

Argyll and Bute Council
Comhairle Earra Ghaidheal agus Bhoid

Customer Services
Executive Director: Douglas Hendry



Municipal Buildings,
Albany Street,
Oban, Argyll, PA34 4AW
Tel: 01631 567945

3 September 2014

NOTICE OF MEETING

A meeting of the **OBAN LORN & THE ISLES AREA COMMITTEE** will be held in the **CORRAN HALLS, OBAN** on **WEDNESDAY, 10 SEPTEMBER 2014** at **10:00 AM**, which you are requested to attend.

Douglas Hendry
Executive Director - Customer Services

BUSINESS

1. **APOLOGIES**
 2. **DECLARATIONS OF INTEREST**
 3. **OBAN BAY RAILWAY**
Presentation by Simon Clarke
 4. **OBAN CHORD**
- E1** (a) **PUBLIC REALM SCHEME - PHASE ONE AND TWO - FULL BUSINESS CASE**
Report by Oban Regeneration Project Manager (Pages 13 - 122)
- E1** (b) **NORTH PIER MARITIME VISITOR FACILITY - FULL BUSINESS CASE**
Report by Oban Regeneration Project Manager (Pages 123 - 194)
- E1** 5. **ROCKFIELD**
Report by Asset Manager (to follow)

The Committee will be asked to pass a resolution in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 to exclude the public for items of business with an “E” on the grounds that it is likely to involve the disclosure of exempt information as defined in the appropriate paragraph of Part I of Schedule 7a to the Local Government (Scotland) Act 1973.

The appropriate paragraphs are:-

E1 Paragraph 8 The amount of any expenditure proposed to be incurred by the authority under any particular contract for the acquisition of property or the supply of goods or services; and

Paragraph 9 Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services.

OBAN, LORN & THE ISLES AREA COMMITTEE

Councillor Mary-Jean Devon

Councillor Iain MacDonald

Councillor Alistair MacDougall (Chair)

Councillor Duncan MacIntyre

Councillor Roderick McCuish

Councillor Elaine Robertson (Vice-Chair)

Councillor Neil Macintyre

Contact: Danielle Finlay, Senior Area Committee Assistant - Tel: 01631 567945

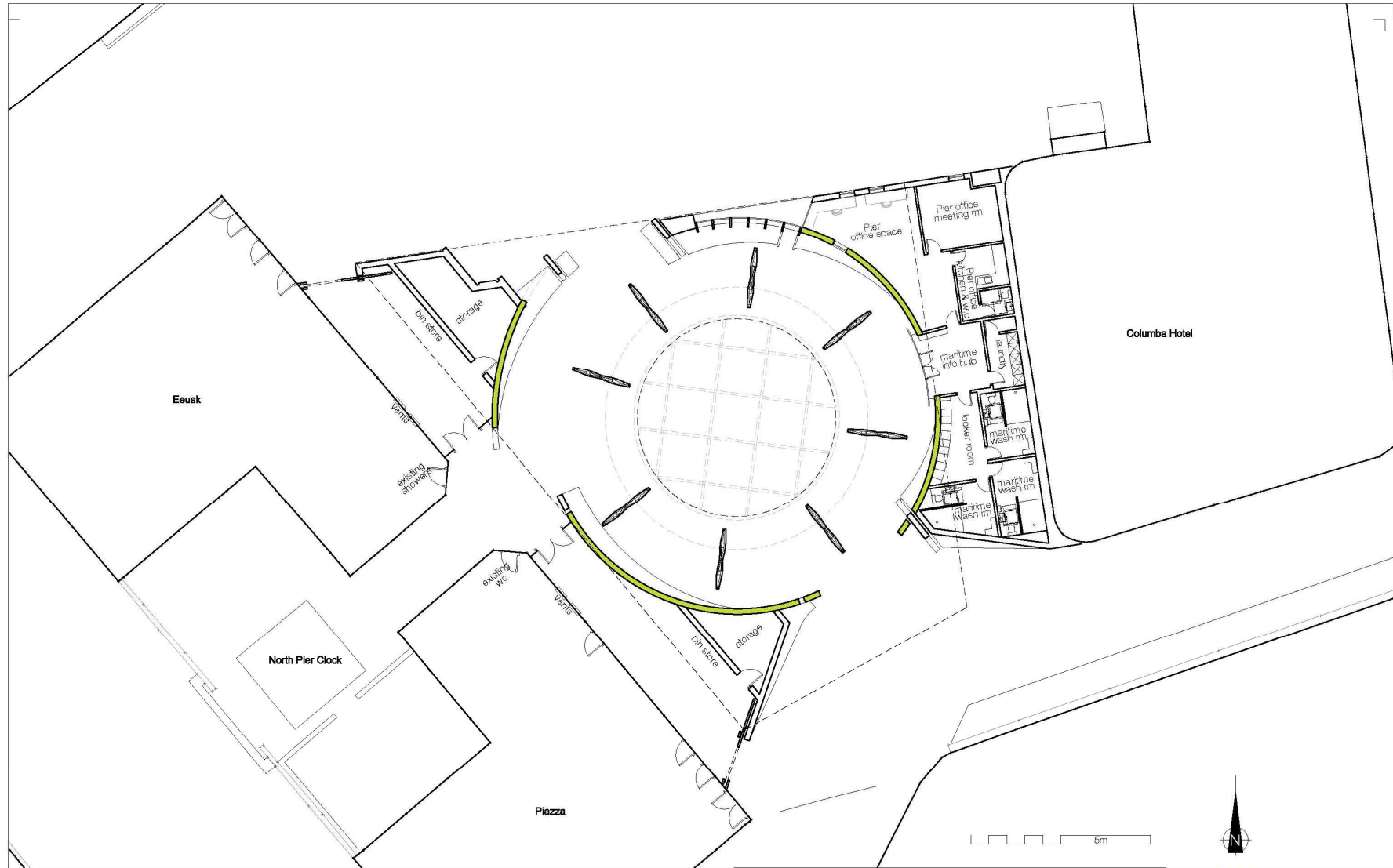
Oban Bay Enhancement Scheme

North Pier Maritime Visitor Facility
&
Public Realm Enhancement
– Phase 1 and Phase 2



Project Name	Project no. - Drawing no. - Revision
Capita	1944-(PL)20
White Building	Status
Oban Regeneration Project	Planning
Title	Drawn By
PROPOSED 3D Visualisations	DW
Maritime Visitor Facility	Drawn Date
North Pier	13/06/2014
	Scale (s)
	NTS
	Oberlanders Architects LLP 16 Melville Street Edinburgh EH3 7NS T 0131 225 9070 F 0131 220 3783 E mail@oberlanders.co.uk www.oberlanders.co.uk





AREAS: Pier Office: 61.3sqm | Maritime Public (washrooms, locker room, info hub & laundry): 66.5sqm | Public space: 49sqm | Storage: 31.5sqm | Bin store: 28.7sqm

Project Name
Capita
 White Building
 Oban Regeneration Project

Title
PROPOSED Ground Floor Plan
 Maritime Visitor Facility
 North Pier

Project no. - Drawing no. - Revision
1944-(PL)08

Status
Planning

Drawn By
DW

Drawn Date
23/05/2014

Scale (s)
1:200 @ a3

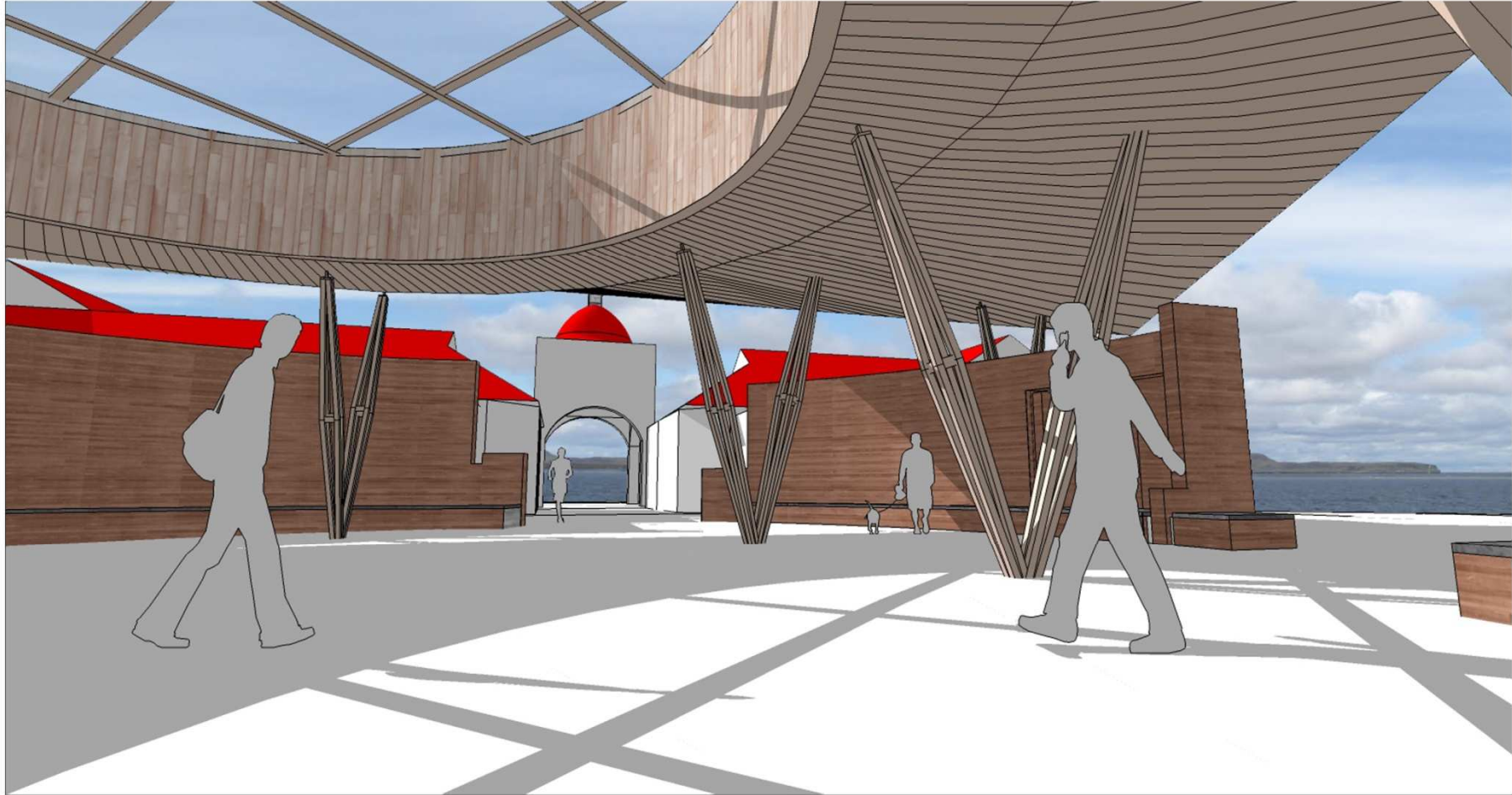
Oberlanders Architects LLP
 16 Melville Street Edinburgh EH3 7NS
 T 0131 225 8070
 F 0131 220 3763
 E mail@oberlanders.co.uk
www.oberlanders.co.uk





Project Name	Project no. - Drawing no. - Revision
Capita	1944-(PL)15
White Building	Status
Oban Regeneration Project	Planning
Title	Drawn By
PROPOSED 3D Visualisation	DW
Maritime Visitor Facility	Drawn Date
North Pier	13/06/2014
Scale to	Scale to
NTS	NTS
	Oberlanders Architects LLP 16 Malville Street Edinburgh, EH3 7NS T 0131 225 9070 F 0131 220 3763 E mail@oberlanders.co.uk www.oberlanders.co.uk





Project Name	Project no. - Drawing no. - Revision
Capita	1944-(PL)16
White Building	Status
Oban Regeneration Project	Planning
Title	Drawn By
PROPOSED 3D Visualisation	DW Oberlanders Architects LLP
Maritime Visitor Facility	Drawn Date
North Pier	13/06/2014
	Scale (s)
	NTS
	16 Melville Street Edinburgh EH3 7NS
	T 0131 225 9070
	F 0131 220 3783
	E mail@oberlanders.co.uk
	www.oberlanders.co.uk





Project Name	Project no. - Drawing no. - Revision	
Capita	1944-(PL)17	
White Building	Status	
Oban Regeneration Project	Planning	
Title	Drawn By	Oberlanders Architects LLP
PROPOSED 3D Visualisation	DW	16 Melville Street Edinburgh EH3 7NS
Maritime Visitor Facility	Drawn Date	T 0131 225 9070
North Pier	13/06/2014	F 0131 220 3783
	Scale (s)	E mail@oberlanders.co.uk
	NTS	www.oberlanders.co.uk





Project Name	Project no. - Drawing no. - Revision
Capita	1944-(PL)18
White Building	Status
Oban Regeneration Project	Planning
Title	Drawn By
PROPOSED 3D Visualisation	DW Oberlanders Architects LLP
Maritime Visitor Facility	Drawn Date
North Pier	13/06/2014
	Scale (s)
	NTS
	16 Melville Street Edinburgh EH3 7NS
	T 0131 225 9070
	F 0131 220 3783
	E mail@oberlanders.co.uk
	www.oberlanders.co.uk



Oban Bay Public Realm Scheme

North Pier to Station Square
Including Stafford Street
& George Street

Public Realm: Phase 1

Stafford Street Pedestrianisation Scheme

- October 2014 – April 2015
- Public Space
- Café Culture potential
- Management Agreement sought with traders

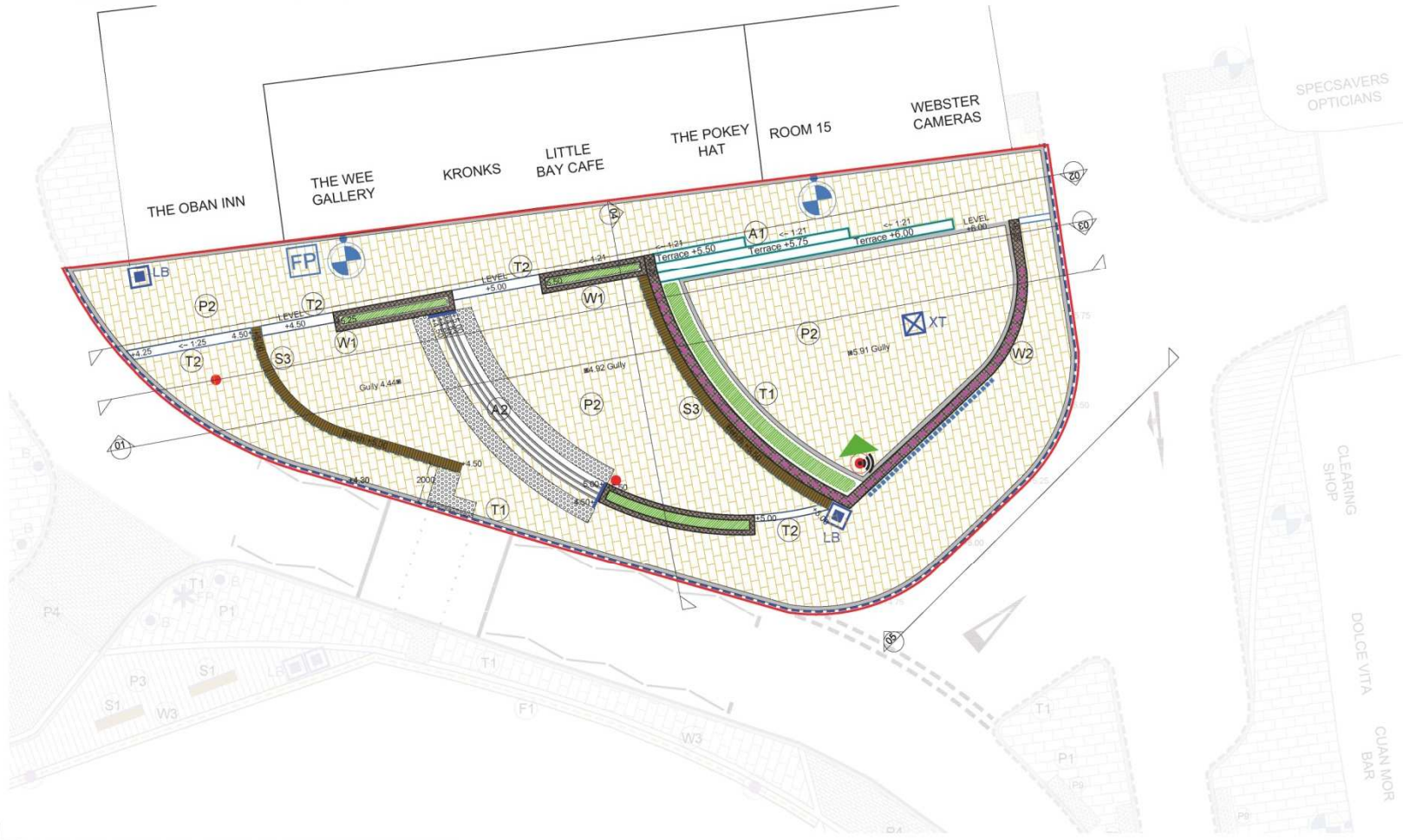
- P2** Granite Paving Sets
Magma Granite, 150 x RL x 35/65mm (Range 150 - 300)
Diamond sawn, flamed finish, staggered bond. Supplied by
Hardscape (Tel: 0845 200 1748) or approved equivalent.
- P9** Granite Tactile Paving
Kobra Granite, 400 x 400 x 35/65mm. Diamond sawn, flamed
finish, black bond. Supplied by Hardscape (Tel: 0845 200 1748)
or approved equivalent.
- T1** Granite Sets Trim - Cube bands
Kobra Granite, 100 x 100 x 75mm. 2ho bands staggered
Diamond sawn, flamed finish. Supplied by Hardscape (Tel: 0845
200 1748) or approved equivalent.
- T2** Granite Channel Trim
Kobra Granite, 500mm on Stafford Street only x RL x
60mm thick. Diamond sawn, flamed finish. Supplied by
Hardscape (Tel: 0845 200 1748) or approved equivalent.
- K1** New Kobra Granite H&B road kerb
- A1** Granite Terrace
Kobra Granite, 500 x RL x 300 mm with 20mm Bullnose to
leading edge. Diamond Sawn, flamed finish with mixed vapour
demarcation. Supplied by Hardscape (Tel: 0845 200 1748) or
approved equivalent.
- A2** Granite Steps
Kobra Granite, 300 x RL x 167 mm with 10mm Bullnose to
leading edge. Diamond sawn, flamed finish with mixed vapour
demarcation. Supplied by Hardscape (Tel: 0845 200 1748) or
approved equivalent.

- W2** Slate Stone Faced Wall with Kobra Granite Coping
Coping diamond sawn, flamed finish (Bespoke Artwork to be
fixed to coping.) Local slate and Kobra Granite supplied by
Hardscape (Tel: 0845 200 1748) or approved equivalent.
- F2** New Glass Balustrade
Art work to reinforced glass panels, details to be provided by
artist.
- F3** DDA Handrail
Mild Steel galvanised with marine grade powder coating. RAL
7015
- S3** Bespoke seat type 3
Length x 500 x 500mm, radial timber seating panels incorporating
armrests, all Range RAL 7015. Supplied by Blueton (Tel: 01324
839691) or approved equivalent. Vertical face of granite base
fixed with Bush LED spot light at 500mm centres.
- LB** Bespoke Granite Litter Bin
Kobra Granite, 600 x 600 x 1200mm,
110 Litter capacity, supplied by Hardscape (Tel: 0845 200
1748) or approved equivalent.
- XT** Christmas Tree Socket
600 x 600 x 40mm recessed manhole cover over 400mm
diameter recessed stainless steel tube, 10mm thick.
- Ornamental Shrub Planting
See planting schedule

- Interactive information point
- Proposed feeder pillar locations. Metered/unmetered as
required. Availability of performance metered as
at feature lighting points
- Wall mounted Thom Dyana LED street lighting luminaire
- HESS City Element feature lighting position. To include for
information access point, additional performance metered
connections and WIFI repeater station.
- HESS City Element lighting position.
- Linear in ground LED wall wash feature lighting
Refer to Lighting engineers drawings for details.

PLANTING SCHEDULE

Botanical Name	Common Name	Height cm	Root Zone	Specification	No. per 1
Arctostaphylos	Yarrow 'Monsieur'	0-RL	Full pot		7
Artemisia maritima	Sage Thrift	2L	Full pot		7
Artemisia maritima 'Spendens'	Sage Thrift 'Spendens'	2L	Full pot		7
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass 'Karl Foerster'	2L	Full pot		4
Coronilla alba 'Purtil'	Pieris Grass 'Purtil'	2L	Full pot		3
Coronilla alba 'Purtil'	Pieris Grass 'Purtil'	10L	Full pot	Specimen	
Cotula x sp. 'Warm water'	Warm water Brown	30-40	2L	Bushy 5 ltrbs	3
Erigeron 'Bourgeil'	Bourgeil's Erigo	30-40	2L	Full pot	6
Hebe cuneata	Shrubby Veronica	30-40	3L	Bushy 5 ltrbs	3
Hebe cuneata	Shrubby Veronica 'White Gem'	30-40	3L	Bushy 5 ltrbs	3
Leucadula x intermedia 'Grosz'	English Lavender 'Grosz'	20-30	3L	Bushy 5 ltrbs	3
Laymia arvensis	Blue Lyme Grass	0-RL	Full pot		6
Pinus mugo 'Mops'	Dwarf Mountain Pine 'Mops'	15-20	3L	Bushy	4
Sambucus racemosa 'variegata'	Cotton Lavender	20-30	3L	Bushy 7 ltrbs	3
Sida leucostachya	Mexican Feather Grass	2L	Full pot		5
Sida leucostachya	Mexican Feather Grass	10L	Full pot	Specimen	
Yucca filamentosa	Adam's Needle	20-30	2L	Single weaver	1
Yucca filamentosa	Adam's Needle	40-60	10L	Single weaver	Specimen

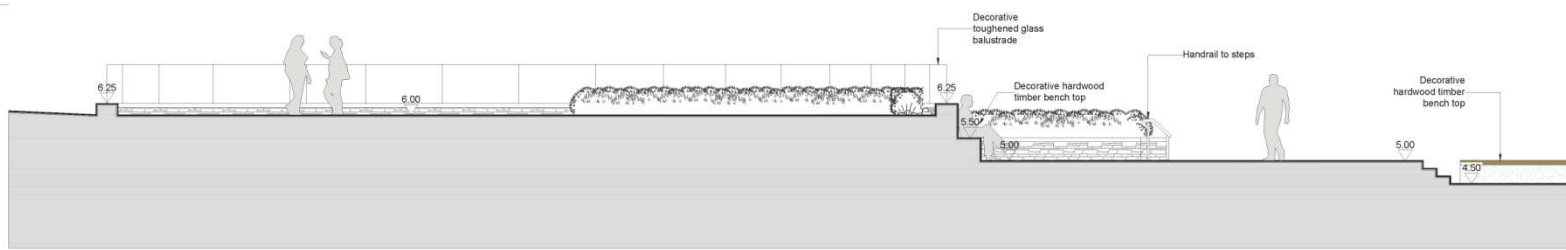


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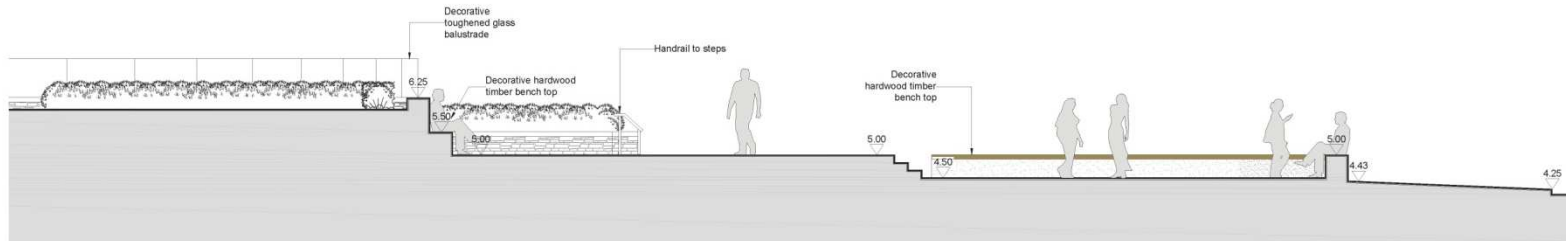


Rev/Description	By	Checked	Approved	Date
PURPOSE OF ISSUE				Status
PLANNING				Issued
Client				
ARGYLL AND BUTE COUNCIL				
Project				
OBAN BAY REGENERATION PROJECT: STAFFORD ST PUBLIC REALM				
Drawing				
PROPOSED DETAILED LAYOUT: STAFFORD STREET				
Scale @ A1	Drawn	Checked	Approved	
1:100	MT	AP	AF	
Project No.	Date			
CS068322-04	22.04.14			
Drawing Identifier	881192.0001 (Access Compliant)			
Project name	area	local	file type	file name
OBAN_LA_L103				P01

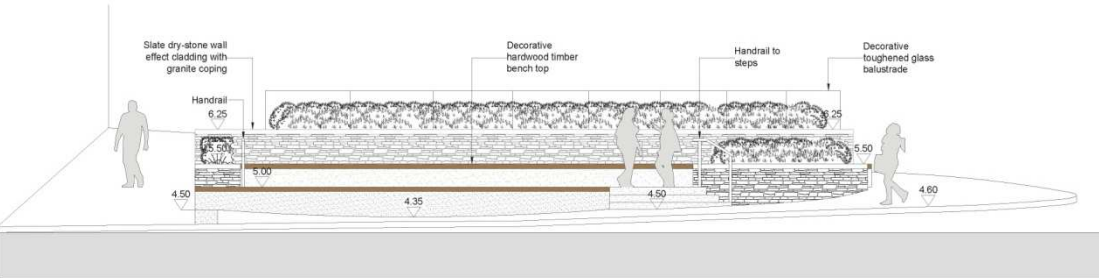
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Tel: 020 7638 2222
Capita Property and Infrastructure Ltd.



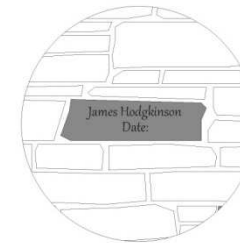
03 SECTION ELEVATION
Scale 1:50



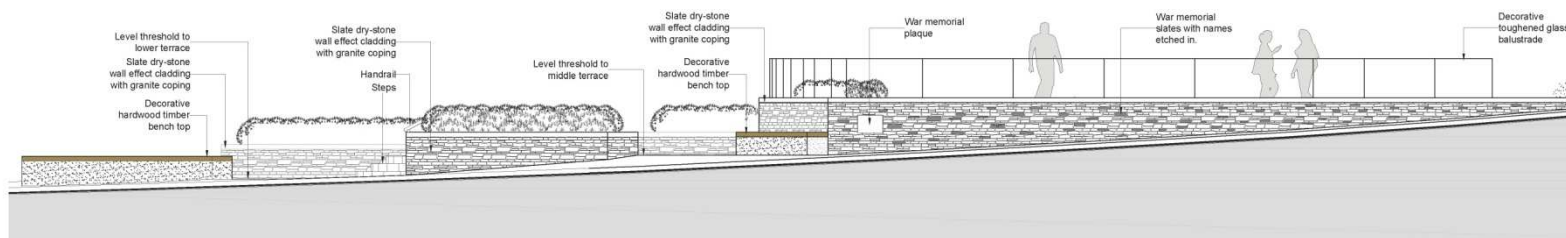
03 Continued...
Scale 1:50



04 SECTION ELEVATION
Scale 1:50



A MEMORIAL WALL DETAILS
Scale 1:5



05 SECTION ELEVATION
Scale 1:50

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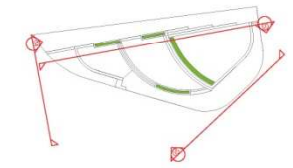
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London: 020 7170 0000 www.capitala.co.uk

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
None to be reported. Contractor (Design and Management) documentation applies.

Stafford Street Section Locations



Rev/Description	By	Checked	Approved	Date
Purpose of Issue				Status
PLANNING				Issued

Client
ARGYLL AND BUTE COUNCIL

Project
OBAN BAY
REGENERATION PROJECT:
STAFFORD STREET
PUBLIC REALM

SECTION ELEVATIONS

Scale @ A1	Drawn	Checked	Approved
1:50	AP	MT	AF
Project No.	Date		
CS068322-04	22.04.14		
Drawing Identifier	Revision/Drawn/Checked/Approved		
OBAN_LA_L202	P01		

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