

**Argyll and Bute Council**  
**Comhairle Earra-Ghàidheal Agus Bhòid**

*Customer Services*  
*Executive Director: Douglas Hendry*



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*22 January 2016*

**NOTICE OF MEETING**

A meeting of the **COWAL TRANSPORT FORUM** will be held in the **CASTLE HOUSE, DUNOON** on **FRIDAY, 29 JANUARY 2016** at **10:00 AM**, which you are requested to attend.

Douglas Hendry  
Executive Director of Customer Services

**BUSINESS**

- 1. APOLOGIES**
- 2. MINUTES** (Pages 1 - 6)  
Cowal Transport Forum 4<sup>th</sup> December 2015
- 3. TRANSPORT SCOTLAND**  
Verbal update by Transport Scotland.
- 4. FERRIES UPDATE**  
Verbal update by Argyll Ferries and Western Ferries representative.
- 5. PUBLIC TRANSPORT UPDATE**  
Verbal update by Community Transport Officer.
  - (a) Bus Services - Public Holidays 2015/2016  
Verbal update by Community Transport Officer.
  - (b) Turning Circle  
Verbal update by Iain MacInnes, Lochgoil Community Council.
- 6. ROADS UPDATE**  
Verbal update by Contracts Manager.

(a) Congestion at Hunters Quay (Pages 7 - 12)

Report by Contracts Manager.

**7. SIGNAGE REVIEW**

Verbal update by Contracts Manager.

**8. POLICE SCOTLAND**

Verbal update by Police Scotland representative.

**9. SCOTTISH FIRE AND RESCUE**

Verbal update by Scottish Fire and Rescue Representative.

**10. WOODEN PIER PHASE 1 WORKS (Pages 13 - 38)**

Report by Regeneration Project Manager

**11. QUEENS HALL PROJECT (Pages 39 - 52)**

Presentation by Regeneration Project Manager

**12. AOCB**

**13. DATE OF THE NEXT MEETING**

Friday 15<sup>th</sup> April 2016, 10am, Castle House, Dunoon.

## **Cowal Transport Forum**

Councillor Gordon Blair  
Councillor Bruce Marshall  
Councillor James McQueen

Councillor Michael Breslin  
Councillor Alex McNaughton  
Councillor Dick Walsh

Contact: Andrea Moir, Senior Area Committee Assistant, Tel: 01369 708662

**MINUTES of MEETING of COWAL TRANSPORT FORUM held in  
CASTLE HOUSE, DUNOON on FRIDAY, 4 DECEMBER 2015**

**Present:** Councillor Alex McNaughton (Chair)

Shirley MacLeod, Area Governance Manager  
Scott Goodwill, Caledonian MacBrayne  
Martin Arnold, Public Transport Officer  
David McPhee, Police Scotland  
Fulton McInnes, Hunters Quay Community Council  
Gordon Ross, Western Ferries  
Iain MacInnes, Lochgoil Community Council  
Willie Lynch, Bute and Cowal Community CAUCUS  
Allan MacRaid, Interloch Transport  
Cathy Morris, South Cowal Community Council  
Simon Richmond, Caledonian MacBrayne  
Iain McNaughton, Sandbank Community Council

**1. APOLOGIES**

Apologies for absence were intimated from:

Keith Murray, Transport Scotland  
John Forrest, Police Scotland

**2. MINUTES**

The minute of the meeting of the Transport Forum 11 September 2015 was approved as a correct record subject to a change at item 3. Transport Scotland regarding the timeframes for VMS sign installation in Lochgoilhead and Strachur.

The Chair ruled and the Forum agreed that items 6. (a) Congestion at Hunters Quay and 5. (b) McGills Service 480 would be taken after item 4. Ferries update of agenda to allow representatives from Argyll Ferries and Western Ferries to leave the meeting early due to weather conditions and prior appointments.

**3. TRANSPORT SCOTLAND**

Apologies were submitted from Keith Murray, Transport Scotland, the following was submitted via email prior to the meeting:

The response plan for use of the Old Military Road during A83 closures has been reviewed and a scenario planning exercise will take place in the near future.

It is planned to have a strategic review in January of VMS in Argyll. Parts for the VMS in Killin Depot are still awaited.

#### 4. FERRIES UPDATE

##### **Argyll Ferries**

Simon Richmond from Caledonian MacBrayne provided the Forum with the following verbal update:

- Wemyss Bay closure has gone ahead and the alternative route from Gourock to Rothesay is running well.
- Joint ticketing has been put in place which allows vehicle users to use the Western Ferries in order to then take their vehicle onto the Rothesay ferry.
- Drydocking of two vessels is currently coming to an end and both will be in service shortly.
- There has been no significant change to passenger numbers from last year using Argyll Ferries.
- Councillor McNaughton expressed concern about the alterations of the slip ways at Colintraive.
- The Forum held a discussion in relation to the ongoing works at Dunoon Pier and the Area Governance Manager informed the Group that a partnership had been set up to look at future usage of the pier and the buildings that sit on it.

##### **Western Ferries**

Gordon Ross from Western Ferries provided the Forum with the following verbal update:

- Preparation works are currently being undertaken to refurbishment older structural parts to McKinlay's Quay, MacInroy's Point and Kilmun.
- The Sound of Shuna is currently in drydock undergoing a refurbishment to passenger areas.
- Willie Lynch asked whether Western Ferries were planning to put toilet facilities at their waiting areas. Gordon Ross replied that due to the frequency of the ferry services, all of which have toilets on board he didn't feel it necessary.

##### **(a) Bus Connections During Ferry Refits**

Simon Richmond from Caledonian MacBrayne provided the Forum with a verbal update on the issues raised regarding the Bus connections during the ongoing ferry refits, he reported that West Coast Motors have agreed to move their timetable by ten minutes of the one affected service which fixes the problem.

#### 6. (a) **Congestion at Hunters Quay (Multi Agency Review)**

A Roads representative was not present at the meeting so therefore no update was given from roads.

The Forum held a discussion on this item and it was agreed that this item should be brought back to the January Transport meeting, with appropriate representatives present to discuss the congestion caused by queuing and the current parking arrangements.

#### 5. PUBLIC TRANSPORT UPDATE

##### **(b) McGills Service 907**

The Community Transport Officer provided the Forum with the following update:

As of 5<sup>th</sup> January 2016 the 1945 and 2045 departures from Dunoon for Glasgow will no longer operate. The Dunoon bound service that provided these arrivals will terminate at 1847 and 1947 at McInroys Point with no return Journey to Greenock or Glasgow.

(a) **Service 480**

Agenda items 5. (a) Service 480, (c) Alexandra Parade and (g) Strachur Bus Route were taken as one item as they all link together, with the Community Transport Officer providing the following verbal update: The loop around Alexandra parade is coming off to improve timekeeping and a minimal service will be provided by the new 482 and 483 services, a timetable of these services was provided to the Forum. It was also noted that following consultation with passengers there would now be no changes to the 489 Strachur service.

(d) **Timetable changes due to new Colintrave - Rhubodach Ferry Timetable**

The Community Transport Officer reported to the Forum that the timetable has been altered slightly and as a result no connections have been lost and leaflets detailing the changes have been produced and distributed. He also confirmed that required alterations to the bus shelter at Cowal Community Hospital will be completed urgently.

(e) **Turning Circle - Rest and Be Thankful**

The Community Transport Officer informed the Group that the bus turning circle is now completed and was jointly funded by the Bus Investment Fund, two SPT Capital Grant Funds and Argyll and Bute Council. It was noted that work relating to the kerbing and white lining will be completed soon.

Iain McInnes expressed thanks to the Forum for all the hard work that had gone into getting the Turning Circle.

(f) **Citylink Services 926 and 976**

The Community Transport Officer informed the Group that Citylink services 926 and 976 started using the Rest and Be Thankful stop on the 23<sup>rd</sup> November 2015, an issue had been raised regarding the stop not being on CityLinks booking system and this cannot be resolved until May when their new summer timetables come into effect but the Public Transport department have asked West Coast Motors to remind drivers of this issue and allow passengers onto the bus.

## 6. ROADS UPDATE

A representative from the Roads department was not present at the meeting and therefore no update was provided.

The Forum expressed disappointment at the lack of representation.

## 7. SIGNAGE

Representatives from Transport Scotland and the Roads department were not present at the meeting so therefore no formal update on signage was provided for items 7. (a) Damaged signage update, (b) Strachur Bay Sign and (c) Lochgoilhead bridge sign.

The Forum suggested a signage review should be brought to the January meeting of the Transport Forum.

## 8. POLICE SCOTLAND

PC David McPhee provided the Forum with a statistical breakdown from Police Scotland, with the following points noted:

- Since September 2015 there have been sixty four reported traffic related matters, which included speeding, drink driving, driving without insurance and incidents of careless or dangerous driving.
- A speeding initiative – Operation Brake has recently taken place.
- Police Scotland will be launching their Festive drink driving campaign which will run until January and figures will be brought back to a future Transport meeting.
- Fulton McInnes raised that he had been made aware through a national neighbourhood watch scheme that there have been incidents of people posing as police officers. PC McPhee responded that he was aware this goes on but there have been no reported incidents in the Bute and Cowal area but reminded the Forum that if anyone has any doubts or concerns to call the 101 national number.

## 9. SCOTTISH FIRE AND RESCUE

A representative from Scottish Fire and Rescue was not present at the meeting so therefore no update was provided.

## 10. AOCB

### Interloch Transport

Allan MacRaidl addressed the Forum in connection with services Interloch currently provide and his concerns regarding the proposed cuts to the Community Transport funding as outlined in the Service Choices consultation pack. Allan expressed that the proposed cut would severely impact on the elderly community of Cowal of which Interloch currently provide a service to 166 elderly clients whose needs cannot be met through other transport providers.

The Area Governance Manager acknowledged Allan's concerns and stressed that it was important for people to engage in the consultation process so as to provide Argyll and Bute Council with feedback that can be considered in the decision making process. It was also noted that suggested alternatives can be submitted with the consultation documents and people are encouraged to contact their local Councillors with any information they would like fed into the consultation process.

### Other AOCB

Iain McNaughton informed the group that a presentation was made at the November Bute and Cowal Community Planning Group by the Cowal Fixed Link Working Group of which it's purpose is to strengthen existing transport links and create new ones for the Cowal area.

**11. DATE OF THE NEXT MEETING**

The Forum agreed the proposed dates for future meetings as tabled in the agenda pack subject to a change to the November meeting and the next Cowal Transport Forum will be held on Friday 29th January 2015 at 10am in Castle House, Dunoon.

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ARGYLL AND BUTE COUNCIL

COWAL TRANSPORT FORUM

DEVELOPMENT & INFRASTRUCTURE SERVICES

29 JANUARY 2016

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## BRIEFING NOTE – WESTERN FERRIES

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### 1.0 Background

- 1.1 This note provides the Forum with information on options/proposals to deal with traffic issues in Hunters Quay – The A815 adjacent to Western Ferries. There have been reported incidents involving disruptions to traffic flows caused by overspill from the Ferry Operators muster area.

### 2.0 Details

#### 2.1

Roads have been asked for potential solutions to the reported problems/issues. No Costings are available as yet and will follow as preferred option is identified and developed.

Other agencies / Stakeholders / Ferry Operators and the Police will have to be consulted with and where necessary participate in delivering any of the proposed solutions.

#### 2.2

##### Option 1

Mirror the traffic management plan that was or at least has been used in previous years at Cowal Games. This Involves making a section of the A815 between James Street to Cammesreinach Brae one way with existing lanes being (North) for through traffic and the existing Southbound lane utilised as queue for Ferry Traffic.

All A815 traffic from the North would be diverted via back roads (George St, James St and Hunter St) When in place all traffic coming in to Dunoon via the Ferry will have to turn left (North) when exiting the Muster Area.

Signs associated with this option could be fixed but hidden (Hinged Covers) until required.

Discussions are required to confirm responsibilities and actions required in the event of this plan being activated/implemented (Ferry Staff / Roads Staff / Police ?)

This Option would require a Traffic Regulation Order (Part Time – as Required)  
Costings are not currently available

(See Appendix 1 and 2)

2.3

## Option 2

Make use of the width of the A815 to the South of Western Ferries.

There is currently parking restrictions on the eastern side of the road (Seward side) and its proposed that at times when there is overspill events there is a relaxation of the restrictions / non-enforcement of the parking restriction allowing for the queuing of ferry traffic along this section.

There is a requirement to devise a protocol where Western Ferries employees would be solely responsible for delivering this option and this may mean additional resources / manpower is required.

One or two portable / temporary signs would need to be deployed when this option was invoked.

(See Appendix 3)

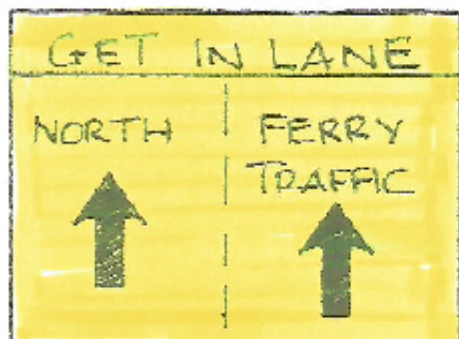
## **3.0 Summary / Recommendations**

A sub-group needs to be formed to explore the aforementioned Options, derivatives or alternatives with a view to presenting to the forum a management plan of a preferred / recommended procedure.

Appendix 1

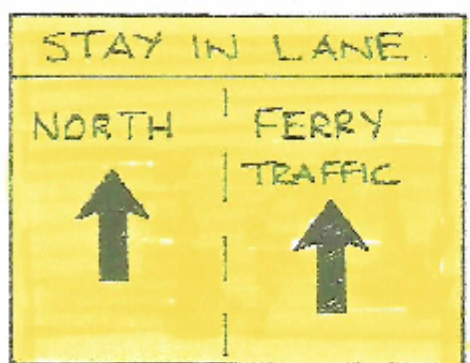
CASUAL GAMES

HUNTERS QUAY



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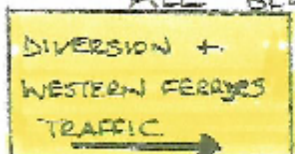
- ① MARINE PARADE / JAMES ST
- ② MARINE PARADE / KIRN BRAE (PHASE II)



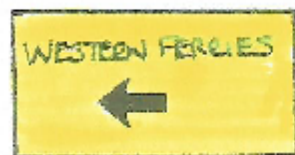
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- ③ MARINE PARADE BEYOND JAMES ST.

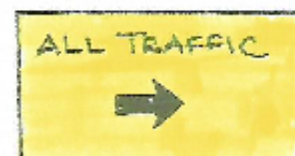
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- ④ SHORE ROAD AT CAMPASOBLACH BRIDGE



- ⑤ GEORGIE STREET / JAMES STREET
- ⑥ HUNTER STREET / ARDENSLATE ROAD (PHASE II)
- ⑦ JAMES STREET / MARINE PARADE
- ⑧ KIRN BRAE / MARINE PARADE (PHASE II)



- ⑨ GEORGE STREET / JAMES STREET (PHASE II)

Appendix 2







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 ARGYLL & BUTE COUNCIL

Cowal Transport Forum

DEVELOPMENT & INFRASTRUCTURE  
SERVICES

26 January 2016

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 Dunoon – Wooden Pier: Phase 1 Update
 

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## 1. SUMMARY

1.1 To provide members of the Cowal Transport Forum with an update on the works undertaken to refurbish the wooden pier. These works are the first phase of the Council's aspiration to see the entire pier and its associated buildings brought back in to day-to-day use.

1.2 The Phase 1 works have been funded by:

- Argyll and Bute Council £2,480,000
- Scottish Government, Regeneration Capital Grant Fund £ 350,000

## 2. RECOMMENDATIONS

2.1. Members are asked to note the works that have been undertaken in respect of the Phase 1 Refurbishment: Phase 1A – Structural Repairs; and Phase 1B – Building Refurbishment.

## 3. BACKGROUND

3.1. Since 1995, a series of storms have seen areas of the pier reduced in use, but its significance as a key focal point for the area remains undiminished. Underlining its importance, the National Piers Society, established for the specific purpose of celebrating seaside piers around the coast of Britain, make mention of only two merit-worthy piers in Scotland, being Rothesay and Dunoon.

3.2. With the pier at Rothesay in large part re-developed (and the Baronial pier buildings long destroyed by fire), Dunoon Pier stands alone as a rare and valuable maritime resource not just for the immediate area, but also for the nation.

3.3. In 2011 Historic Scotland (now part of Historic Environment Scotland) found it necessary to review the category of listing for the wooden pier in Dunoon. Their investigations and consideration with the category definitions lead them to the conclusion that category A was more appropriate than the then current category B listing.

3.4. The reasons for this were that they understood '***Dunoon Pier to be the best surviving example of a timber ferry steamer pier in Scotland. The architectural interest of the pier and its key buildings and the wider historic role of this now rare building type in the economic and social***

*development of coastal and island communities in the west of Scotland suggest that Dunoon Pier may be considered of national significance’.*

## 4. DETAIL

### 4.1. Dunoon Wooden Pier Phase 1 Refurbishment

4.1.1. The following provides some key facts and figures in respect of the Phase 1 refurbishment works to the wooden pier in Dunoon. The works have been project managed on behalf of the Council by Capita Property and Infrastructure using the services of George Leslie Ltd (Phase 1A) and W H Kirkwood Ltd (Phase 1B).

- Area of Structural Timber Repairs – Appendix A
- ‘Before’ and ‘After’ photographs - Appendix B.

### 4.2. Phase 1A: Structural Repairs to the Timber Pier

- Total Footprint Area of Dunoon Pier – 4,475m<sup>2</sup> Approx.
- Total Area of Pier repaired as part of Phases 1A and 1B – 1,375m<sup>2</sup> Approx. (excluding Harbour Masters Building)
- Percentage Area of Pier repaired as part of Phases 1A and 1B – 30% Approx.
- Total No. of Piles Replaced – 68
- Total No. of Piles Encapsulated – 9
- Total No. of Piles Assessed as part of Phase 1A+1B Works – 162
- Total No. Piles at Dunoon Pier still to be Assessed – 440 Approx.
- 56 Longitudinal Ties Replaced/Re-instated out of Total No. 98
- Approximately 90% of Bracing below water level Repaired/Replaced
- Approximately 35% of Decking Boards replaced.

### 4.3. Phase 1B: Refurbishment of the Waiting Room and Harbourmasters Building

4.3.1. A major refurbishment has also been undertaken of the Waiting Room building. Like the pier it dates from 1896. The building last had significant repairs over 25 years ago when one of the two waiting rooms was updated for use by ferry passengers.

4.3.2. This year has seen the building repaired from roof to floor to reverse the rot and decay that had begun to threaten its future.



4.3.3. The west shore facing side in particular had to be extensively rebuilt with 15 new windows and scalloped shaped shingles applied to match the original features.

4.3.4. Internally new toilets have been located in the original central service area allowing what were the first and third class waiting rooms to be restored to their original proportions.

4.3.5. The original passengers were warmed by gas fires, new heating and ventilation have been installed to make the building a more comfortable experience.

#### **4.4. Opportunities for the Local Community**

4.4.1. During the works a number of local businesses have contributed to or supported the works through the supply of materials, labour, equipment and/or services, these include:

##### **Subcontractors**

Shearwater Marine Services, Dunoon – Major sub-contract package of works to provide diving and marine support to facilitate the pier refurbishment works. All Shearwater's employees are residents of Dunoon or neighbouring villages.

##### **Suppliers**

John Tyre & Sons, Dunoon – Providing all metalwork for pier refurbishment works including pile shoes, bolts and fixings and new decking spikes, etc.

Cowal Building Supplies, Dunoon – Main source for all general building materials, consumables, paint etc.

Ross MacArthur, Dunoon – Plant and labour hire

West Coast Tool & Plant Hire, Dunoon – Plant hire

Campbells Decorators, Kirn – provision of 14m cherry picker and operators

Storie Argyll Ltd – Plant and Labour for the installation of the foul drainage connection to the local sewer network

G H Currie Blacksmith – Design, fabrication and installation of new access/security gates and signage to the Pier.

DC7 Vending, Dunoon – Drinking water supplies

Steven Gibson, Dunoon – Electrical services

Gleaner Oils, Dunoon – Fuel supply

Argyll 1st, Dunoon – Site welfare servicing

Hunters Quay, Dunoon – Accommodation for staff

## **Other**

Sponsorship of an event at the Cowal Highland Gathering 2015.

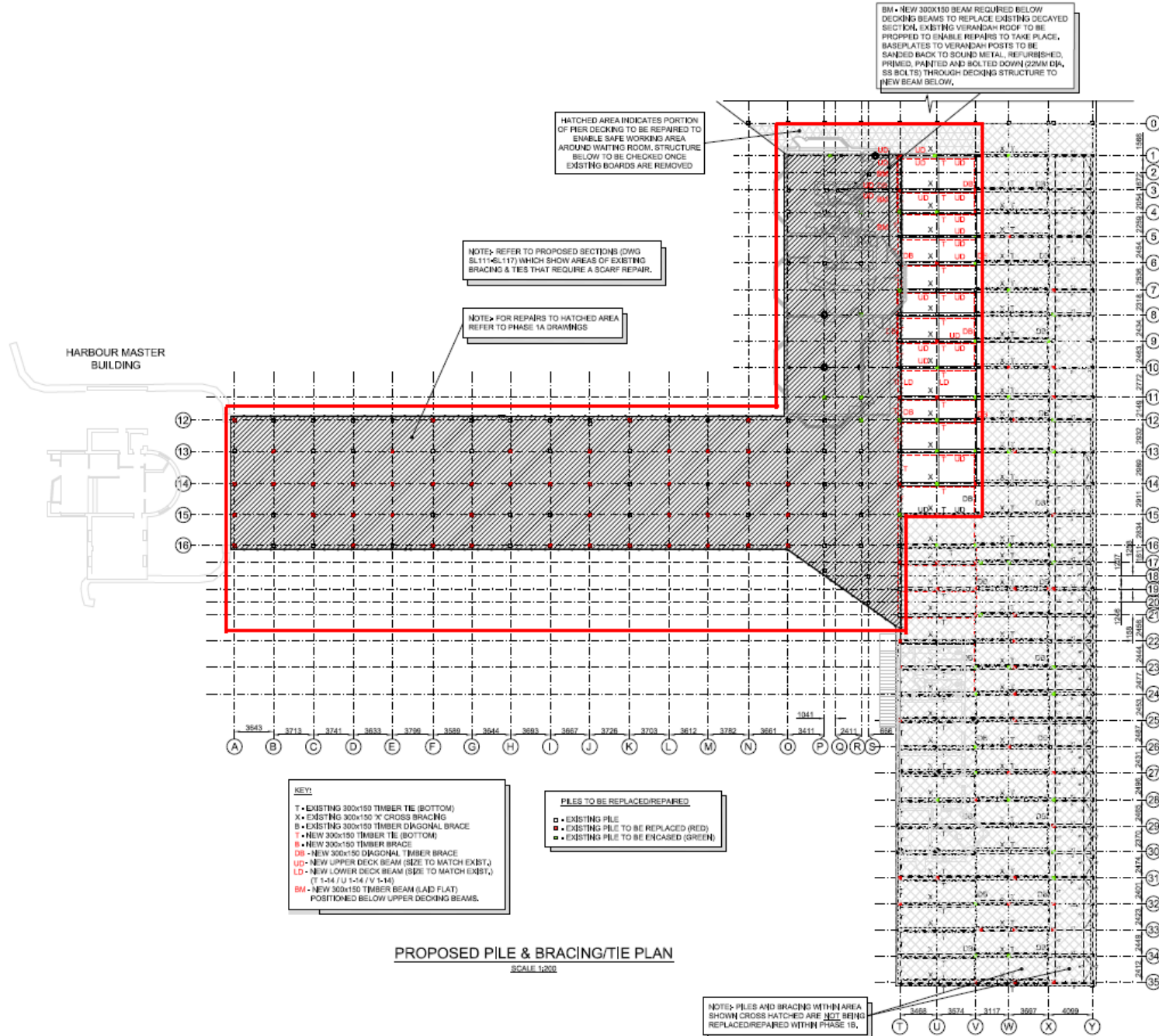
The project has worked with the Design and Technology Department at Dunoon Grammar School. The Greenheart and Douglas fir timber which could not be refurbished / reused on the pier has been cleaned up and transported to the Grammar School, where it will provide a plentiful supply of raw materials for the Department and pupils to use in forthcoming projects.

## **5. CONCLUSION**

5.1 Members of the Cowal Transport Forum are invited to note the content of this paper in respect of the works undertaken in Phase 1 to refurbish the wooden pier in Dunoon.

For further information - please contact John Gordon,  
Regeneration Project Manager,  
Development and Infrastructure Services  
Economic Development and Strategic Transportation.  
01369 708457

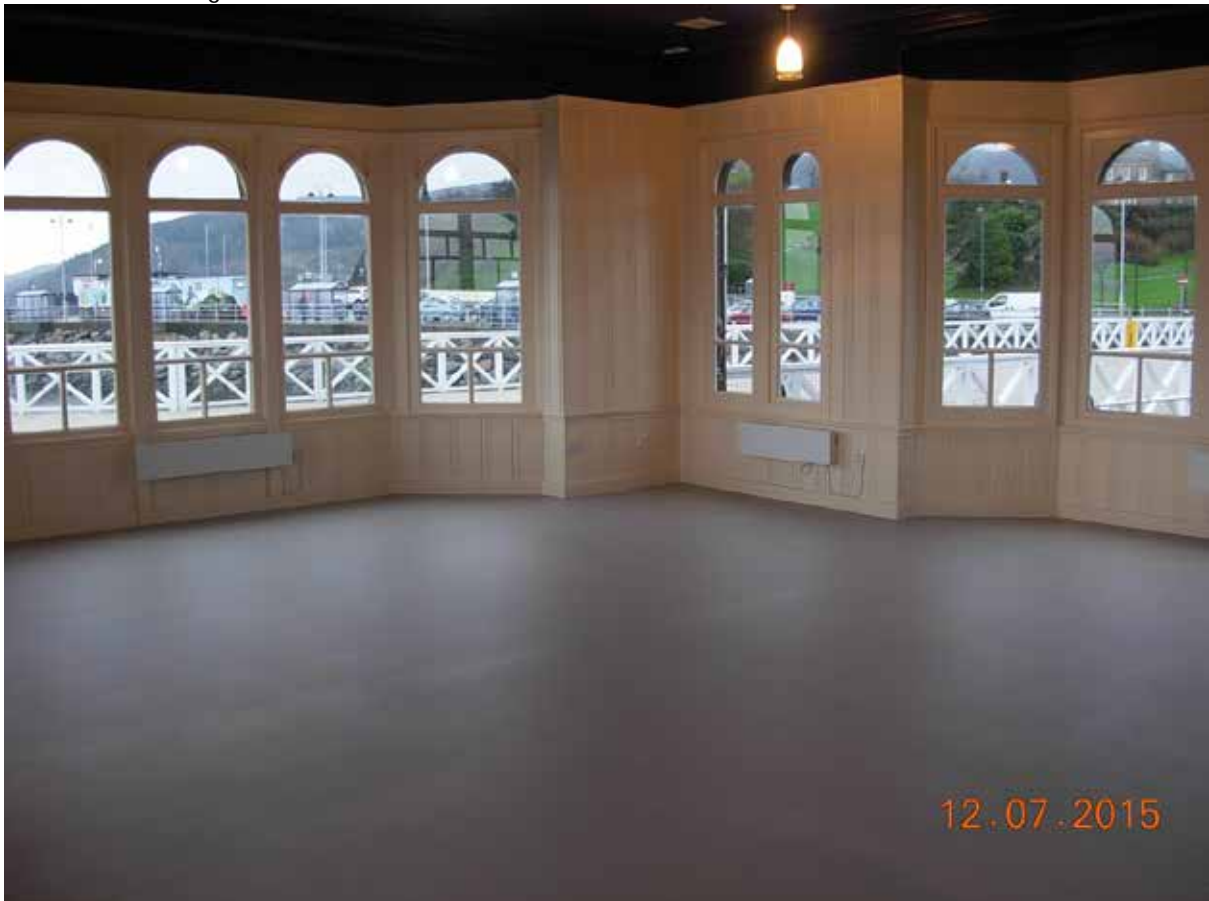
APPENDIX A: AREA OF STRUCTURAL TIMBER REPAIRS



APPENDIX B: BEFORE AND AFTER PHOTOGRAPHS



First Class Waiting Room – November 2014



First Class Waiting Room: tongue and groove reinstated, skirting boards replaced, most windows to western elevation replaced, new heating and lighting, new power and data, new doors and ironmongery, new windows and wooden newels to western elevation, timber facings and shingles replaced externally, new sub-frame / floor, new floor covering, decorated throughout.

APPENDIX B: BEFORE AND AFTER PHOTOGRAPHS



Ground Floor Entrance Lobby – November 2014



Ground Floor Entrance Lobby: tongue and groove replaced, new doors and ironmongery, new heating and lighting, 3 new toilets (male, female, accessible with baby change facilities), new power and data, new windows to western elevation, creation of storage cupboard (foreground and tea-prep, suspended ceiling to foreground to hide M&E services, decorated throughout



APPENDIX B: BEFORE AND AFTER PHOTOGRAPHS



Ground Floor Entrance Lobby – November 2014. Area in the background has been refurbished to provide tea-prep facility and access into the First Class Waiting Room. Area in the foreground has been refurbished to provide ladies and gents toilets and cleaners store/cupboard and access corridor between First Class and Third Class Waiting Rooms

APPENDIX B: BEFORE AND AFTER PHOTOGRAPHS



Ground Floor Entrance Lobby – creation of tea-prep facility to service the multi function rooms on the ground floor

APPENDIX B: BEFORE AND AFTER PHOTOGRAPHS



Ground Floor Entrance Lobby: tea-prep facility on the right hand side and new access into the First Class Waiting Room



APPENDIX B: BEFORE AND AFTER PHOTOGRAPHS



Ground Floor Entrance Lobby: new access corridor between First and Third Class Waiting Rooms, tongue and groove replaced, all new windows and wooden newels (external), all external timber facings, shingles etc replaced on the western elevation..

**GENERAL:** New addressable fire alarm system and new zoned access system throughout the building.

APPENDIX B: BEFORE AND AFTER PHOTOGRAPHS



Third Class Waiting Room – November 2014. This room included the ladies and gents toilets



Third Class Waiting Room: old toilets removed, new windows to western elevation, new doors and ironmongery, new heating and lighting, new power and data, new floor and floor covering, new internal partitions, decorated throughout.

APPENDIX B: BEFORE AND AFTER PHOTOGRAPHS



Old Harbourmasters Office on First Floor: November 2014



Old Harbourmasters Office on First Floor – 1 window replaced, new heating and lighting, new power and data, new floor and floor covering, refurbished tea-prep area with new sink, storage units and tile splashback, refurbished toilet with new wc and basin, new floor and floor covering, decorated throughout.

APPENDIX B: BEFORE AND AFTER PHOTOGRAPHS



Souther Arm of Pier – May 2014. Note bitumen covering to decking boards, irregular gaps between boards, joints between boards run along the centre and uneven surface.



APPENDIX B: BEFORE AND AFTER PHOTOGRAPHS



Southern Arm of Pier – January 2016. Note the gaps between the decking boards have been closed up, joints between boards have been staggered, surface is now more level, antislip treatment has been applied across the full width of the deck and handrails have been refurbished.

APPENDIX B: BEFORE AND AFTER PHOTOGRAPHS



Waiting Room – January 2016. Veranda decking has been replaced and access ramps have been created to allow wheelchair access into the waiting room building. Decking is yellow balau and includes a resin/aggregate anti-slip application to the ramps and platform areas. Area of main decking in the foreground is awaiting application of Deckcoat anti-slip treatment.

APPENDIX B: BEFORE AND AFTER PHOTOGRAPHS



Pierhead – January 2016. Timber balustrade is being installed to demarcate the area that has been refurbished from the area which to be refurbished in Phase 2. The balustrade has been designed to the same specification and dimensions as the the original feature.

APPENDIX B: BEFORE AND AFTER PHOTOGRAPHS



Retaining Wall to Harbourmasters Building – Note condition of stonework and pointing



APPENDIX B: BEFORE AND AFTER PHOTOGRAPHS



Retaining Wall to Harbourmasters Building – stonework repaired/replaced, repointed and concrete repaired

APPENDIX B: BEFORE AND AFTER PHOTOGRAPHS



Harbourmasters Roof – Note rotten joists, soffits and fascias which has been caused by internal downpipes leaking and gutters having corroded.

APPENDIX B: BEFORE AND AFTER PHOTOGRAPHS



Harbourmasters Roof – rotten joists have been repaired/replaced, soffits and fascias have been replaced, new guttering (powder coated aluminium to original design) will be installed w/c 14 December and new downpipes will be installed.



APPENDIX B: BEFORE AND AFTER PHOTOGRAPHS



Structure of Pier – May 2014. Note longitudinal timber ties are missing to the foreground, diagonal timber braces are missing or no longer connected to the structure and timber columns are degraded



Structure of Pier – note replacement timber columns, ties and braces

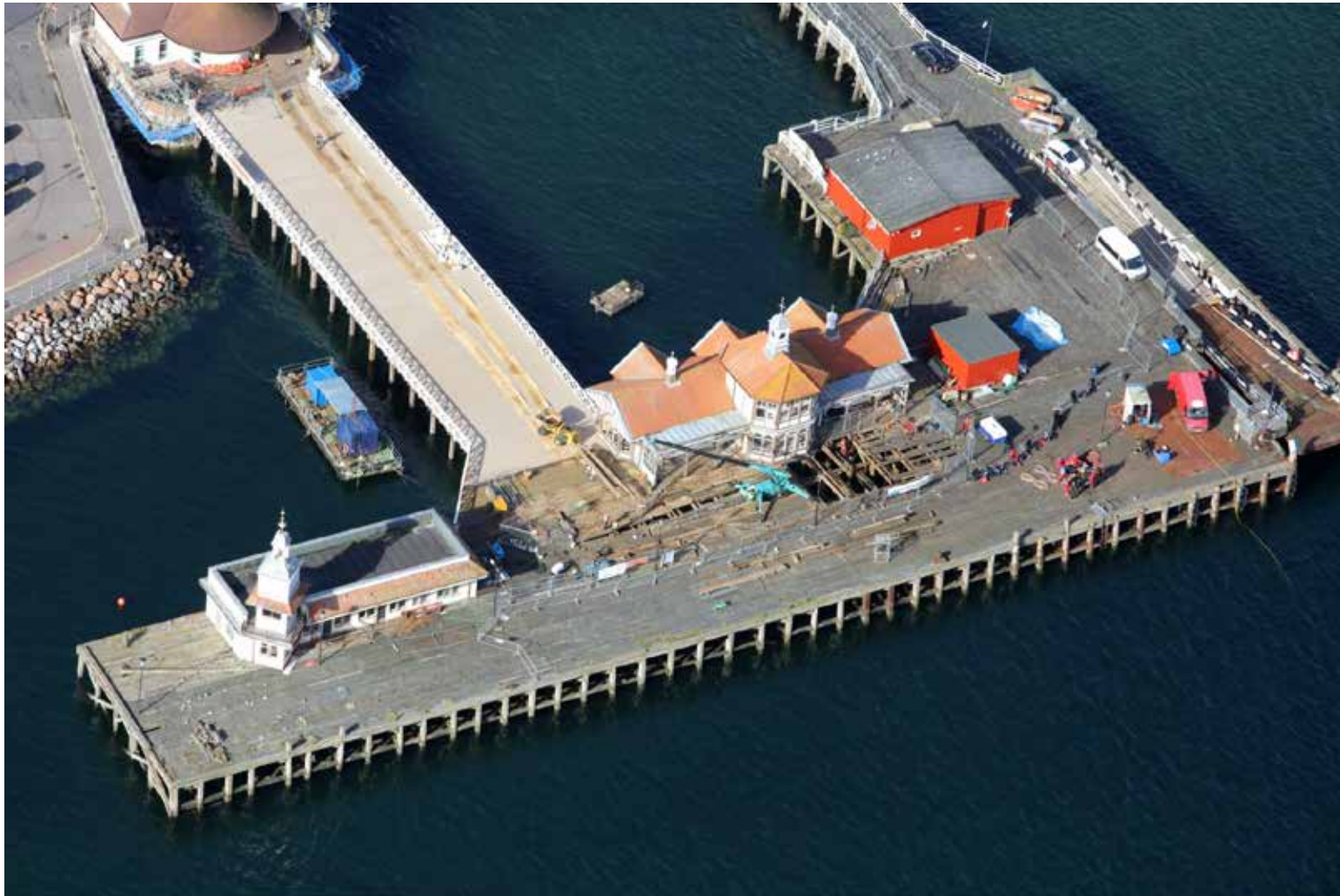
APPENDIX B: BEFORE AND AFTER PHOTOGRAPHS



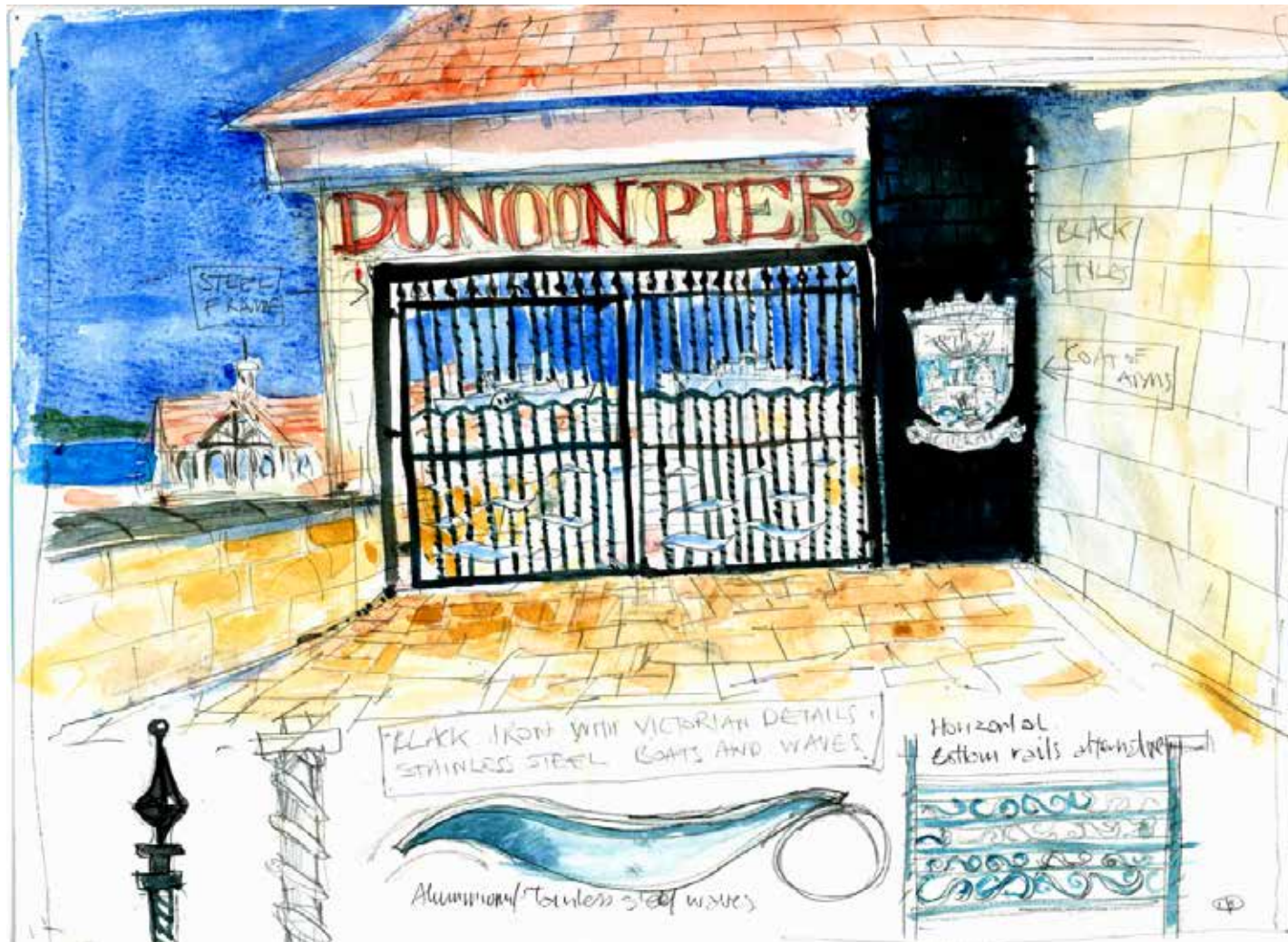
Structure of Pier – an example of the epoxy encapsulation system to an existing timber column. These works were confined to the areas of the structure underneath the Waiting Room building where it would not have been possible to replace the timber column.



APPENDIX B: BUILDING REFURBISHMENT – 'BEFORE' AND 'AFTER'



Aerial photograph taken in October 2015 showing structural repairs to the pier head. Note the southern arm of the pier which has been treated with the Deckcoat anti-slip treatment.



Design Proposal for new Gates and Signage – GH Currie Blacksmiths

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# Queens Hall Refurbishment

Presentation to Cowal Transport Forum



Page 39  
Agenda Item 11

26 January 2016

John Gordon – Regeneration Project Manager



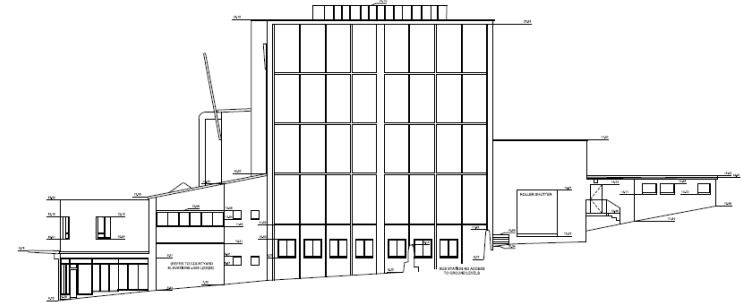
# Queens Hall Refurbishment

- **Over £8million investment**
- Creating a centre for skills and learning
- The project will revitalise the Queen's Hall, giving people exciting gathering places both inside and outside
- Construction of a new purpose built fitness & training suite
- Construction of a new home for Dunoon's Public Library, co-located with Skills Development Scotland
- Refurbishment of the main auditorium, lighting and sound systems, 'Green' rooms etc
- Provision of a children's soft play area
- Catering facilities – cafeteria, functions, conferences, weddings
- New road layout
- New public realm with paving and soft landscaping
- Revitalising the access to the town centre

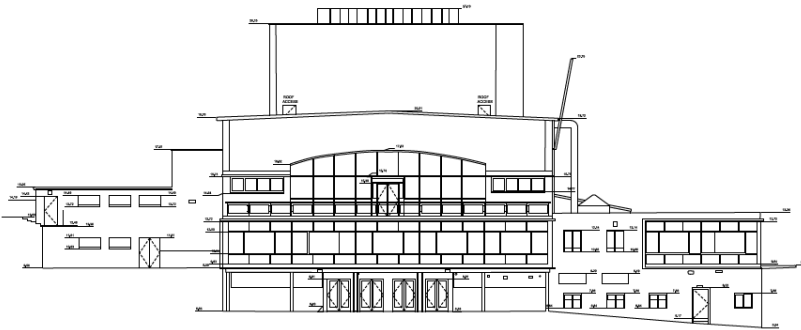
# QH – Current Layout



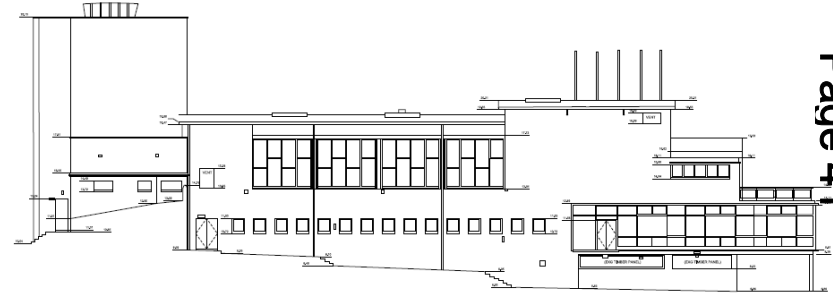
EAST ELEVATION



NORTH ELEVATION

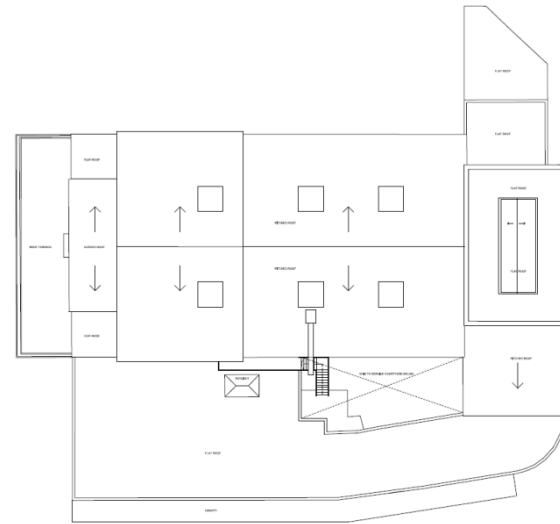
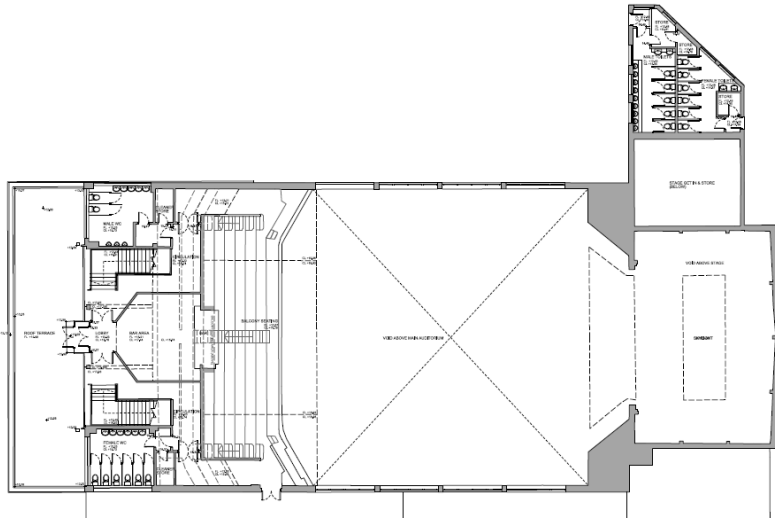
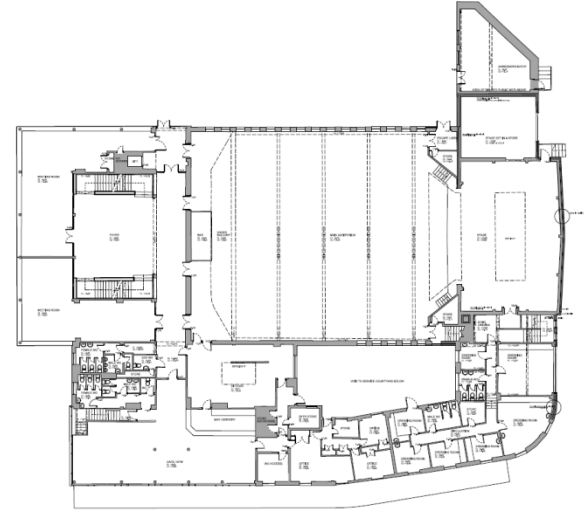
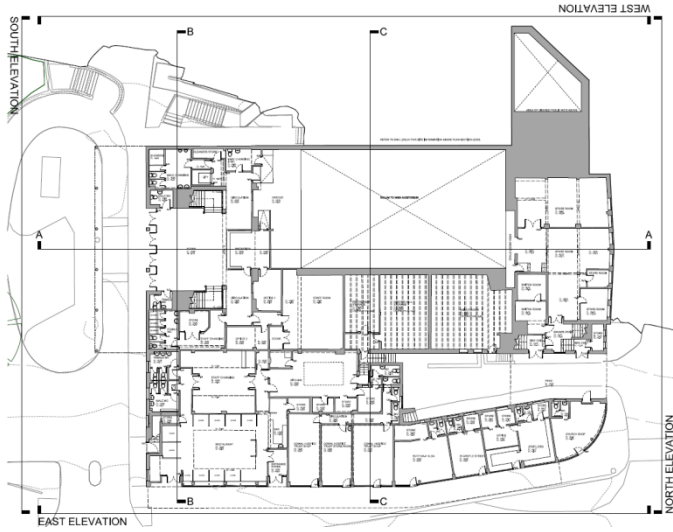


SOUTH ELEVATION

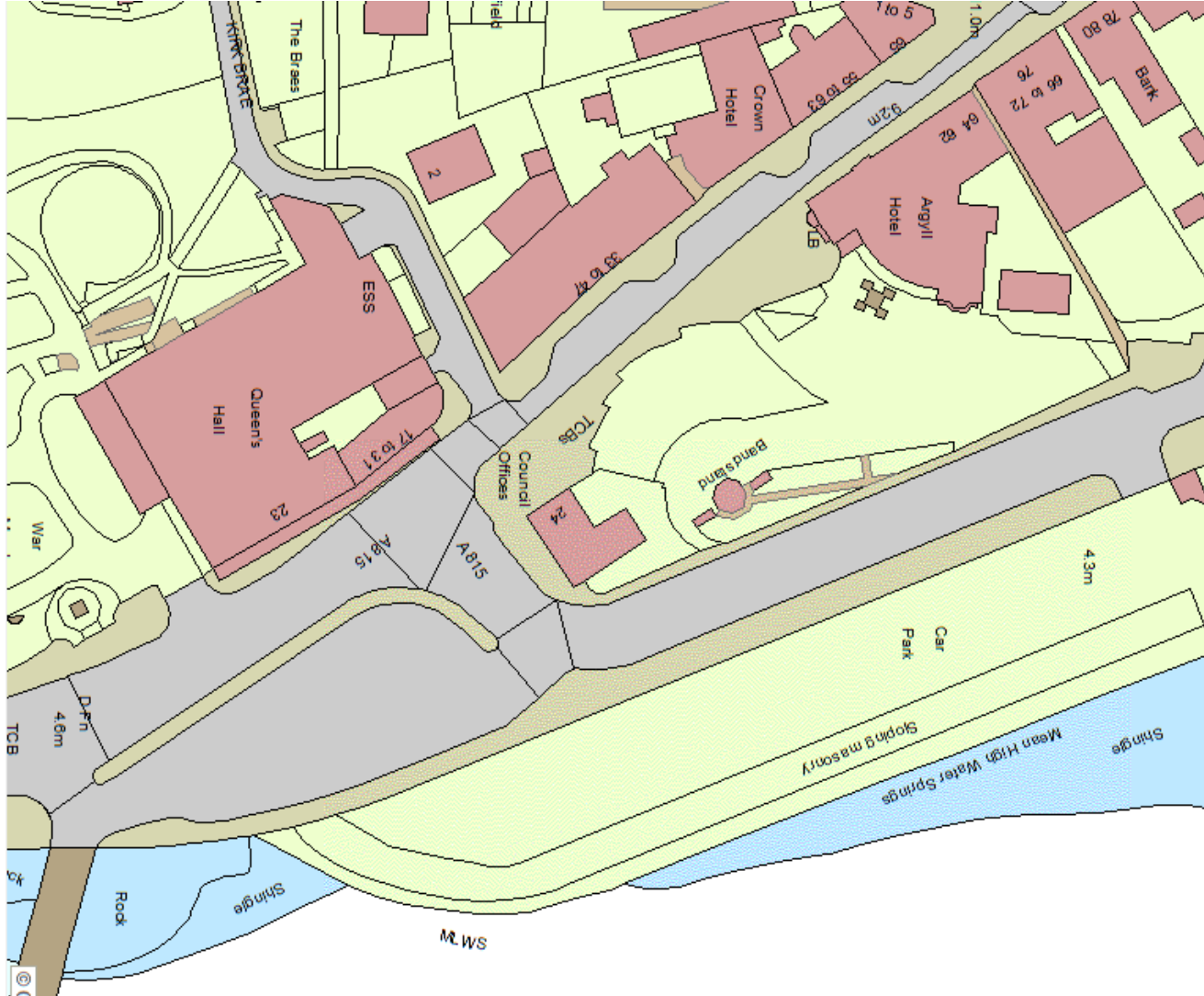


WEST ELEVATION

# QH – Current Layout



# Current Road Layout



# QH – New Layout – East & South



EAST ELEVATION



SOUTH ELEVATION

MODEL REF\_303 Mjost Proposed Elevations

- NOTES**
- 1 This drawing to be read in conjunction with all structural and services engineers drawings, and with reference to architect and engineers specifications.
  - 2 All dimensions to be checked on site, notify the architect immediately of any discrepancies from dimensions stated on the drawings.
  - 3 To not scale drawings.
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- ① Composite brick with aluminium curtain walling system
- ② Semi opaque glazing system aluminium curtain walling system
- ③ Light grey brickwork
- ④ Powder coated aluminium cladding
- ⑤ Powder coated stainless steel
- ⑥ Powder coated window
- ⑦ Semi opaque glazing system aluminium curtain walling system



- D As fabricated 02/06/2015
  - C Material key added 15/06/15
  - B Amended as fabricated 21/06/15
  - A Minor amendments to existing 06/10/2014
- Building + Levels Overview  
| opening added

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project Queen's Hall Dundee CHORD

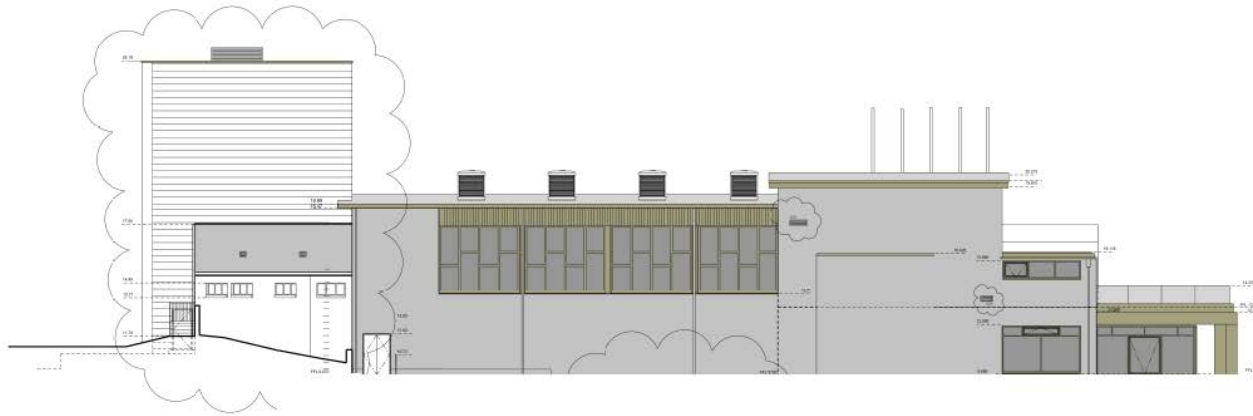
drawing title	Proposed South + East Elevations
author	1:185@BAS   1:200@BAS   30/01/2015
drawing no.	500 L (GA) 06
scale	1/10 D

DATE BILLING





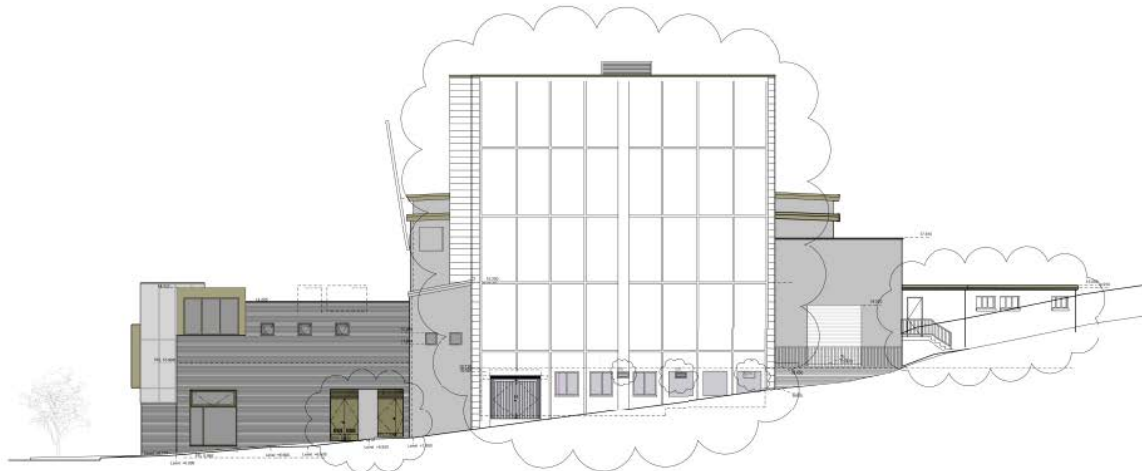
# QH – New Layout – West & North



**NOTES**

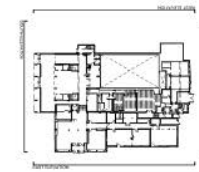
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- ① Light grey stone
- ② Dark grey stone
- ③ Light grey brickwork
- ④ Polished anodised aluminium cladding



NORTH ELEVATION

MODEL REF\_539 Model Proposed Elevations



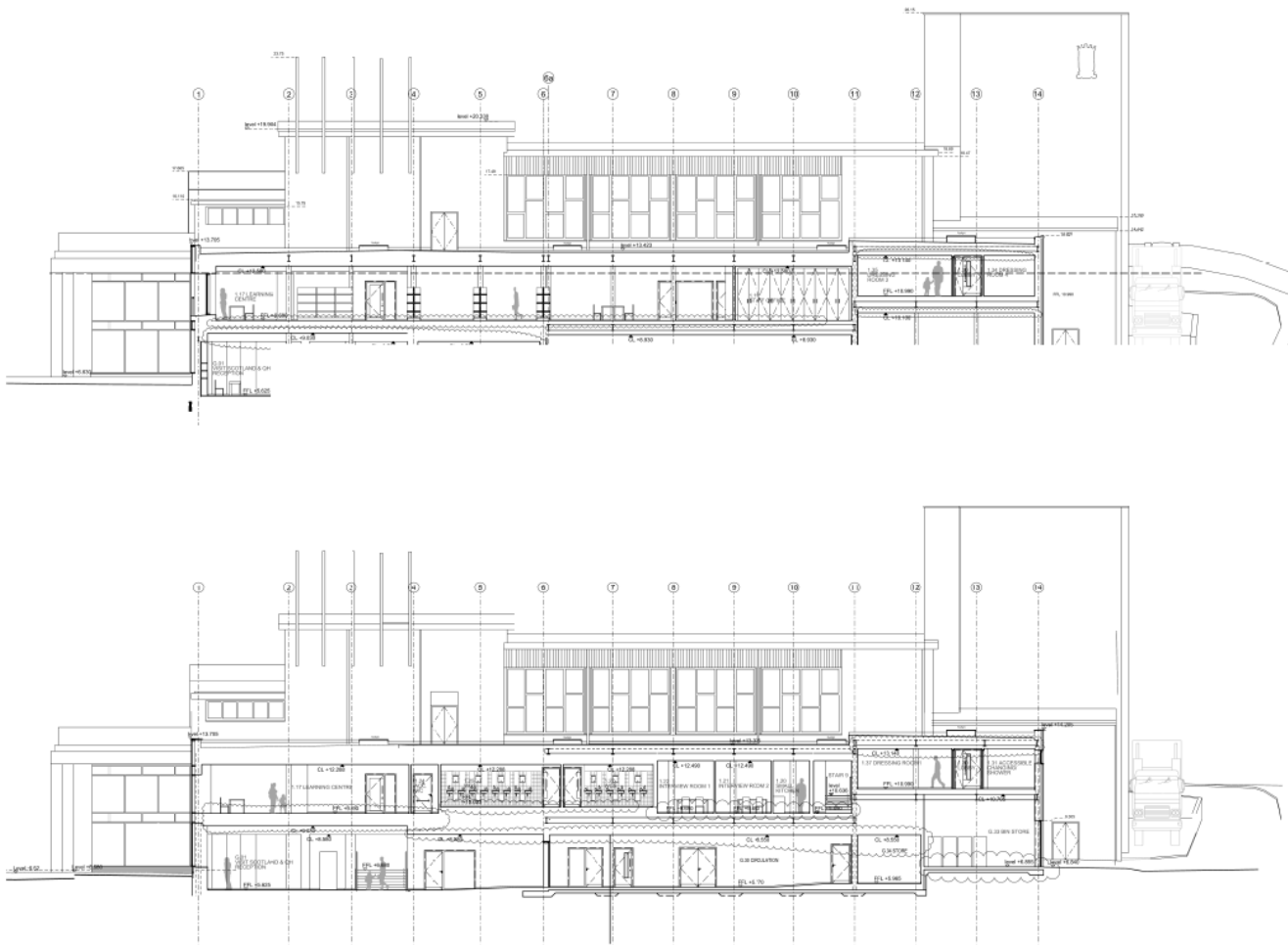
E	Amendments in ballroom	02.06.2015
D	Material key added	15.06.2015
C	1500mm x 3000mm windows north elevation amended as indicated	23.04.2015
B	Levels amended	30.10.2014
A	Minor amendments to window building + levels	09.10.2014

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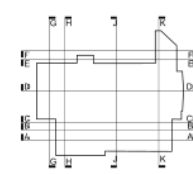
PROJECT	Queen's Hall, Dunoon CHORD
Drawing No	Proposed West + North Elevations
scale: date	1:100 @ A1   1:200 @ A3   01/2015
drawing no	509 L (GA) 07
stage	PHASE
	BILLING



# QH – New Layout – Sections A-A / B-B



- NOTES**
- 1 This drawing to be read in conjunction with all structural and services engineering drawings, and with reference to architect and engineers specification
  - 2 All dimensions to be checked on site; notify the architect immediately if any discrepancies from observations occur or be drawings
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C	amendment as followed	04.05.15
B	Levels amended Mechanical services added	05.10.14
A	Frames out - HDG amended	19.06.14

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project: Queen's Hall, Dunoon CHORD

drawing: Proposed Section AA & Section BB

scale/date: 1:100@A1 / 1:200@A3 | 03/05/14  
drawing no: 509 L (GA) 08 | rev: C  
status: BILLING

DEL REF\_309 Maxid 11 Proposed Section A  
DEL REF\_309 Maxid 12 Proposed Section B

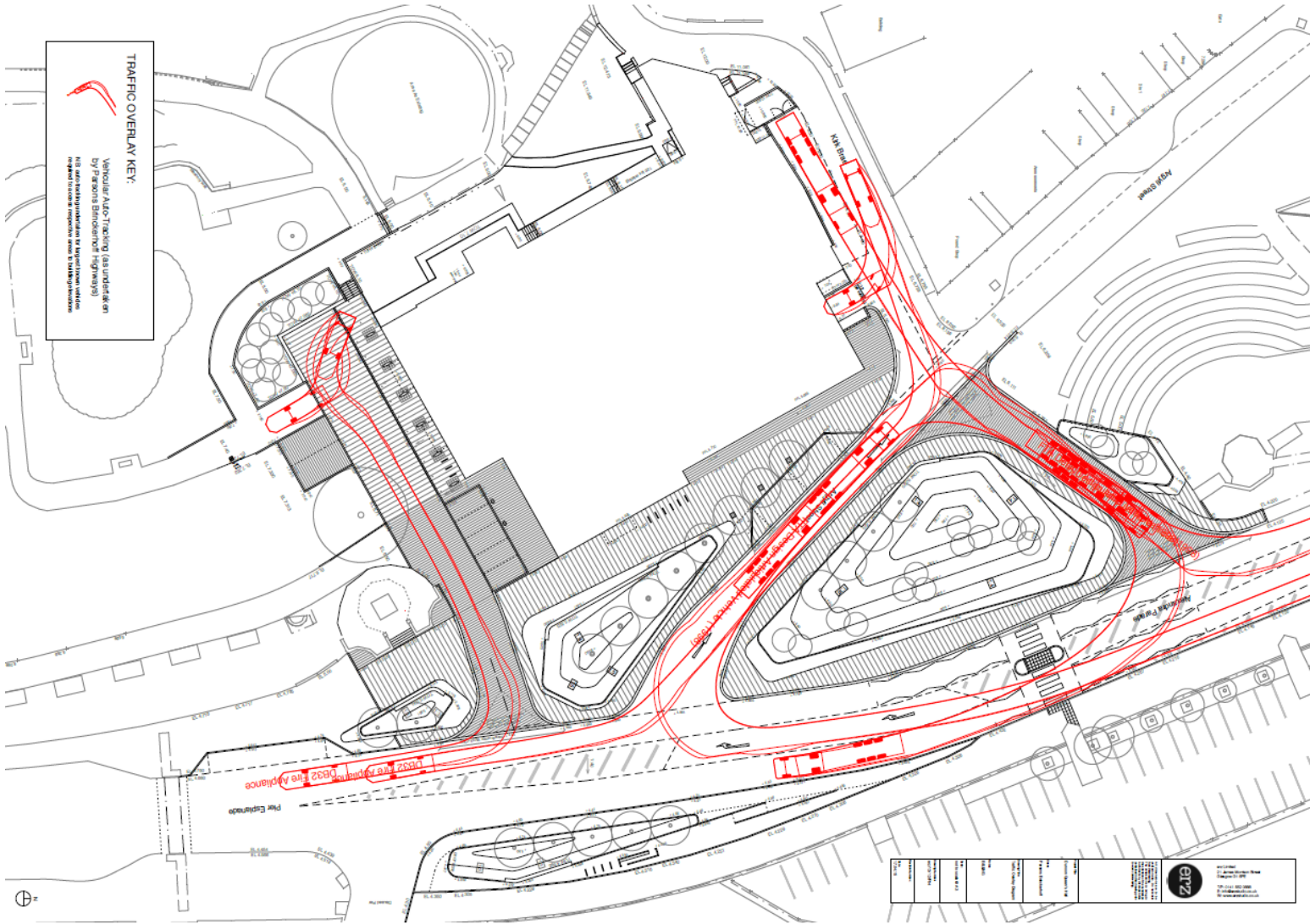








# New Road Layout – Traffic Overlay





# Procurement

A key section in the Invitation To Tender (ITT) is how the contractor proposes to approach the delivery of the works.

‘A statement detailing the approach to be taken during the delivery of the works, to include :

- A methodology demonstrating an understanding of the project, and explaining how the building structure and elements that are to be refurbished will be protected during the demolition works
- A statement explaining how the works, which are in a constrained urban environment and involving a combination of building works, environmental improvements and public realm works will be delivered, including proposals for added value or creative solutions.
- **A statement explaining how access to the main thoroughfare, Argyll Street, will be maintained at all times for both pedestrian and vehicular traffic and how the works will be co-ordinated with: the emergency services; local businesses; local residents; public and private transport providers and the relevant officers of the Council.**
- **A statement setting out how the impacts of the construction activities on the public and the environment will be minimised where practical and that appropriate liaison will be undertaken with affected parties and statutory bodies**

# Milestones

- |   |                        |
|---|------------------------|
| <b>1. Evaluation of PQQ Submission:</b>       | 5-Jan-16 to 18-Jan-16  |
| <b>2. Issue ITT:</b>                          | 22-Jan-16              |
| <b>3. Deadline for Submission of Tenders:</b> | 21-Mar-16              |
| <b>4. Contract Award Recommendation:</b>      | 11-May-16 to 12-May-16 |
| <b>5. Standstill Period:</b>                  | 16-May-16 to 27-May-16 |
| <b>6. Contract Award:</b>                     | 30-May-2016            |
| <b>7. Construction Period (65wks):</b>        | July-16 to Oct-17      |

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