

Oban CHORD - North Pier – Maritime Visitor Facility Naming Proposal

1.0 EXECUTIVE SUMMARY

- 1.1 This report outlines proposed names for the new Maritime Visitor Facility located on the North Pier and the rationale for selecting what is considered by officers the best option following consultation with partner Oban Bay authorities and internal users.
- 1.2 Members are asked to endorse the operational management decision informed through positive partnership working, to name the building The North Pier Harbour Building to stay in keeping with the North Pier Pontoons.

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2.0 INTRODUCTION

- 2.1 The revised Full Business Case (FBC) for the Oban North Pier Maritime Quarter – Phase One – Maritime Visitor Facility was approved in October 2016. A full tendering process was followed and a contractor appointed in March 2017. The project is due to complete in early March 2018 with the first tenant scheduled to move into the building at the end of March 2018.
- 2.2 The proposals for the Maritime Visitor Facility approved by Argyll & Bute Council on the 20th August 2014 had been altered due to objections by an adjacent business and concerns over affordability. Therefore, the “Gathering Place” design was altered to a more functional and compact “wedge” shape, which sits within the site boundary of the former White Building.
- 2.3 The facility now includes: dedicated showers, toilets, changing areas and secure lockers for maritime visitors. Additionally there are 4 office spaces, two on the mezzanine floor and two on the ground level, including: a harbour-master’s office; an office for the transit berthing facility operator; and two additional commercial spaces, one already let and one room available for hourly rentals for meetings and presentations.
- 2.4 It is now necessary to name the building to enable the creation of a business address for the tenants and users. The Oban Bay partner authorities, Northern Lighthouse Board and CMAL/CALMAC, have been consulted and participated with the name selection based on the simplicity and functionality of the name and in recognition of the need for future proofing in the event of any future change in the management of the bay.

3.0 RECOMMENDATIONS

- 3.1 Members are asked to endorse the operational management decision informed through positive partnership working, to name the building The North Pier Harbour Building to stay in keeping with the North Pier Pontoons.

4.0 DETAIL

- 4.1 The revised FBC updated the approved 2014 version which outlined the business case for a larger, iconic building on Oban’s waterfront, as part of a suite of waterside regeneration projects funded by the CHORD initiative.

- 4.2 The main function of the Maritime Visitor Facility (MVF) will be to provide a modern functional space with dedicated showers, toilets, changing areas and secure lockers for maritime visitors. Additionally it has created 4 office spaces, two on the mezzanine floor and two on the ground level, including: a harbour-master's office; an office for the transit berthing facility operator; and two additional commercial offices, one of which has secured a tenant and the other to be rented for meetings through the council booking service.
- 4.3 The open plan area within the foyer will be able to cater for small events, and the building will be fully accessible. The foyer on the ground floor may be rented for occasional event space, and there will be the opportunity to rent the space outside the building for markets and pier side events. The original design proposed layout had a large gathering space that was open to the elements and public, whereas the new layout is contained within the building, which is accessed by a digital keypad entry system. This now allows for income to be generated for the space and provides a more secure environment for clients wishing to use the showering facilities out-with office hours.

5.0 CONCLUSION

- 5.1 As the project to re-invent Oban's North Pier as a marine tourism destination of choice has developed, the design of the building, which will provide a warm welcome to visitors stepping ashore via the new pontoons, focuses on commercial viability, form and function over grand design concepts.
- 5.2 With the result of this focus officers are recommending to members that the new facility be named the North Pier Harbour Building on the basis that the name states in simple terms the purpose of the building itself.
- 5.3 When it opens, the North Pier Harbour Building will complement the existing pontoons, providing essential facilities, flexible commercial space and a warm welcome for marine visitors to Oban.

6.0 IMPLICATIONS

- 6.1 Policy - none
- 6.2 Financial - none
- 6.3 Legal - none
- 6.4 HR - none
- 6.5 Equalities - none
- 6.6 Risk - none
- 6.7 Customer Service - none

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