

Dunoon – Wooden Pier: Phase 1 Update

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 – 4,475m² Approx.
- Total Area of Pier repaired as part of Phases 1A and 1B – 1,375m² 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.

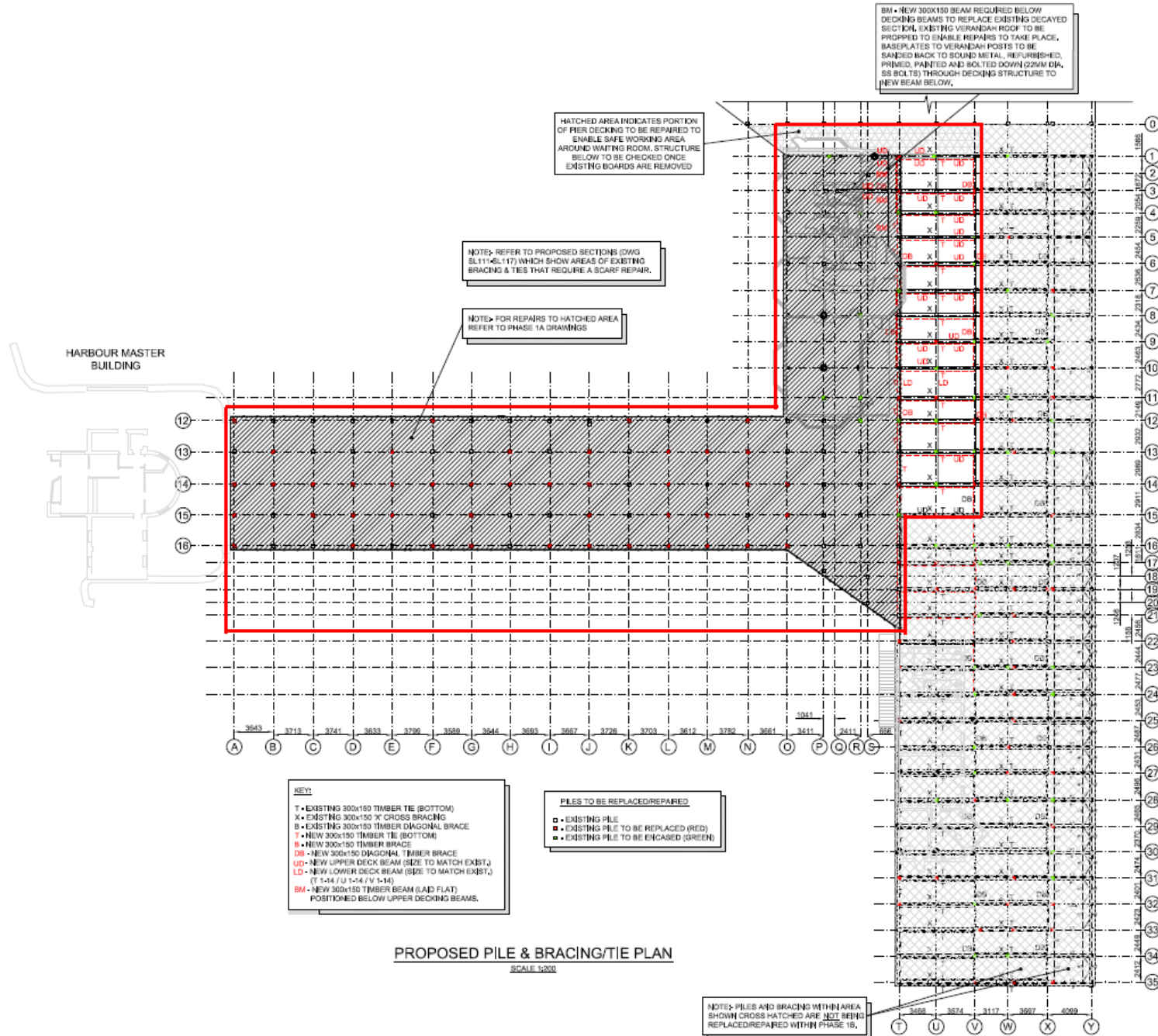
The project has worked with the Design and Technology Department at Dunoon Grammar School. The Greenheart and Douglas fir timber which could not be refurbished / reused on the pier has been cleaned up and transported to the Grammar School, where it will provide a plentiful supply of raw materials for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



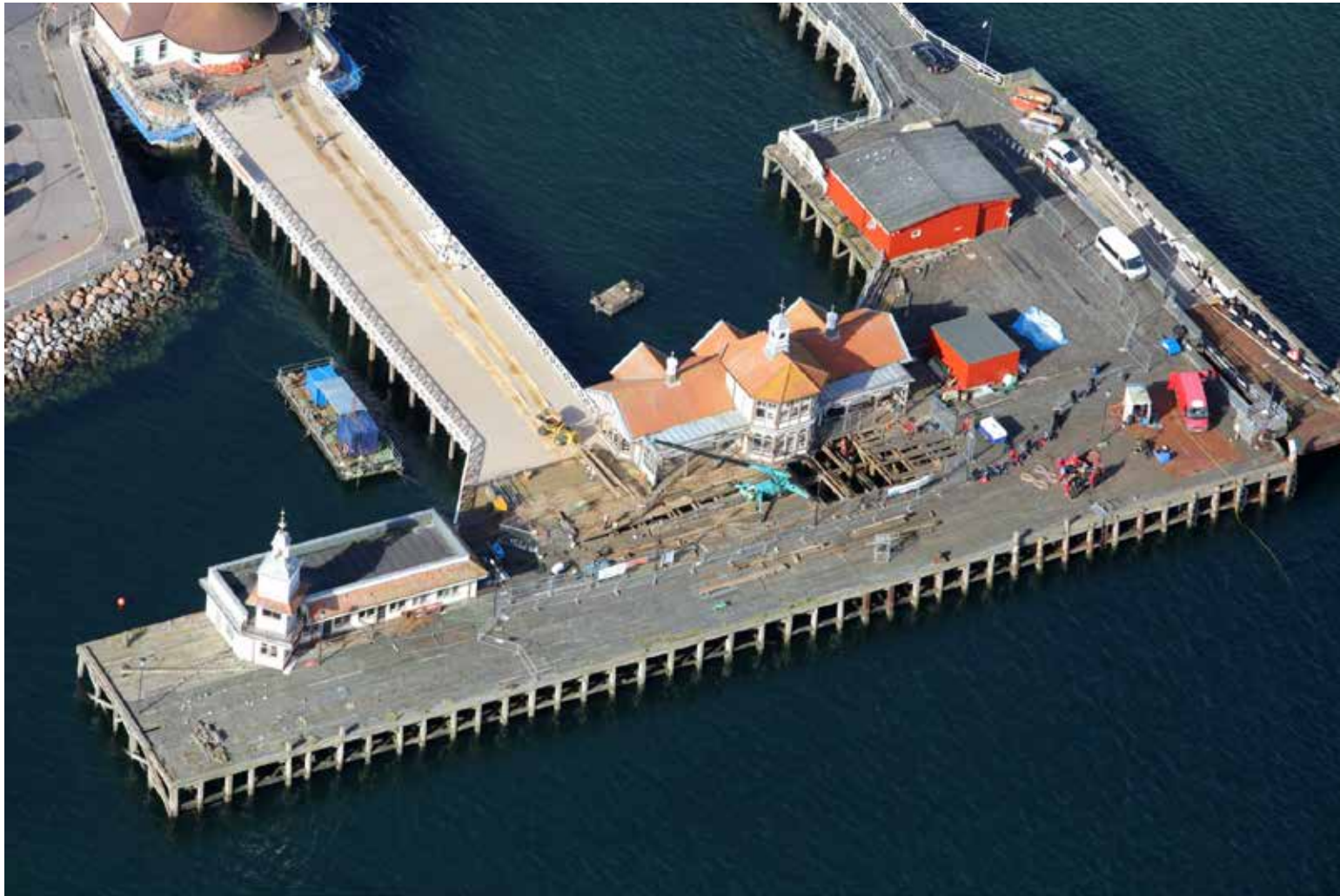
Structure of Pier – note replacement timber columns, ties and braces

APPENDIX B: BEFORE AND AFTER PHOTOGRAPHS



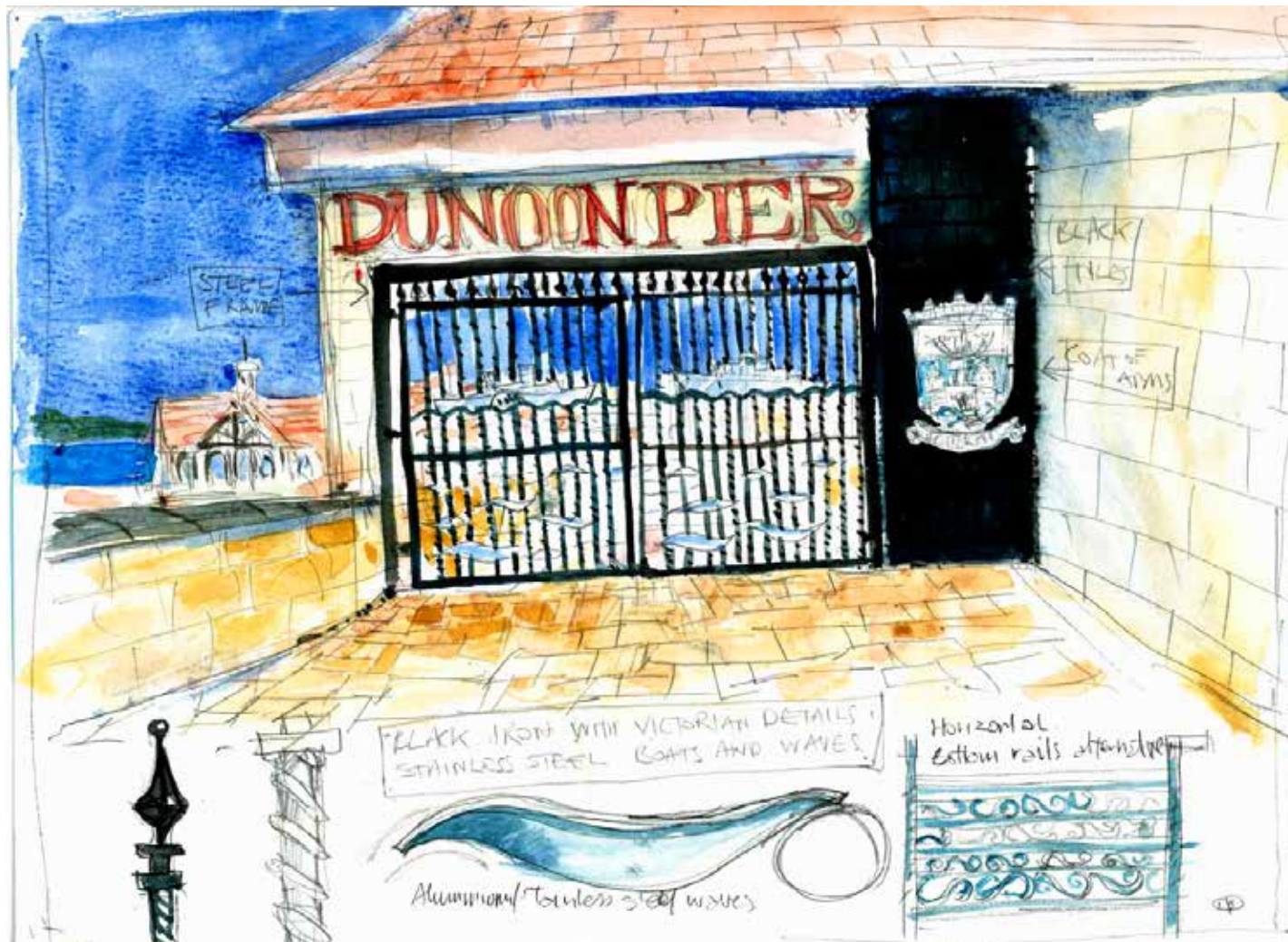
Structure of Pier – an example of the epoxy encapsulation system to an existing timber column. These works were confined to the areas of the structure underneath the Waiting Room building where it would not have been possible to replace the timber column.

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.

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



Design Proposal for new Gates and Signage – GH Currie Blacksmiths