

Supplementary Agenda



Cultural Committee

Date: Monday, 23 August 2021

Time: 10:00

Venue: Video Conference

Contact: Gabriella.Gonda@west-dunbarton.gov.uk

Dear Member

Items to Follow

I refer to the agenda for the above meeting of the Cultural Committee which was issued on 10 August 2021 and now enclose a copy of the undernoted reports which were not available for issue at that time.

Yours faithfully

JOYCE WHITE

Chief Executive

Note referred to:-/

6 CLYDEBANK TOWN HALL REDEVELOPMENT UPDATE 17 – 23

Submit report by the Chief Officer – Citizen, Culture & Facilities providing an update on the Clydebank Town Hall Redevelopment scope of works, and seeking an uplift in the budget allocation to enable delivery against this amended scope.

7 REDESIGN OF DALMUIR GALLERY 25 – 35

Submit report by the Chief Officer – Citizen, Culture & Facilities proposing a series of improvement works to the existing gallery space within Dalmuir Library.

Distribution:-

Bailie Denis Agnew (Chair)
Provost William Hendrie
Councillor Iain McLaren (Vice Chair)
Councillor John Millar
Councillor Brian Walker

Chief Executive

Chief Officers

Date of issue: 17 August 2021

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer – Citizen, Culture & Facilities****Cultural Committee: 23 August 2021**

Subject: Clydebank Town Hall Redevelopment Update**1. Purpose**

- 1.1. This report provides an update on the Clydebank Town Hall Redevelopment scope of works, and seeks an uplift in the budget allocation to enable delivery against this amended scope.

2. Recommendations

- 2.1. It is recommended that the Committee:
- note the update provided regarding the Clydebank Town Hall Redevelopment scope of works;
 - approve an additional allocation of £204,636 from the Cultural Capital Fund to enable successful delivery of these works as described.

3. Background

- 3.1 Clydebank Town Hall was designed by James Millar and officially opened on 4 April, 1902. Its original layout comprised reception halls, municipal offices, council chambers, a library, a court room, and a police station.
- 3.2 In the intervening years Clydebank Town Hall has undergone a number of programmes of modernisation, the first of which commenced in 1935 with the transformation of the Grand Hall. In 1980 a series of inter-linked rooms within the Town Hall complex was dedicated to the addition of a museum space.
- 3.3 In 2011-2013 a £3.6m restoration and renovation project at Clydebank Town Hall was undertaken jointly by the Scottish Government, Scottish Enterprise and West Dunbartonshire Council. The project was managed by the Clydebank Rebuilt organisation and was based on a proposal to change the Town Hall into a commercially-focused venue for the Council and local area.
- 3.4 In March 2018 the Council agreed to create a £4m Cultural Capital Fund to invest in West Dunbartonshire's cultural and heritage infrastructure in order to unlock regeneration, increase tourism and raise the reputation of the area. The 2018/19 Budget Document pointed to the transformation of the waterfront at Clydebank and the perfect opportunity this created to undertake bold and exciting projects that revitalise Council assets and change the way people look at our area. Officers were asked to focus upon renewing the historic Town Hall making it a venue that residents can be proud of.

- 3.5** In November 2019 Cultural Committee approved a report outlining a number of significant physical changes to the Town Hall. These were to enhance the commercial potential of the building by creating opportunities that enable the Council to maximise income generation. Changes proposed included:
- Removing the coffee shop, booth seats and all existing gallery walls to create a large open plan gallery space suitable for large touring exhibitions of national prominence
 - Removing the replica ship models in the main atrium to create a café area
 - Landscaping the garden area to the rear, turfing over the Elected Member car park and installing a large canopy structure to provide shelter
 - Removing the existing reception desk and replacing it with a desk that faced visitors as they entered the building
 - Installing a permanent bar into former police cells adjacent to the Main Hall to provide a better service and reduce set-up time
 - Expand the Clyde Room and relocate the Room of Remembrance to the new Museum being built in the basement of Clydebank Library
 - Re-installing a canopy on the Hall Street side of the building
- 3.6** Elected Members also gave permission to officers to engage a design consultancy to investigate the feasibility of the expanded open-plan gallery space at the Town Hall. This exercise subsequently indicated that there would be higher costs than originally anticipated in realising the vision for the gallery space, and flagged potential planning restrictions. The outcome of this exercise prompted a review of the aspirations for the gallery space.
- 3.7** During the intervening period between November 2019 and September 2020 the Town Hall Working Group – made up of Elected Members and Officers – continued to meet to discuss the improvement plans. Feedback from the Group indicated a new shared thinking around certain elements of the plan previously approved. A desire to see the building operate as more of a Civic centre, sympathetic to its varied uses, and with less emphasis on weddings and events was also expressed.
- 3.8** In addition, the Covid-19 pandemic has had a significant impact on the Town Hall income and future income forecasts. This prompted managers to consider how to operate the building as efficiently as possible to reflect the fact that future income is likely to be lower than anticipated.
- 3.9** Consequently, in February 2021 the Cultural Committee approved a report outlining a revised programme of improvement works to be undertaken within Clydebank Town Hall, with a view to creating an enhanced and sustainable civic building. These revised works comprised:
- Removing the coffee shop from its existing location while retaining the existing gallery layout; making modifications within this existing layout to improve accessibility and sightlines between the four inter-connected gallery rooms; incorporating the coffee shop space into the overall gallery function as preparatory workshop space, storage and additional hanging space.

- Replacing the area currently used for booth seating with a new, long gallery where the Council's notable Scottish Colourists collection will be displayed along with other works from the Council's fine art collection
- Installing appropriate climate control equipment in all galleries to ensure collections care and preservation standards are met for the works on display
- Retaining the existing reception area, with a minor adaptation involving a glass screen being inserted in the side wall to allow visitors to see Council employees as they enter and vice-versa
- Retaining the replica ship models in their current position and turning the area around them into a maritime display, bringing focus to Clydebank's proud shipbuilding heritage
- Locating a self-service food and drink kiosk in the Garden Gallery along with seating
- Landscaping the garden area and Elected Member car park, but no longer including a permanent canopy structure in the overarching landscape design. Bifold doors will be installed in the Garden Gallery to allow for improved access to this garden area for the public
- Expanding the Clyde Room and relocating the Room of Remembrance to the new Museum being built in the basement of Clydebank Library
- Installation of improved exterior lighting of the building to better highlight the prominence of the structure at night

3.10 Clydebank Town Hall is a B-Listed building. As such, the February paper committed to seeking appropriate permissions/consents to progress the works proposed. In addition to those elements listed at 3.9 above, the proposal to reinstate a canopy on Hall Street was also made. Advice was sought from Historic Environment Scotland (HES), in the context of the building's listed status. HES offered the view that "the proposal has the potential to detract from the architectural composition and quality of this landmark civic building". This feedback was further echoed by WDC's Planning and Building Standards team. For these reasons, this element of the proposed works will not be progressed.

3.11 The decision to proceed with the improvement works was underpinned by an options appraisal to help determine the preferred way forward: Option 1 - doing nothing, versus Option 2 - undertaking the improvement works as proposed. The exercise illustrated clearly that undertaking a coherent programme of improvement works to the Town Hall was far preferable to doing nothing. In particular, Option 1 scored highly on restoration of a cultural asset; the impact/benefits; commercial and financial sustainability; and physical fit in the space.

3.12 Outline costs for the proposals as described were estimated to be £0.95m and approval was received from Committee that these costs would be met in full from the £4m Cultural Capital Fund. In the intervening period, however, additional factors have prompted a review of this budget. These factors include additional elements that have been identified and discussed at the Town Hall Working Group, a more developed specification that seeks to capitalise on the opportunities presented for transformational change in the building, and importantly, the combined impact of the Covid 19 pandemic and Brexit on

access to materials and labour. For these reasons, a review of the project costings has been undertaken.

4. Main Issues

4.1. Following the February Committee, officers continued to develop all elements of the overarching project specification, pursuing technical input where required, and/or advice and guidance from statutory bodies. While this has led to some elements of the works as initially proposed being set aside, others have been introduced. This includes:

- Removing the Grand Hall stage curtains and blacks and installing sector-standard, fire-retardant replacements. This is a requirement of the Town Hall Fire Safety Risk Assessment and ensures the Grand Hall is fit for purpose;
- Improving the secondary entrance to the Town Hall on Dumbarton Road and the corridor linking through to the Garden Gallery. The removal of the former bus stop on Dumbarton Road has made this entrance and corridor a much more accessible and useful access point for visitors. A redesign of this space will elevate the experience of those attending the Town Hall – particularly for wedding ceremonies and events – and ensure a coherent and inspiring journey from the Town Hall’s impressive front elevation through to the newly redecorated Ceremony Room and Garden Gallery beyond;
- The appointment of a Landscape Architect to lead the landscaping of the Town Hall garden. This appointment is proposed to ensure a heightened level of design is achieved in the garden area, including a requirement to consider how citizens might access and use the Town Hall garden given its key position as a conduit between the redevelopment on Queens Quay and Clydebank town centre. To achieve an aspirational design additional funds for this element of works is required;
- Further consideration of the overall design of the Garden Gallery café area, including furniture and artwork that will respond to the newly landscaped garden and provide citizens with an accessible and attractive meeting destination;.
- Bringing the design element of the Maritime display into the design specification for the new museum space in Clydebank Library. While ensuring connectivity between two key cultural venues, this has further highlighted the technical considerations to be made in determining suitable display solutions for objects within the space.

4.2. The additional works elements listed above have been developed with the continued involvement of the Town Hall Working Group and have been flagged to Committee as areas of further development throughout 2021. Elected Members have expressed support in ensuring that the improvement works when completed deliver transformational change in the building, re-establishing the Town Hall as a key asset, delivering a professional and engaging user experience across all elements of its operation. This ambition further answers the spirit of the options appraisal previously undertaken, as referenced at 3.11 above.

- 4.3.** In the context of both Brexit and the Covid 19 pandemic, The British Construction Information service reported in May 2021 that materials prices rose by 2.7% in the first quarter of 2021 compared with the previous quarter, and by 5.6% compared with a year earlier. They are currently forecasting an annual increase above 7%. While increased prices reflect materials shortages, this issue is compounded by a shortage of labour. Consequently, contractors are revising prices to reflect these challenges. For this reason, proceeding with these works in a timeous manner ultimately represents further cost benefit to the Council.
- 4.4.** To achieve the comprehensive works package now described, an uplift in the budget of £204,636 is sought. This figure reflects the developed specification across the Town Hall complex, and more detailed costings associated with each works element. It also takes cognisance of challenges being faced across the construction sector by building in ample contingency.

5 People Implications

- 5.1** There are no people implications linked to this updated report.

6 Financial & Procurement Implications

- 6.1** The uplift in budget now sought brings the cost of the Town Hall improvement works to £1,154,636
- 6.2** In March 2018 the Council created a £4m Cultural Capital Fund and it is the recommendation of officers that this Fund should support the costs of this project in its entirety. If this was approved by Committee then there would be no additional cost to the Council beyond what is already agreed within the Council's Capital Plan. For the benefit of Committee the following other projects are also in the pipeline for the Cultural Capital Fund. Where costs are to be agreed an indicative outline estimate has been provided. This table is purely for illustrative purposes and does not form part of any agreement on these individual projects. Each of these have or will come to future Committees for approval:

| Project | Cost |
|---|----------------------|
| Alexandria Library museum, lift and new public-use room | £0.330m (Agreed) |
| Town Hall external roof and stonework | £0.252m (Agreed) |
| Town Hall Investment Project | £0.060m (Agreed) |
| Town Hall renovations | £0.950m (Agreed) |
| Clydebank Library basement museum | £0.575m (Agreed) |
| Bruce Street Baths upgrade | £0.100m (Agreed) |
| Town Hall/Dalmuir gallery redesign feasibility | £0.016m (Agreed) |
| Fine Art Acquisition Fund | £0.100m (Agreed) |
| Asset Management Development costs to support the Cultural Capital Projects | £0.075,350m (Agreed) |
| Dalmuir Gallery renovations | £0.541m (Indicative) |

| | |
|--|--------------------------|
| Sub total | £2.999,350m |
| Uplift in budget for Town Hall renovations | £0.204,636m (Indicative) |
| Total | £3.203,986m |
| Funding left for other projects | £0.796,014m |

6.3 A procurement project is already underway to support delivery of the spec approved in February 2021 and will be updated accordingly should approval be given for the requested uplift in funds. Any procurement will be done in line with financial regulations and relevant financial legislation.

6.4 All procurement activity carried out by the Council in excess of £50k is subject to a contract strategy. Subject to approval, where necessary, and before any tender is published, the contract strategy for Clydebank Town Hall will include, but not be limited to: Service Strategy/Forward Plan, Supply Market Status: Social Benefits, Procurement Model and Contract Management.

7 Risk Analysis

7.1 New issues with the historic building may be uncovered, although this has been mitigated as far as possible through a number of building surveys which have been carried out. Officers have also allocated a significant contingency for this project to deal with the unexpected.

7.2 The combined impact of Brexit and the Covid 19 pandemic may continue to impact on materials costs/availability of labour. This will be mitigated by the aforementioned significant contingency in the project budget; and further mitigated by close working with colleagues in the Corporate Procurement Unit to ensure timeous procurement processes.

7.3 There is a risk that the proposals will not get planning permission or listed building consent from Historic Environment Scotland. This would delay activity and potentially stop the entire project. As previously stated, this risk is mitigated by the Council proposing to carry out all works in such a way as to be sympathetic to the original design, and incorporating original elements wherever possible. It is also mitigated by seeking input from colleagues in Planning on proposals.

8 Equalities Impact Assessment (EIA)

8.1 An Equality Impact Screening did not indicate any further action required in relation to any recommendations.

9 Consultation

9.1 This proposal to undertake improvement works at Clydebank Town Hall has been assessed by officers from Arts and Heritage, Asset Management, Legal

Services, Finance, the Corporate Procurement Unit, Corporate Communications and the Town Hall.

10 Strategic Assessment

10.1 The proposals within this report support the following strategic priorities:

- A strong local economy and improved employment opportunities
- Efficient and effective frontline services that improve the everyday lives of residents.

Malcolm Bennie
Chief Officer Citizen, Culture & Facilities
Date: 28 July 2021

Person to Contact: **Malcolm Bennie**
Chief Officer Citizen, Culture & Facilities
Malcolm.bennie@west-dunbarton.gov.uk

Appendix: **None**

Background Papers: [Clydebank Town Hall Revised Improvement Works. Report by Chief Officer CCF, January 2021](#)
Administration Budget 2018-19 to Council on 5 March 2018.

Wards Affected: **All wards**

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer – Citizen, Culture & Facilities****Cultural Committee: 23 August 2021**

Subject: Redesign of Dalmuir Gallery**1. Purpose**

- 1.1** This report proposes a series of improvement works to the existing gallery space within Dalmuir Library. This work will complement planned building upgrade activity and library capital investment that is already committed. The unified project will create an outstanding community venue.

2. Recommendations

- 2.1** It is recommended that the Committee:
- note the contents of this report
 - approve that funding of £541k from the Cultural Capital Fund be allocated for this purpose.

3. Background

- 3.1** In March 2018 the Council agreed to create a £4m Cultural Capital Fund to invest in West Dunbartonshire's cultural and heritage infrastructure in order to unlock regeneration, increase tourism and raise the reputation of the area. The 2018/19 Budget Document committed to undertaking bold and exciting projects that revitalise Council assets and change the way people look at our area.
- 3.2** In February 2019 the Cultural Committee considered a report on the Future operation of the Backdoor Gallery in Dalmuir, with consideration given to the future potential of this venue in the context of wider investment in culture and support for ambitious cultural programming. This report provided an overview of the current function of the gallery space, and noted particular and fundamental challenges associated with security and environmental monitoring which limited opportunities to raise the ambition of exhibition programming within the gallery space. In addition, the footprint of the gallery was cited as a limiting factor in terms of flexibility of use (eg. to host events/accommodate arts development activity), and visibility of the gallery within the library footprint was highlighted as an obstacle to increased visitor numbers.
- 3.3** Following a period of market research and consultation with existing users, in November 2019 the Cultural Committee considered a report on Creating a Destination Gallery Space in Dalmuir. This report highlighted how possible

interventions within Dalmuir Library could contribute to an enhanced visitor/user experience. These interventions included:

- Improved visibility of the main entrance to the library/gallery from the car park/public realm
- Improved visitor journey from the main entrance of the library building to the gallery space
- Increased footprint for the gallery space
- exploring the potential for modular display elements to enliven and elevate exhibitions within the gallery space
- exploring the potential for creating a flexible community events space

3.4 This report was welcomed by the Cultural Committee, with Elected Members strongly supportive of seeing these proposals progressed. To this end, budget was allocated from the Cultural Capital Fund to develop a redesign proposal that would consider the points noted above, and provide visualisations of how a transformed exhibition gallery might look and feel.

3.5 Following discussions with the Corporate Procurement Unit (CPU), Brown + Wallace – a multi-discipline construction consultancy – were appointed in early 2020 to lead a feasibility study on a new gallery space. Due to the Covid 19 crisis work on the project did not commence until August 2020.

3.6 In October 2020 a first draft Feasibility Report was submitted by Brown + Wallace, making a series of proposals and recommendations regarding the spatial redesign of the exhibition gallery within the Dalmuir Library building. This report considered all relevant technical and associated issues, including

- lighting design
- environmental monitoring and control (humidity and temperature)
- structural elements
- accessibility
- the building's multi-use nature

The report also considered the overall 'street presence' of the library building and its relationship to the immediately adjacent public realm, identifying opportunities to define and enhance the overall visitor journey.

3.7 In November 2020 an update on the gallery redesign proposal was taken to the Cultural Committee, advising that a future report would follow to describe developed proposals for the gallery space, with a view to delivering an overall improved visitor experience. Again, Elected Members expressed their support for this proposal and their desire to see all opportunities inherent in this project maximised for the ultimate

benefit of the Dalmuir community and in support of increased visitors to the gallery.

- 3.8** Concurrent with activity to develop the gallery redesign proposal, the Libraries Service has been progressing delivery of a capital investment programme to transform the libraries infrastructure across West Dunbartonshire. The focus of this investment is on improving the overall libraries estate and service delivery, including the replacement of existing customer service desks with modern information pods; the revitalisation of junior libraries and family learning areas; and the purchase of moveable shelving, allowing greater flexibility of use in terms of events and activities. An allocation of capital funds has been set aside for Dalmuir Library, with the intention to invest in the venue in 2021/22.
- 3.9** In tandem with the Libraries capital investment programme, planned investment in building upgrades at Dalmuir Library has been committed for 2021/22 through the Council's Asset Management team to address the condition of the building as part of the reoccurring Building Upgrades budget line.
- 3.10** These three investment elements present an opportunity to maximise the investment to offer the community of Dalmuir a modernised, fit for purpose multi-use library facility. Towards this outcome discussions have taken place involving Arts and Heritage, Libraries and Asset Management to consider how best to realise the ambitions of each service area, while delivering overall best value. Review of the gallery redesign Feasibility Report was undertaken as part of these discussions, with further input sought from colleagues in Planning and Building Standards.

4. Main Issues

- 4.1** Taking cognisance of the outcome of cross-service discussions, and following interrogation by officers of the Feasibility Report already received, the following improvement works are now proposed to realise the ambition of a destination gallery within Dalmuir Library:
- A redesigned and relocated main entrance to the building as a central element of an entrance sequence that will improve visibility from the street.
 - Realignment of the gallery entrance within the library building to ensure line of sight from the main entrance;
 - A revised layout incorporating an increased footprint for the main gallery space; an associated community gallery space, open-plan to the library lending floor; and a dedicated workshop space with

wet facilities to support arts development and community engagement activity.

- Provision of integrated storage to support arts development and community engagement activity.
- Integration of environmental monitoring equipment to enable a higher standard of loaned artworks into the gallery and improve overall collections care;
- Inclusion of a modular wall solution within the main gallery space to enliven future exhibitions and increase display opportunities;
- Relocation of a rear fire door to increase wall hanging space within the gallery and improve overall security;
- Integrated wayfinding solutions via floor and ceiling finishes to orientate visitors and direct them to the gallery.

4.2 In addition to the gallery-focused improvements outlined above, work will continue to deliver the Libraries capital investment programme and planned building upgrades concurrently. This will ensure a cohesive works package, to the ultimate benefit of all users of the building. For reference, the proposed new library floorplan and visualisations for an improved building façade are included at appendices 1 and 2 respectively.

4.3 By considering the gallery improvement works as proposed in the context of the overall function of Dalmeir Library, and by working directly with colleagues in other service areas to consider how these proposals could complement and/or enhance activity already being delivered in the building, the opportunity has been seized upon to create a modern, flexible community space in the heart of Dalmeir. Inclusion of this project as part of the Council's wider commitment to investment in culture, at the same time library capital spend has been made available, represents a truly transformational and joined-up project that has the potential to deliver a multi-use facility that is genuinely fit for the future.

4.4 Outline costs for the proposals described at 4.1 are estimated to be in the region of £541k. This is a conservative figure that builds in appropriate contingency in the event that unexpected issues emerge as works progress. In support of this project, it is recommended that funding for these works come from the £4m Cultural Capital Fund.

4.5 While this project will ensure there is a truly transformational facility for the residents of Dalmeir, there is a further opportunity to consider the environment surrounding the building. The public realm outside the Library and Gallery, including the adjacent Dalmeir Square, paving stones, and street furniture, could all be improved for the benefit of residents to complement the investment being recommended in this

report. Committee may wish to consider this point and potentially ask officers to explore what could be achieved, and any cost implications for the Cultural Capital Fund

5. People Implications

- 5.1 This proposal requires officer time. Capacity exists within the Arts & Heritage, Libraries and Corporate Asset Management services at this time to deliver the project.

6. Financial and Procurement Implications

- 6.1 In March 2018 the Council created a £4m Cultural Capital Fund and it is the recommendation of officers that this Fund should support the costs of this project in full as detailed at 4.4 above. Approval on this basis would represent no additional cost to the Council beyond what is already agreed within the Council's Capital Plan.

- 6.2 The following other projects are also in the pipeline for the Cultural Capital Fund.

| Project | Cost |
|---|--------------------------|
| Alexandria Library museum, lift and new public-use room | £0.330m (Agreed) |
| Town Hall external roof and stonework | £0.252m (Agreed) |
| Town Hall Investment Project | £0.060m (Agreed) |
| Town Hall renovations | £0.950m (Agreed) |
| Clydebank Library basement museum | £0.575m (Agreed) |
| Bruce Street Baths upgrade | £0.100m (Agreed) |
| Town Hall/Dalmuir gallery redesign feasibility | £0.016m (Agreed) |
| Fine Art Acquisition Fund | £0.100m (Agreed) |
| Asset Management Development costs to support the Cultural Capital Projects | £0.075,350m (Agreed) |
| Uplift in budget for Town Hall renovations | £0.204,636m (Indicative) |
| Sub total | £2.662,986m |
| Dalmuir Gallery renovations | £0.541m (Indicative) |
| Total | £3.203,986m |
| Funding left for other projects | £0.796,014m |

- 6.3 Works to improve the function of the gallery space and the overall visitor experience will be undertaken concurrent with planned building upgrades (£815k committed) and the roll out of the libraries capital investment project (£90k committed), giving an overarching project budget of £1.446m.

- 6.4 It is envisaged that these works (once necessary consents are in place) will be

carried out either by Building Services and their medium term contractors and sub contractors, or by an appropriate external contractor. As required, discussions will take place with Corporate Procurement and Consultancy Services to determine an overall contract strategy and specification to be agreed and taken to market. Any procurement and subsequent contract awards will be done in line with Financial Regulations, Standing Orders, scheme of delegation and relevant procurement legislation.

7. Risk Analysis

- 7.1** There is a risk that should this project not progress concurrent with the library capital investment programme and planned building upgrades the coherence of the overall project would be compromised and its potential impact lessened. There is a further risk that best value for the project overall would not be realised.

8. Equalities Impact Assessment (EIA)

- 8.1** An Equality Impact Screening did not indicate any further action required in relation to any recommendations.

9. Environmental Sustainability

- 9.1** The Brown + Wallace Feasibility Report considered environmental sustainability as part of any overall project strategy, describing a 'fabric first' approach whereby any elements of the building fabric being altered are upgraded as far as possible within the limits of budget and construction constraints.
- 9.2** Colleagues in Corporate Asset Management have further considered these proposals as part of the developed design for the overall Dalmuir Library project, consulting with colleagues in the Energy Team to consider the possibility of achieving Passive House Standard.
- 9.3** New services infrastructure required will consider the use of renewables first, where appropriate. Detailed solutions in the context of environmental sustainability will be considered within the MEP (mechanical, electrical and plumbing) proposals made. Consideration will be made in future proofing the building to ensure that the building can accommodate the District Heating network in the future.

10. Consultation

- 10.1** The redesign proposals for the Dalmuir Library building have been assessed and developed in discussion with officers from Arts & Heritage, Library Services, Corporate Asset Management, Energy & Compliance, Corporate Procurement, Communications, and Planning & Building Standards.

11. Strategic Assessment

11.1 The proposals within this report support the following strategic priorities:

- Efficient and effective frontline services that improve the everyday lives of residents.

Malcolm Bennie
Chief Officer – Citizen, Culture & Facilities
Date: 26 July 2021

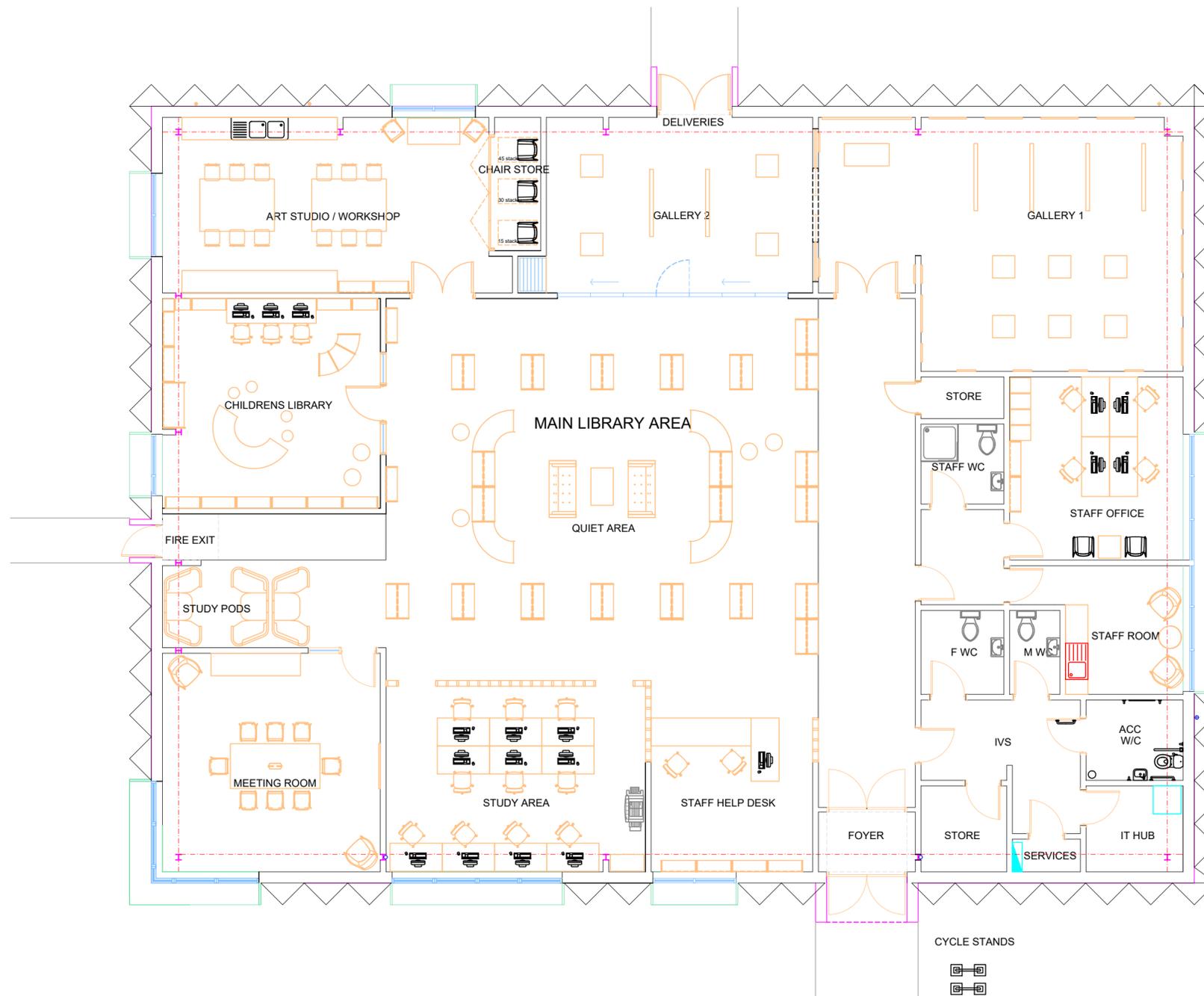
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|---------------------------|---|
| Person to Contact: | Malcolm Bennie Chief Officer Citizen, Culture & Facilities Malcolm.bennie@west-dunbarton.gov.uk |
| Appendices: | Appendix 1: Proposed new library floorplan Appendix 2: Visualisations for an improved building façade |
| Background Papers: | Future Operation of the Backdoor Gallery in Dalmuir Report by Strategic Lead, Communications, Culture and Communities to Cultural Committee on 25 February 2019 <u>Creating a Destination Gallery Space in Dalmuir:</u> Report by Strategic Lead, Communications, Culture and Communities to Cultural Committee on 25 November 2019. <u>Redesign of Dalmuir Gallery, Dalmuir Library</u> Report by Strategic Lead, Communications, Culture and Communities to Cultural Committee on 23 November 2020. |
| Wards Affected: | Clydebank Central Clydebank Waterfront Kilpatrick. |

Important
Do not scale from this drawing.
Any discrepancies to be reported to the
Contract Administrator.



Key Plan
scale 1:1250

SUBJECT AREA



| Rev. | Amendments | Date | By |
|------|--|----------|----|
| C | Plan reconfigured following Client feedback; childrens library and public IT areas swapped. Corner window added to meeting room. | 10/05/21 | JC |
| B | Plan reconfigured following Client feedback; art studio entrance revised and chair store access moved to studio. | 27/04/21 | JC |
| A | Plan reconfigured following Client feedback, new windows added & fire exit door repositioned. | 19/04/21 | JC |

West Dunbartonshire COUNCIL
Consultancy Services
Architectural
Quantity Surveying
Engineering
Clerk of Works

Regeneration, Environment & Growth
Strategic Director : Richard Cairns
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Consultancy Services
Council Offices
Bridge Street
DUMBARTON
G82 1NT
Tel: 01389 737000

| | | | |
|---|-------------|------------|-------|
| Job Title | | | |
| Dalmuir Library, Clydebank Refurbishment | | | |
| Drawing Title | | | |
| Ground Floor Plan as Proposed | | | |
| Scale | Sheet | Date | Drawn |
| 1:100 | A2 | 19.03.2021 | BT |
| Job No. | Drawing No. | Rev. | |
| 4516 | AL(00)010 | C | |
| Issue | | | |
| Planning | | | |

NOTE:

EXISTING DRAWING PRODUCED FROM
ARCHIVE INFORMATION, SHOWN FOR
INFORMATION ONLY

1:100 (metres)



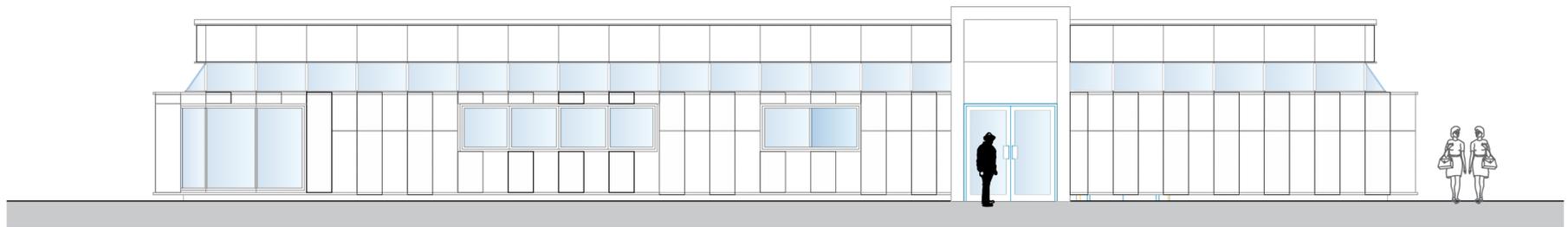
Proposed Ground Floor Plan
scale 1:100

Important
Do not scale from this drawing.
Any discrepancies to be reported to the
Contract Administrator.

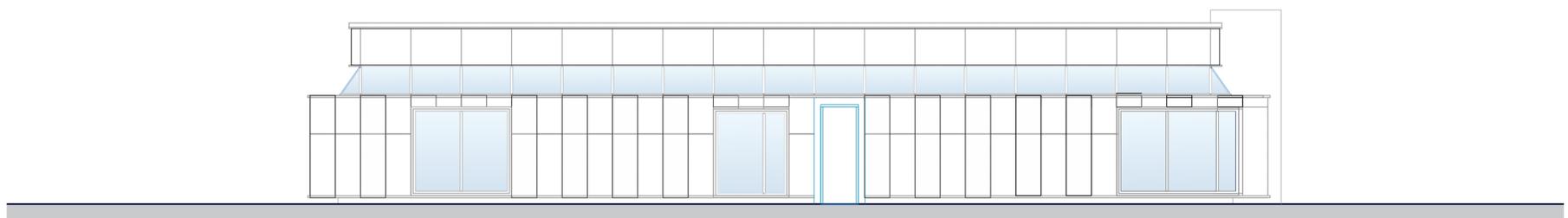


Key Plan
scale NTS

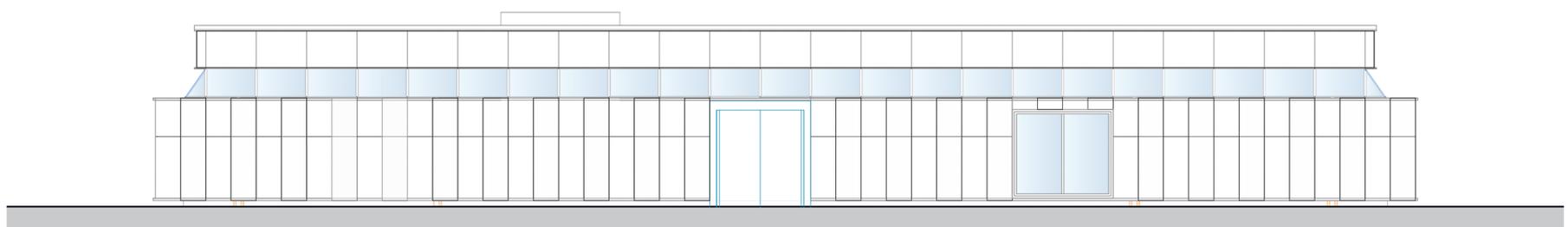
— — SUBJECT ELEVATION



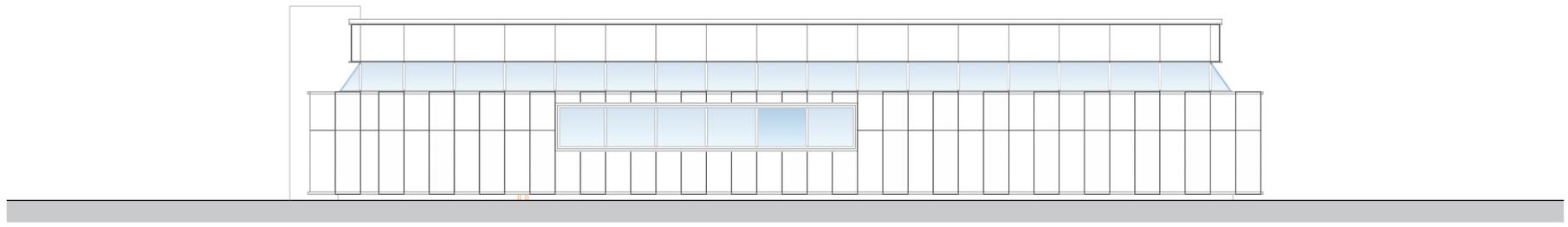
Proposed Elevation A-A
scale 1:100



Proposed Elevation B-B
scale 1:100



Proposed Elevation C-C
scale 1:100



Proposed Elevation D-D
scale 1:100

| Rev. | Amendments | Date | By |
|------|---|----------|----|
| B | Windows revised to reflect amendments to Plan. Corner window added to Meeting Room following Client feedback. | 10/05/21 | JC |
| A | New windows added to reflect amendments to Plan following Client feedback & fire exit door repositioned. | 20/04/21 | JC |

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 Council Offices
 Bridge Street
 DUMBARTON
 G82 1NT
 Tel: 01389 737000

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|---|-------------|------------|-------|
| Job Title | | | |
| Dalmuir Library, Clydebank Refurbishment | | | |
| Drawing Title | | | |
| Elevations as Proposed | | | |
| Scale | Sheet | Date | Drawn |
| 1:100 | A2 | 19.03.2021 | BT |
| Job No. | Drawing No. | Rev. | |
| 4516 | AL(00)011 | B | |
| Issue | | | |
| Planning | | | |