

**North Pier Maritime Quarter – Phase 1 North Pier Maritime Visitor Centre –  
Enhanced Design Options**

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**1.0 EXECUTIVE SUMMARY**

- 1.1 The purpose of this paper is to present the recommendations for enhanced design options for the construction of the North Pier Maritime Visitor Centre that represent better value for money and will strengthen the existing approved Full Business Case (FBC).
- 1.2 The attached presentation (appendix A), outlines 2 options proposed for consideration alongside the existing approved design to show how the re-design has evolved following the legal challenge and subsequent mediation discussions.
- 1.3 It is recommended that the OLI area Committee:
- Determine to proceed to detailed design stage for Option One as set out in the attached appendix A on page 8.
  - Note the current progress with the Maritime Visitor Centre.

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## **2.0 INTRODUCTION**

- 2.1 The purpose of this paper is to update the OLI Area Committee on progress to date, present the enhanced design options for the development of the Maritime Visitor Centre, and secure agreement with the recommendation to progress with option 1 which will increase commercial space provision and thus provide the opportunity to strengthen the approved FBC.

## **3.0 RECOMMENDATIONS**

- 3.1 It is recommended that the OLI area Committee:

- Determine to proceed to detailed design stage for Option One as set out in the attached appendix A on page 8.
- Note the current progress with the Maritime Visitor Centre.

## **4.0 DETAILS**

The development of the Maritime Visitor Centre has been in progress for three years. A timeline of key decisions is listed below in 4.1.

- 4.1 September 12<sup>th</sup> 2013, Capita Symonds, architects appointed.

- October 22<sup>nd</sup> 2013 a workshop was attended by all the OLI councilors, the Deputy Leader of the Council, senior officers and partner stakeholders. It was unanimously agreed at this workshop that a new build option was to be delivered on the North Pier to replace the existing white building.
- December 11<sup>th</sup> 2013 OLI AC noted progress on the Maritime Visitor Centre. The paper stated that public consultation was ongoing and that target date for securing detailed design and full business case was to be September 2014.
- Following the OLI Area Committee decision on 9<sup>th</sup> April 2014, detailed design work commenced and a planning application and listed building consent

application were submitted on 26<sup>th</sup> June. The applications were validated and registered on 4<sup>th</sup> July.

- Conditional Planning Approval was granted by the PPSL Committee on 20<sup>th</sup> August, 2014.
- The Full Business case was signed off by Council on 25<sup>th</sup> September 2014 approving a budget allocation of £1.6 million.
- Following the issue of a Court Summons on 19<sup>th</sup> January 2015, all works on the Maritime Visitor Center ceased pending legal advice.
- Following client instruction Capita/Oberlanders submitted an amended planning application on 27<sup>th</sup> February 2015 for a revised design which reduced the scale of the canopy and the configuration of the edge to the area adjacent to the access strip at the rear of the restaurants. Once the designs were reviewed and costed the preparation of new technical drawings and tender documents was undertaken.
- Council legal officers met with counsel in Edinburgh in June 2015 to discuss a legal way forward. Mediation meeting took place on the 24<sup>th</sup> September 2015 and Heads of Terms were agreed in principal which would facilitate development to extend as far as the existing footprint of the existing white building.
- The Oban Project Manager used the interim period September – October 2015, to explore alternative options concentrating on function and affordability within the wider scheme. The main change was the scaling back of the roof canopy.
- In November 2015, Capita were instructed to re-examine the design to reflect the above and a development footprint of that of the existing white building.

4.2 The redesign showed that the approved design with the large roof canopy could be amended to deliver a more cost effective and financially sustainable building and by focusing more on form and function, deliver more functional space and create additional commercial space.

4.3 The proposed building shape and the proposed options reflect the provisionally agreed heads of terms secured during the mediation in September 2015 with the legal objector on the North Pier. The required functions of the current approved design, apart for laundry facilities (discussed at 4.4. below) are all accommodated within the proposed footprint.

4.4 The previous requirement for laundry facilities within the centre have been excluded. Following consultation with BID4OBAN and existing laundry service providers in the town, it was considered that the inclusion of a laundry service replicated facilities already available nearby. The drying area remains.

4.5 The two enhanced design options proposed create a viable development that meets all the requirements for the various user groups including, but not exclusive to, cruise

passengers, kayakers, yachters, maritime day trippers, commercial maritime tourism operators, leisure ship tenders, and sea life viewing visitors.

4.6 The two enhanced design options provide different layouts that increase the commercial provision within the new footprint. Option 1 demonstrates a larger proportion of commercial space and secures an estimated income of £4,400 per annum with a reduced foyer space. Option 2 demonstrates a smaller commercial provision and a larger foyer with an anticipated annual rental income of £3,760. The previously approved scheme anticipated a smaller rental income of £3,120 due to the smaller commercial space provision. Assumptions on rental income taken from approved business case for the Maritime Visitor Centre July 2014

4.7 The previously approved scheme, in addition to the above rental assumptions, anticipated a rental income from the large public open space under the roof canopy. It is anticipated that the proposed detailed design will demonstrate that the external space will be enabled to ensure further income generating potential through the use of a marquee type, flexible arrangement.

4.7 Both enhanced design options detailed in appendix A on page 8 demonstrate deliverable schemes. Option one demonstrates a higher rental income and accordingly is the preferred option

4.8 Appendix A sets out the next steps and indicative timelines for delivery of the scheme as listed below.

- Revised Planning application submission end May – June 2016.
- Planning approval potentially gained September 2016.
- Revised Full Business Case OLI AC September 2016.
- Revised Business Case to Policy and Resources Committee October 2016.
- Riba stage 4 Tech design – procurement and contract creation – September - December 2016.
- November 2016 tender issued.
- January 2017 Contract award.
- Riba Stage 5 - Construction – January 2017 - June 2017.
- Riba Stage 6 – Handover and operational - July 2017.

## **5.0 CONCLUSION**

5.1 It is considered that the more financially sustainable design Option 1 should be delivered to ensure the best commercial viability of the building. It is anticipated that this will reduce any maintenance burden on council resources.

5.2 It is therefore recommended that the OLI Area Committee agree that Option 1 be developed and delivered up detained design and to revised business case. In September the revised business case and detailed design will be presented to the OLI Area Committee for determination.

## **6.0 IMPLICATIONS**

6.1	Policy	The delivery of the CHORD Programme fits with the Council's Corporate Plan, SOA, and approved Development Plan policy for town centre regeneration
6.2	Financial	The Full Business case was signed off by Council on 25 <sup>th</sup> September 2014. £1.6 million was approved
6.3	Legal	Each of the CHORD projects requires differing levels of legal resources to ensure their timely delivery
6.4	HR	None
6.5	Equalities	Provides opportunities for all
6.6	Risk	Risk registers will be updated and maintained throughout and the project.
6.7	Customer Services	N/A

**Executive Director of Development and Infrastructure: Pippa Milne**  
**Policy Lead Ellen Morton**

11 March 2016

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## **APPENDICES**

Appendix A Options for layout of the revised design presentation

## Appendix A

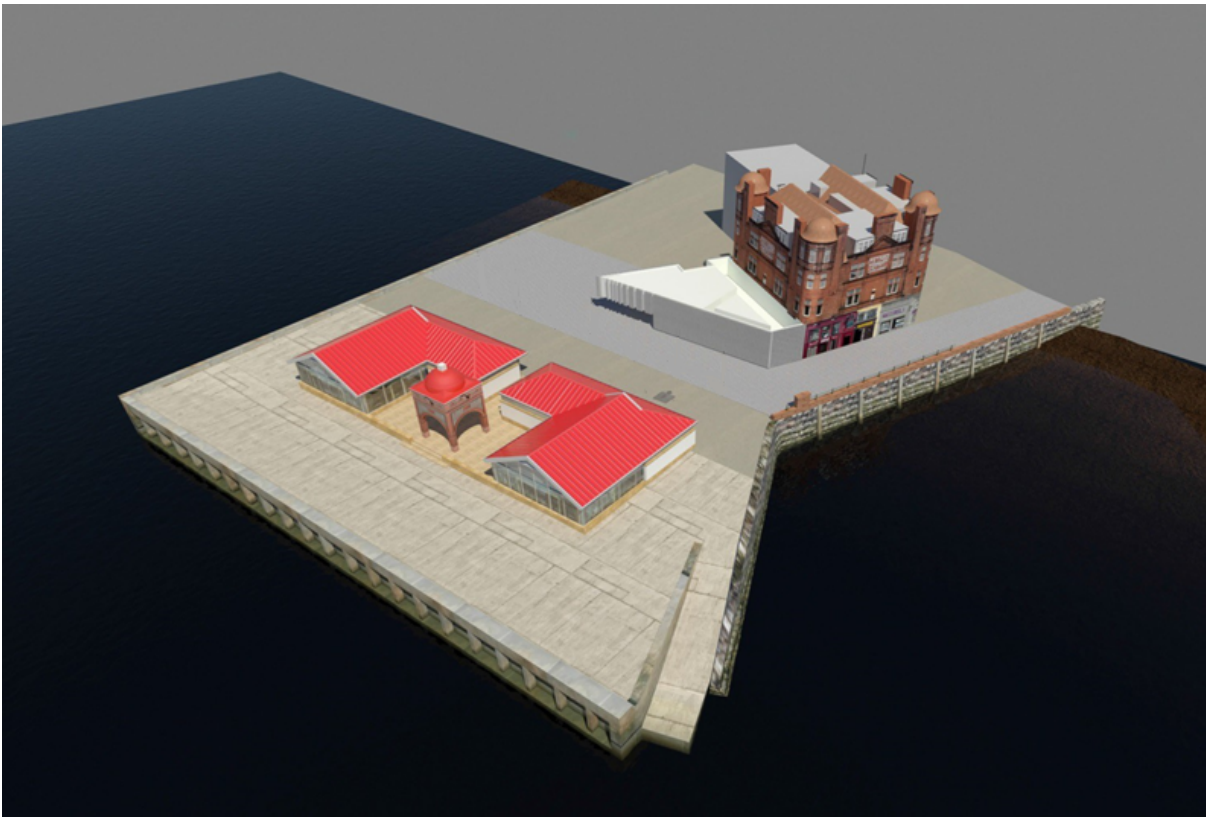
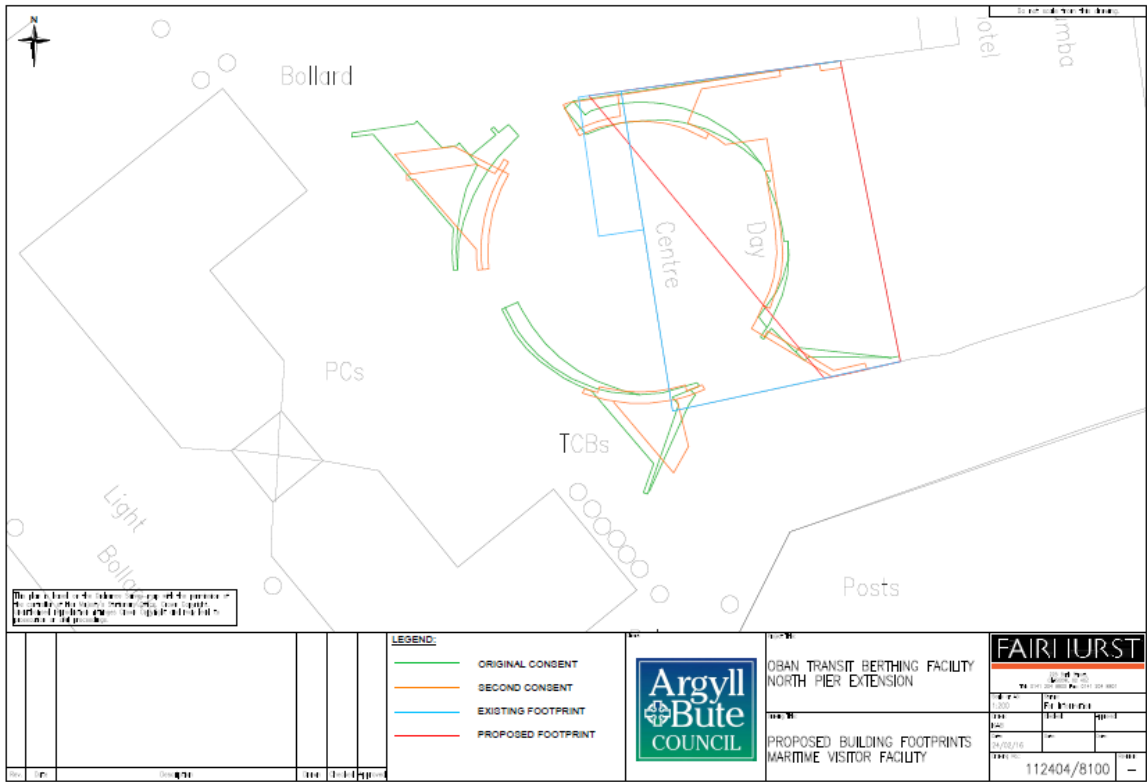
### North Pier Maritime Quarter – Phase 1 North Pier Maritime Visitor Centre – White Building Scheme

#### Options for layout of the revised design presentation

#### Background and key decisions to date:

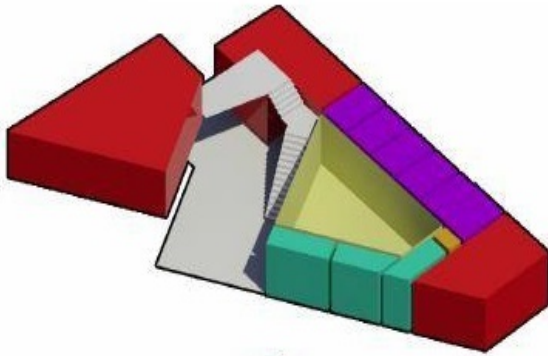
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Budget Allocation of £1.6 million Full Business Case approved 25<sup>th</sup> September 2014.



Proposed scheme options – Estimated cost £1m – 1.2m

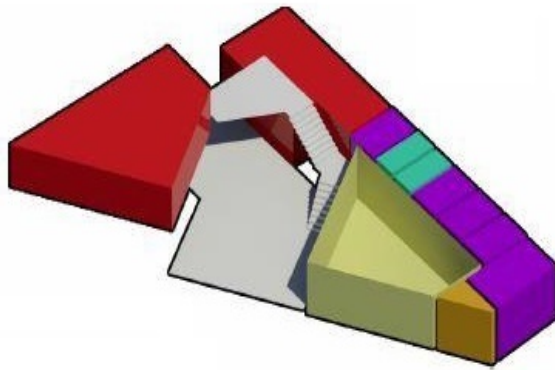
Option 1



- Commercial/Office Space
- Changing/ Locker Area
- Shower/ Wet Room
- W.O
- Laundry/Drying/Cleaning Cupboard
- Lobby/ Flexible Event Space

	Current	Proposed Option 1	Proposed Option 2
	62.4	90	76
	21	41	41.7
	18	29	23
	10	12	8
	20	5	5
	109	61.3	70

Option 2



	Current	Proposed Option 1	Proposed Option 2
<b>Office Incomes</b>	£3,120	£4,400	£3,760





Project plan:

- Revised footprint options completed March 2016 to be taken for discussion to OLI Business Day March.
- Riba Stage 3 developed design – come back with options for OLI in April for determination.
- Revised Planning application submission end May – June 2016.
- Planning approval potentially gained September 2016.
- Revised Full Business Case OLI AC September 2016.
- Revised Business Case to Policy and Resources and Strategic Asset committees October 2016.
- Riba stage 4 Tech design – procurement and contract creation – September - December 2016.
- November 2016 tender issued.
- January 2017 Contract award.
- Riba Stage 5 - Construction – January 2017 - June 2017.
- Riba Stage 6 – Handover and operational - July 2017.