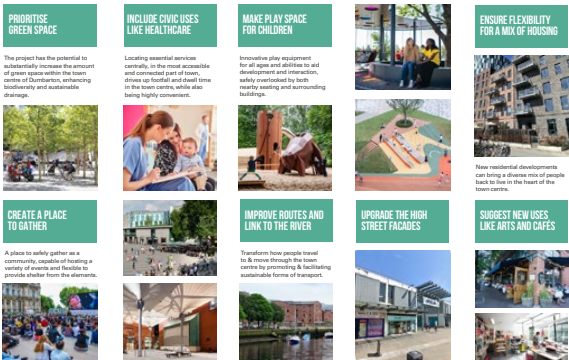
YOUR FEEDBACK SO FAR...

The following comments were collected in person and online following the first consultation event on 24th August 2023.



THIS HELPED US TO...

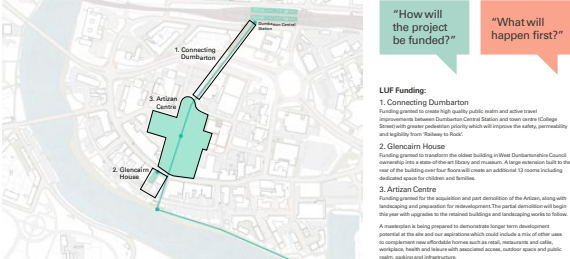
Your feedback so far has identified the following community priorities for the project.



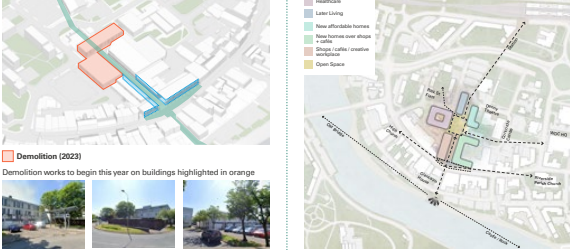
LEVELLING UP

DUMBARTON - ARTIZAN CENTRE

HOW WILL IT BE FUNDED?



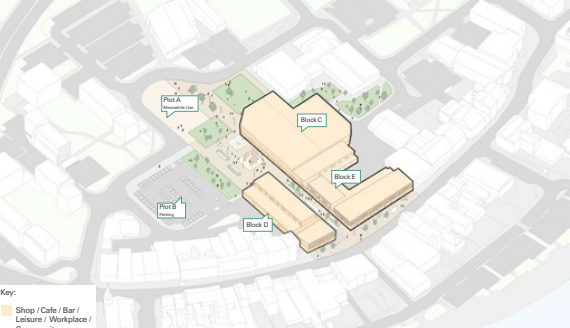
ARTIZAN: WHAT HAPPENS FIRST?



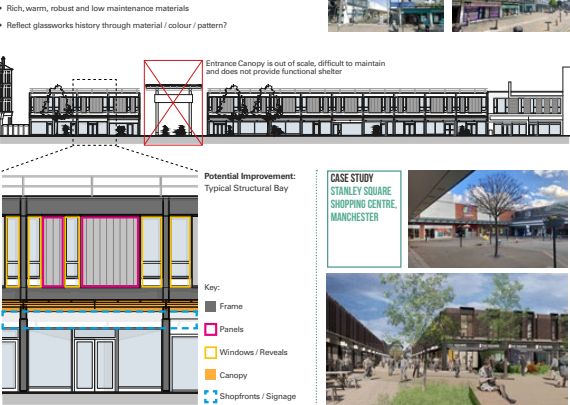
LEVELLING UP

DUMBARTON - ARTIZAN CENTRE

PHASE 1 (2024+)



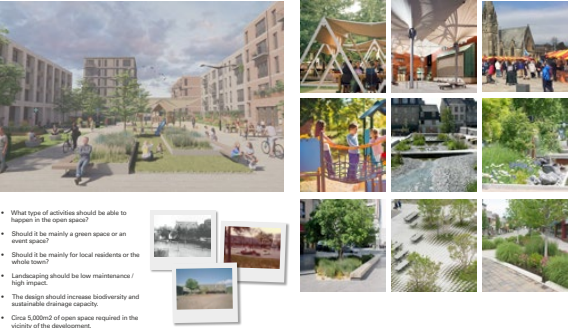
IMPROVING APPEARANCE:



LEVELLING UP

DUMBARTON - ARTIZAN CENTRE

A NEW URBAN LANDSCAPE WITH OPEN SPACE:



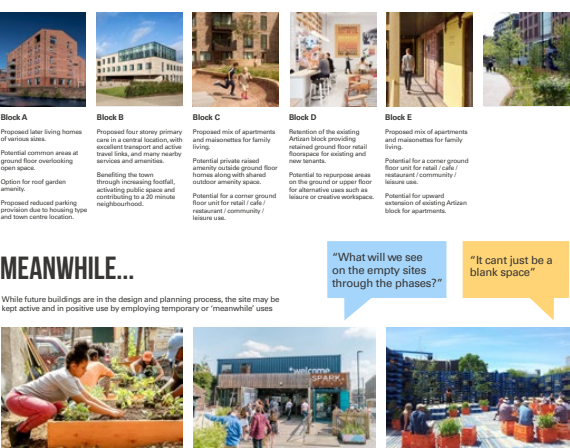
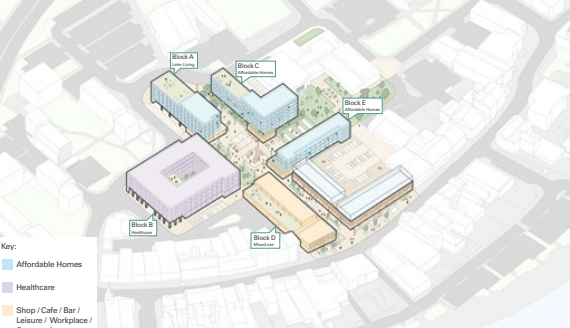
POTENTIAL PHASE 2 + 3 (2026+)



LEVELLING UP

DUMBARTON - ARTIZAN CENTRE

LONG-TERM POSSIBILITIES FOR THE SITE (2028+)

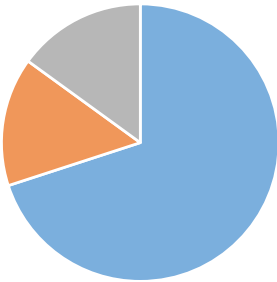


LEVELLING UP

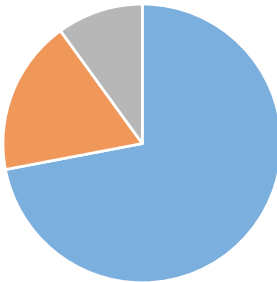
FIRST EVENT FEEDBACK

The following comments were collected in person and online following the first consultation event on 24th August 2023.

More Housing



More Open Space



- For
- Against
- No Opinion

YOU TOLD US:
More green space is needed with spaces for seating, children and young adults

YOU TOLD US:
The town centre area in its current state completely depresses me. It is run down, unwelcoming and at times, unsafe

YOU TOLD US:
Open space could be used some of the time for weekend markets or events like Helensburgh and Lomond shores

YOU TOLD US:
We must be one of the few UK towns that do not use our waterfront to the best of its ability- a wasted resource

YOU TOLD US:
Create a multi-arts hub for all ages including studio space for local artists and community space for workshops, events, displays... to help people's mental health...

YOU TOLD US:
I avoid going to the town centre as much as I can

YOU TOLD US:
The history of the town is completely overlooked, there should be a heritage trail and better information for visitors

YOU TOLD US:
Play parks, skate parks, and the like would be fantastic to see, this would bring a new energy and vibrancy to the town - supporting young people re-engaging with the town centre

YOU TOLD US:
Dumbarton could be so much more- we need to attract and retain valid, quality retailers and food/drink outlets

YOU TOLD US:
If housing is introduced, even more so there should be an exponential increase in shops and cafes and options for activities which support a healthy lifestyle

YOU TOLD US:
People should feel that they can take their children to the local town centre. A play park would help, cafe, ice cream shop...

YOU TOLD US:
Outdoor seating with canopies that can be used in the winter too

YOU TOLD US:
Wide-ranging consultation must take place on how to move forward e.g. regarding housing...include Housing Associations, community groups, youth groups, school and college groups

YOU TOLD US:
Connections through from the station to the riverfront should be improved

YOU TOLD US:
The evening economy is important there should be more cafes, restaurants & events

YOU TOLD US:
Move the Health Centre, the front of house functions of the council, library & perhaps adult education providers into the main part of town, creating the footfall that in turn will support more shopping and leisure activity in the town centre

YOU TOLD US:
I would like a mixture of green spaces and seating plus some shelter. More cycle lanes would be great!

THIS HELPED US TO...

PRIORITISE GREEN SPACE

The project has the potential to substantially increase the amount of green space within the town centre of Dumbarton, enhancing biodiversity and sustainable drainage.



INCLUDE CIVIC USES LIKE HEALTHCARE

Locating essential services centrally, in the most accessible and connected part of town, drives up footfall and dwell time in the town centre, while also being highly convenient.



MAKE PLAY SPACE FOR CHILDREN

Innovative play equipment for all ages and abilities to aid development and interaction, safely overlooked by both nearby seating and surrounding buildings.



ENSURE FLEXIBILITY FOR A MIX OF HOUSING



New residential developments can bring a diverse mix of people back to live in the heart of the town centre.

CREATE A PLACE TO GATHER

A place to safely gather as a community, capable of hosting a variety of events and flexible to provide shelter from the elements.



IMPROVE ROUTES AND LINK TO THE RIVER

Transform how people travel to & move through the town centre by promoting & facilitating sustainable forms of transport.



UPGRADE THE HIGH STREET FACADES



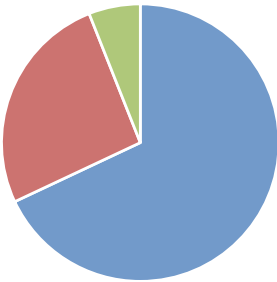
SUGGEST NEW USES LIKE ARTS AND CAFÉS



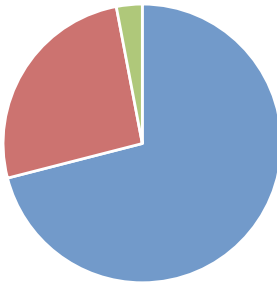
SECOND EVENT FEEDBACK

The following comments were collected in person and online following the first consultation event on 28th September 2023.

More Housing



More Open Space



■ For
■ Against
■ No Opinion

YOU TOLD US:
The glass overhangs always leak and the original access being closed off to the car park at Risk Street was so wrong.

YOU TOLD US:
Housing would be good if it is safe and secure, with plenty of security to protect residents from anti-social behaviour, etc. As well as sufficient parking.

YOU TOLD US:
Dumbarton now has a vibrant community of young professionals and families who have disposable income- they want places to spend it locally.

YOU TOLD US:
The town also desperately needs retirement properties for the aging population

YOU TOLD US:
Dumbarton already had a Town Centre with trees, open spaces, seating, a play area and a local history feature before it was demolished to create the grey dystopian nightmare we now have. It would be a lovely miracle to have it restored.

YOU TOLD US:
Open it up to the square it was in the 60s onwards with seats.

YOU TOLD US:
It looked better before it was enclosed. When you could also access the Concorde from the open square, instead of 'round the back'

YOU TOLD US:
Needs to be open with housing surrounding which makes it a safer environment for everyone. Also more people results in local business benefiting.

YOU TOLD US:
I think having a mix of uses helps each type of use to work better. Housing means there is less likely to be vandalism within the vicinity at night, while also likely increasing footfall during the day for local businesses.

YOU TOLD US:
We all want to have our town the best we can get. Just need a bit of pride back in the place by having a nice place to utilise.

YOU TOLD US:
More social housing means the clientele using the town centre will continue to decline. I already feel unsafe walking through the artizan centre, even during the day.

YOU TOLD US:
Lots of opportunities for markets, music and events in the space

YOU TOLD US:
Provision for community projects would be a great addition to the plans. A space where local organisations can use to reach out into the community and affordable units for non-profit organisations

YOU TOLD US:
Our town has such amazing local history. We should promote this more.

YOU TOLD US:
I do not support open space. It will never be maintained and indeed will attract anti-social behaviours

YOU TOLD US:
The Artizan Centre has outlived its time. It should be levelled and the space opened up for community events, street markets etc like A&B have done with the square in Helensburgh.

YOU TOLD US:
There are no nice eateries or somewhere to go for drinks with family or friends

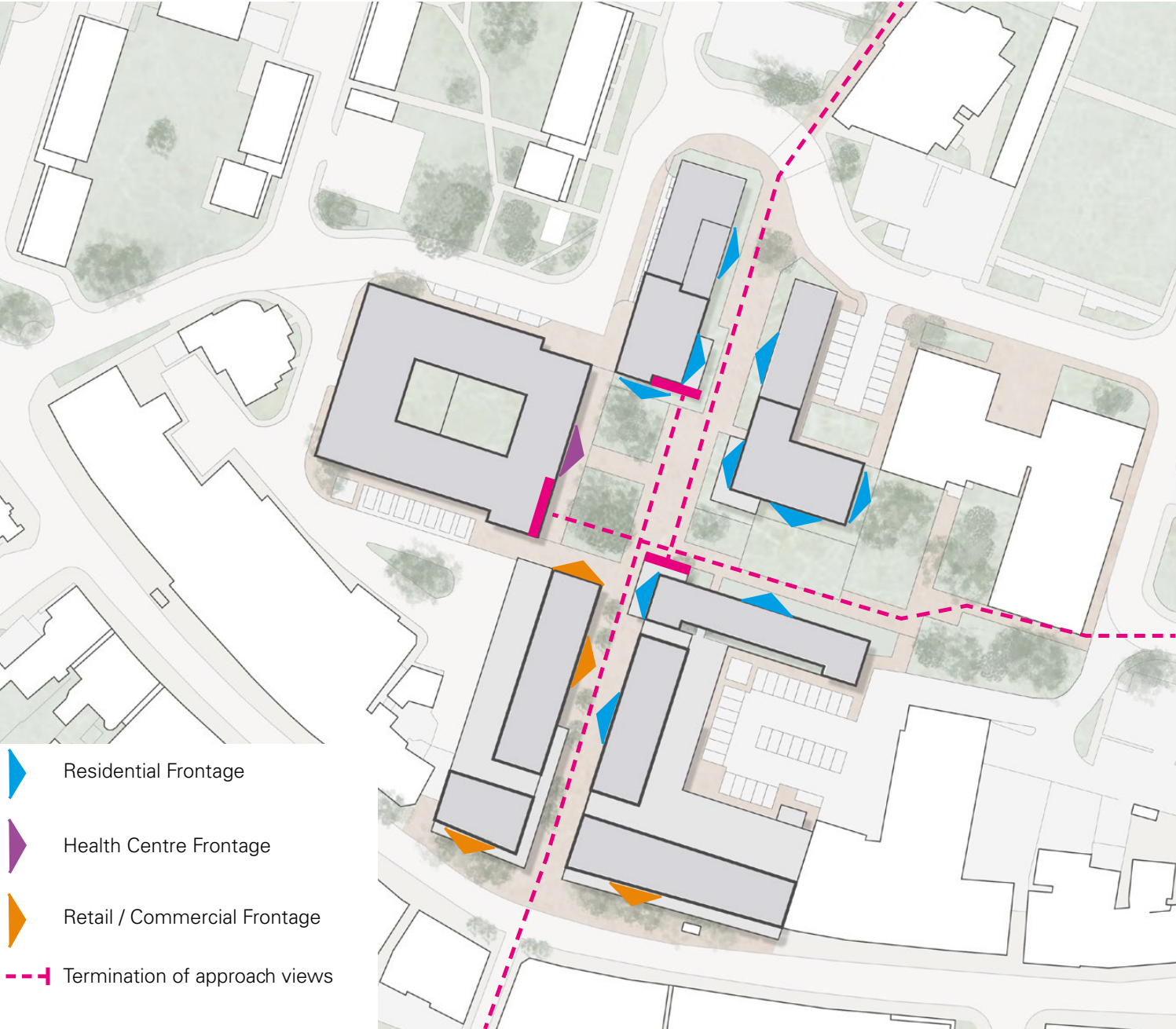
THIS HELPED US TO...

Feedback at the second event helped to confirm many strategies for the project, such as mix of housing type and open space provision, and provided some additional areas for consideration, as described below.

PRIORITISE SAFETY AND SECURITY

Ensuring open space is overlooked by active frontages can help with passive surveillance. This is shown on the below diagram.

Both the Phase 1 landscaping and future buildings will be designed with safety and security principles at the forefront,



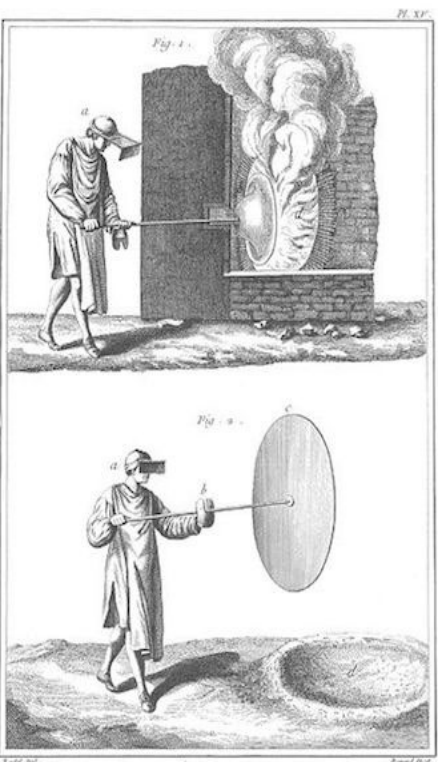
IMPROVE PROVISION FOR COMMUNITY FUNCTIONS

Non-residential space in the new or retained buildings could be set aside for community space for local groups and organisations or for community functions like a nurse.



DRAW INSPIRATION FROM RICH LOCAL HISTORY

The Artizan was named after the historic Dumbarton glassworks industry and this has therefore formed a key driver for concepts for the upgraded canopies and shelter structures for the Phase 1 works.

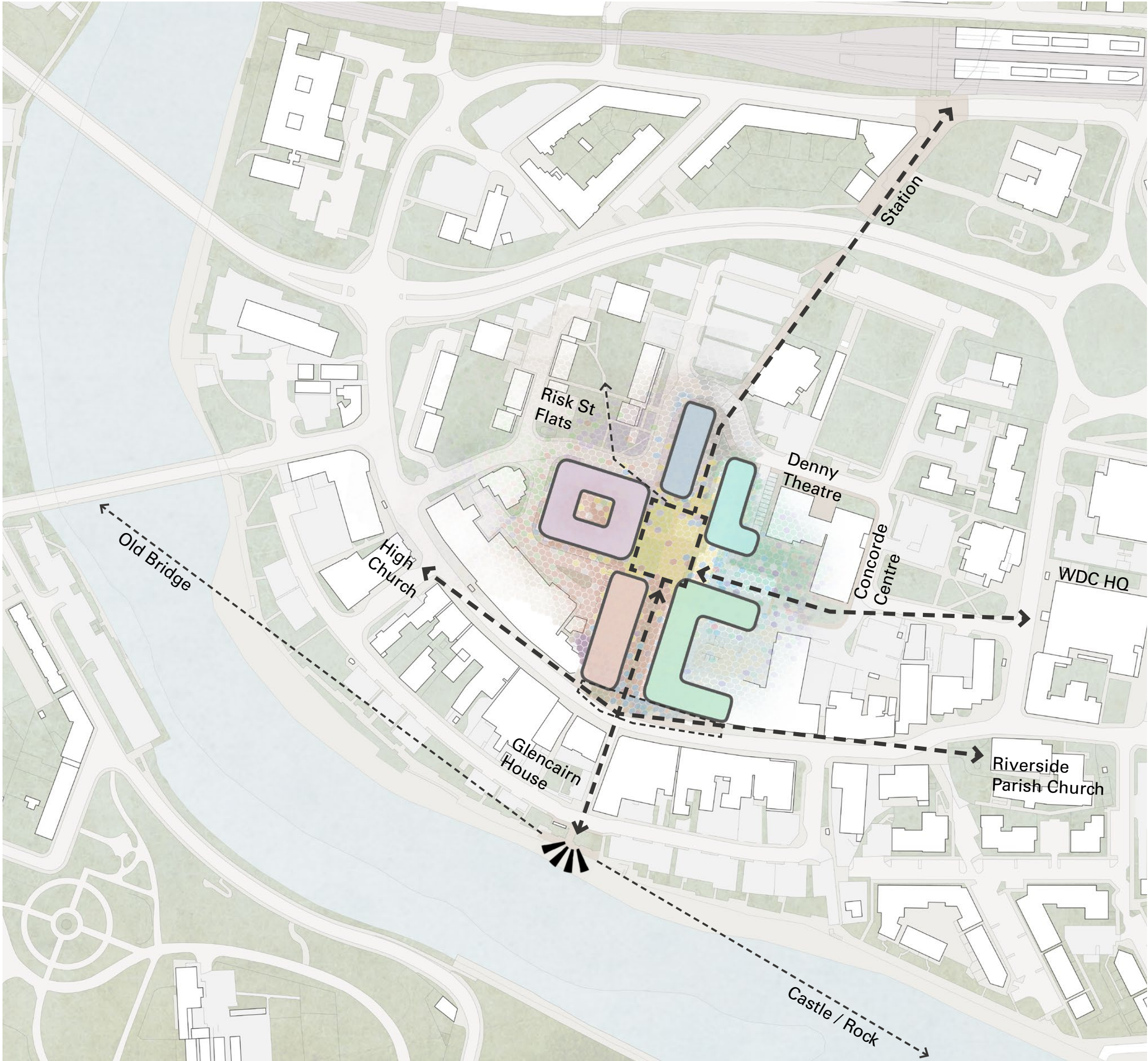


ARTIZAN, DUMBARTON PROJECT ASPIRATION

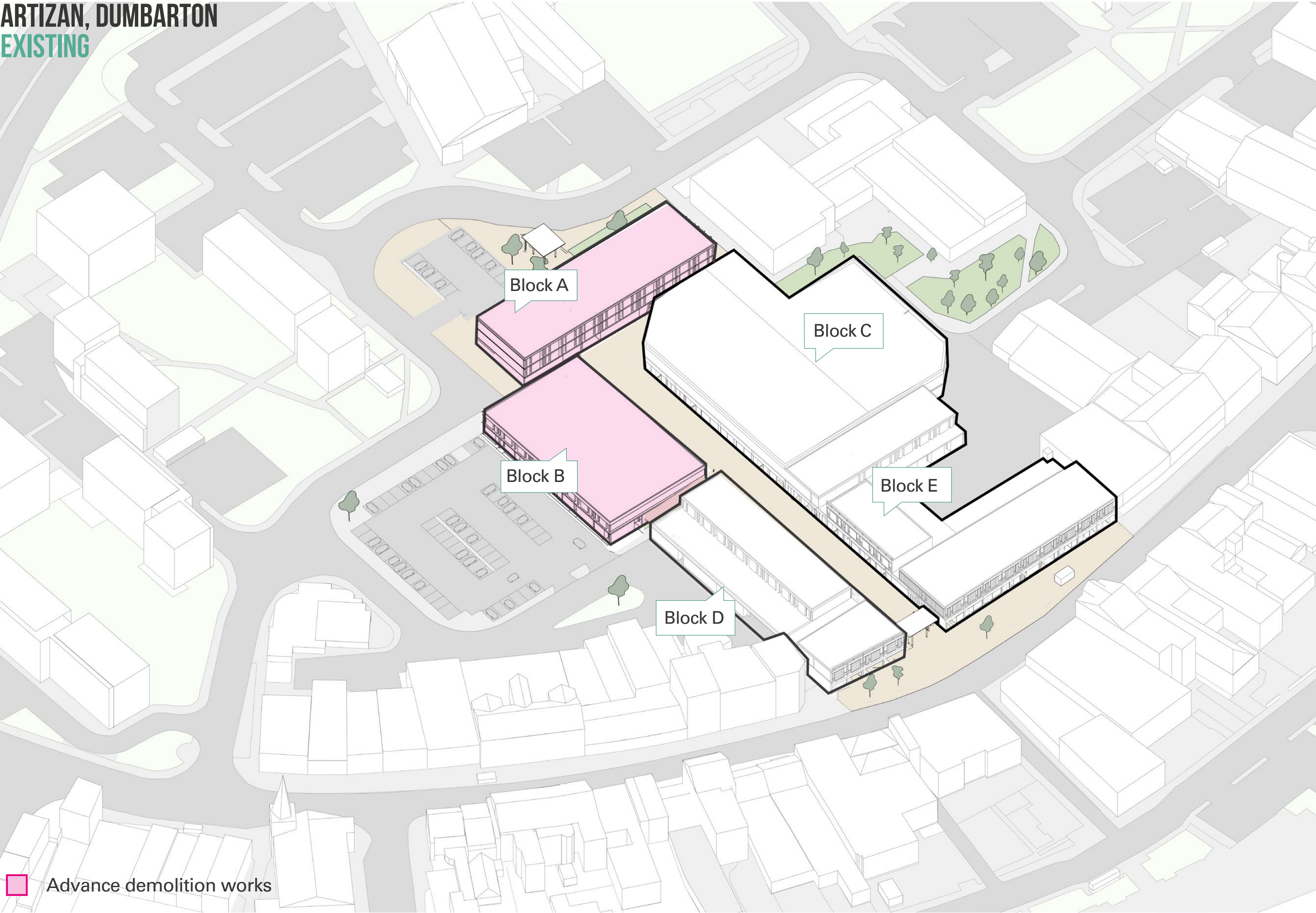
A masterplan is being prepared to demonstrate longer term development potential at the site.

The aspiration is to include a mix of other uses to complement new affordable homes such as retail, restaurants and cafés, workplace, health and leisure with associated access, outdoor space and public realm, parking and infrastructure.

- Healthcare
- Later Living
- New affordable homes
- New homes over shops + cafés
- Shops / cafés / creative workplace
- Open Space



ARTIZAN, DUMBARTON
EXISTING



ARTIZAN, DUMBARTON

PHASE 1 - 2024+

This phase will include the following works:

- Public realm works including creation of a new public square with hard and soft landscaping, public play areas for multiple ages, and improved pedestrian routes through the site. This will form the centre of the Artizan redevelopment and reinforce the Railway to Rock connectivity;
- Infrastructure works to prepare development platforms for future developments, as well as relocation of the existing substation to a new permanent location;
- Façade improvements of the existing Artizan buildings which will be retained, and
- Temporary green spaces and areas for meanwhile uses within the future development plots to animate and bring more activity to the town centre and make best use of vacant land, and opportunities presented.



ARTIZAN, DUMBARTON PHASE 2+3 - 2026+

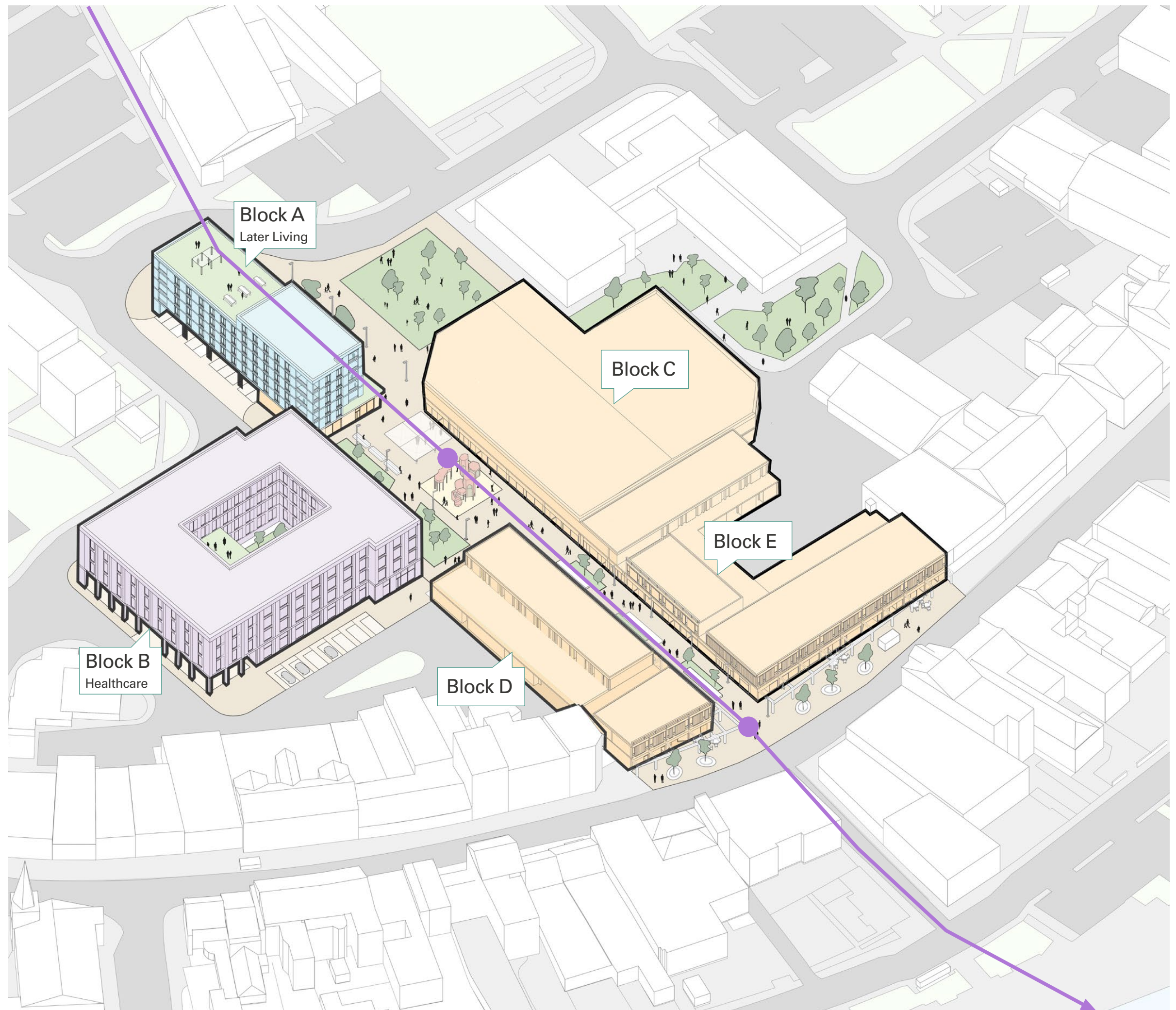
The first phases of building are proposed to be located on plots freed up by the initial demolition works. The potential uses could include:

- Block A: a Later Living building with up to 42 homes, delivered from 2026 onwards; and
- Block B: a circa 5,000m² new Primary Healthcare building which, subject to relevant funding streams and approvals, could be delivered following Block A.

The green space to the north of Block C would be maintained as a temporary green space in this phase. This could be used as an allotment space for surrounding residents with this amenity relocated on site in the following phases.

Key:

-  Affordable Homes
-  Healthcare
-  Shop / Cafe / Bar / Leisure / Workplace / Community



ARTIZAN, DUMBARTON LONG TERM POSSIBILITIES 2028+

Further phases could include:

- Block C: a mix of 1 and 2 bed apartments and two storey maisonettes for family living (30 overall);
- Block D: Combination of Retail consolidation, refurbishment and repurposing;
- Block E: Consolidated retail with introduction of affordable housing through new extensions (40 overall)

The green spaces between blocks C and E open up connectivity to the Denny Theatre and Concorde community centre for a wide range of potential active uses such as outdoor cafe seating, performance space or allotments.

Key:



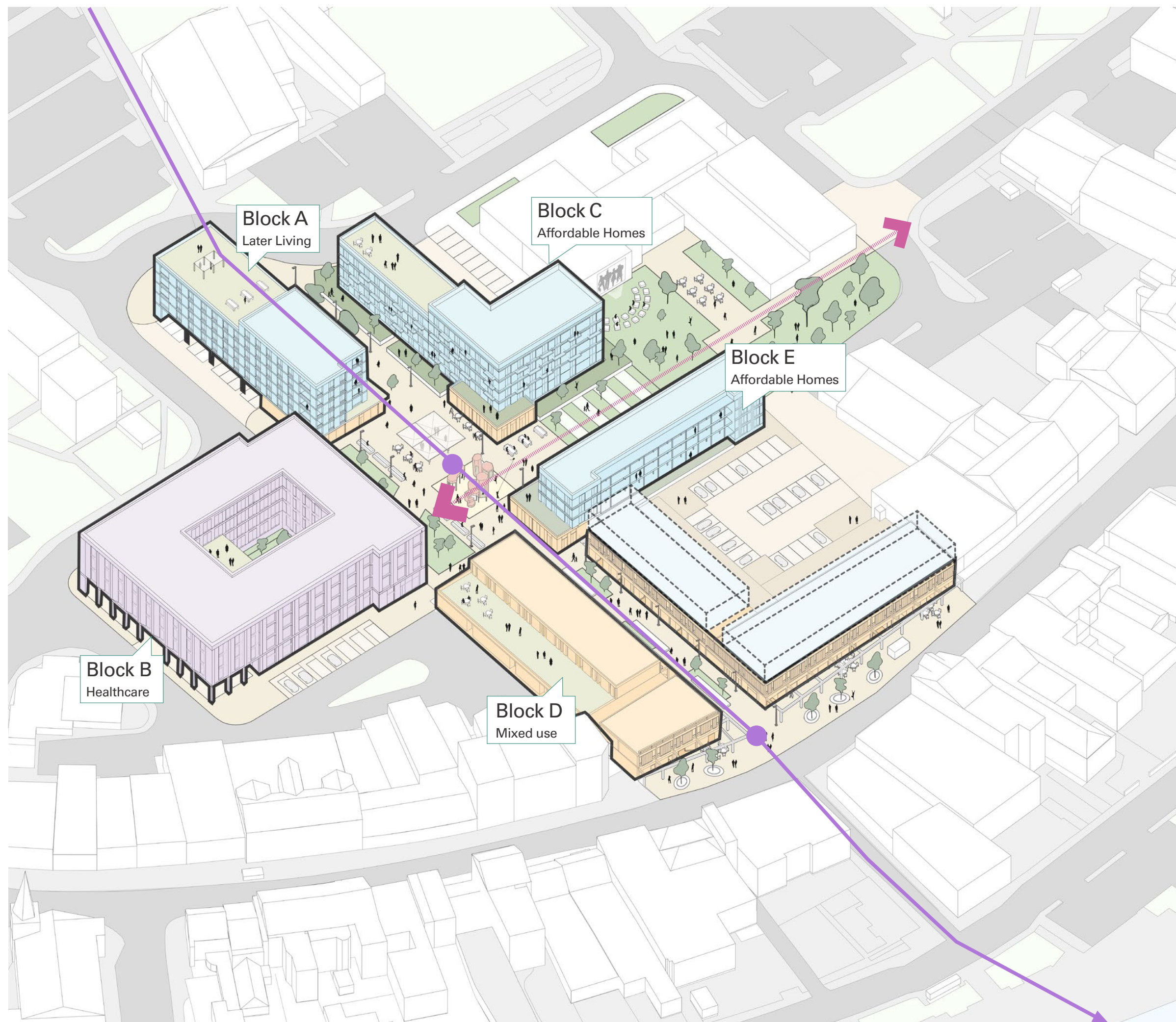
Affordable Homes



Healthcare



Shop / Cafe / Bar /
Leisure / Workplace /
Community



CIVIC SPACE
CONCEPT VISUALISATION

Block B
Healthcare

Block A
Later Living

Block C
Affordable Homes

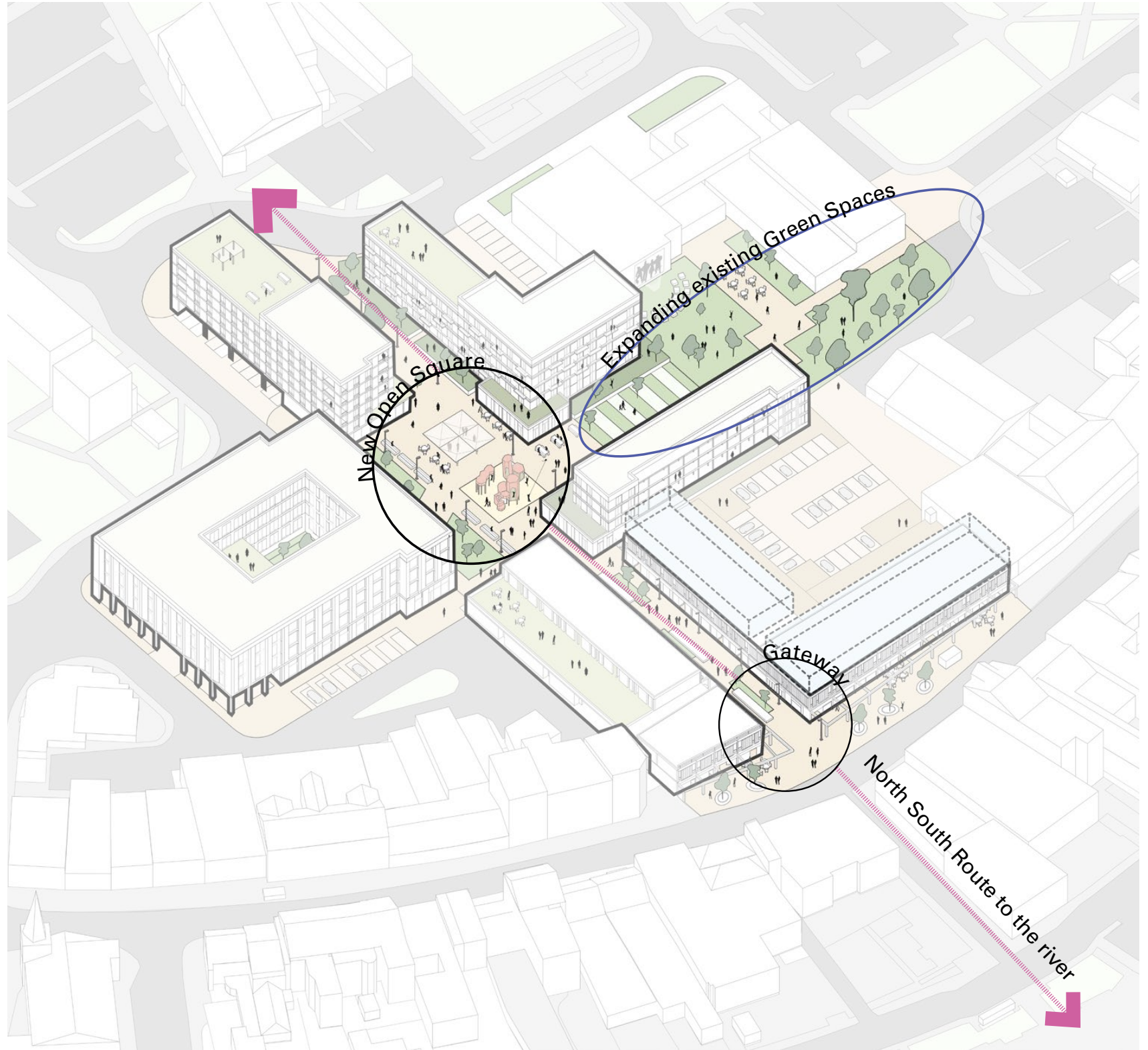


CIVIC SPACE

MULTIFUNCTIONAL ACTIVITY SPACES

Potential activities for a wide range of age groups include:

- Sheltered space for events
- Space for markets
- Innovative Play areas
- Outdoor seating
- Cafe seating
- Outdoor performance
- Allotments

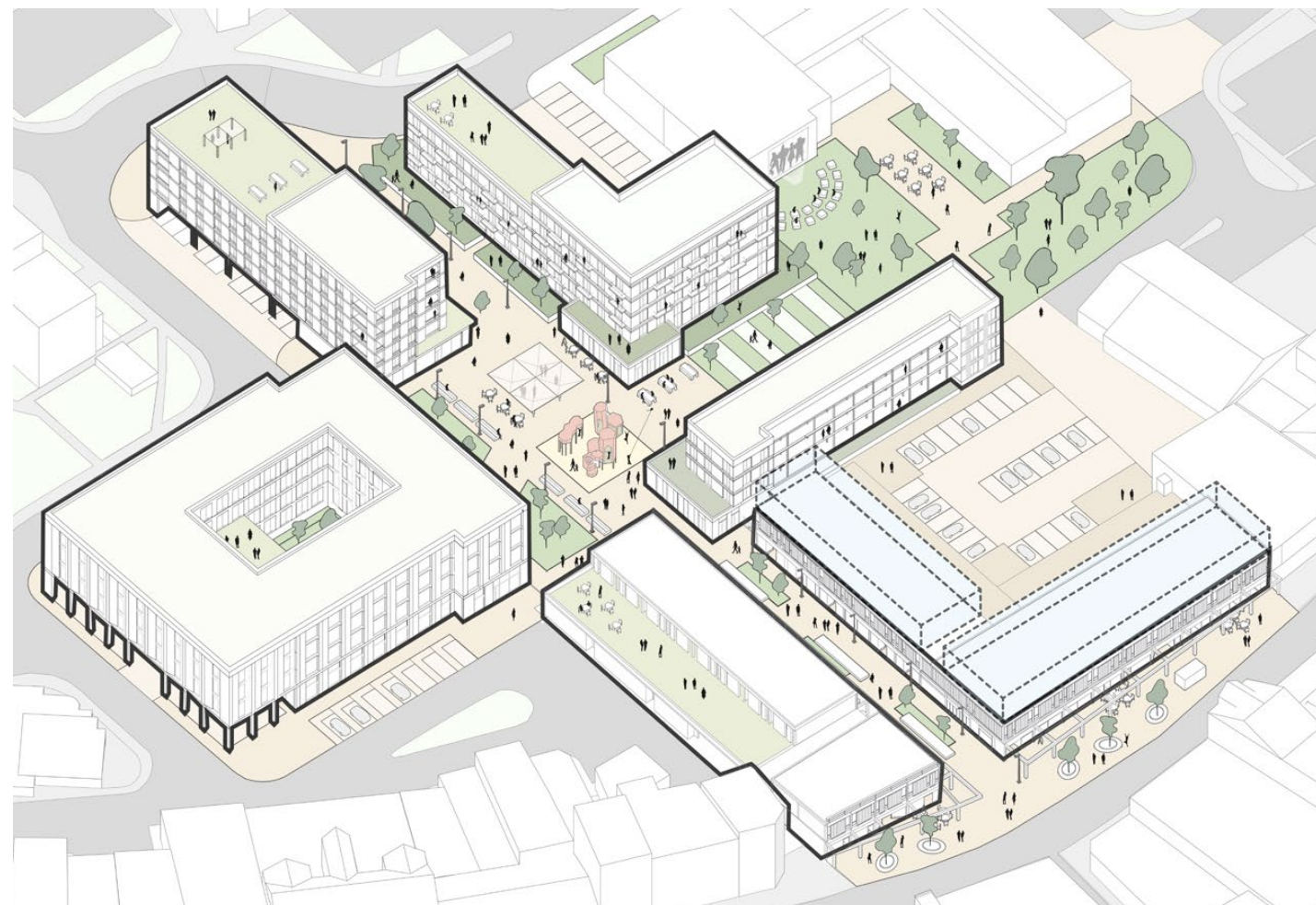


ARTIZAN, DUMBARTON

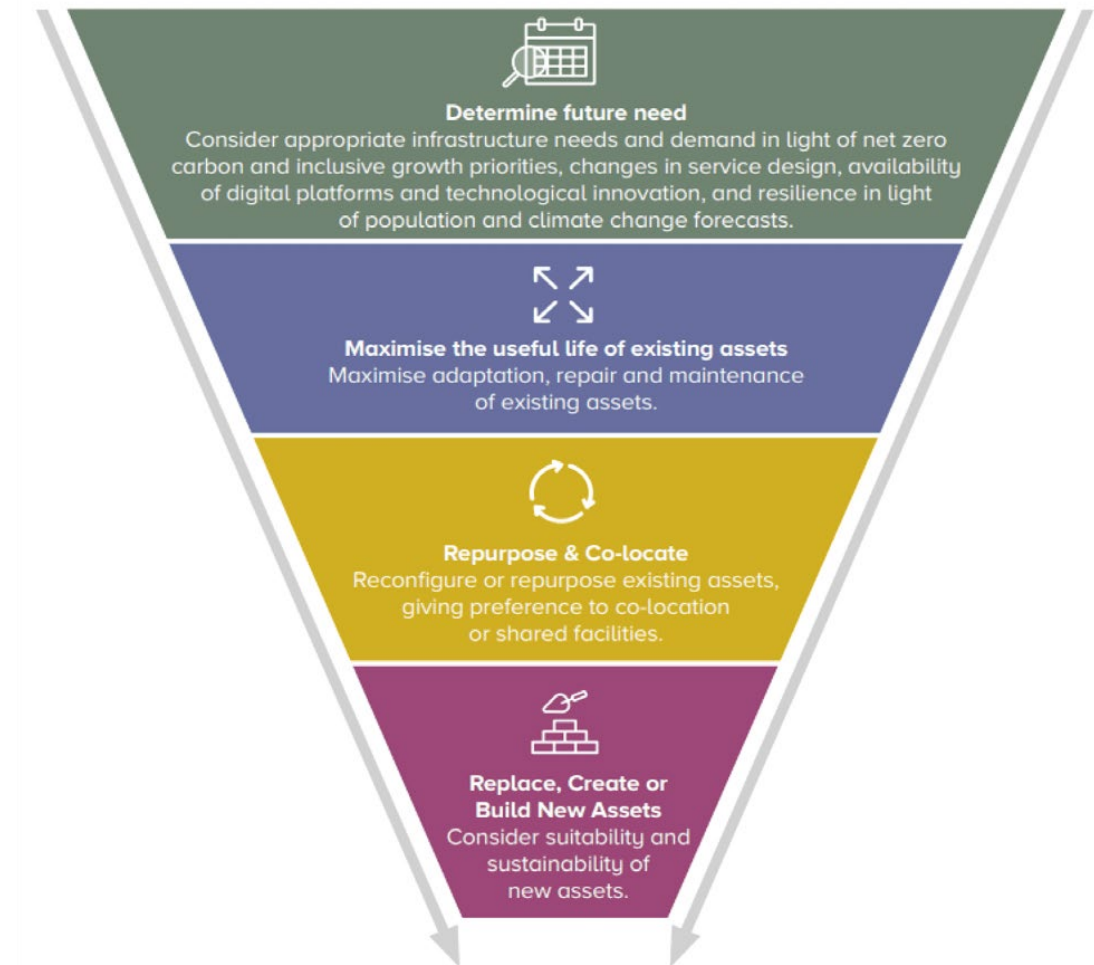
SUSTAINABILITY

A range of sustainable strategies are proposed for the Artizan development including the following:

- **SUDS:** Sustainable Urban Drainage Systems will be employed throughout the development from Phase 1
- **Biodiversity:** New soft landscaping will increase biodiversity and green space from Phase 1 and continue in later phases
- **Retrofit First:** The Scottish Government Investment Hierarchy is a useful model for strategic planning. The proposals recommend retaining as much as possible of the existing buildings close to the High Street (Blocks D and E) to consolidate retail space and introduce other uses to vacant space.
- **Modern buildings:** New buildings will be build to modern efficiency standards and utilise renewable technologies. Homes are proposed to utilise air source heat pumps.
- **EV charging:** The town centre location has informed a reduction of parking provision due to proximity to public transport connections. The parking provided will have infrastructure to allow for EV charging.



Scottish Government Investment Hierarchy:

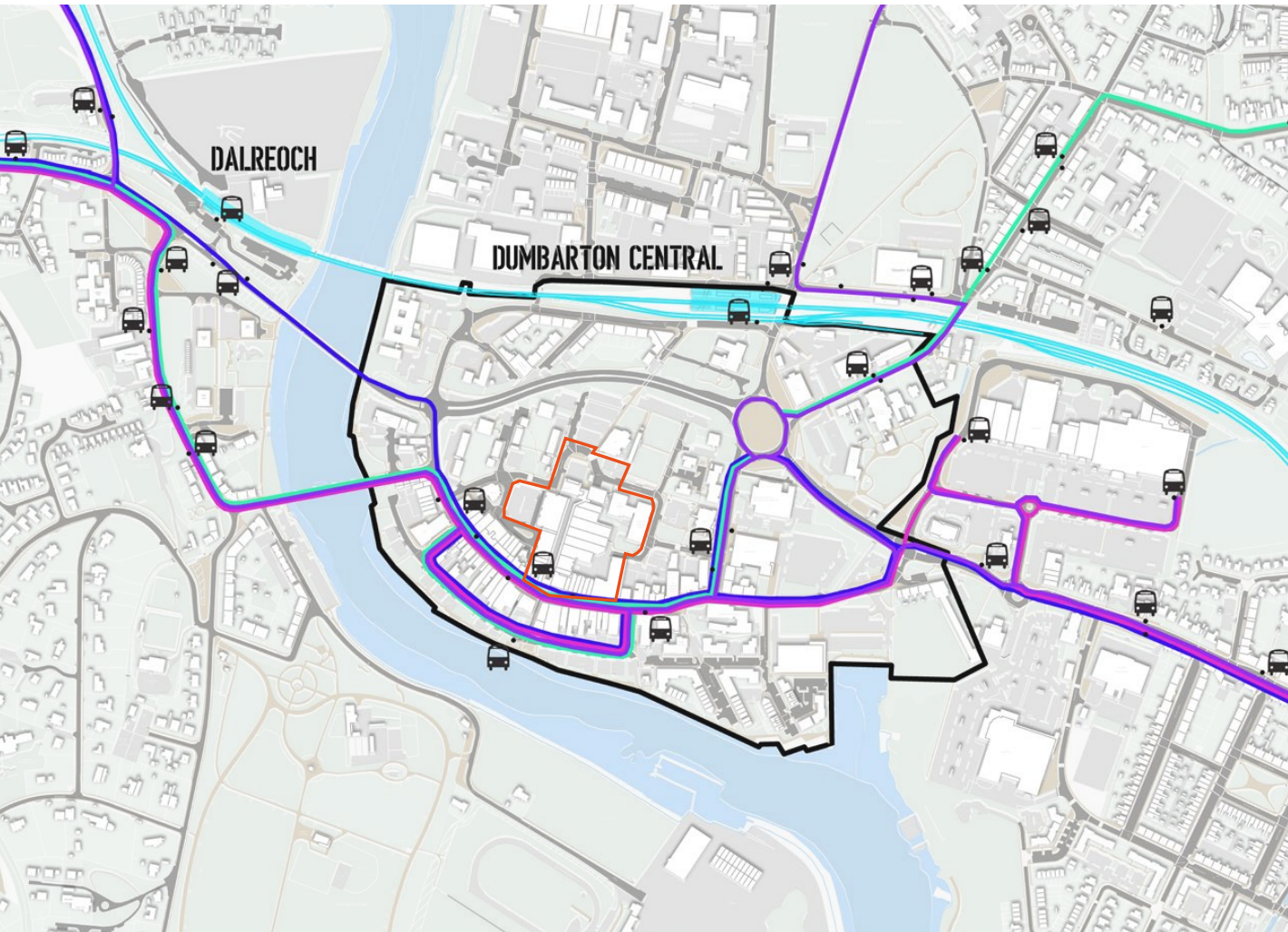


ARTIZAN, DUMBARTON TOWN CENTRE LOCATION

The majority of council owned car parks within the site boundary will be replaced by dedicated parking for future residents and for the Health Centre.

Outwith the site boundary there are several nearby car parks which could serve the Health Centre within a few minutes walk.

The site is very well connected for public transport with bus connection less than 100m away (1 minute walk) and train station 300m away (4 minute walk).



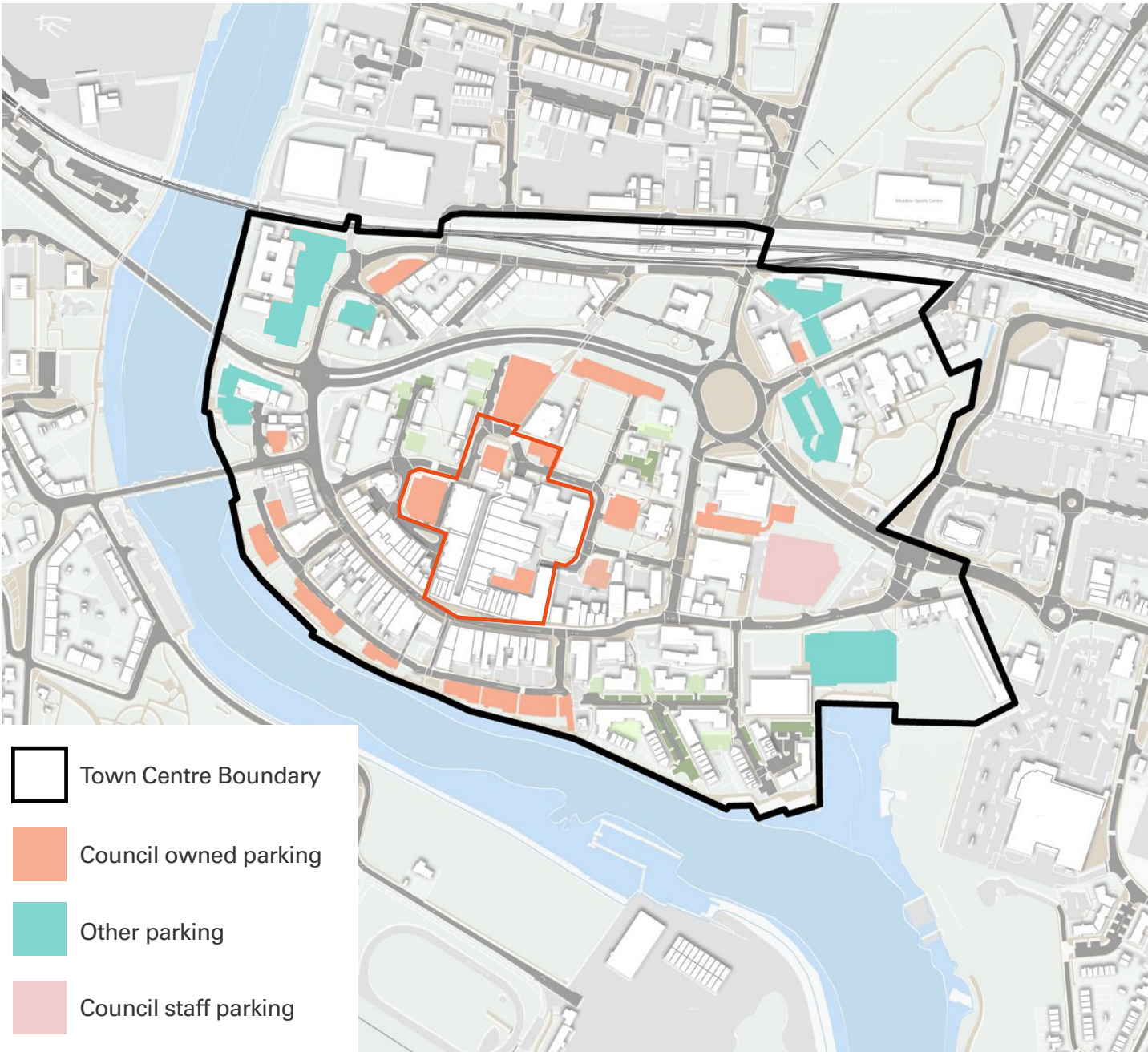
Example Projects:



Riverside Walk, Paisley
Private for Sale housing
40% parking ratio



Queen's Quay, Clydebank
Affordable housing
70% parking ratio



ARTIZAN, DUMBARTON

UNIT / PARKING BREAKDOWN

Block A (Later Living)

1 bed	32	76%
2 bed	10	24%
TOTAL	42	
Parking	11	26%

Block C (Affordable Housing)

1 bed	8	27%
2 bed	17	57%
Maisonette	5	16%
TOTAL	30	
Parking	20	67%

Block E (Affordable Housing)

1 bed	3	19%
2 bed	9	56%
Maisonette	4	25%
TOTAL	16	
Parking	12	75%

Block E (Affordable Housing - Upward Extension)

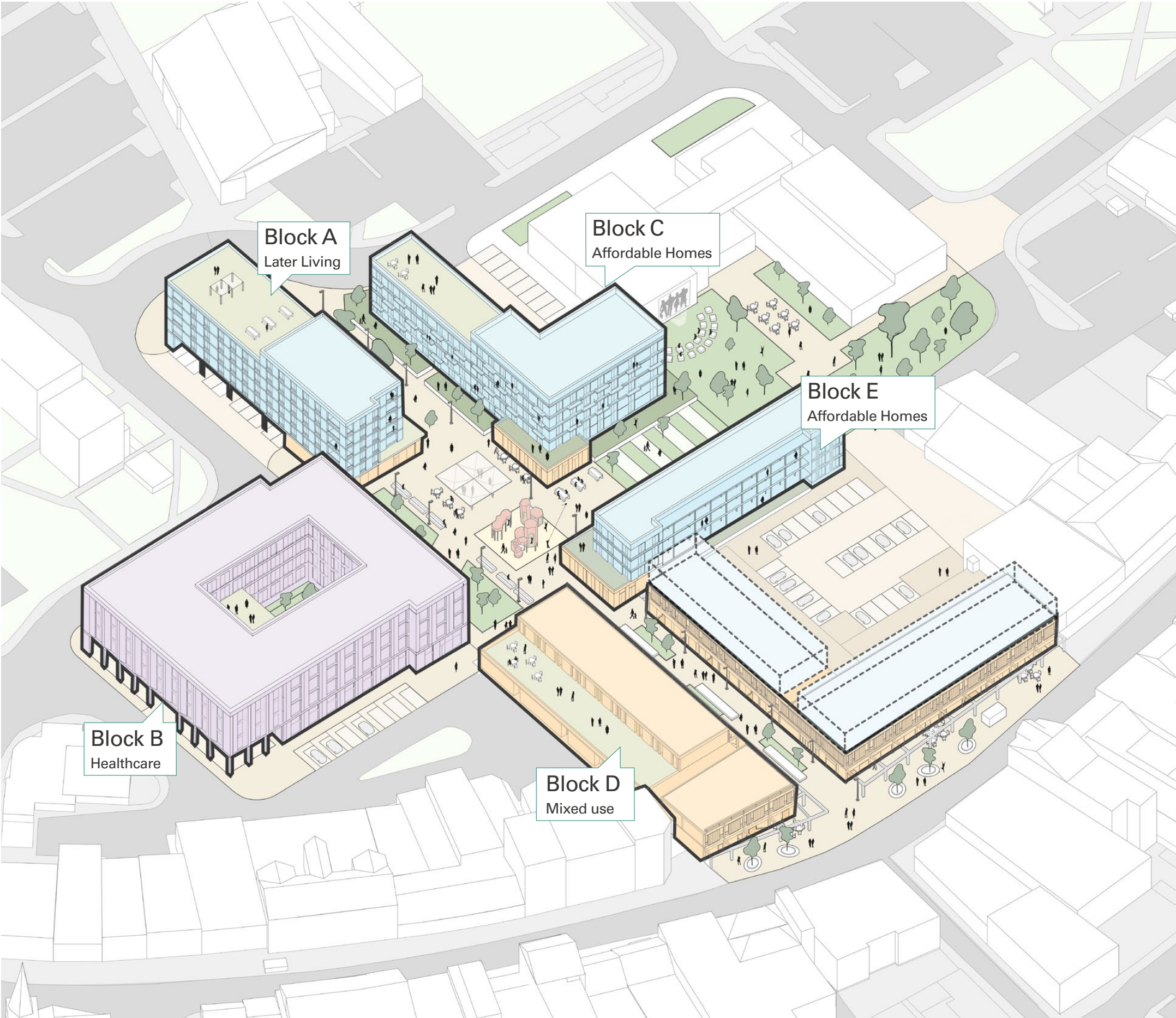
1 bed	10	42%
2 bed	14	58%
TOTAL	24	
Parking	17	71%

Total Units: **112**
Parking spaces: **60**

Health Centre Parking Spaces: **22** plus drop off

Key:

- Affordable Homes
- Healthcare
- Shop / Cafe / Bar /
Leisure / Workplace /
Community



DESIGNING FLOOD RESILIENCE


FLOOD MAP - CLIMATE CHANGE

Due to the site's location within the future flood map and existing topography, not all of SEPA guidance can be met, with specific regard to the following points 3 and 4:

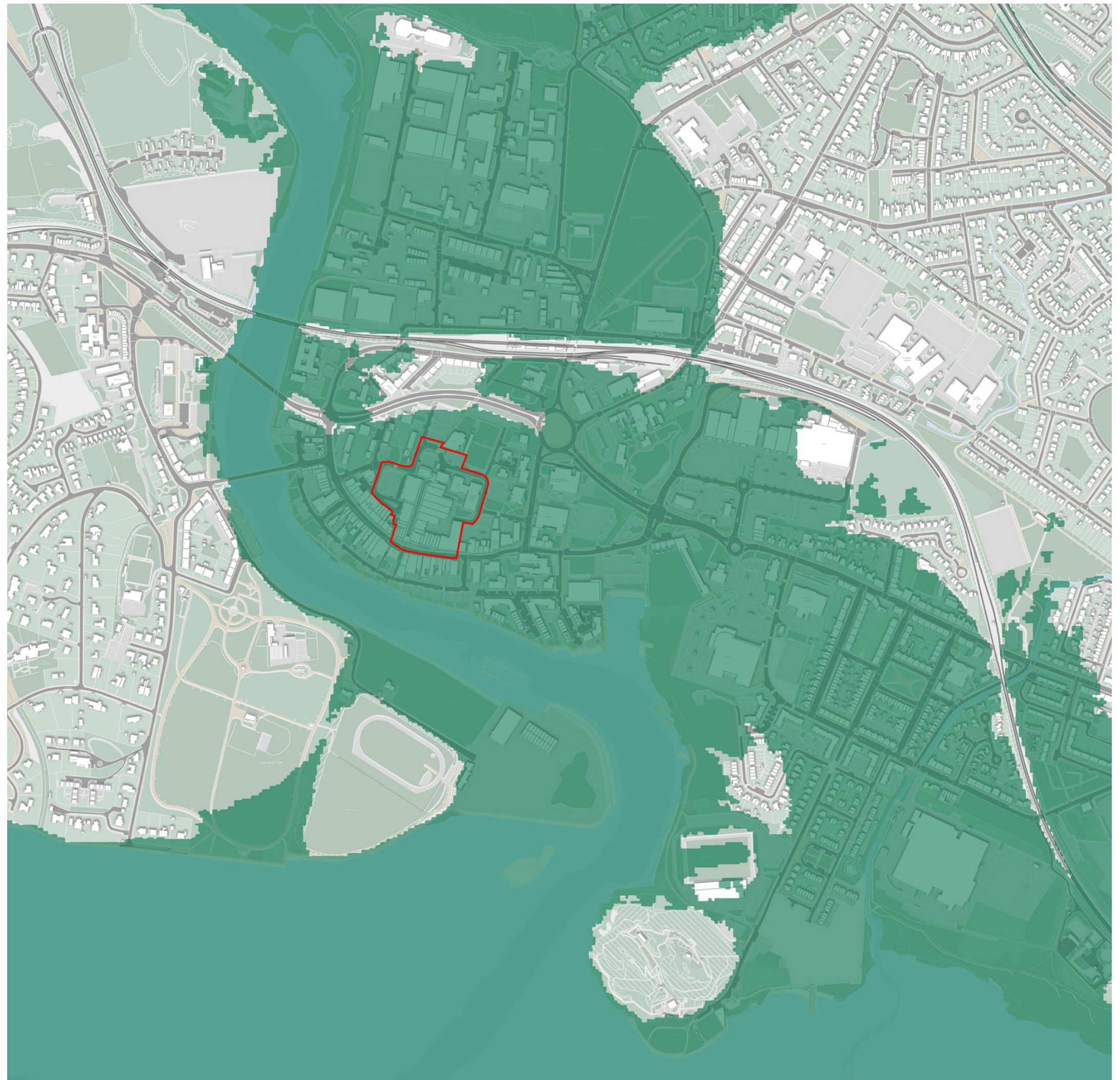
"SEPA will not oppose elevated buildings on flood-risk grounds where we are certain that all of the following exceptional circumstances are met:

- 1. The underside of the building must be above the height of the design flood level, plus an allowance for freeboard.*
- 2. The proposed development must have a neutral or better impact on floodplain capacity.*
- 3. Proposals must not create an island of development (i.e. development must adjoin developed areas outwith the flood risk area); and*
- 4. Safe, flood free pedestrian access and egress from the building to a place of safety outwith the flood risk area must be provided and secured in perpetuity."*

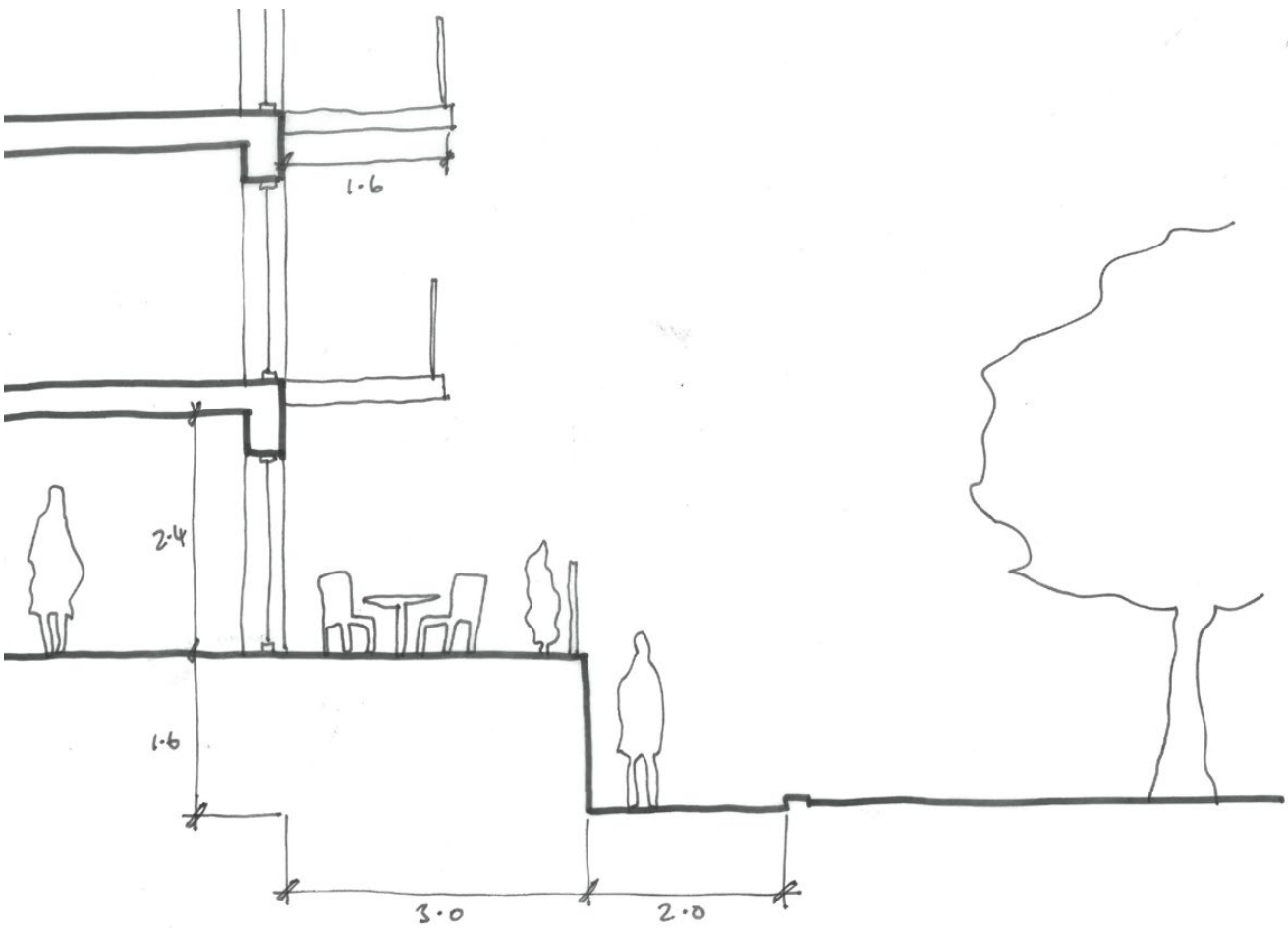
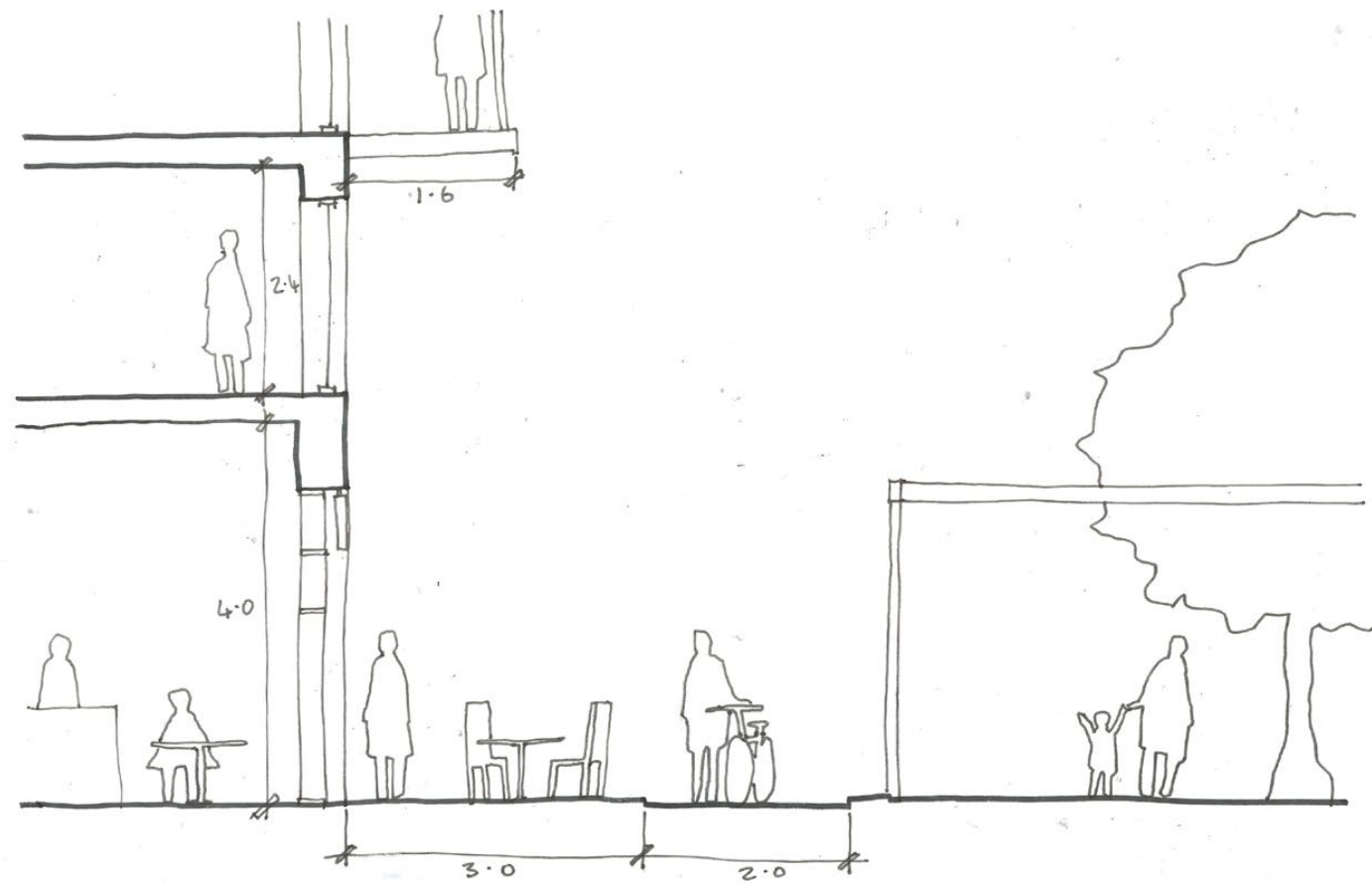
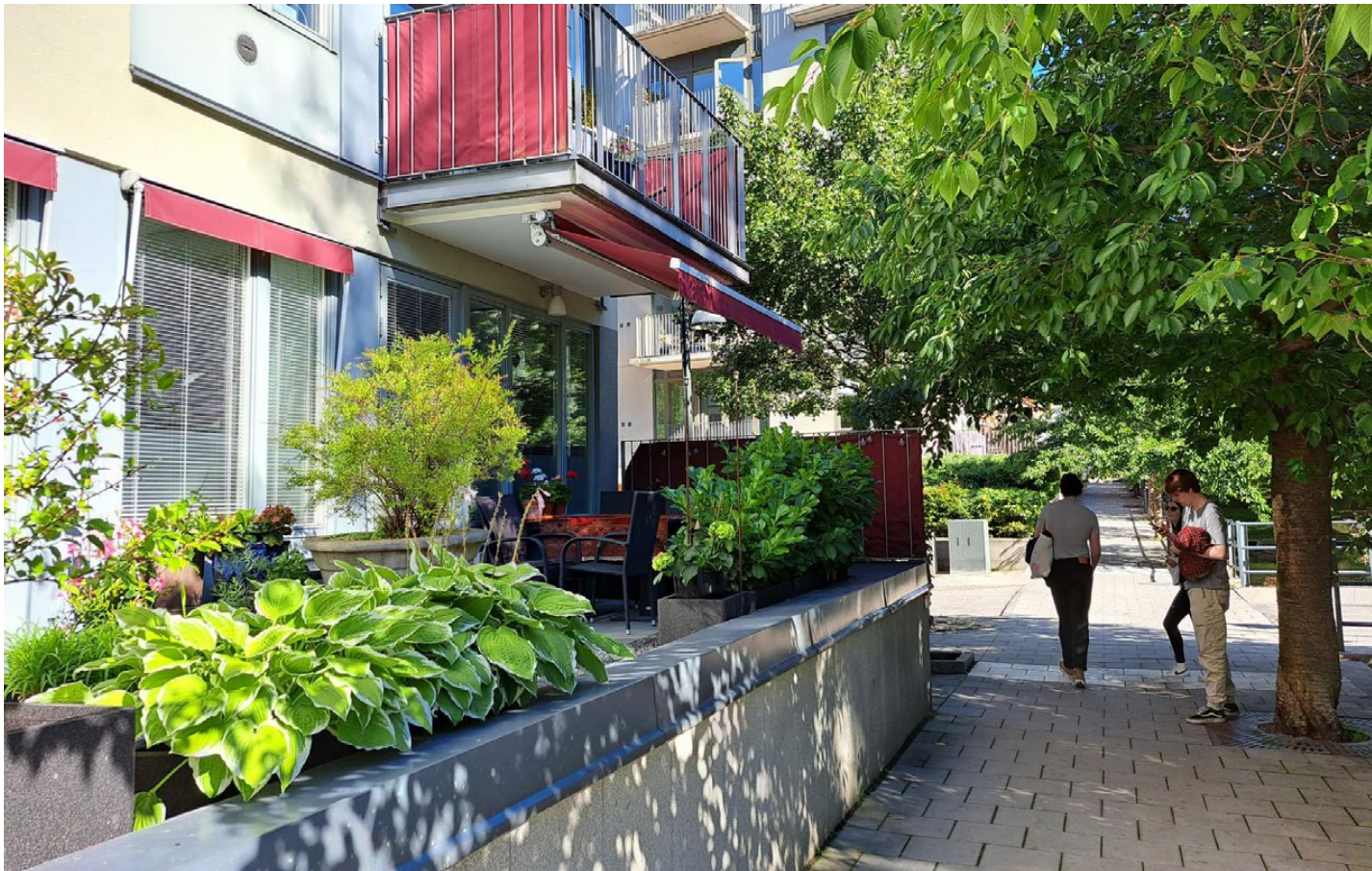
Discussions are taking place at a senior level with the Scottish Government Chief Planner, SEPA and Heads of Planning (Scotland) regarding the new provisions required by Policy 22 of NPF4 and its impact on future town centre regeneration proposals being brought forward.

 By the 2080s, each year this area may have a 0.5% chance of flooding.

 Site Boundary



DESIGNING FLOOD RESILIENCE
GROUND FLOOR CONDITION OPTIONS



ARTIZAN, DUMBARTON
FACADE UPGRADE



High Street Elevation



CASE STUDY

STANLEY SQUARE SHOPPING CENTRE, MANCHESTER

Part of the plans to reinvigorate the centre, vacant retail units in the shopping centre will be converted into food and drink, and leisure uses. There will be additional improvements to public realm and access into the building.

Extensive works are planned to improve the shop fronts and convert the upper floors of retail into 7,000 sq ft of offices.



ARTIZAN, DUMBARTON

FACADE UPGRADE

- Richer, warmer palette
- Tie in with Glencairn House palette
- Reflect Glassworks history
- Robust, low maintenance materials

