

Appendix 3: Summary of responses to the consultation on the proposed conservation area

Name of Respondent	Should a Conservation Area be designated for Dumbarton Town Centre?	Do you agree with the proposed Conservation Area boundaries/any changes?	Any other comments/suggestions for the Conservation Area?	Council's Response
Historic Environment Scotland	Yes, HES welcome this proposal and are broadly content with the proposed boundary, but ask that the following revisions are considered.	<p>Although HES are not opposed to including parts of the town to the north of the A814, they consider that focussing on the High Street would make a stronger, more clearly defined and homogenous Conservation Area.</p> <p>Area to North of Dumbarton Bridge: agree with the Austin-Smith:Lord report that the area predominantly contains buildings not in keeping with the conservation area. The stone façade retention of Bridgend House is not sufficiently strong to warrant inclusion of the other buildings here. A stronger start to the conservation area would be made by re-drawing the boundary to the south of Bridge Street, or even the former church.</p> <p>Risk Street: question the value of including the Lennox Evangelical Church on Risk Street. The northern boundary line would be more logically drawn straight behind the High Street buildings.</p> <p>Artizan Centre: while the Artizan Centre is broadly respectful of the historic townscape in terms of its height, its overall appearance detracts from the historic character of the High</p>	Any proposed CARS scheme for Dumbarton should be focussed on the High Street and not include the northern area. This is because we find that regeneration schemes tend to be more successful when tightly focussed on the area of the greatest need.	<p>Agree with suggestions:</p> <ul style="list-style-type: none"> - To remove area of High Street north of Bridge Street - Remove rear of Artizan Centre, keeping High Street frontage block - Remove Lennox Evangelical Church - Redraw South Eastern boundary to follow existing stone walls, to include 16 Church Street car park, follow property boundaries on High Street more closely, and remove pumping station on Riverside Lane. <p>It is considered that these changes create a more logical and consistent conservation area boundary that better reflects the historic</p>

		<p>Street. Agree that including the High Street facing buildings of the Artizan Centre within the CA boundary is logical, but see little benefit in including the rest of the centre.</p> <p>South eastern boundary: suggest that the boundary line that runs from the A814 to the river (behind the new Council offices and Riverside church) should more carefully drawn to follow existing boundaries and other physical features on the ground. This is so that the boundary is clear on the ground and to avoid potential planning complications for redevelopment of the Distillers site – part of which is included in the boundary. Consider that there is little benefit in including the mid 20th century brick buildings at the SE corner of Riverside Lane, one of which appears to have already been demolished.</p>		<p>character of the town centre. Future changes at the Artizan Centre can be controlled through the planning application process, and would need to have regard to the adjacent conservation area.</p>
Ryden on behalf of AEW (Asset Managers of Artizan Centre)	Yes	<p>Would like the Artizan to be recognised as a Development Opportunity in any Character Appraisal, with the potential for demolition/redevelopment to improve the local environment, public realm and viability of the existing asset whilst recognising the historic pattern of development on the High Street.</p> <p>The High Street frontage of the Artizan Centre is a key part of the historic fabric of the town centre but the area to the rear (north) is very different in character. The rear of the Centre should not be within the conservation area: the architectural quality and character of the centre does not make a positive contribution to the historic fabric of the town centre other than preserve a north south pedestrian route.</p>		<p>Agree that the rear of Artizan Centre will be removed from CA. As noted in the comments above, it is not in keeping with the character of rest of the conservation area and adds little practical benefit by being included. The High Street frontage will be retained as it is a key element of the High Street fabric.</p>

Dumbarton Stations Improvement Trust (DSIT)	Yes.	<p>The following changes are sought around Dumbarton Central Station, to better align with the recently published Station Conservation Management Plan:</p> <ul style="list-style-type: none"> - Extend eastwards to include the ramp to the former good yard - Extend west to include the embankment walls and smaller underpasses along Station Road. - Extend north to include the Bankend Road frontage. 	<p>Dumbarton Central Station needs to be better linked to the town centre with the existing north-south pedestrian axis.</p> <p>DSIT aims to encourage the reinstatement of the original station entrance under the Church Street bridge. This will require the public realm of Church Street/Townend Road to be significantly improved.</p>	<p>Agree to include the full extent of Station, access ramp and embankment walls, from the Bankend Road underpass in the west to the former goods yard east of Church Street. These changes ensure that the full extent of the listed Station structures are included, together with the embankment walls that relate directly to the Station and have a bearing on the character of the conservation area.</p>
Silverton and Overtoun Community Council	Yes, preserve the memory of the medieval town centre and possible funding opportunities to improve the area.	Should extend to include as much of the buildings, walls, platforms and underpasses of Dumbarton Central Station.		Comments are noted with thanks. As set out in comments above, agree to include the full extent of Station, access ramp and embankment walls.
Mr Jeremy Watson	Very pleased to see the Conservation Area being progressed. I see this not only as a means to protect and enhance the town centre's important built heritage, but as a means to revitalise the town itself.	<p>There are merits and disadvantages to including the whole of the town centre, however the following additional areas are worthy of consideration:</p> <ul style="list-style-type: none"> - Triangle of land at Meadowbank Street – as it relates to context of adjacent tenement buildings - Extend east and west of Dumbarton Central Station to include the platforms and support walls along Station Road. Especially important to include full 	<p>Potential new car parking area to rear of Strathleven Place to serve town centre.</p> <p>Dumbarton Old Bridge should be mentioned in the CA Appraisal, if not included directly in the conservation area.</p>	<p>Comments are noted with thanks. As set out in comments above, agree to include the full extent of Station, access ramp and embankment walls.</p> <p>Also to include the small triangle of land at Meadowbank Street, as this does relate to the</p>

		underpass on Church Street/Townend Road as it is the intended restored main entrance for the station.		context of the adjoining tenements and creates a more coherent boundary at this location.
Lesley Kerr – Historic Buildings Consultant (Conservation Management Plan for Dumbarton Central Station)	Strongly support	<p>The boundary should include the redeveloped area in the centre of the old town map, currently excluded from the CA.</p> <p>The Station Conservation Management Plan will highlight the station as a gateway for visitors to Dumbarton and therefore the route to the town centre and the River walkway as an important town link- currently broken. We would like to promote fixing it through townscape improvements - planting, ground surface improvements, lighting, signage & public art. This could be supported and strengthened by inclusion within the Conservation Area boundary.</p> <p>The area would also include areas of known and unknown archaeological potential.</p> <p>The full extent and curtilage of the A- listed Dumbarton Central Station should also be included to match the listing.</p> <p>.</p>		<p>Comments are noted with thanks, and it is agreed that the pedestrian route from the Station to the High Street along the route of the former College Way, is a vital link for the town centre that would benefit from improvements. However these improvements could be made without the route being part of a conservation area. It is not considered suitable to include the redeveloped, modern area around Risk Street/St Mary's Way/ A814, as it is no longer in keeping with the character of the remaining historic town centre, and has no buildings of particular historic/architectural interest.</p> <p>It is also noted that it is not the purpose of a conservation area to protect areas of potential archaeological interest.</p> <p>Extensions will be made</p>

				around Dumbarton Central Station as per earlier comments.
Ian Johnson (Riverside Parish Church)	Supports a conservation area to ensure future developments are in keeping with the desired character of the area.	Supports inclusion of the modern Artizan Centre if it ensures its future sympathetic redevelopment rather than preservation of these buildings.	Maintenance of buildings is an issue; at the rear of the High Street especially. Improve access to station, install bus parking bays on High Street.	Comments noted with thanks, however it is considered that the future use/development of the Artizan Centre can be controlled without requiring it to be within the Conservation Area. Comments regarding maintenance and public transport will be shared with the Regeneration and Roads Teams.
George McDonald – Local resident	Supports a conservation area and proposed boundaries.		Improve bus service, stop parking on the High Street and introduce 2-way traffic on High Street.	Comments on the potential road/traffic improvements are noted with thanks and will be shared with the Roads Team.
M. Jolly - Local resident	Supports a conservation area and the proposed boundaries.			Comments are noted with thanks.
Steven Jolly - Local resident	Supports a conservation area and the proposed boundaries to showcase the history which Dumbarton has to offer.		The Riverfront Walkway should be maintained to the standard of the new path/cycle path to the Castle. Redevelop the Artizan Centre –it is the town's weak link.	Comments are noted with thanks and will be shared with the Regeneration Team.

Sheena Gordon	Supports a conservation area and the proposed boundaries to preserve and improve historic buildings and attract new shops and businesses.	Possibly include Denny Tank Museum and remove area around Meadowbank Street.	Improve area at rear of High Street.	<p>Comments are noted with thanks and will be shared with the Regeneration Team.</p> <p>The Denny Tank Museum is favoured for inclusion as it is listed, so already receives protection, and including it would require inclusion of the redevelopment site on Castle Street, which is not in keeping with the rest of the Conservation Area. Meadowbank Street is considered appropriate to include for its retained tenements and layout.</p>
E Black	Yes, improve appearance of the High Street.		The Artizan Centre adds nothing and could be removed to make pleasant walk to railway station.	Comments are noted with thanks and will be shared with the Regeneration Team.
Boyd Duncan	Yes, to preserve and enhance old buildings in a town centre that is becoming “sad”.	Extend around Dumbarton Central Station to include Bankend Road frontage, between Strathleven Place and Station Road including all supporting walls.	The footpath from Station to High Street needs major improvement in condition, lighting and signage. There are no bus stops close to Station for an interchange.	Extensions will be made around Dumbarton Central Station – see comments above.
Celia Leitch - Local resident			Pavements on Station Road are dangerous: uneven slabs and holes fill with water. Corner at 17 Station Road floods	Comments are noted with thanks and will be shared with the Roads Team.

			after heavy rain causing danger to pedestrians who have to walk in the road.	
Nicola King	Yes, anything that improves the area. Old buildings should be protected.		Worst areas are rear of High Street onto the River and walkway through rear of Artizan Centre- feels unsafe at night.	Comments are noted with thanks and will be shared with the Regeneration Team.
Linda Speir (S&OCC)	Yes, we have some beautiful buildings that should be conserved.	Yes, but would include Dumbarton Old Bridge.	Glencairn House would make an excellent museum.	It is considered that while Dumbarton Old Bridge is an important historic structure, it is not directly part of the High Street or Town Centre and as it is listed it already receives statutory protection. As such it is considered it is not beneficial or necessary to include it within the conservation area. Comments on Glencairn Greit House are noted with thanks and will be shared with the Regeneration Team.
Steve Willmot	Yes, emphatically. So much history and a proud past, but drab in places now.	Yes, but extend to include harbour/dock in front of new Lidl as still in original condition and is central to shipbuilding history of the area. Extend out into River Leven to allow for clean-up of derelict boats.	A pedestrian bridge linking to Levensgrove Park and Sandpoint Marina.	An extension to the harbour/dock area would involve including a major commercial redevelopment area, which has been cleared of all buildings. As this would contain no historic

				<p>buildings and would be of wholly different in character to the historic town centre, it would not be suitable for inclusion in a conservation area.</p> <p>Comments on the pedestrian bridge are noted with thanks will be shared with the Regeneration Team.</p>
Elaine McChesney	Yes, important to protect, restore and conserve built heritage. Having a conservation area is a way of resourcing and advocating work on built heritage.	Yes, but perhaps include former Rialto Cinema on College Way.	Many beautiful buildings on the High Street all with their stories to tell.	While the former Rialto Cinema is a surviving element of College Way before the post-war redevelopment, it is now surrounded by modern development and is physically separated from the rest of the conservation area. As such it would not be appropriate to include.
Mrs Janette McChesney	Yes –restoring older buildings can be cheaper than building new. Old buildings attract people with their character.	Yes – but would extend across River Leven to Posties Park/Levengrove Park.	<p>Clear old boats from River Leven.</p> <p>A swing bridge should be opened across the River Leven to Levengrove Park.</p>	<p>As the River itself is not part of the historic built environment, it is not suitable or necessary to include it within the conservation area. It is noted that Levengrove Park is part of the Kirktonhill Conservation Area.</p> <p>Comments on the</p>

				pedestrian bridge will be shared with the Regeneration Team.
Mrs Lorraine Dobbin	Yes, to enhance the area.	Yes.	Tourists/visitors arriving at Dumbarton Central Station would benefit from the Conservation Area. This would be the start to the new town.	Comments noted with thanks.
Helen Lydon – local resident	Yes – and would be willing to get involved to support it.		Area around Station Road/ Meadowbank Street has some lovely architecture but the area (buildings and streets) have been neglected. People would care more if more care was put into their living environment.	Comments are noted with thanks and will be shared with the Regeneration Team.
James B Duncan	Yes, wholeheartedly welcome this. Builds on works to Municipal Buildings, new offices and Courts complex.	Imperative that the whole of Dumbarton Central Station is included: to NW Bankend Road must be the boundary, to the NE up to the signal box including ramps up to the former goods station.	Happy to see improvements to bridges and underpasses at the Station.	Extensions will be made around Dumbarton Central Station – see comments above.
Jim Crosthwaite	Yes- good idea and perhaps overdue.	Might be good to include entire town centre, even non-historic areas, to better control what happens there in the future, protect pedestrian routes and possibly reinstate what was lost. If Artizan not included, might be harder to exert influence over that area. Old Dumbarton Bridge should be included.	Need to maintain and improve links from Station to High Street – and along the River frontage. Traffic and parking on High Street needs better management.	Comments are noted with thanks and will be shared with the Roads and Regeneration Teams. As noted above, it is not considered necessary or appropriate to include Dumbarton Bridge or the whole of the Artizan Centre.

Dave Harvie	Yes- very enthusiastic.	Should include the area around the A814 and modern buildings in order to protect archaeological contexts and guide redevelopment of the area. Include Dumbarton Bridge (1765) for its own significance and as a link to Kirktonhill/Levensgrove.	<p>The conservation area must maximise the pedestrian links through the town centre – and especially improve the north ends of College Street and Church Street. High Street and riverfront traffic should be improved. Ideally make river front traffic-free.</p> <p>Better bus connectivity to town centre and Station.</p>	Comments are noted with thanks. As noted above, it is not considered appropriate to include the redeveloped, modern area around Risk Street/St Mary's Way/ A814; or Dumbarton Bridge.
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