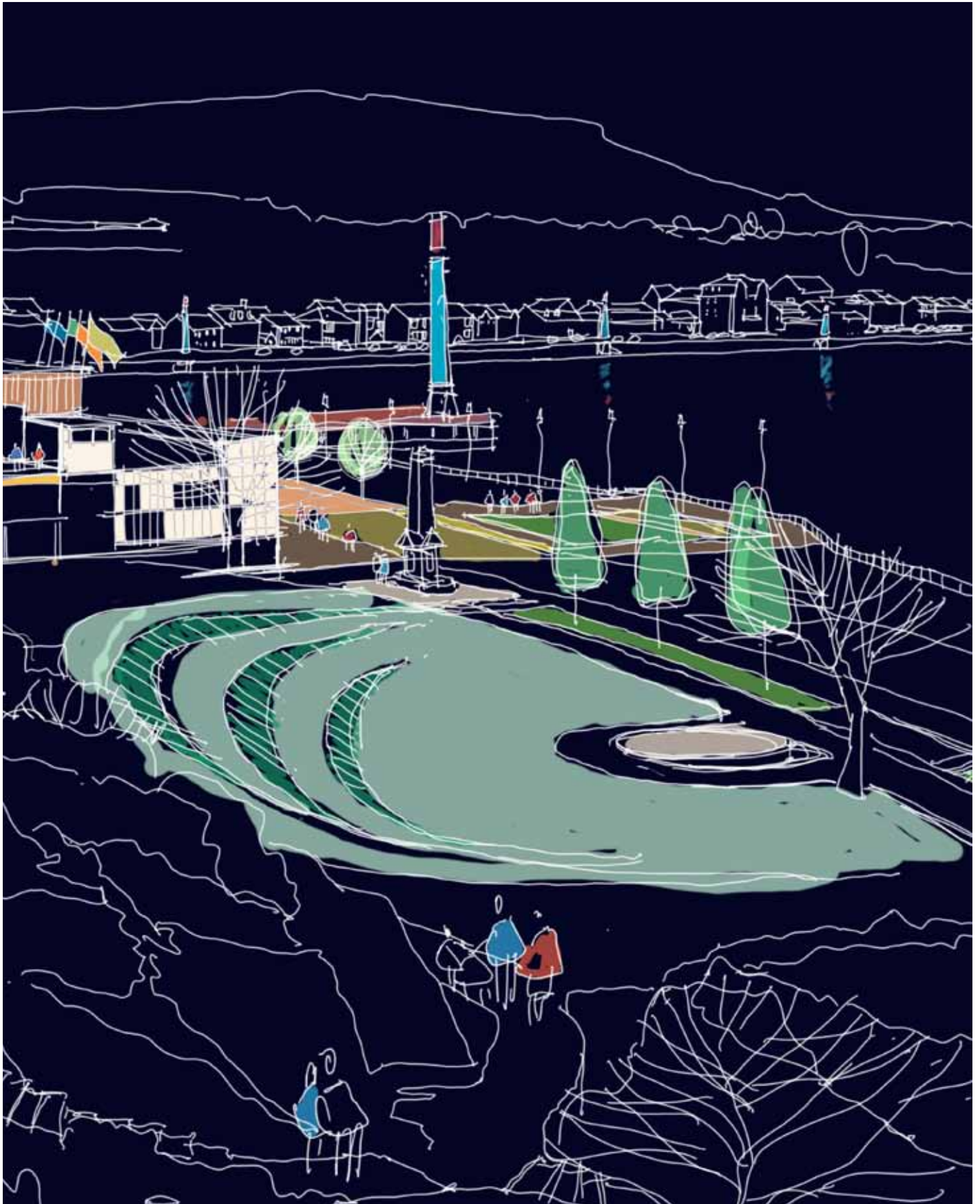


Austin-Smith:Lord

ThinkDunoon Charrette

Charrette Report
Scottish Regeneration Forum & Argyll & Bute Council

21.07.2017





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Introduction



Introduction

ThinkDunoon Charrette Context

Supported by a community steering group, SURF, the Scottish Urban Regeneration Forum, secured funding from the Scottish Government's 2016/17 Design Charrette Fund to deliver the *ThinkDunoon* Design Charrette during March 2017 that would result in a masterplan for Dunoon. SURF was supported by Argyll & Bute Council in this project.

A design charrette is an intensive consultation that engages local people in shaping the future of their community. Charrettes are collaborative events that bring together local people of all ages with experienced design and planning professionals. Together they seek to find solutions that will benefit the area over the short, medium and long term.

A design team led by Austin-Smith:Lord LLP (urban designers, architects and landscape architects) & Douglas Wheeler Associates Ltd (local regeneration specialists) with *WAVEparticle* (artists/engagement), Transport Planning Ltd (transport consultants), SKS (social enterprise consultants) and Ryden (property consultants) was commissioned in February 2017 to facilitate the *ThinkDunoon* Design Charrette.

ThinkDunoon took place on Tuesday 28 – Thursday 30 March 2017 and over the three-day period the public, businesses, third sector representatives, designers and specialists worked together, ‘hands on’, to prepare a long-term vision, development framework and action plan for Dunoon, with the ideas translated into plans and drawings. A “work in progress” presentation was held on Thursday 20 April.

Workshops to discuss, debate and design were held at the Pier and a design studio was operational from Tuesday 28 March afternoon until Thursday 30 March.

The Pier proved to be an ideal town centre location and very popular with a significant number of locals and interested parties ‘dropping in’ during the four days to have their say about the future development of Dunoon.

ThinkDunoon follows the enthusiastic participation of Argyll and Bute residents and businesses in Rothesay, Tiree and the Crinan Canal charrettes which resulted in collaborative masterplans being created for these three locations.

ThinkDunoon Charrette Objectives

The overarching objective of the *ThinkDunoon* Charrette was to prepare a vision for Dunoon town centre to ensure that the town performs better and is more attractive for local people and visitors, including day-trippers.

The community-inspired vision, masterplan and action plan encompass the centre of Dunoon, including its historical core and extending as far as the East and West Bays. *ThinkDunoon* looks to establish a strategic context and development framework to accommodate Dunoon's existing conditions, the Conservation Area Regeneration Scheme (CARS) projects and the ongoing catalyst projects including the Burgh Hall, the Queens Hall and the Pier.

ThinkDunoon also considers the links between pedestrian and road user needs in the Town Centre, the aspirations for changing the tourism experience on arriving in the town and options for increased town centre activities.

In summary Argyll & Bute Council (ABC) and Scottish Urban Regeneration Forum (SURF) aims and objectives for *ThinkDunoon* were to:

- Build consensus around a shared vision for the Town Centre using design-led intensive community and stakeholder engagement;
- Review existing and identify new opportunities for regeneration, rehabilitation or development of sites/buildings;
- Prepare proposals for improving circulation & movement between the town centre, the Pier and the East/West Bays to:
 - Encourage footfall
 - Improve pedestrian circulation & experience
 - Manage car-borne activity
- Identify opportunities and funding to deliver improvements to the physical appearance of the public realm & shopfronts;
- Improve the quality of the built environment in conjunction with Conservation Area Regeneration Scheme investment and identify alternative uses for vacant shops & sites;
- Propose a Masterplan to include short, medium & long term projects.

‘Alliance for Action’ potential

In October 2014, Highlands and Islands Enterprise (HIE) commissioned SURF to undertake a feasibility study into establishing an ‘Alliance for Action’ project for Rothesay.

An ‘Alliance for Action’ is a collaborative and shared learning network of private, public and third sector individuals and organisations, which collectively seek to work together towards a common vision.

The Rothesay Alliance has proved a success with the creation of the dedicated post to assist with project delivery. Consequently SURF has expanded their ambition to Cowal, with a view to establishing whether the ‘Alliance for Action’ model is suitable for Dunoon. SURF had therefore already been engaged with local people, agencies and community groups in Dunoon and *ThinkDunoon* looked to build on this early work.

This report summarises the background, process, outcomes and the vision, objectives and projects that emerged from the *ThinkDunoon* charrette. From which, it is intended that an Alliance for Action group can collaborate to enable, facilitate and prioritise the delivery of the *ThinkDunoon* projects.

ThinkDunoon Consultants

The development of *ThinkDunoon* was undertaken by a multidisciplinary team, and enhanced by the contributions of everyone who participated in the process that has informed this report.

Austin-Smith:Lord LLP

- Lead Consultants
- Facilitators
- Urban Designers
- Architects
- Landscape Architects
- Conservation Architects
- Planning
- Graphics

Douglas Wheeler Associates

- Regeneration Consultants
- Project Managers
- Socio-Economic Regeneration advisers

WAVEparticle (with Stephen Hurrell)

- Artists
- Creative Regeneration
- Community Engagement
- Facilitators

SKS Scotland CIC

- Social Enterprise Consultants

Transport Planning Ltd.

- Transport Planning
- Traffic Management
- Accessibility

Ryden

- Property Market Advisers

The design team acknowledge and thank all the organisations, community and third sector groups and individuals who contributed to the success of *ThinkDunoon*.

Purpose of this report

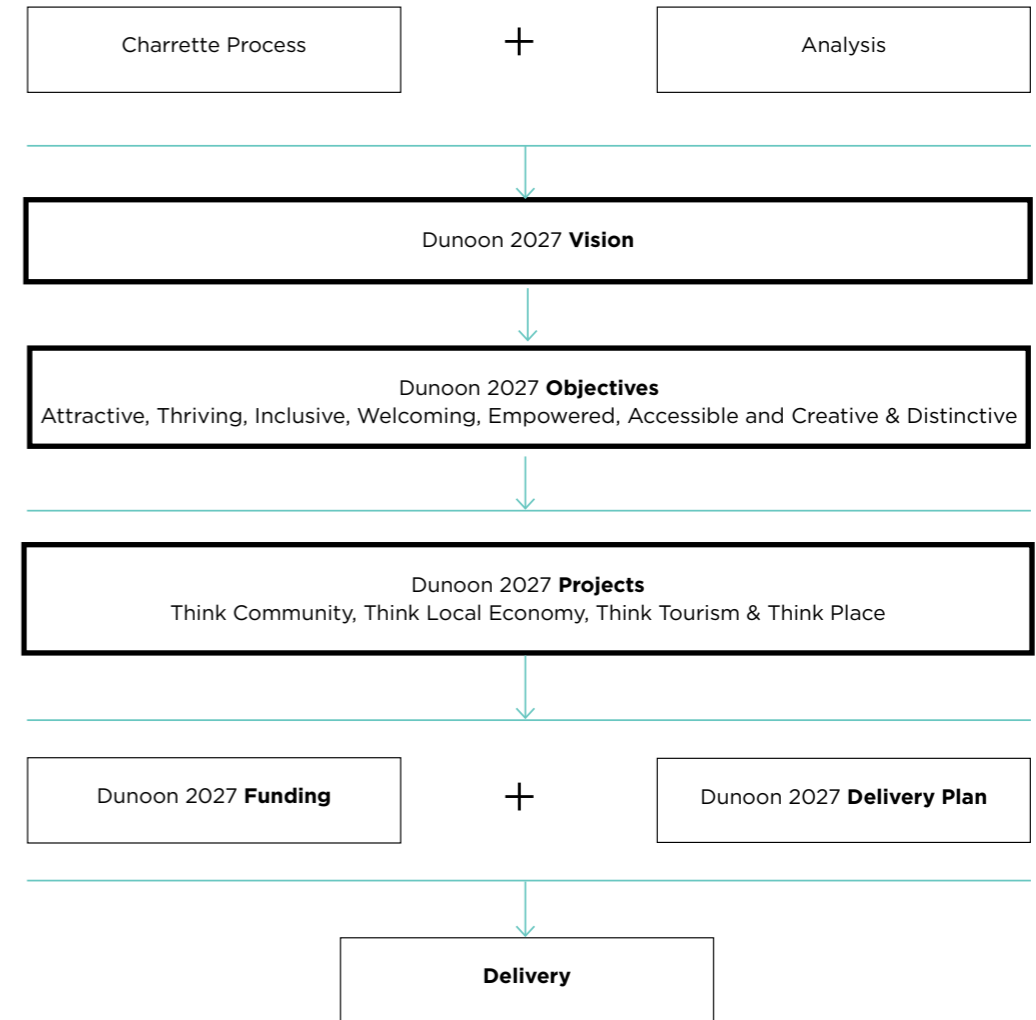
This report aims to be a reflection of the charrette process and of the ideas that emerged and were tested over the four days of the *ThinkDunoon* charrette. The report looks to reflect personal, community, voluntary, business and wider public sector views.

The community feedback gathered during the charrette process together with in depth analysis of Dunoon and its wider context have informed the Dunoon 2027 vision, objectives and projects.

This report provides action plans and priority tables detailing the proposed physical and non-physical projects which emerged through *ThinkDunoon*.

The action plans and priority tables, as well as the delivery and funding plan are intended as tools for local residents, community groups, Dunoon's Town Team, Argyll & Bute Council and the Alliance for Action to be able to deliver Dunoon 2027 Vision.

The diagram on the adjacent page summarises the report structure.



Charrette Process



Charrette Engagement & Events

Discuss, Debate, Design

In preparation for the *ThinkDunoon* Charrette, a team from *WAVEparticle* visited Dunoon on Friday 10th and Saturday 11th March. School workshops and various tours of the Town helped gathering initial thoughts on the past, present and future of Dunoon.

Charrette events and activities followed on Tuesday 28th, Wednesday 29th March and Thursday 30th March when the full Charrette Team set up a debate and design studio at the Pier. Various events, workshops and walks were organised at the Pier and around Dunoon.

The Charrette Team returned to Dunoon for a "Report Back" day on Thursday 20th April to present the emerging ideas to the community and interested parties.

The Charrette directly engaged more than 520 individuals and was structured around the following events with attendance as follow:

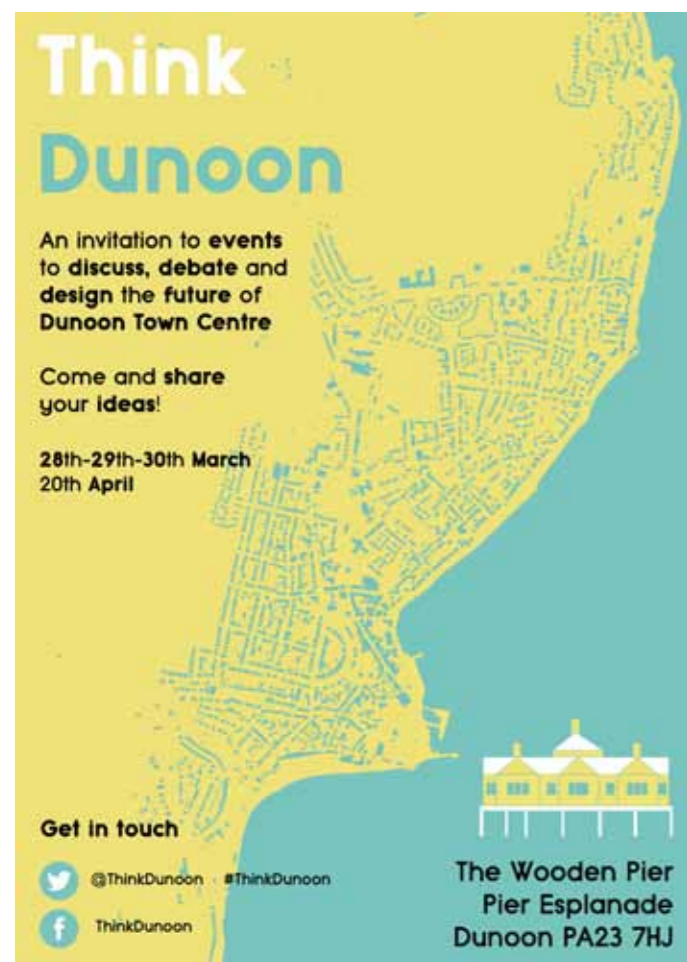
Pre-Charrette	
Database	215
Dunoon Grammar: Dunoon, Kirn, St. Mun's & Sandbank Primary Schools	30
Town Centre in-situ	40
Tues 28 March	
Transport Walk + Talk:	12
Schools Workshop	14 pupils + 4 staff
Community Council	4
Community Presentations	38
Setting the Agenda	20
Wed 29 March	
Tourism Workshop	25
Futurewalk	8
Stakeholders Working Lunch	12
Youth Workshop	13
Business Workshop	15
Thur 30 March	
Drop-in	50+
Work In Progress Presentation	20



ThinkDunoon Headquarters at The Pier



Transport Walk + Talk



ThinkDunoon Poster



ThinkDunoon Programme



School Workshop



Community Presentation



School Workshop

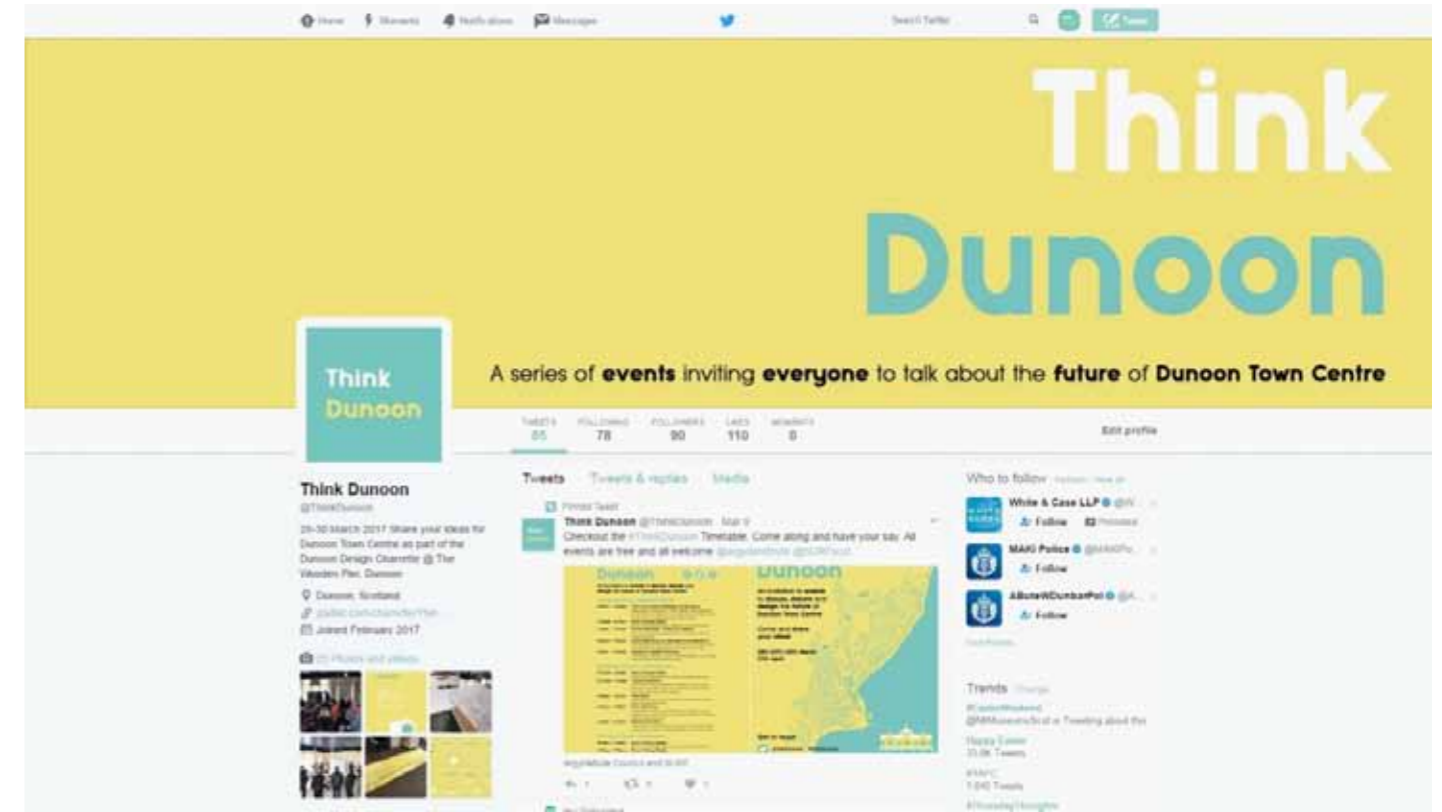


Futurewalk

Digital Media / Media

Beyond the Charrette events and workshops, *ThinkDunoon* Facebook, Twitter and Padlet pages, accompanied by three articles in the Dunoon Observer, provided additional information and gave the opportunity to the public to engage digitally with the Charrette process. Members of the community and stakeholders also sent suggestions to the Charrette Team via email and post

Facebook	
Page Likes	409
Page Follows	427
Posts	117
Post Reach	37k+
Post Engagement	1,750
Twitter	
Tweets	97
Followers	121
Likes	114
Dunoon Observer	
Articles	3
E-Flyers to database	
Briefing Note + Updates	6



ThinkDunoon Twitter Page



ThinkDunoon Facebook Page

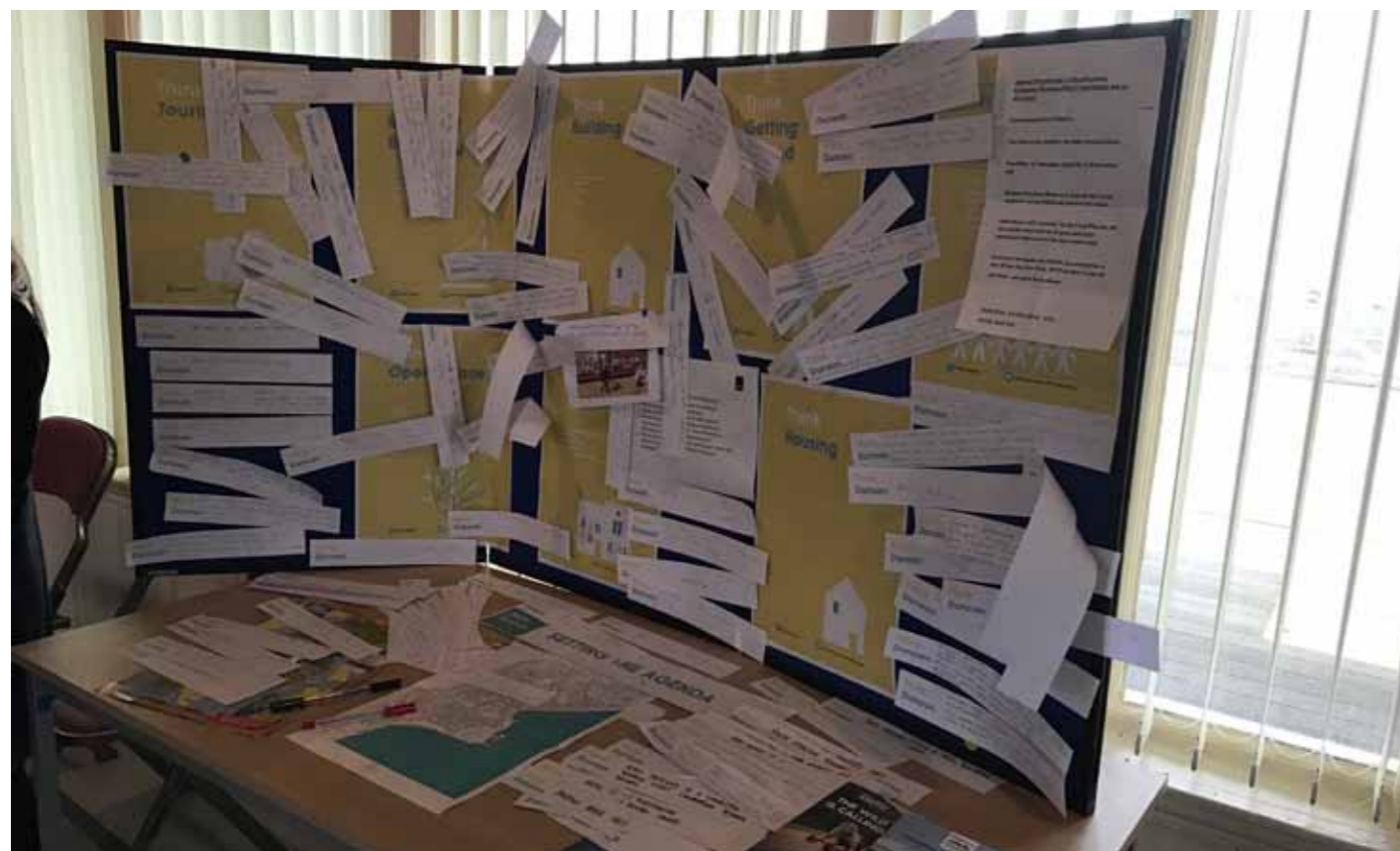
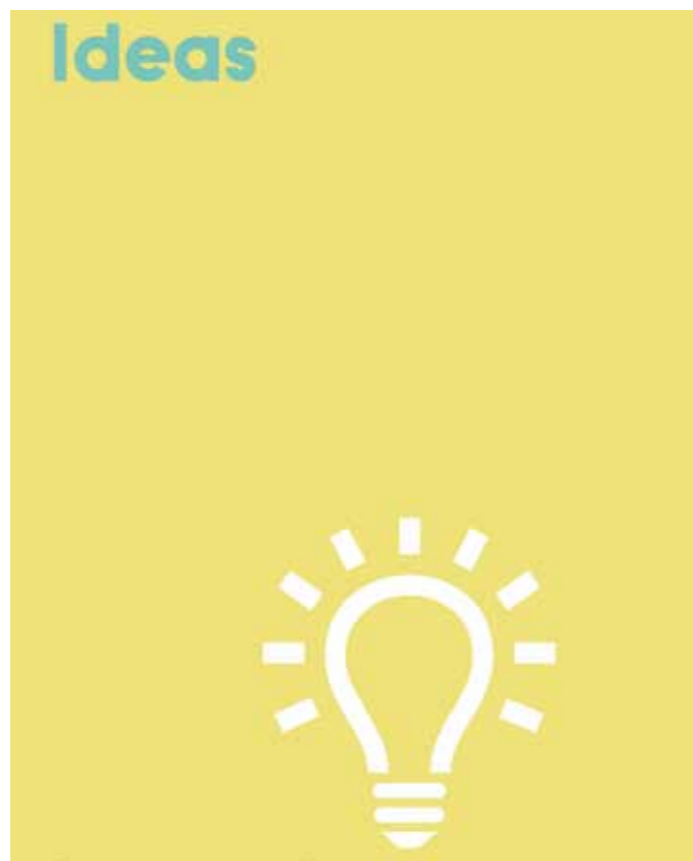
Think Ideas

The ideas and issues that were raised during the pre-charrette engagement helped identify a series of topics that were used to guide discussions throughout the *ThinkDunoon* Events:

- Community
- Building
- Open Space
- Getting Around
- Business/ Economy
- Tourism

The various topics were discussed throughout drop-in sessions, one-to-one discussions, focused workshops and on social media. A copy of the submitted written comments can be found in Appendix F.

The issues, ideas and ambition that emerged through this process helped shape the Dunoon 2027 Vision, Objectives, Programmes and Projects.



Charrette Comments Board

Below: sample quotes

“Talk up Dunoon - Be Positive! Be Proud!”

*“Attitude - **Build an inclusive community**”*

*“**Lots of great work by local voluntary organisations** is undermined by funding models that insist on ‘self-sustaining’ outcomes. Not just a Dunoon problem but hardest in low population densities - not a big enough pool of volunteers. Just need a bit of on-going admin/co-ordination “*

*“**Promote activities wider** eg. to hard to reach groups i.e. mental health/addictions”*

*“**More youth provision: lack of space & programmed events**”*

*“**Queens Hall -> Aspiration to make sure it is vibrant and accessible to the community**”*

*“A **free space in town for rural workers** where we can do emails, work with very good internet access”*

“Easier access to shops and services for less able people”

“Cowal has dozens of artists, makers and craftspeople - this should be promoted”

*“We need **allotments** and a **food-coop**”*

Below: sample quotes

*“**More indoor activities to compensate wet weather**”*

“Finally deal with portakabins! Very poor first impression next to passenger ferry”

*“**Concentrate on maintaining existing buildings to complement on-going works to Queens Hall, Burgh Hall & Dunoon Pier etc.**”*

*“The old Art Deco Cinema (if refurbished), the Queen’s Hall and the Burgh Hall have the potential to become **three lively cultural anchors that would help breathe new life into the town**”*

*“There is no wet weather alternative, this should be a **museum marking the American years**”*

*“Look at **repurposing vacant spaces inside the Post Office building**. Studios? Workspace?”*

*“The **Pier is the most important feature** and needs to be sorted out”*

*“**Empty shops need to be repurposed**”*

“A tool library!”

Open Space

- Parks
- Streets
- Open Civic Spaces
- Wider Context: Cowal Peninsula - Firth of Clyde



Below: sample quotes

“Layout benches and tables for people to meet and children to play, more people would stay in town.”

“We need more opportunities for kids to play”

“Skate/ Bike park. Close to West Bay - open, easily accessible and visible not hidden at the back of Dunoon”

“Pavement trail from ferry to centre with timeline of town history on slabs”

“Concerned about the decline of Argyll Street”

“The West Bay could be a fabulous seafront with really excellent play equipment, beach huts, nice places to sit”

“The Old Gas Works would be an ideal spot for a kick-about area”

“Close-off Argyll Street for a Christmas Event”

“An art trail along the beach”

Getting Around

- By foot
- By bike
- By bus
- By boat
- By car



Below: sample quotes

“Parking = should utilise system like Gourock - free short stay clock”

“A suitable ferry - people will come + stay if it works”

“Easier access to shops/ facilities for disabled people”

“Better signage”

“Signage at Hunter’s Quay + on ferry, map of attractions”

“Ferry service should be improved / better connecting between the two ferries”

“Argyll Street: Car Parking system should be clarified”

“We should have more extensive cycle routes”

Business/ Economy

- Retail, Services & Hospitality
- Shared working provision
- BID
- Networking
- Innovation
- Business Start-Up & Growth
- Important Sectors



Below: sample quotes

“Limitation of shop types - too many charity shops & chemists. Outdoor pursuits shop needed”

“A website with practical info for people considering moving to Dunoon would be great + not cost much.”

“Rural Dunoon businesses face specific logistical challenges such as lack of reliable couriers, no 24h delivery, being treated as ‘Highlands’ with postage sub charges”

“Retailers should be supported to develop a well-presented, high-quality, niche shopping experience that would increase footfall”

“A Dunoon daily text message/email service should be developed, with event alerts and business offers”

“More collaboration between businesses”

Tourism

- Dunoon as a destination
- Attractions
- Accommodation & Food/Drink
- Activities
- Events
- Nature
- Heritage
- Events/ Festivals & Marketing



Below: sample quotes

“Two angles should be better defined: Dunoon/ Cowal as a place to live + as a place to visit.”

“A cohesive strategy for bringing tourists needs to consolidate all the many initiatives already underway.”

“Not enough ads about Dunoon attractions”

“The Town has to build around its enormous natural capital”

“We should build on how bike-friendly the area is - we could use a bike repair/hire shop”

“It would be great to have an app to navigate the heritage of the Clyde from Glasgow to Dunoon”

“Better up-to-date and maintained notice boards for locals and tourists”

“Festivals as fringe event around Cowal gatherings”

“Create more water/river activities”

“A new campsite in Dunoon?”

“Create facilities for boats (marinas...)”

Analysis



Dunoon's Wider Context

Dunoon is a small town of 9,400 inhabitants located on the west coast of Scotland and along the eastern edge of the Cowal Peninsula.

It is the second biggest settlement in Argyll & Bute and the main town on the Cowal Peninsula.

Connectivity

To access Dunoon, one can travel by car/train to Gourock and take the pedestrian or vehicular ferries to Dunoon or, alternatively, drive along the A82/83 past Loch Lomond and through Cowal.

Glasgow-Dunoon can take from 1h20 (car or train + ferry) to 2h (car only). Prestwick Airport can be reached within 1h30 from Dunoon (ferry + car).

Dunoon is more easily accessed from the sea than from the land which creates a distinctive "island feel" and quite a spectacular approach to the town.

Cowal peninsula

Cowal is branded as the "seaboard gateway" to Loch Lomond & The Trossachs National Park and to the Scottish Highlands. The peninsula enjoys the benefits of the Gulf Stream warmth which nurtures its incredible landscapes ranging from sea lochs, hills & mountains to forests & gardens. Cowal is a destination in itself and offers a broad range of cultural and outdoors activities.



National Context

Argyll & Bute Settlements

Helensburgh | 15,430

Dunoon | 9,400

Oban | 8,180

Campbeltown | 4,810

Rothesay | 4,750

Garelochhead | 2,610

Lochgilthead | 2,280

Cardross | 2,110

Kilcreggan | 1,340

Tarbert | 1,300

Ardrishaig | 1,280

Port Bannatyne | 1,230

Innellan | 1,180

Tobermory | 970

Bowmore | 860

Port Ellen | 850

Tighnabruaich | 660

Dunbeg | 660

Inveraray | 650

Other Settlements and Cities shown on the adjacent map

Glasgow | 598,830

Gourock | 10,370

Source: Argyll & Bute Council NRS (2012) 2010-based settlement estimates and General Record of Scotland (2015).



Regional Context



Local Context

Dunoon

Dunoon is located at the threshold of two distinctive landscapes:

- The wooded hills and valleys of Corlarach Forest & Bishop Glen, both characteristic of the wider Argyll Forest and Cowal Hills & Mountains landscapes

- The seascape of the Inner and Upper Firth of Clyde

Dunoon is at the departure point of the National Cycle Network 75 and located along the route of the Argyll Sea Kayak Trail. It is the gateway to Cowal and Loch Lomond and The Trossachs National Park with many attractions on its doorstep, from castles to hills and from gardens & forests to cultural hubs.



Argyll Forest



Firth of Clyde

Dunoon's Landscape Setting

--- Core Path Network Ferry Route



L - Map showing Dunoon's immediate landscape context

Dunoon's landscape setting, formed by wooded hills, the Firth seascape, a rocky outcrop around which the town was built and two Burns (Milton and Blagaish), is what makes the town incredibly unique and offers both visitors and locals with an extensive array of outdoor experiences. Dunoon's landscape should support its economy at every scale.

An interesting example is the recently created and highly successful Mountain Biking Trail which has put Dunoon on the map as a high quality destination for outdoor activities. However, if Dunoon's landscape is to support its economy in a sustainable manner, it is crucial that a landscape management plan is adopted to preserve its environment (refer to Project 4.H4).



Bishop Glen



Loch Loskin



Cowal Mountain Biking Trail



View of the Inner Firth of Clyde from Dunoon



Corlarach Loop



Views onto the Firth from Corlarach Forest

Dunoon Town Centre



M - Maps of Dunoon's Town Centre

Dunoon has an incredible townscape with a high quality built heritage (see "A Short History of Dunoon"). Argyll Street is Dunoon's main retail core. This main street is flanked by two cultural anchors:

- The Queen's Hall building is currently being refurbished with new associated public realm as well (Malcolm Fraser Architects and ERZ). The new hall will feature a Health and Fitness Suite, the Town's Library, Skills Development Scotland, VisitScotland and a Community Soft Play Space.
- The newly refurbished Burgh Hall, after decades of neglect and disuse, reopened its doors in June 2017 following a long-running community campaign to retain the building. The major refurbishment programme led by Page/Park Architects and undertaken thanks to funding secured by the Dunoon Burgh Hall Trust, allowed this remarkable building to become one of Dunoon's Events & Cultural Hub.

As mentioned previously, Dunoon has an unique landscape setting. A few coastal views can be enjoyed from Argyll Street and Dunoon's main open spaces are strategically located as they create prime viewpoints to embrace the wooded hills, the undulating landscape surrounding the burns and the Firth.

However, it was highlighted during the *ThinkDunoon* charrette that Dunoon open spaces and public realm looked dated and were under-used; one of the challenges that the *ThinkDunoon* masterplan and projects aim to tackle (see Project Theme 4: Think Place).



1. The Pier



3. Castle House



4. Argyll Hotel



5. Burgh Hall



6. St John's Church



B. Queen's Hall (currently being refurbished - Malcolm Fraser Architects)



Hanover Street Gardens



St John's Grounds



16. Hillfoot Primary School



Argyll Street



Milton Burn Promenade (1)



Milton Burn Promenade (2)



Castlehill Park



Argyll Gardens



Alexandra Parade Promenade



Victoria Parade Promenade

Historical Context

A brief History of Dunoon

The town of Dunoon has a very interesting early history relating to the strategic location of the Castle and the early clan wars between the Lamonts & Campbells and the English of Henry the 8th.

In 1825, Dunoon was a village of some 4 or 5 houses, with very little population. In early 19th century, Dunoon became a fashionable resort. By 1833, 200 new houses were constructed to respond to the increase in population.

By 1881, 4,680 people were established in Dunoon.

The surviving wooden steamboat jetty constructed in 1835, ahead of the railways, is a highly significant architectural element.

In 1895, due to the railways in the Clyde from 1841, over 100 paddle steamers used to arrive and depart from Dunoon daily.

During WW2, an anti-submarine bomb was anchored along the shores of Dunoon, where the Crazy Golf currently is. In 1961, as the cold war intensified, Holy Loch became a U.S. Navy base. The base shut down in 1992.

Dunoon's Architectural Heritage

One could say that the construction of Castle House (the current museum) in 1822 to a design by David Hamilton, (the house of James Ewing, Lord Provost of Glasgow, who was also MP for the Clyde Burghs by 1832) was to set the tone of the marine villa style that characterises Dunoon.

The other key buildings are the St Johns Church and the Burgh hall, both by the architect Robert Bryden who also worked on the design of most of Quarrier's Village. The cost of these buildings was covered through private funding which indicates the immense wealth in the town. The church cost £10,000 to construct, a fortune at the time.

Argyll Street is a compact and pleasant Victorian street studded with a variety of building types and ages, although the majority are early to late Victorian with the exception of some early Edwardian buildings and the old Art Deco Cinema "La Scala" which was erected in the 1930's.

In conclusion, with its predominantly Victorian Townscape, Dunoon has an highly valuable architectural heritage.



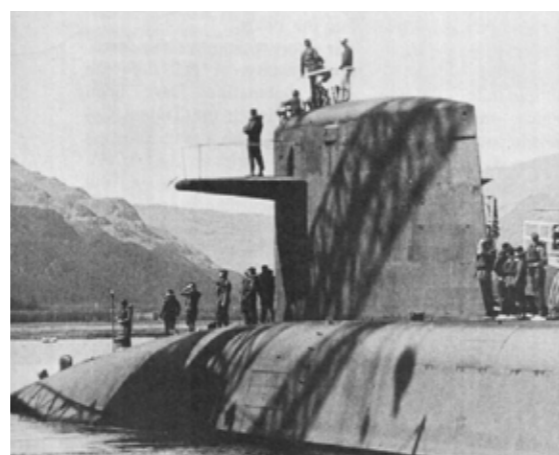
"Dunoon Castle from the Gantock Rocks",
Drawn by W.Brown and engraved by W.Miller



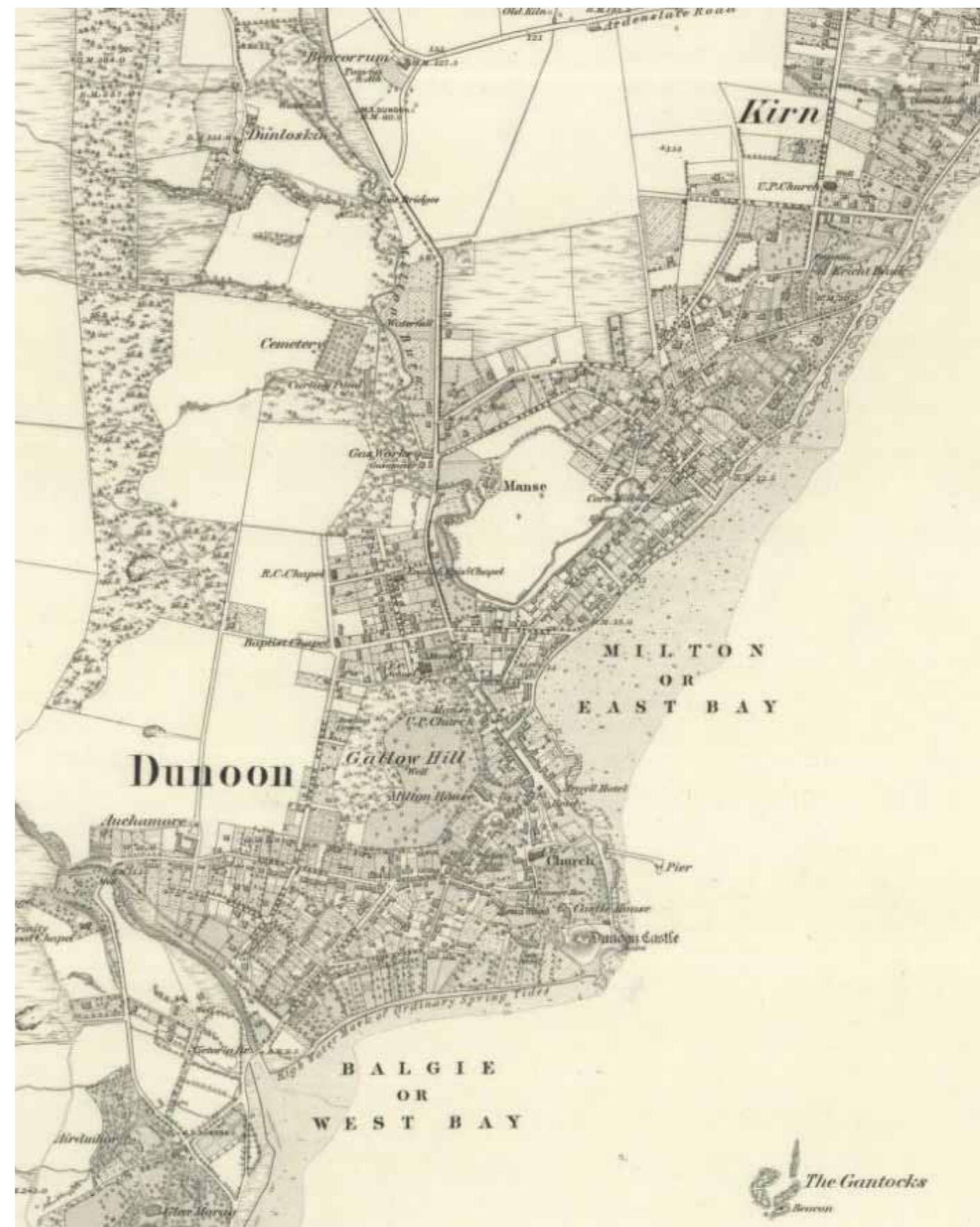
The Pier, 19th Century



The American years



The American years



Dunoon, 1900

Socio-Economic Context

This section summarises the Socio -Economic Profile of Dunoon that was used in the *ThinkDunoon* briefing sessions. The complete Power Point that includes a summary of the Economic, Community and Planning Context is included as Appendix C.

Initial Socio Economic Overview: Conclusions

Weaknesses

- Population increase is below average: not actual decline
- High level of unemployment & high benefit claimant rate
- Dunoon: SIMD (2016) shows 2/11 datazones in 10% most deprived & 1/11 datazones in 5% most deprived
- Recent HIE study on the attitudes of the young people Dunoon was one of the lowest scoring as a place young people would like to return to
- Partial 4G coverage
- Proximity to Glasgow Greater Glasgow City Region: is also a positive
- Town Centre: low footfall levels: substantial depletion of visitors: loss of some coach trips

Strengths

- Argyll Street: 75 mostly independent shops: low vacancies but Yorkshire Building Society & Clydesdale Bank are closing
- Growing number of technology, creative & other businesses
- Expanded customer services centre
- Highlands & Islands Enterprise managed Sandbank Industrial Park
- Investment at Ardyne Fish Processing Centre by Scottish Salmon Company. This project was flagged up in the Argyll & Bute Economic Forum Report 2016 and highlights the future importance of food processing in a more diversified local economy. If the project proceeds, it will have a positive impact on the Cowal/Dunoon economy and potential job prospects.

Cowal population approx 13,200: 15% of Argyll & Bute pop.

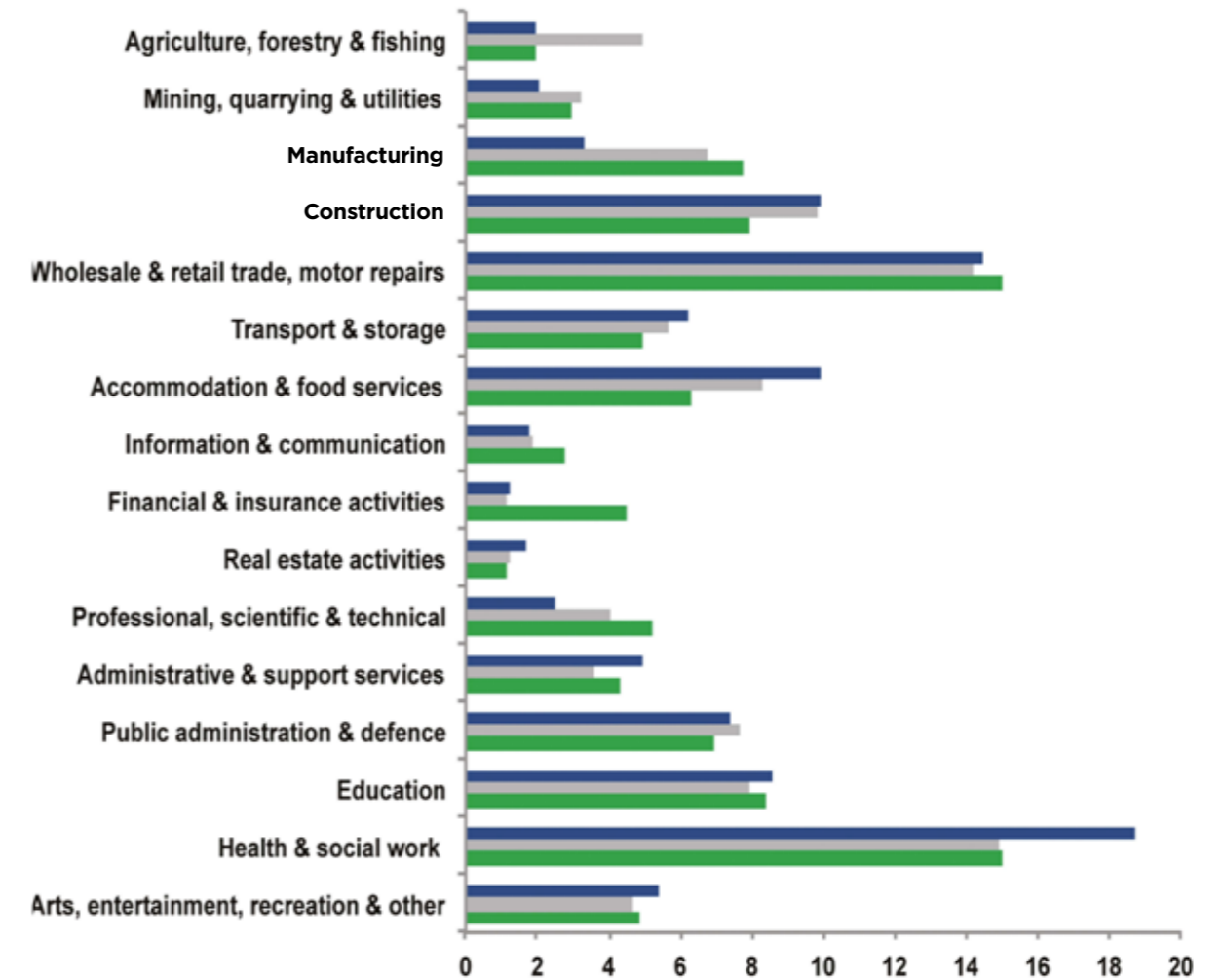
Dunoon population 9,960 in 2011

Comparator	Dunoon	Scotland
Population Change 2001 - 2011	+1.6%	+4.6%
Population + 65	23.8%	16.8%
Economically Active	64.4%	69%
Part Time Employees	21.4%	19.3%
Claimant Count *	5.8%	3.7%
JSA Claimants (m) 16-24*	8.1%	5.4%
JSA Claimants (m) 25-64*	4.8%	3.3%
Out of Work Benefits (working age population)	20.2%	12.9%

Employment by Industry 2011: Source HIEDataShine Scotland Commute: Dunoon(2011 Census)

Employment by Industry, 2011

Source HIE



Assets



Map showing Dunoon's Main Assets

Dunoon's Main Assets

Dunoon has several assets that should be enhanced and supported to strengthen Dunoon's offer. One of the town's main assets is its **incredible landscape setting** with exceptional vistas from the town centre and high quality architectural heritage as well as a **strong retail core** with a base of more than 75 mostly independent businesses.

The town also has a **rich history and a high quality architectural, social and cultural heritage**. Dunoon also has a **talented, resourceful and lively community**, with an impressive and wide range of more than 45 community groups and organisations including active community, youth, arts and sports groups in Dunoon and the surrounding area.

Dunoon and The Cowal Peninsula have a growing **network of arts, cultural and creative businesses and organisations**.

There are also some **strong existing partnerships** (e.g. driven by Dunoon Community Council, Burgh Hall Trust, Dunoon Presents BID, Argyll & Bute Third Sector Interface and Cowal Marketing Group/Argyll & Isles Tourism Coop).

Dunoon is the **main town on the Cowal Peninsula**, the **gateway to Loch Lomond & The Trossachs National Park** and is also strategically located on the edge of the **Greater Glasgow City Region** with a population of around 1.7m within the catchment.

Achievements



Map showing Dunoon's Main Physical Projects Achievements

Dunoon's Main Achievements

Dunoon has a long list of recent investments and achievements:

- The **refurbishment of the Burgh Hall and Queen's Hall**, respectively worth circa £1.9m and £8.8m
- The partial **refurbishment of the Pier** (£2.3m)
- The general **refurbishment of Dunoon School Estate** with the aim to deliver excellence in education with specific funding secured for:
 - > The refurbishment of the historical Dunoon Primary School (£8.7m) which will be providing space for 300 pupils as well as 30 nursery spaces.
 - > The renovation of Kirn Primary School (£6.7m) with the refurbishment of the 1881 school building, the demolition of the 1950 extension and the construction of a new facility with classrooms, library, dining room and sports hall. The completion is expected for Autumn 2017 with 320 primary and 30 nursery pupils moving in.
- The **setting up of Dunoon Presents BID** (Business Improvement District). Dunoon BID is driven by private sector businesses with the support of local authorities and aim to promote the Town and help businesses to work together to undertake projects which would strengthen the local business community. Dunoon BID have been very successful at organising sporting, music/culture and community events that have helped "put Dunoon on the map".

The 2017 programme includes:

- > Sporting Events
- > SXC Mountain Biking Round 3
- > Dunoon Triathlon
- > Scottish Enduro MTB Series
- > Scottish Rally Championship
- > Road Cycling Sportive
- > Kids MTB Enduro Weekend
- > Dunoon Half Marathon & 10k
- > Dunoon Ultra Marathon
- > Music/Culture Events
- > Revival Music Weekender
- > Dunoon Book Festival
- > Community Events
- > Sunset Ceremony
- > Dunoon Dazzles

- Dunoon also **recently secured Conservation Area Regeneration Scheme** (CARS) funding to deliver a series of projects to enhance and promote its heritage.

Challenges & Opportunities



Map showing Dunoon's Main Challenges

Dunoon's Main Challenges

As mentioned previously, Dunoon is more easily accessible from the sea than from the land which gives Dunoon an "island feel". This is part of the town's charm but creates the perception that it is difficult to get to. In spite of being part of mainland Argyll & Bute, Dunoon can **appear remote and isolated**.

Upon arrival at the pedestrian ferry terminal, visitors are met with an unwelcoming space and the **route from the terminal to the Town Centre is unpleasant, unsafe and not suitably sign-posted** which doesn't help to attract people into Dunoon's retail core. On a similar note, the **shore, both at the East and West Bays, is not easily accessible from the Town Centre**.

Dunoon has a few **vacant and derelict sites and buildings** which could benefit from being repurposed. Most of the town's public realm is underused, cluttered, dated and disjointed with poor pedestrian and cycle connections.

Dunoon **struggles to attract and retain visitors, entrepreneurs and young people**. There is also a strong **volunteer fatigue** amongst the community.

Dunoon Main Opportunities

As listed in the "Achievements" section, Dunoon has secured a significant amount of funding in the previous years, both for ongoing and future projects. It is important that the town builds on those improvements and investments, especially when it comes to the CARS funding.

With its distinctive landscape, heritage and maritime history, Dunoon has the **potential to develop an authentic visitor experience**. General enhancement of the public realm/pedestrian circulation, improved choice of accommodation and better digital connection would encourage visitors coming to Dunoon via Bus Tours to stay and explore. **These changes would also benefit the local community**.

Dunoon is home to a range of unique independent retails, service businesses and crafts people, important assets which should be supported and promoted. There is an **opportunity to grow existing business across all sectors**.

Vision & Objectives



Dunoon 2027 Vision

In 2027, **Dunoon is a fine town and a real destination. It's the town centre for Cowal** that has grasped its opportunity for positive change. It celebrates success and capitalises on recent investment.

The strong **community has pulled together** to work with public, private and voluntary sectors as a **Town Team**.

It's both a Hub in itself and a Gateway to Argyll and the Loch Lomond and The Trossachs National Park for all year-round outdoor activities with great access to the Firth of Clyde and west Central Scotland.

It's a **fine place to live and visit**; between mountains, forests and the Firth. It's an **attractive, active place – a distinctive, historic town with a strong culture, arts, maritime and heritage offer and superb natural heritage setting**. It has a clear sense of itself and future direction and a **pride in its people, produce and place**.

The **quality of lifestyle** is renowned, **attracting people to start up business and be creative**. Innovation ensures it's a vibrant and convivial town that gives a **great welcome for all**.



Objectives

In order to achieve Dunoon 2017 Vision, **7 objectives** have been defined:

- 1. ATTRACTIVE DUNOON:** Making Dunoon an attractive place to live for all, at all stages in life.
- 2. THRIVING DUNOON:** Developing a thriving, mixed local economy for Dunoon.
- 3. INCLUSIVE DUNOON:** Creating an inclusive town centre with accessible services and digital connection for all.
- 4. WELCOMING DUNOON:** Establishing Dunoon as a quality visitor destination.
- 5. EMPOWERED DUNOON:** Strengthening the engagement and empowerment of Dunoon's local community.
- 6. ACCESSIBLE DUNOON:** Creating excellent transport connections (pedestrian, cycle, ferry, bus and car).
- 7. CREATIVE & DISTINCTIVE DUNOON:** Maximising the potential of Dunoon's high quality creative and cultural assets as well as its natural, built and social heritage.



Projects

A series of projects have been defined through the *ThinkDunoon* Charrette Process to deliver the Dunoon 2027 Vision and Objectives.

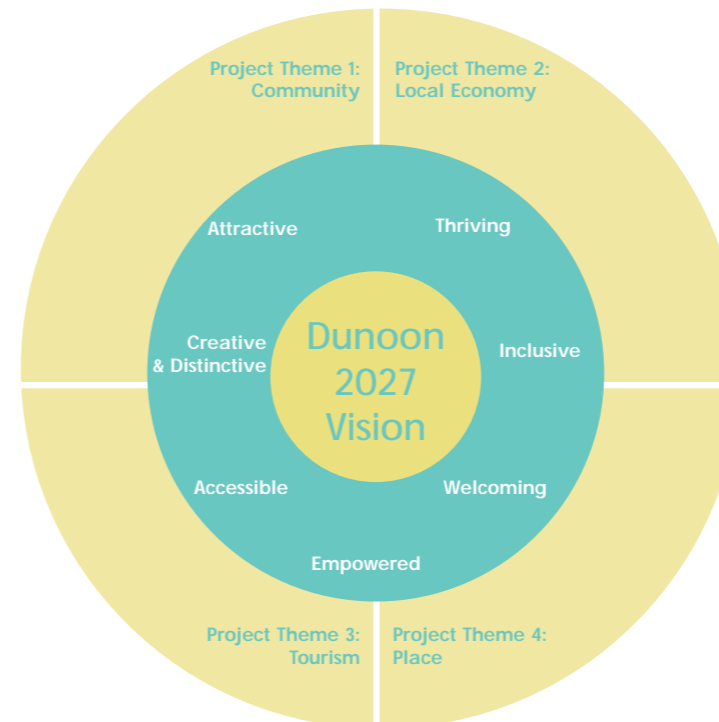
Projects range from:

- Small scale projects which could be undertaken at local level by community groups and carried out within the next few years.
- Medium scale projects which would require more coordination, planning and funding at a regional level
- Large projects, which build on small and medium projects and require coordination at a national level.

Projects have been categorised in 4 themes:

- Project Theme 1: **Think Community**
- Project Theme 2: **Think Local Economy**
- Project Theme 3: **Think Tourism**
- Project Theme 4: **Think Place**

The next chapters provide an action plan for each one of the project themes.



Projects



1.0 Project Theme 1

Think Community

You Said

“Talk up Dunoon - Be Positive! Be Proud!”

“We need more opportunities for kids to play”

“More youth provision: lack of space & programmed events”

“Build on “Vital Spark”* experience”

“Need allotments provision & food growing coop”

“Requirement for a space to work while waiting for ferries etc.”

“Lots of great work by volunteers but need more coordination & less insistence on ‘self-sustaining’ funding”

Strengths

There is an impressive and wide range of groups and organisations in Dunoon with more than forty-five active community, youth, arts and sports groups in Dunoon and the surrounding area. There are also some strong partnerships (e.g. driven by Dunoon Community Council, Burgh Hall Trust, Dunoon Presents BID, Argyll & Bute Third Sector Interface, Dunoon Regeneration Party) and other social networks. Therefore, the extensive social capital in Dunoon and the surrounding area means that third sector organisations like Argyll & Bute Third Sector Interface and the emerging Alliance for Action could be well placed to develop even more innovative approaches to building capacity to provide local services and facilities.

Challenges

On the other hand, the *ThinkDunoon* events highlighted a number of issues around the need to continue to improve the ‘civic health’ of Dunoon including:

- Over more recent times, there appears to be perceived loss of civic pride, identity and capacity in the community, with responsibility falling on a limited number of volunteers and there are real variations in community capacity to develop projects and access funding;
- The perceived lack of resilience, confidence and esteem, sometimes referred to as ‘apathy’ amongst the residents and businesses, has to be challenged;
- Local people and organisations need to have the capacity and leadership to work effectively with each other and with their partners to influence development plans;
- The Dunoon commuting pattern with 748 individuals leaving, 873 arriving and 267 working from home (See *Appendix C - Datashine Scotland Commute 2011 Census Diagram*) could result in constraints on the availability of volunteer skills and resources;
- Out-migration has sometimes resulted in the loss of working young people with particular skills and some residents, especially the elderly who are more isolated.

Aims

This theme highlights projects which aim to **encourage more volunteering, widen membership of groups and empower and build further capacity within communities in Dunoon**. The aim is to enable groups to do more themselves and by working more closely in partnership with each other. The new context created by The Community Empowerment Act (25 July 2015) and for example, the Community Asset Transfer and Community Right To Buy, raise a number of opportunities for third sector organisations in Dunoon to suggest ideas as to **how services could be changed to improve outcomes for the community and actively contribute to the local economy**. This includes unlocking funding from sources like the Big Lottery (Investing in Ideas/Awards for All) and Argyll and Bute Health and Social Care Partnership. (Health & Wellbeing Network).

Dunoon also has more than the Scottish average of people over 65+ (Dunoon 23.8% & Scotland 16.8% - See Appendix C). Therefore, in Dunoon, there is a particular need to take a **preventive approach to continue to improve the health, well-being and quality of life of the community and reduce the reliance on health and care services including:**

- Promoting a Wellbeing Hub (Dunoon Hospital) and Struan Lodge as a community support hub and national centre of excellence in elderly care are part of the ‘One Public Sector: Smarter Places’ coordinated approach that is now being implemented the Argyll Community Planning Partnership.
- **Continuing to improve local access to health services, coordination of existing services and awareness/provision of information will all be essential.** Good health in mind, body and spirit and well-being are clearly fundamental.
- Continuing to engage local children and young people in participative music, arts, sports and civic activity in Dunoon will also be essential.

Overall this project theme will promote:

- Successful health and wellbeing outcomes by increasing physical activity levels to increase life expectancy and decrease health inequalities
- Growing arts and sports and participation with wider and deeper engagement in the local community will promote community leadership, strengthen individual clubs/groups, widen membership and provide clear pathways that offer more opportunities to participate.

In Dunoon “The Vital Spark” initiative has already helped stimulate and support local people to turn their **social enterprise ideas into solutions for the challenges their community faces** by providing start-up and business support advice. Discussions at the *ThinkDunoon* events highlighted the need to further engage the Dunoon community and promote a more inclusive community with an emphasis on social interactions that allow communities to network and build relationships. Continuing to build this kind of social capital is critical in Dunoon and the wider area. It will enable people to improve the quality of their lives and move to more resilient communities who have the ability to bounce-back and adapt to social and economic challenges.

THINK COMMUNITY PROJECT LIST

1.A SOCIAL ENTERPRISE & THIRD SECTOR OPPORTUNITIES

- 1.A1 The Gateway Project
- 1.A2 The Castle House Museum
- 1.A3 American Years Heritage Museum
- 1.A4 West Beach Improvement
- 1.A5 Adopt Esplanade
- 1.A6 Cycle hub

1.B COMMUNITY OWNERSHIP & MANAGEMENT: KEY SITES/BUILDINGS & FACILITIES

- 1.B1 Dunoon & Sandbank Growing Site
- 1.B2 Queen’s Hall
- 1.B3 The Gateway Project temporary space
- 1.B4 Co-Worker Base
- 1.B5 Programming use of outside gathering/social spaces

1.C COORDINATION & INFORMATION EXCHANGE

- 1.C1 Community Networking
- 1.C2 Support Volunteers
- 1.C3 Third Sector Organisations
- 1.C4 Social Entrepreneurship

The following pages provide a detailed Action Plan for each project.

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
1.A1	<i>Social Enterprise & Third Sector Opportunities:</i> The Gateway Project	Gateway Project: <i>gatewaydunoon.co.uk</i> Purpose-built accommodation for community and youth project is stalled and could benefit from assistance on accessing funding/making the business case.	<p>Lead Agencies</p> <ul style="list-style-type: none"> • Alliance for Action • Dunoon Baptist Church <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Argyll & Bute Council • Argyll & Bute Third Sector Interface • Community Planning Partnership • Just Enterprise • Vital Spark <p>Potential Funders</p> <ul style="list-style-type: none"> • BLF Awards for All/Investing In Ideas • BLF Investing in Communities • Great Place Scheme • Scottish Government Strengthening Communities Programme 	Short/ Medium	<ul style="list-style-type: none"> • Initiate discussions to establish principles • Test and make the strategic business & funding case • BLF, for example, will fund a faith organisation if the organisation has the usual committee, constitution, bank account & accounts. The organisation however may have issues around accepting Lottery funding and this would all have to be explored with the Gateway • Confirm plans, programming & activity: capital & revenue implications • Identify added value of investment: economic & community benefits • Provide specialist capacity building, funding, business planning & support

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
1.A2	<i>Social Enterprise & Third Sector Opportunities:</i> The Castle House Museum	Castle House Museum: Future development and securing investment to make the museum an even more inspiring place to visit with more things to do including possible open air exhibits. <i>Also refer to Project 4.A4</i>	<p>Lead Agencies</p> <ul style="list-style-type: none"> • Alliance for Action • Castle House Museum Trust <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Argyll & Bute Council • Argyll & Bute Third Sector Interface • Community Planning Partnership • Argyll & Bute Library and Leisure Charitable Trust <p>Potential Funders</p> <ul style="list-style-type: none"> • BLF Awards for All/Investing In Ideas • BLF Investing in Communities • Great Place Scheme • Scottish Government Strengthening Communities Programme 	Short/ Medium	<ul style="list-style-type: none"> • Initiate discussions to establish principles • Test and make the strategic business & funding case, coordinate and deliver investment in new & improved services & facilities • Confirm plans, programming & activity: capital & revenue implications • Identify added value of investment: economic & community benefits • Provide specialist capacity building funding, business planning & support

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
1.A3	<i>Social Enterprise & Third Sector Opportunities:</i> American Years Heritage Museum	US Navy - Holy Loch Back Story: Initial feasibility study on the possibility of establishing a permanent exhibition/facility with images, artefacts and digital/aural material that captures the community experience. <i>Also refer to Project 4.G3.</i>	Lead Agency • Alliance for Action Other Stakeholders and Delivery Partners • Argyll & Bute Council • Argyll & Bute Third Sector Interface • Community Planning Partnership • Argyll & Bute Library and Leisure Charitable Trust Potential Funders • BLF Awards for All/Investing In Ideas • BLF Investing in Communities • Great Place Scheme • Scottish Government Strengthening Communities Programme	Short/ Medium	<ul style="list-style-type: none"> • Initiate discussions to establish principles for the feasibility study • Test and make the strategic business & funding case, • Identify/confirm occupiers/users, partners & stakeholders • Confirm plans, programming & activity: capital & revenue implications • Identify added value of investment: economic & community benefits • Provide specialist capacity building, funding, business planning & support

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
1.A4	<i>Social Enterprise & Third Sector Opportunities:</i> West Beach improved access	West Beach improved access: Investment in kids activities, sea kayaking facilities & moorings <i>Also refer to Project 4.F1.</i>	Lead Agency • Alliance for Action Other Stakeholders and Delivery Partners • Argyll & Bute Council • Argyll & Bute Third Sector Interface • Community Planning Partnership • Just Enterprise • Vital Spark Potential Funders • BLF Awards for All/Investing In Ideas • BLF Investing in Communities • Great Place Scheme • Scottish Government Strengthening Communities Programme	Short/ Medium	<ul style="list-style-type: none"> • Initiate discussions to establish principles • Test and make the strategic business & funding case, coordinate and deliver investment in new & improved services & facilities • Identify/confirm occupiers/users, partners & stakeholders • Confirm plans, programming & activity: capital & revenue implications • Identify added value of investment: economic & community benefits • Provide specialist capacity building, funding, business planning & support

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
1.A5	<i>Social Enterprise & Third Sector Opportunities:</i> Adopt Esplanade	Adopt Esplanade: A curated by community arts/outdoor gallery, light works, interpretation and roller skating opportunities <i>Also refer to Project 4.E2</i>	<p>Lead Agency</p> <ul style="list-style-type: none"> Alliance for Action <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> Argyll & Bute Council Argyll & Bute Third Sector Interface Community Planning Partnership Just Enterprise Vital Spark <p>Potential Funders</p> <ul style="list-style-type: none"> BLF Awards for All/Investing In Ideas BLF Investing in Communities Great Place Scheme Scottish Government Strengthening Communities Programme 	Short/ Medium	<ul style="list-style-type: none"> Initiate discussions to establish principles Test and make the strategic business & funding case, coordinate and deliver investment in new & improved services & facilities Identify/confirm occupiers/users, partners & stakeholders Confirm plans, programming & activity: capital & revenue implications Identify added value of investment: economic & community benefits Provide specialist capacity building, funding, business planning & support

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
1.A6	<i>Social Enterprise & Third Sector Opportunities:</i> Cycle hub	Explore the possibilities of promoting Dunoon as a cycling town and establishing a cycling hub possibly located in an existing building. The hub could include: <ul style="list-style-type: none"> Café & cycle shop Refurbishing bikes project and regular mass cycling participation events Range of road/MTB graded & family friendly routes building on success of Cowal MTB Club trails Focus for maintaining a choice of cycle routes and facilities Establishing improved links into the wider LLTNP & Sustrans' National Cycle Network with a possible Sustrans & locals volunteer base Generating regular income for the local economy; Active travel & promoting modal shift: local people, as well as visitors, to cycle more and Electric bikes and charging points Contribute to local tourism plans and economic regeneration strategies.' <i>Also refer to Project 3.4 & 4.H2.</i>	<p>Lead Agency</p> <ul style="list-style-type: none"> Alliance for Action <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> Argyll & Bute Council Argyll & Bute Third Sector Interface Community Planning Partnership Just Enterprise Vital Spark <p>Potential Funders</p> <ul style="list-style-type: none"> BLF Awards for All/Investing In Ideas BLF Investing in Communities Great Place Scheme Scottish Government Strengthening Communities Programme 	Short/ Medium	<ul style="list-style-type: none"> Initiate discussions to establish principles Test and make the strategic business & funding case, coordinate and deliver investment in new & improved services & facilities Identify & assess potential buildings/sites Identify/confirm occupiers/users, partners & stakeholders Confirm plans, programming & activity: capital & revenue implications Identify added value of investment: economic & community benefits Provide specialist capacity building, funding, business planning & support

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
1.B1	<i>Community Ownership & Management: Key Sites/Buildings & Facilities:</i> Dunoon & Sandbank Growing Site	Dunoon & Sandbank Growing Site: Community interest in acquiring 12 acres 'triangle' of land or similar for use as a community growing/orchard/learning opportunities and possibly with basic space for temporary volunteer workers (e.g. Branching Out Argyll, www.woof.org.uk). Highlands & Islands Enterprise (HIE), who own the site, have viewed this as future development land for the Business Park	Lead Agency • Alliance for Action Other Stakeholders and Delivery Partners • Argyll & Bute Council • Highlands & Islands Enterprise (owner) Potential Funders • 'BLF Awards for All/Investing In Ideas' • BLF Investing in Communities • SG Strengthening Communities Programme • Argyll & The Isles Coast & Countryside Trust Branching Out • SNH Green Infrastructure Fund • SNH Scottish Rural Development Programme • Forestry Commission Scotland - Woods in and around Towns (WIAT) • Loch Lomond Trossachs National Park: Community Grant Scheme	Short/ Medium	Issues to be resolved include: • Highland & Island Enterprise (HIE) views on the Dunoon & Sandbank Growing Site • Evidence of significant community support (untested) • Identifying a shadow board leading to incorporation e.g. Scottish Charitable Incorporated Organisation (SCIO) • Community right to buy opportunities (on ground that site is derelict etc) • Local Development Plan 2 might need to reallocate use of land Next step: Agree principles

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
1.B2	<i>Community Ownership & Management: Key Sites/Buildings & Facilities:</i> Queen's Hall	Queens Hall will be a hub for skills & learning, gathering / meeting, library, fitness, café & soft play. Dunoon Burgh Hall Trust, with its experience and knowledge in engaging with the community in cultural projects, should be one of Queen's Hall key collaborators and play a role in the programming & coordinating uses & events in Queens Hall and the use of the outside space	Lead Agency • Alliance for Action Other Stakeholders and Delivery Partners • Argyll & Bute Council • Argyll & Bute Library and Charitable Trust • Burgh Hall Trust Potential Funders • Insert 'BLF Awards for All/Investing In Ideas' • BLF Investing in Communities • Scottish Government Strengthening Communities Programme • Argyll and the Isles Culture, Heritage and Arts Assembly • Creative Place Project • CashBack For Creativity	Short/ Medium	• Initiate discussions to establish principles • Test and make the strategic business & funding case, coordinate and deliver investment in new & improved services & facilities

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
1.B3	<i>Community Ownership & Management: Key Sites/Buildings & Facilities:</i> The Gateway Project temporary space	The Gateway Project could 'rent' space as an interim while they develop their building part as a 'hub' for activity.	<p>Lead Agency</p> <ul style="list-style-type: none"> • Alliance for Action <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Argyll & Bute Council • Gateway Project <p>Potential Funders</p> <ul style="list-style-type: none"> • BLF Awards for All/Investing In Ideas • BLF Investing in Communities 	Short/ Medium	Initiate discussions to establish principles

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
1.B4	<i>Community Ownership & Management: Key Sites/Buildings & Facilities:</i> Co-Worker Base	• Scope to promote space for use as Co-Worker Base Space while waiting for ferry/ between meetings etc	<p>Lead Agency</p> <ul style="list-style-type: none"> • Alliance for Action <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Argyll & Bute Council • Highlands & Islands Enterprise • Business Gateway • Argyll & Bute Library & Leisure Charitable Trust <p>Potential Funders</p> <ul style="list-style-type: none"> • Activating Ideas • Regeneration Capital Grant Fund • Town Centre Communities Capital Grant Fund • Coastal Communities Fund 	Short/ Medium	<ul style="list-style-type: none"> • Initiate discussions to establish principles • Test and make the strategic business & funding case, coordinate and deliver investment in new & improved services & facilities

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
1.B5	<i>Community Ownership & Management: Key Sites/Buildings & Facilities:</i> Programming use of outside gathering/social spaces	Programming use of outside gathering/social spaces proposed in the Masterplan: co-ordination of outdoor events/activities/theatre / music... would make sure they are best used (along with the spaces that already exist).	<p>Lead Agency</p> <ul style="list-style-type: none"> • Alliance for Action <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Argyll & Bute Council • Burgh Hall Trust • Argyll & Bute Library & Leisure Charitable Trust <p>Potential Funders</p> <ul style="list-style-type: none"> • 'BLF Awards for All/Investing In Ideas • BLF Investing in Communities • Scottish Government Strengthening Communities Programme • Argyll and the Isles Culture, Heritage and Arts Assembly • Creative Place Project • CashBack For Creativity 	Short/ Medium	<ul style="list-style-type: none"> • Initiate discussions to establish principles • Test and make the strategic business & funding case

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
1.C1	<i>Coordination/ information Exchange:</i> Community Networking	<p><i>Use capacity building to maintain community networking & further strengthen collaboration between existing groups, using existing community networks and social capital in Dunoon & surrounding area. The opportunities to deliver specific projects should be explored including:</i></p> <ul style="list-style-type: none"> - Regular biannual information exchange & networking events using the Pecha Kucha format 	<p>Lead Agency</p> <ul style="list-style-type: none"> • Argyll & Bute Third Sector Interface <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Alliance for Action • Community Organisations • Just Enterprise • Voluntary sector • Highlands & Islands Enterprise <p>Potential Funders</p> <ul style="list-style-type: none"> • BLF Awards for All/Investing In Ideas • BLF Investing in Communities • Scottish Government Strengthening Communities Programme 	Short 1-3 years	<ul style="list-style-type: none"> • Agree principles • Make business case for funding • Identify specific opportunities

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
1.C2	<p>Coordination/ information Exchange:</p> <p>Support Volunteers</p>	<p>Use capacity building to maintain community networking & further strengthen collaboration between existing groups, using existing community networks and social capital in Dunoon & surrounding area.</p> <ul style="list-style-type: none"> • Support volunteers: sustaining community activity, identify & nurture new leaders & champions • Promote more volunteering in Dunoon to include an initial audit/database of existing skills in the local community. 	Refer to 1.C1	Refer to 1.C1	Refer to 1.C1
1.C3	<p>Coordination/ information Exchange:</p> <p>Third Sector Organisations</p>	<p>Use capacity building to maintain community networking & further strengthen collaboration between existing groups, using existing community networks and social capital in Dunoon & surrounding area.</p> <ul style="list-style-type: none"> • Focus on improving the capability & sustainability of third sector organisations in Dunoon & widening membership among young people. 	Refer to 1.C1	Refer to 1.C1	Refer to 1.C1

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
1.C4	<p>Coordination/ information Exchange:</p> <p>Social Entrepreneurship</p>	<p>Use capacity building to maintain community networking & further strengthen collaboration between existing groups, using existing community networks and social capital in Dunoon & surrounding area.</p> <ul style="list-style-type: none"> • Look to increase the level of social entrepreneurship in Dunoon and support individuals to adopt an enterprising approach to social opportunities. (e.g. Queens Hall: as a town centre community hub) <p>Also see <i>Project 1.2.</i></p>	Refer to 1.C1	Refer to 1.C1	Refer to 1.C1

2.0 Project Theme 2

Think Local Economy

You Said

“Need to remind local people of the strength of the independent business in Argyll Street”

“Last business directory was published in 1999”

“Tendency to do Dunoon down”

“Local businesses need to responded to opportunities & local need: why no bike hire”

“Need to promote locally sourced food/drink & improve quality”

“Need more family friendly pubs/restaurants with a good feel & improved evening economy “

“6/7 business interviewed intend to grow”

“Dunoon Grammar School have just won ‘Apps for Good’ Award”

“Have to attract/retain young working age residents”

Strengths

Dunoon Town Centre includes around 75 mostly independent businesses with a very distinctive offer including Bookpoint/book shop, Timothy J Sharp specialising in design, manufacture and retail of quality contemporary jewellery and Juno Gallery. The town centre also has relatively low vacancies (*See Appendix E: Property Analysis*) and the vacant units tend to have been occupied by ‘national chains’ in particular banks and building societies.

Challenges

Dunoon town centre however needs to evolve as a more distinctive and compelling destination where an appreciation of the heritage, enterprise, commercial, retail, public, arts/cultural and social functions overlap with a diverse range of uses. This is fundamental to appeal to local and new residents, young people, professionals, families and visitors. The town centre also needs to evolve to meet the broader needs of existing and new residents that it will serve for the next 50 years and visitors, with something for everybody: young, families, older people. The focus should be on people and how they interact with and use places in Dunoon. This could include the introduction of a wider range of uses, as well as a greater number of small service business and improved community and visitor facilities. In this way town centres of the future need to move beyond retail and be proactive centres for the civic economy, enterprise, living, culture, entertainment, leisure, shopping, business and civic activity.

Aims

The projects highlighted in this theme aim to:

- Support existing business
- Invest in business infrastructure
- Promote enterprise & business start ups
- Ensure access to skills training & support
- Promote Collaboration: e.g. Argyll College, Skills Development Scotland (SDS), Highlands and Islands

Enterprise (HIE), Vital Spark & Business Gateway. Dunoon Presents (website highlighting events and tourism information ran by the Dunoon BID - Business Improvement District) have been very successful at organising sporting, music/culture and community events that have helped ‘put Dunoon on the map’. The 2017 programmes includes more than fourteen events.

Dunoon Presents are now starting to plan for a re-ballot later in the year and the six-week period to consult on fresh business plan that will help decide on a second term of five years. **Ensuring another five-year term is essential. As part of the new business plan it will be crucial to be clear on how future destination management/promotion activities can continue to be funded and their impact increased as well as ensuring that town centre business work together even more closely to benefit.** Discussion at the *ThinkDunoon* events and the Business Interviews (*See Appendix X*) highlighted some concerns from businesses in the town centre about the economic impact of events.

Dunoon town centre should also develop more as a town centre for Cowal and a compelling visitor destination (*See Project Theme 3 | Think Tourism*). This would be achieved through a series of agreed additional business development, marketing and environmental, improvement activities, initiatives and services. The BID can provide a sustainable financial model for the next five years to deliver this kind of agreed Action Plan of programmes and medium/long term priority projects that will benefit Dunoon town centre businesses.

In addition, an even **stronger entrepreneurial business base in Dunoon is required and this means promoting new uses including providing ‘makers space’ and live-work space in/on vacant and underused buildings and sites.** The *ThinkDunoon* events identified the scope and interest in providing a ‘makers space’ targeted particularly at the creative industries. All partners

also need to work together to ensure local businesses, including new start-ups, have access to the wealth of expertise and financial support available. In this context projects that diversify uses in Dunoon town centre and promote enterprise, business /start-up/incubation/ acceleration, creativity, culture, arts/music and appeal to young people will be crucial.

Argyll and the Isles Culture, Heritage and Arts Assembly (CHArts) is just starting to deliver a Place Partnership Project Plan (PPP) agreed with Creative Scotland. **The project’s aim is to create a sustainable and growing culture and heritage sector and unlock the tremendous potential in this sector which has never been fully realised.** This will be achieved through effective collaborative working with a wide range of stakeholders in the cultural sector in Argyll and the Isles and partners at a national and local level, linking the valuable work they carry out with the current public sector strategies for the sector. There is a significant opportunity for Dunoon to play a transformational role and this will require full engagement with relevant stakeholders to articulate the sector’s ambitions for creativity in Dunoon. The PPP can grow the economic contribution the arts, heritage, culture and creative industries make in Dunoon and the wider Cowal area including the potential increase in cultural tourism. The Vital Spark initiative coordinator (*See Project Theme 1 | Think Community*) is also very interested in identifying social enterprise solutions in the creative industries.

This will all result in a much more active Town Centre and an essential component in strengthening resilience and sustaining economic growth. **Growth oriented businesses are not confined to particular sectors, but they need the right business accommodation in the right locations and high quality, up-to-date digital and physical infrastructure.** Investment in economic infrastructure including continued investment in high speed broadband will also be crucial for Dunoon.

Dunoon Conservation Area was first designated in 1973 in recognition of its special architectural and historical character and, following a recent review, the conservation area boundary has been extended to include Argyll Street. An application for funding under the CARS to support the enhancement and regeneration of the important historic and architectural character of Argyll Street has been successful. At this early stage, the priorities are:

- 2-4 Ferry Brae
- 65-67 Argyll Street
- 81-87 Argyll Street
- 165-171 Argyll Street
- Upskilling local craftspeople
- Promoting education and greater awareness of the historic and architectural character of the area.

THINK LOCAL ECONOMY PROJECT LIST

- 2.1 Shop Local
- 2.2 Shop Doctor
- 2.3 Makers Space
- 2.4 Digital Skills
- 2.5 Family Housing
- 2.6 Promote Local Culinary Culture

The following pages provide a detailed Action Plan for each project.

Project Theme 2

Think Local Economy

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
2.1	Town Centre 'Shop Local' Campaign & Curated Online/ Printed Directory	<p>Initiate a 'shop local' campaign with incentives to remind local people/visitors what Argyll Street/Dunoon town centre has to offer.</p> <p>Independent businesses & shops are the bedrock of Dunoon Town Centre and when they thrive they create jobs, a cohesive town centre and a strong local economy. The aim is to ensure that local people rediscover the Town Centre and are reminded of the differences between the online retailers, large chains and the independent shops and businesses on their doorstep.</p> <p>Town centre businesses would share their ideas, support each other and work together. The more you put in, the more you get out!</p> <p>A curated directory of local businesses & services would be prepared and this would include:</p> <ul style="list-style-type: none"> • Web based version of directory • Printed material displayed around town • Distribution/publicity to be agreed. • Possible WiFi apps: digital brand 	<p>Lead Agency</p> <ul style="list-style-type: none"> • Dunoon Presents <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Alliance for Action • Argyll & Bute Council • Argyll and the Isles Culture, Heritage and Arts Assembly <p>Potential Funders</p> <ul style="list-style-type: none"> • CARS • Dunoon Presents • Argyll and the Isles Culture, Heritage and Arts Assembly • Creative Place Project • Business Gateway • HIE 	Short term	<p>Agree principles & secure funding.</p> <p>The principles of how often the directory revised & published would be agreed</p>

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
2.2	Town Centre Businesses: 1-1 Advice: 'Shop Doctor': Part of CARS Package	<p>Business Gateway/Dunoon Presents contractor to offer, as part of integrated CARS related package, advice to retail and service business owners to cover business planning, planning, merchandising, window display, stock control, social media marketing, etc... <i>Also see Project 4.B3.</i></p> <p>This could take the form of retail masterclass.</p> <p>Other issues to be covered in the masterclass could include:</p> <ul style="list-style-type: none"> • Raising awareness of the need for continuous improvement and overcome apathy and complacency • Making the most of good customer service • Using social media to market more effectively: Promote Internet & Facebook/Social Media Marketing • Increasing customer spend • Maximising display space and layout • Promoting Dunoon as a destination, using events & coordinating opening hours 	<p>Lead Agency</p> <ul style="list-style-type: none"> • Dunoon Presents <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Alliance for Action • Argyll & Bute Council • CARS • Shopfront Regeneration Scheme • Town centre & other businesses <p>Potential Funders</p> <ul style="list-style-type: none"> • Dunoon Presents • Business Gateway • Argyll & Bute Council • Highlands and Islands Enterprise 	Short term	Confirmation of scope of scheme during 2017

Project Theme 2 Think Local Economy

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
2.3	<p>Makers Space: Supporting Start Ups & Growth Orientated Businesses In Dunoon</p> <p><i>Also refer to Project 4.G3.</i></p>	<p>Provide makers workspace targeted at start-ups/ growing business and creative industries to include low rentals, live-work space, broadband/WiFi, flexible rental terms, supportive shared services, rooms with good natural light in existing vacant space in Dunoon, in particular:</p> <ul style="list-style-type: none"> • Establish 'makers space' with access to tools & skills sharing. Services do not have to be provided in new premises or with new equipment but rather look to coordinate provision and maximise use of existing spaces and equipment before exploring the need for new space and equipment. • Build on Vital Spark & Carnegie Trust Test Town experience • Promote town for creative industries: sole traders & micro businesses • Aiming to enthuse, motivate, educate, support and above all raise enterprise aspirations in Dunoon • Provide the right working conditions, 'maker space', office accommodation and infrastructure to support digital & creative enterprises • Target 'footloose' digital & creative enterprises, like Asgard, and promote Dunoon as a micro creative industries inward investment location • Encourage innovation and enterprise with the growth and development of new start-up companies. Support business planning by new business entrants 	<p>Lead Agency</p> <ul style="list-style-type: none"> • Alliance for Action <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Argyll College • Argyll and the Isles Culture, Heritage and Arts Assembly • Business Gateway • Coastal Communities Fund • Dunoon Grammar School • Highlands and Islands Enterprise (HIE) • Private Sector • Scotland Development Skills (SDS) • Vital Spark <p>Potential Funders</p> <ul style="list-style-type: none"> • Scottish Gov. Regeneration Capital Grant Fund • Argyll and the Isles Culture, Heritage and Arts Assembly • Creative Place Project 	Medium term	<p>Agree principles with key partners</p> <p>The project would be developed on collaboration with Dunoon Grammar School and the Dunoon Men's Shed.</p>

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
2.4	<p>Digital Skills: Internet Use Improve Broadband Speed/Reliability</p>	<p>Promote digital skills to increase turnover growth in the wider business community and joint marketing in the town centre and with other businesses to take advantage of improved broadband/WiFi.</p> <p>Specific actions:</p> <ul style="list-style-type: none"> • Explore providing town centre WiFi • Locally delivered awareness-raising, training (on social media use, search engine optimisation, online marketing, website design, cloud computing...etc) • Seminars, 'digital health checks' • Research & develop opportunities for increased digital based income streams and digital sector representation to include apps development research: support targeted on individuals/specific groups of businesses. 	<p>Lead Agency</p> <ul style="list-style-type: none"> • Alliance for Action <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Argyll & Bute Council • Business Gateway • Private Sector • Scottish Towns Partnership <p>Potential Funders</p> <ul style="list-style-type: none"> • Scottish Towns Partnership • Business Gateway • Highlands and Islands Enterprise (HIE) 	Medium	Establish principles

Project Theme 2 Think Local Economy

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
2.5	Self-Build/Self-Design & Build: Local Builders Micro Sites: Family Housing & Live-Work	<p>Raising the awareness and promote self-build + custom-build sector and live-work as a means of delivering an alternative approach to housing provision in Dunoon.</p> <p>Self-build projects are where someone directly organises with a group of like-minded individuals the design and construction of their new home.</p> <p>Custom build homes tend to be those where the individual works with a specialist developer to help deliver a specific type and specification of home. Opportunity for Passivhaus high energy performance standard development in Pilot Street to be tested</p> <p><i>Also refer to Project 4.G1.</i></p> <p>Aim is also to promote small/micro sites to local builders.</p>	<p>Lead Agency</p> <ul style="list-style-type: none"> Argyll & Bute Council <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> Alliance for Action Owners Private Sector Fyne Group <p>Potential Funders</p> <ul style="list-style-type: none"> Fyne Group Rural Home Ownership Grants 	Short/medium Term	<p>Argyll & Bute Council to assess the local interest by test marketing.</p> <p>Actively target particular sites.</p>

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
2.6	Promote Local Culinary Culture: Food/Drink In Shops/Cafes/Restaurants	<p>Collaborate with Argyll Food Producers (www.foodfromargyll.com) to promote local sourcing. Proposals include:</p> <ul style="list-style-type: none"> Establish connections & networking between supplier & local businesses Deliver events, seasonal activities e.g. farmers market Possible micro-brewery Promote evening economy with Dunoon Presents: summer identify two late nights per month: all business to support. Requires coordination for success. 	<p>Lead Agency</p> <ul style="list-style-type: none"> Dunoon Presents <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> Alliance for Action Argyll Food Producers Argyll and the Isles Culture, Heritage and Arts Assembly Private Sector <p>Potential Funders</p> <ul style="list-style-type: none"> Argyll Food Producers Argyll and the Isles Culture, Heritage and Arts Assembly Creative Place Project Private Sector 	Medium Term	Agree principles with key partners

3.0 Project Theme 3

Think Tourism

You Said

“Dunoon needs to up its tourism game”

“Make Dunoon an national/international visitor hub with great job prospects”

“Build on how bike friendly the area is”

“Need a really good positive web site for Dunoon, make it easy to book ”

“Dunoon is getting known as a place for outdoor & other events so it needs to offer a choice of accommodation”

Strengths

Tourism is Argyll's largest private sector employer with some 25% of all private sector jobs. It is also growing fast, with some 30% of new employment, and very substantial capital investment. Argyll and the Isles total visitor spend increased from £199m to £270m in the period 2011-2014 – an increase of 36% compared with 4% for Scotland. The tourism industry is also growing rapidly worldwide (6% p.a. visitor growth in Scotland).

Dunoon and Cowal have clear comparative advantages including a potentially exceptional visitor offer that combines heritage and culture, food and drink, breathtaking scenery, wildlife, maritime, coastal and outdoor adventure experiences.

One of Dunoon's major events is the Cowal Highland Gathering happening for 3 days in August every year and attracting up to 23,000 visitors (2.5 x Dunoon's permanent population).

'Dunoon Presents' (Business Improvement District) has also been very successful at organising sporting, music/culture and community events that have helped 'put Dunoon on the map' and Cowal Marketing Group/Argyll & Isles Tourism Coop is well established. Tourism is a key sector to develop sustainable employment in Dunoon.

Challenges

Dunoon needs to evolve as a more distinctive and compelling destination where outdoor activities, arts/cultural, enterprise, commercial, retail, public, and social functions overlap with a diverse range of uses. Dunoon can be promoted as a hub destination with a network of local attractions (outdoor activities, natural heritage and gateway to Loch Lomond & Trossachs National Park, independent artisan businesses, unique retail offer, locally sourced food/drink) in a way that encourages visitors to stay longer and spend more.

Aims

The projects highlighted in this theme aim to **actively promote the authentic visitor experience that Dunoon can offer and to unlock opportunities** that focus on:

- Outdoor activities & natural environment
- Culture heritage arts
- Creative industries

In this context, the National Strategy: Tourism 2020 (June 2012) and Argyll & The Isles Tourism Cooperative aim to develop the authentic memorable experiences that today's visitors seek and to deliver them to the consistently high quality they expect. 'Nature, Heritage & Activities' and 'Destination Towns and Cities' are confirmed as two of four specific market opportunities. The National Strategy defines a destination as 'where the visitor eats, sleeps, discovers and explores'.

Dunoon should be more of a destination with investment in the appropriate infrastructure, quality offer, facilities and programme of events. Local accommodation, food and drink, events, independent retail and transport sectors need to work even more closely together and to actively develop visitor packages and itineraries and promote Dunoon's visitor economy.

Marine tourism is also a priority sector at both the Scottish and Argyll & Bute levels and one of Scottish tourism's sleeping giants. Sailing and boating already generating over £101m of expenditure and directly support the employment of almost 2,730 jobs in Scotland. **With coordination and effort at the Dunoon level there are significant opportunities (e.g. kayaking, moorings) to further strengthen the sector.**

During *ThinkDunoon*, an ambitious locally-led project emerged called 'The Dunoon Project' (see *Project 3.5*) that could attract a very wide base of outdoor

enthusiasts and visitors. **The initial outline of the Dunoon Project fits well with the ThinkDunoon 2027 Vision and this Tourism Project Theme.**

Overall the aim in Dunoon and the wider Cowal area would be to improve the visitor experience, increase visitor numbers, length of stay, visitor spend and income generation and deliver economically sustainable business & jobs. In Dunoon this will involve continued investment in infrastructure and facilities and to market Dunoon as a hub and spokes destination (see *adjacent diagrams*) with a **clear 'brand' and one coordinated web portal within the Cowal Marketing Group/Argyll & Isles Tourism Coop.**

If Dunoon is going to capitalise on its incredible natural heritage to boost its visitor economy, it is essential that a Landscape Strategy/Plan is established to ensure that the development of further outdoor visitor destinations doesn't compromise the quality and biodiversity of Dunoon's natural assets (see *Project 4.H4*).

THINK TOURISM PROJECT LIST

- 3.1 Unique Selling Proposition
- 3.2 High Value Visitor Packages
- 3.3 Choice of Visitor Accommodation
- 3.4 Dunoon Cycling Town
- 3.5 The Dunoon Project

The following pages provide a detailed Action Plan for each project.



Activities

MTB: The Badd Hill
Road cycling: A815/836
Walking: core paths
Sea Kayaking: West Bay
Sailing: East & West Bay Moorings

Arts/Culture & Creative Industries

Burgh Hall
Queens Hall
Juno Gallery/TJ Sharp/Argyll Street
Cowal Open Studios
Blairmore Gallery
Asgard Sandbank BP

Events & Festivals

Film
Revival Big Weekender
Cowalfest/walking
Ultra Marathon
Scottish X Country MTB
Scottish Endura MTB
Dunoon Triathlon
Cowal Highland Gathering
Argyll/Scottish Rally Championship

Dunoon 2027 as a Tourism Hub - Diagram

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
3.1	Dunoon Hub & Spokes: Unique Selling Proposition Branding & Promotion Initiative	<p>Improve the marketing and promotion of Dunoon by identifying and promoting an improved Unique Selling Proposition/brand. The Unique Selling Proposition should include:</p> <ul style="list-style-type: none"> > Activities <ul style="list-style-type: none"> MTB: The Badd Hill Road cycling: A815/836 Walking: core paths Sea Kayaking: West Bay Sailing: East & West Bay Moorings > Gateway/hub for Loch Lomond and The Trossachs National Park <p>Arts/Culture & Creative Industries Artisan, distinctive, memorable retail offer Burgh Hall Queens Hall Juno Gallery/TJ Sharp/Argyll Street Cowal Open Studios Blairmore Gallery Asgard Sandbank BP</p> <p>Events & Festivals Film Revival Big Weekender Cowalfest/walking Ultra Marathon Scottish X Country MTB Scottish Endura MTB Dunoon Triathlon Cowal Highland Gathering A Cowal Gathering "Fringe Festival" could run in parallel to the main Gathering events <i>Refer to Project 4.D6 for further details.</i> Argyll/Scottish Rally Championship</p> <p>> Other opportunities Business conferences at Queens Hall Documentary & film production visitors US Navy - Holy Loch Back Story <i>Also see Project 1.1.</i></p>	<p>Lead Agency</p> <ul style="list-style-type: none"> Argyll & Isles Tourism Co-op Cowal Marketing Group Dunoon Presents <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> Alliance for Action Argyll & Isles Culture, Heritage and Arts Assembly Dunoon Burgh Hall Trust Loch Lomond Trossachs National Park (LLTNP) Scottish Natural Heritage (SNH) VisitScotland <p>Potential Funders</p> <ul style="list-style-type: none"> Great Place Scheme Cowal Marketing Group Dunoon Presents Loch Lomond Trossachs National Park (LLTNP) 	Short/ Medium term	<p>Agree the USP principles.</p> <p>Draft brief & ITT</p> <p>Appointed design agency to produce 'brand manual' for Dunoon</p>

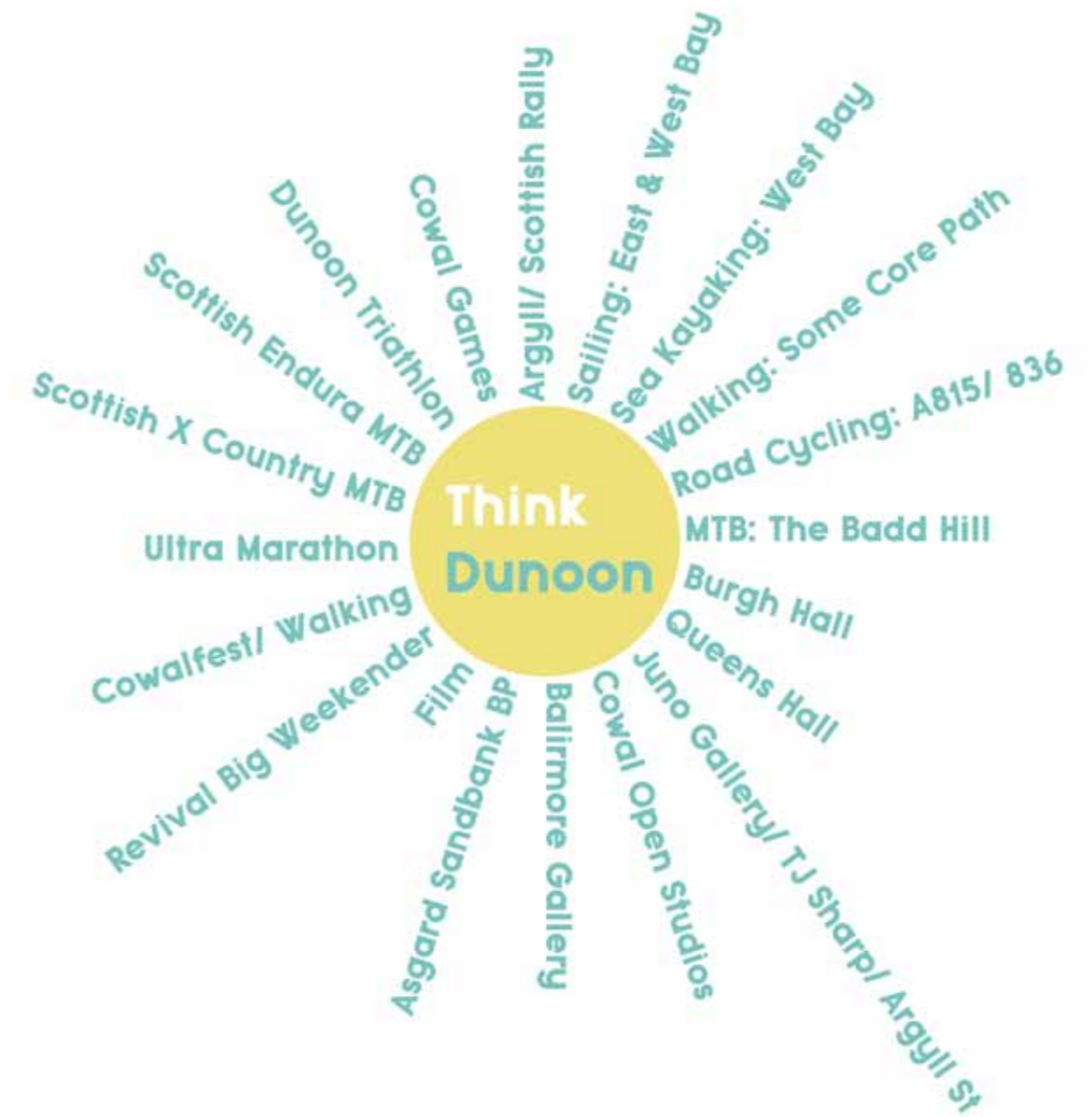


Illustration of the unique range and variety of the Dunoon visitor offer

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
3.2	High Value Visitor Packages: Itineraries & Packages	<p>Work with outdoor activities, natural heritage, tourism & cultural businesses/ organisations, local accommodation providers, restaurants and key local venues to develop coordinated, high value visitor itineraries and packages and to increase the value of tourism to the local Dunoon economy. e.g. targeting the growth markets identified in Tourism Scotland 2020 namely 'home turf/staycation, near neighbours, distant cousins & emerging markets' to take account of the sudden currency depreciation on account of the Brexit vote.</p> <p>Higher value visitor packages, itineraries and tasters to include:</p> <ul style="list-style-type: none"> • Tasters featuring kayaking, local guides, guided tours, specialist tours linked wild life photography • Cycle tourism: cycle hire & routes suitable for beginners, families & specialists. <i>Also refer to Projects 3.4 & 4.H2.</i> • Accommodation, arts tasters, restaurants, local venues • Target bus tours & explore Scot Rail/Argyll Ferries & attractions joint ticketing initiative & offers • Explore voluntary & third sector business opportunities 	<p>Lead Agency</p> <ul style="list-style-type: none"> • Argyll & Isles Tourism Co-op • Cowal Marketing Group <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Accommodation providers, cafés/ restaurants & key local venues. • Argyll & Isles Culture, Heritage and Arts Assembly • Dunoon Presents • Great Place Scheme • Tourism businesses • Wildlife/nature: networking group <p>Potential Funders</p> <ul style="list-style-type: none"> • Argyll & Isles Tourism Co-op • Cowal Marketing Group • Dunoon Presents • Loch Lomond Trossachs National Park (LLTNP) • Private sector 	Short/ Medium term	<p>Develop a business case and identify priority demonstration project.</p> <p>Undertaking an audience development plan</p>

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
3.3	Increase & Improving Choice of Visitor Accommodation <i>Also refer to Project 4.F3.</i>	<p>There is an opportunity to review the existing provision of visitor accommodation in Dunoon to ensure sufficient choice of accommodation (e.g. self-catering, Airbnb 'bolt hole', bunk house, camping/glamping, budget/ boutique hotel) of the right quality appropriate for today's markets.</p> <p>Depending on the outcome of the review and audit, actively promote specific opportunities in Dunoon.</p> <p>Prepare a prospectus to outline the market opportunities based on the 'hub & spokes' Unique Selling Proposition, Dunoon Presents events, Queens Hall conference facilities & sites/buildings specific opportunities for e.g:</p> <ul style="list-style-type: none"> • Budget • Boutique • Quality Airbnb • Bunkhouse • Glamping... etc 	<p>Lead Agency</p> <ul style="list-style-type: none"> • Alliance for Action <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Accommodation providers • Argyll & Bute Council • Local Property Owners • VisitScotland <p>Potential Funders</p> <ul style="list-style-type: none"> • Cowal Marketing Private sector Group • Dunoon Presents • Loch Lomond Trossachs National Park (LLTNP) 	Short/ Medium term	<p>Agree principles</p> <p>Audit existing accommodation provision</p> <p>Research & publish prospectus</p> <p>Develop a business case and identify priority demonstration project</p>

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
3.4	Dunoon Cycling Town/Cycle Hub <i>Also refer to Project 1.A6 & 4.H2.</i>	Explore the possibilities of promoting Dunoon as a cycling town and establishing a cycling hub possibly located in an existing building. The hub could include: <ul style="list-style-type: none"> • Café & cycle shop <i>Also refer to Project 4.G3.</i> • Range of road/MTB graded & family friendly routes: including multi use trail • Focus for maintaining a choice of cycle routes and facilities • Establishing improved links into the wider LLTNP & Sustrans' National Cycle Network with a Sustrans & locals volunteer base • Refurbishing bikes project and regular mass cycling participation events • Generating regular income for the local economy • Active travel & promoting modal shift: local people, as well as visitors, to cycle more • Contribute to local tourism plans and regeneration strategies. 	<p>Lead Agency</p> <ul style="list-style-type: none"> • Alliance for Action <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Local Businesses • Loch Lomond Trossachs National Park (LLTNP) • Private or Third Sector • Sustrans <p>Potential Funders</p> <ul style="list-style-type: none"> • Argyll & islands LEADER (Links Between Activities Developing the Rural Economy) programme • BLF Awards for All/Investing In Ideas • BLF Investing in Communities 	Medium term	<p>Agree principles:</p> <p>Physical/ virtual or both</p> <p>Establish private sector interest.</p> <p>Feasibility study & formal agreement with LLTNP/ Sustrans</p> <p>Confirmation of preferred site/building</p>

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
3.5	The Dunoon Project	<p>During <i>ThinkDunoon</i> an ambitious locally led project emerged called "The Dunoon Project".</p> <p>The intention is to create a world class visitor experience that appeals to a wide market of thrill seekers, outdoor enthusiasts, families as well as the less abled. The initial outline of the project includes:</p> <ul style="list-style-type: none"> • A gondala chairlift from a base station in the town at West Bay running to the top of Kilbride Hill • Café/bar/restaurant reception that takes advantage of the fine views • A number of zip wire descents • Alpine coaster • Biking centre • Cluster of carbon neutral friendly visitor accommodation 	<p>Lead Agency</p> <ul style="list-style-type: none"> • Dunoon Project <i>The community would buy and own the land and operate with specialist partners who would invest and undertake the various aspects of the project.</i> <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Argyll Forum • Community Woodlands Association • Highland & Islands Enterprise • Scottish Communities Forestry Partnership <p>Potential Funders</p> <ul style="list-style-type: none"> • Dunoon Project • Community Woodlands Association • Highland & Islands Enterprise • Scottish Forestry Partnership 	Medium term	<p>Formally agree principles</p> <p>Undertake feasibility study</p> <p>Develop business case</p>

Project Theme 4 Think Place

Assets

As mentioned in previous chapters, Dunoon has many landscape and townscape assets, from its beautiful scenery and high quality built heritage to its cultural anchors (Queen's Hall and Burgh Hall).

What makes Dunoon open spaces unique is the fact that each of them addresses an element of Dunoon's wider context (hills and seascape).

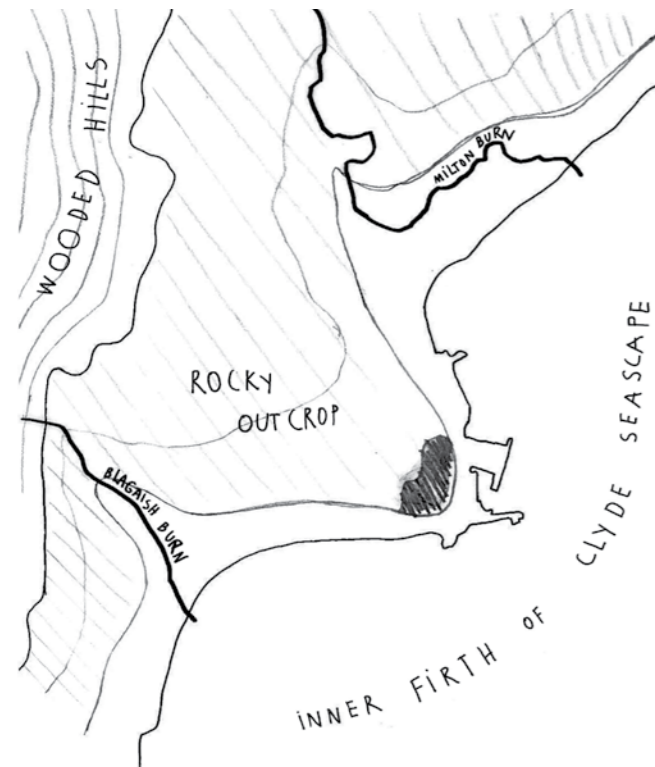
Challenges

In spite of their incredible potential, Dunoon open spaces are underused and not suited to the Town's need for quality and flexible public realm. Dunoon has pockets of distinctive open spaces and remarkable landmarks but they are generally disjointed, which contributes to people's negative perception of the Town.

The pedestrian and cycle circulation is discontinuous, especially between the pedestrian ferry terminal and Argyll Street, creating an unwelcoming first impression for visitors.

Aims

This chapter outlines Dunoon 2027 Masterplan which aims to reconnect the town's open spaces, redevelop Dunoon's significant landmarks, strengthen the connection between Dunoon and its wider landscape, improve accessibility and connections and support the town's local and visitor economy.



Sketch showing Dunoon's main landscape components

Dunoon's landscape is formed by:

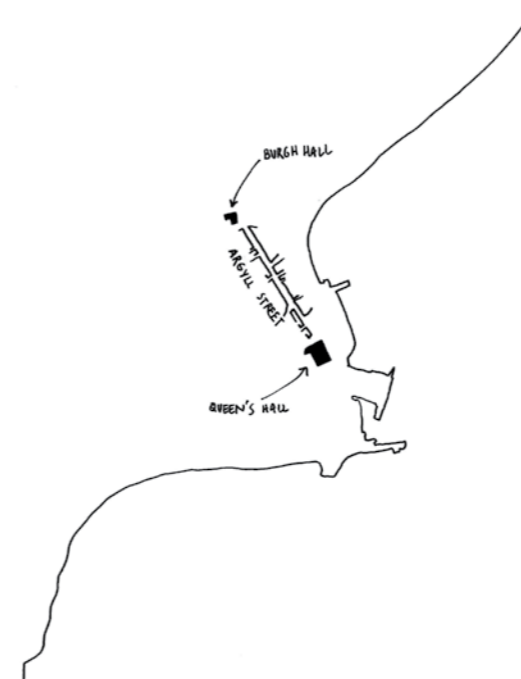
- Wooded hills
- The Firth of Clyde Seascape
- A rocky outcrop around which the town has developed
- Two burns (Milton & Blagaish)

- Open spaces addressing the Wooded Hills
- Open spaces addressing the Inner Firth of Clyde Seascape



Sketch showing Dunoon's main open spaces and their relationship to the wider landscape

Dunoon's main open spaces address the wooded hills and the Firth by offering incredible vistas and connecting the town back to its wider landscape.



Sketch showing Dunoon's main existing cultural anchors

Dunoon has two main cultural and community anchors:

- Queen's Hall
- Burgh Hall

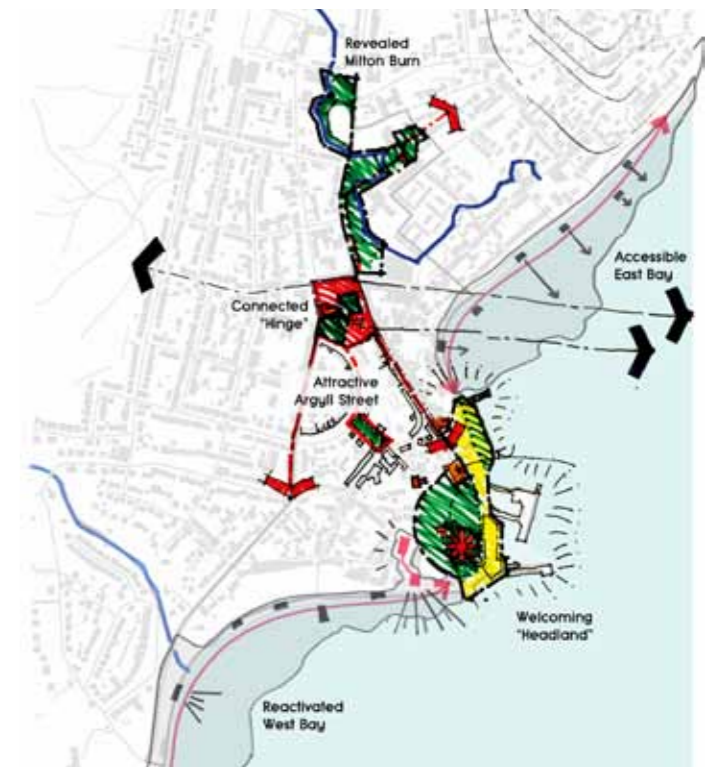
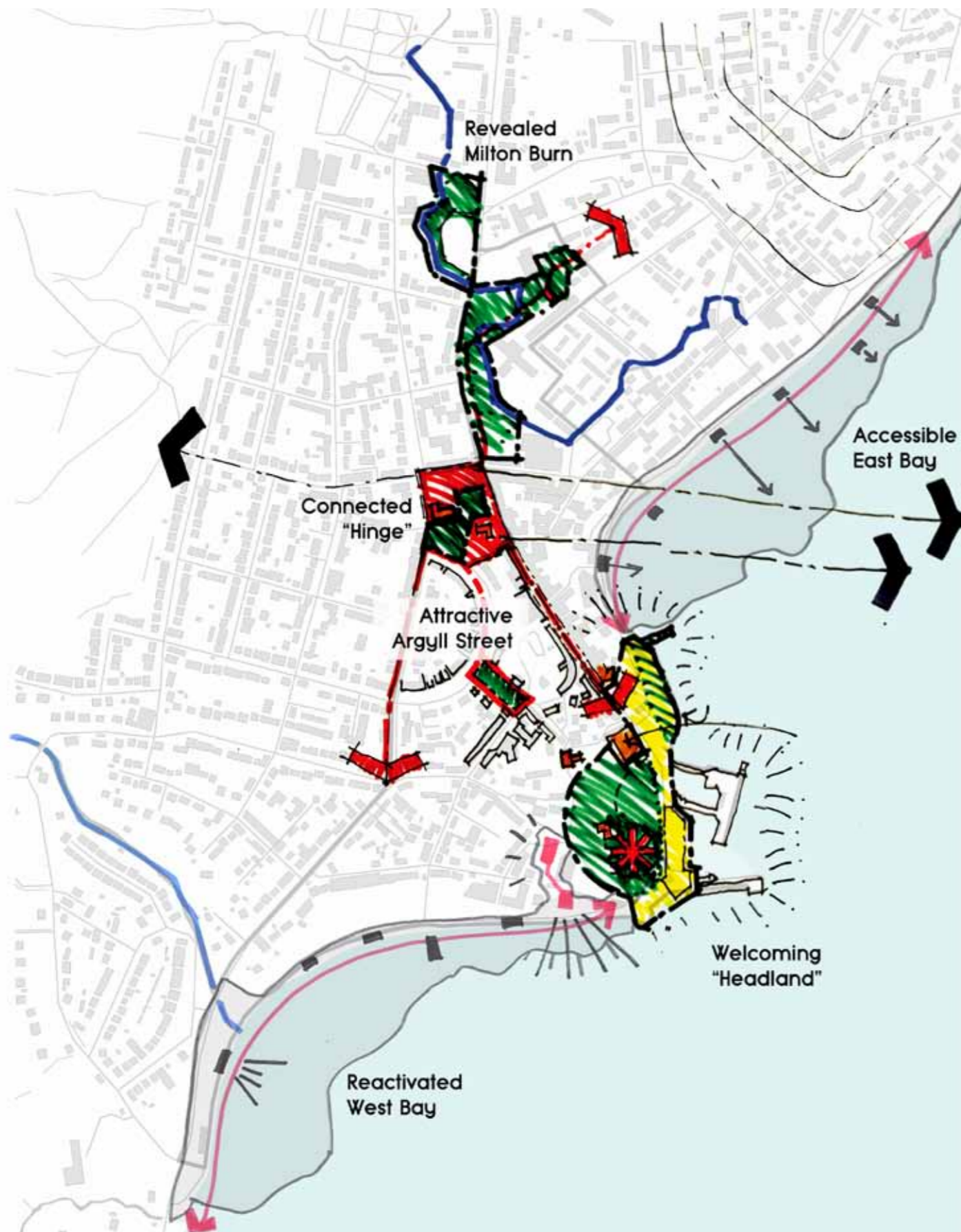


Diagram showing the 6 Dunoon 2026 Masterplan Areas

Project Theme 4

Think Place - Masterplan



Dunoon 2027 Masterplan is divided in **6 areas**:

- Welcoming Headland
- Attractive Argyll Street
- Connected Hinge
- Revealed Milton Burn
- Accessible East bay
- Reactivated West Bay

Each area contains a series of site specific physical projects responding to their respective 2027 vision.

“Welcoming Headland” vision

In 2027, the Headland, which stretches from the Ferry Terminal to the bottom of Argyll Street, is a **welcoming gateway into Dunoon’s Town Centre**. It is also the **promontory to an incredible collection of reactivated landmarks**: the Castle House, the Queen’s Hall and the Pier.

An amphitheatre has been built into Castlehill Park’s slopes to accommodate **large outdoor shows** and create a space to sit and **enjoy the drama of the Firth of Clyde landscape**.

The Headland’s **public realm has been redesigned to provide a legible and accessible approach from the ferry terminal to the Town Centre**. Argyll Gardens and the old Jetty have become generous civic spaces connecting Dunoon’s waterfront to the bustling Argyll Street. At night, the main landmarks are illuminated, creating a **spectacular arrival experience into Dunoon**.

“Attractive Argyll Street” vision

In 2017, Argyll Street already has an incredible array of independent shops and is flanked by two major cultural anchors: the Queen’s Hall and Burgh Hall. The street is formed by a dense and almost continuous series of victorian townhouses seldomly interrupted by narrow lanes and streets, some of them providing views onto the waterfront on one side and onto the hills on the other. The quality of the public realm should do justice to these existing assets and help support Dunoon’s local shops.

In 2027, following the CARS works, shop front regeneration scheme and public realm improvements, **Argyll street has become distinctive, pleasant and welcoming**. Markets and fairs are frequently organised and the Queen’s Hall and Burgh Hall help coordinating events **inviting locals and visitors to dwell along Argyll Street and spend time in the Town Centre**.

“Connected Hinge” vision

In 2027, St Johns Church Grounds, Hanover Street Gardens and the Burgh Hall Gardens have been transformed into a three-fold “hinge” park, linking Dunoon’s low and high levels and becoming a **prime viewing platform to embrace the whole of Dunoon’s incredible townscape and wider landscape setting**. The category A listed St Johns Church is enhanced by feature lighting and the Burgh Hall curates exhibitions and performances in their festive art garden.

“Revealed Milton Burn” vision

Further down Argyll Street, past John Street, the townscape fabric loosens and marks the beginning of the Milton Burn’s Valley. The Milton Burn currently forms a natural link flowing through a series of open spaces but is not easily accessible nor visible.

In 2027, the burn should be revealed and its surrounding spaces should be read as one **continuous undulating promenade with various lively cafes and pavilions as well as plenty of play opportunities**.

“Accessible East Bay” & “Reactivated West Bay” vision
Dunoon’s East and West Bays are the town’s largest public spaces and one of its most formidable assets.

The East Bay’s access steps are currently in poor condition which makes the beach very difficult to get to from Alexandra Parade’s Promenade.

In 2027, **new access steps and ramps have been installed along with cafe pavilions and art interventions**. The old steps have been retained as sculptural features illuminated at night. Alexandra Parade’s Promenade has been improved with more seating and planting to screen it from the busy road. It has become a **prime spot for roller skating, cycling and walking along the beach**.

Unlike the East Bay, the West Bay is currently easily accessible. However, the Dunoon’s community feels like this space is largely under-used.

In 2027, capitalising on its location along the “Argyll Sea Kayak Trail”, the **West Bay has become a Marine Sports Hub**. Its public realm has been redesigned with more seating and beach pavilions enabling the community to organise events. Playful elements, including natural play, have also been introduced along Victoria Parade.

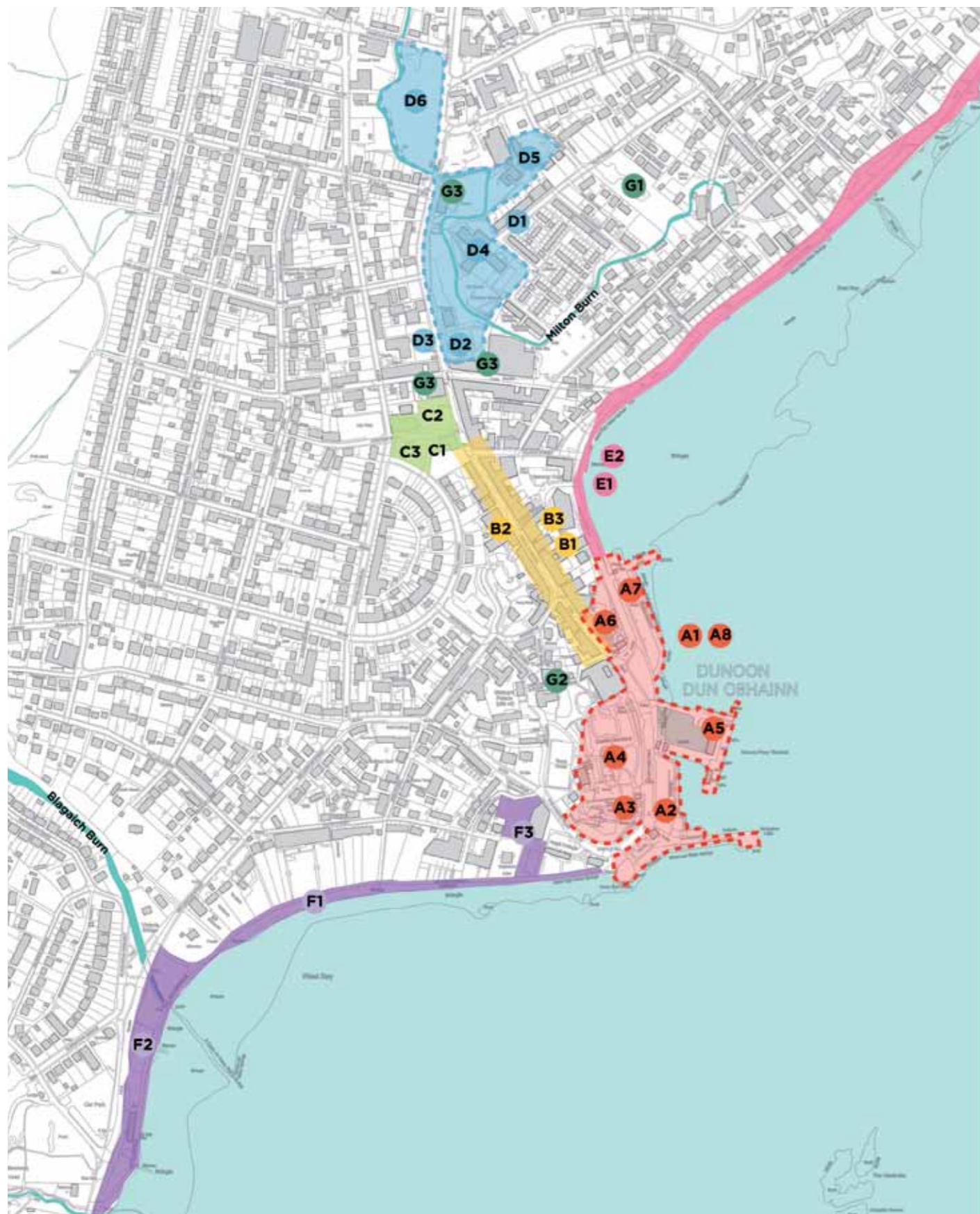
Additional projects and town-wide strategies

Beyond the 6 masterplan areas, this chapter also includes additional physical projects and 5 town-wide strategies:

- Signage Strategy
- Transport Strategy
- Art Strategy
- Landscape Strategy
- Public Toilets Strategy

Project Theme 4

Think Place - Project List



THINK PLACE PROJECT LIST

4A - WELCOMING HEADLAND

- 4.A1 Welcoming Headland Masterplan
- 4.A2 Public Transport Interchange
- 4.A3 Gate House
- 4.A4 Castlehill Park
- 4.A5 The Pier
- 4.A6 Argyll Gardens
- 4.A7 Old Jetty
- 4.A8 Headland Lighting Scheme

4B - ATTRACTIVE ARGYLL STREET

- 4.B1 Argyll Street Public Realm
- 4.B2 Old La Scala Cinema
- 4.B3 Shop Front Improvement

4C - CONNECTED HINGE

- 4.C1 Burgh Hall's Gardens
- 4.C2 St Johns Church Ground
- 4.C3 Hanover Street Gardens

4D - REVEALED MILTON BURN

- 4.D1 Milton Burn Landscape Strategy
- 4.D2 Old Rose Garden
- 4.D3 Jane Villa Car Park
- 4.D4 St Muns Primary
- 4.D5 Dolphin Hall Public Realm
- 4.D6 Old Gas Works

4E - ACCESSIBLE EAST BAY

- 4.E1 Beach Access
- 4.E2 Alexandra Parade Promenade

4F - REACTIVATED WEST BAY

- 4.F1 Victoria Parade Promenade
- 4.F2 Play Park
- 4.F3 Old McColl's Hotel Vacant Plot

4G - ADDITIONAL PROJECTS

- 4.G1 Pilot Street Vacant Plot
- 4.G2 High Kirk Public Realm
- 4.G3 Adaptive Reuse of Vacant Buildings

4H - TOWN WIDE STRATEGIES

- 4.H1 Signage Strategy
- 4.H2 Transport Strategy
- 4.H3 Art Strategy
- 4.H4 Landscape Strategy
- 4.H5 Public Toilet Strategy

The following pages provide a detailed Action Plan for each project.

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.A1	Headland Masterplan	<p>Creating a coherent “Headland” masterplan bringing together the Public Transport Interchange (project 4.A2), the Castle House Museum, Queen’s Hall, the Pier and the general Headland’s public realm. Opportunities include (non-exhaustive list):</p> <ul style="list-style-type: none"> • Reactivating existing landmarks (Castle House Museum, the Pier...) • Reactivating the Gate House (see project 4.A3) • A better pedestrian connection from Dunoon’s pedestrian ferry terminal to the bottom of Argyll Street with potential widening of footpaths where possible • Introduction of quality and distinctive street furniture in a tidy manner to de-clutter the “Headland’s” public realm. 	<p>Lead Agencies</p> <ul style="list-style-type: none"> • Alliance for Action <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Argyll & Bute Council <p>Potential Funders</p> <ul style="list-style-type: none"> • Argyll & Isles LEADER (Links Between Activities Developing the Rural Economy) programme • Argyll & The Isles Coast & Countryside Trust • SNH Green Infrastructure Fund • SNH Scottish Rural Development Programme 	Medium/ Long Term	<ul style="list-style-type: none"> • Define the brief, scope of works and outline cost plan • Appoint design team • Get confirmation of land ownership & undertake required surveys + additional stakeholder/ community engagement • Put together a masterplan document for the buildings and public realm comprised within the “Headland” area • Apply for funding

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.A2	Public Transport Interchange (Bus + Ferry)	<p>Designing a combined ferry and bus terminal facility with sheltered spaces, bathroom facilities, a seating area, a tourism information office, room for advertising Dunoon’s main attractions, customer information, ticketing, wayfinding... etc</p> <p>Restructuring and “greening” the car park to enhance the quality of this key arrival space into Dunoon.</p>	<p>Lead Agency</p> <ul style="list-style-type: none"> • Alliance for Action • Argyll & Bute Council <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Sustrans • SPT • Transport Scotland • VisitScotland <p>Potential Funders</p> <ul style="list-style-type: none"> • Argyll & Isles LEADER programme • Scottish Government 	Medium Term	<ul style="list-style-type: none"> • Define the brief: carry out a feasibility study to define scope of works/outline cost plan • Appoint design team accordingly • Get confirmation of land ownership & undertake required surveys • Carry out additional community + stakeholders engagement (bus and ferry operators, VisitScotland, Transport Scotland, Sustrans, SPT) • Apply for funding
4.A3	Gate House	<p>Creating a contemporary intervention (potentially a small information point or gallery), which respects the heritage whilst creating a more appropriate first impression for Dunoon.</p>	<p>Lead Agency</p> <ul style="list-style-type: none"> • Alliance for Action <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Argyll & Bute Council (owner) • Argyll & Isles Culture, Heritage and Arts Assembly • Dunoon Burgh Hall Trust <p>Potential Funders</p> <ul style="list-style-type: none"> • Big Lottery Fund • Historic Environment Scotland’ 	Short Term	<ul style="list-style-type: none"> • Define the brief: carry out a feasibility study to define scope of works/outline cost plan • Appoint design team accordingly • Get confirmation of land ownership & undertake required surveys + additional engagement - especially with Dunoon/Cowal Arts + Craft community • Apply for funding

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.A4	Castlehill Park	<p>Shaping a coherent spatial plan for the redevelopment of Castlehill Park aiming to regenerate this key open space whilst respecting its heritage. Opportunities include (non-exhaustive list):</p> <ul style="list-style-type: none"> • Creating a large amphitheatre integrated within the existing slope with associated performance space for outdoors shows, festivals, fireworks, or just to embrace the spectacle of the Firth of Clyde's landscape • Refurbishing the Castle House Museum and creating a more welcoming and accessible entrance 	<p>Lead Agency</p> <ul style="list-style-type: none"> • Alliance for Action <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Argyll & Bute Council • Castle House Museum Trust <p>Potential Funders</p> <ul style="list-style-type: none"> • Argyll & The Isles Coast & Countryside Trust Branching Out • SNH Green Infrastructure Fund • SNH Scottish Rural Development Programme • Forestry Commission Scotland - Woods in and around Towns (WIAT) • Loch Lomond Trossachs National Park: Community Grant Scheme 	Medium/Long Term	<ul style="list-style-type: none"> • Define the brief: carry out a feasibility study to define scope of works/outline cost plan • Appoint design team accordingly • Get confirmation of land ownership & undertake required surveys + additional stakeholder/ community engagement • Apply for funding

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.A5	The Pier	<p>Short Term Part of the Pier's buildings and infrastructure has already benefited from a first phase of refurbishment. Unfortunately, planning conditions prevent the community from accessing it for events, festivals, fairs... etc</p> <p>A quick win would be to make the refurbished building more accessible to the community and to further consult with SEPA to understand the requirements to enable a change of use.</p> <p>Medium/long Term In the medium term, the Scottish Government will make their decision on the ferry operator which will have a bearing on how the pier is used in the future.</p> <p>Beyond the ferry, a long-term vision for a sustainable use of the Pier is needed.</p> <p>It is also critical to secure a funding package to stabilise the pier structure and bring the other building back to life.</p>	<p>Lead Agencies</p> <ul style="list-style-type: none"> • Alliance for Action • Argyll & Bute Council <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Historic Environment Scotland • SEPA <p>Potential Funders</p> <ul style="list-style-type: none"> • Scottish Government Regeneration Capital Grant Fund • Coastal Communities Fund 	Short and Medium Term	<p>Short Term</p> <ul style="list-style-type: none"> • Urgent action: A&BC, with SEPA, to explore scope to redefine conditions of consented uses <p>Medium/long Term</p> <ul style="list-style-type: none"> • Define the brief for the next phase of the Pier refurbishment: carry out a feasibility study to define scope of works/outline cost plan • Undertake required surveys • Apply for funding • Appoint design team accordingly
4.A6	Argyll Gardens	<p>Transforming Argyll Gardens into one of Dunoon's main outdoors civic spaces: an open, pleasant and flexible plaza which can accommodate large marching bands, events, farmers markets, craft markets...</p> <p>Argyll Gardens should connect Dunoon's Waterfront to its retail core: Argyll Street.</p>	<p>Lead Agency</p> <ul style="list-style-type: none"> • Alliance for Action • Argyll & Bute Council <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Town Centre Businesses <p>Potential Funders</p> <ul style="list-style-type: none"> • Argyll & Isles LEADER programme 	Medium Term	<ul style="list-style-type: none"> • Define the brief: carry out a feasibility study to define scope of works/outline cost plan • Appoint design team accordingly • Get confirmation of land ownership & undertake required surveys + additional stakeholder/ community engagement • Apply for funding

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.A7	Dunoon's Waterfront Park	<p>Transforming the current car parking area into Dunoon's main waterfront public space.</p> <p>Introducing seating spaces with associated planting beds to create a buffer between Alexandra parade and this new amenity space.</p> <p>Redesigning the old Jetty as an open promontory for visitors and locals to enjoy the Firth's scenery.</p>	<p>Lead Agency</p> <ul style="list-style-type: none"> Alliance for Action Argyll & Bute Council <p>Potential Funders</p> <ul style="list-style-type: none"> Argyll & Isles LEADER programme Coastal Communities Fund 	Medium Term	<ul style="list-style-type: none"> Define the brief: carry out a feasibility study to define scope of works/outline cost plan Appoint design team accordingly Get confirmation of land ownership & undertake required surveys + additional stakeholder/ community engagement Apply for funding
4.A8	Headland Lighting Scheme	<p>Highlighting the Headland's main existing features (a.i. Argyll Hotel, Castle House, Highland Mary...) to create an attractive night-time landscape.</p> <p>Commissioning additional sculptural lighting features to add more texture and interest to the public realm at night.</p>	<p>Lead Agency</p> <ul style="list-style-type: none"> Alliance for Action Argyll & Isles Culture, Heritage and Arts Assembly <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> Argyll & Bute Council <p>Potential Funders</p> <ul style="list-style-type: none"> Creative Scotland 	Short/ Medium Term	<ul style="list-style-type: none"> Define the brief: carry out a feasibility study to define scope of works/outline cost plan Appoint design/art team accordingly for both the illumination of existing landmarks and the design of new sculptural lighting features Undertake required surveys + additional stakeholder/ community engagement Apply for funding

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.B1	Argyll Street Public Realm	<p>Short Term Testing various types of events, uses and street furniture elements with minor adjustments to improve barrier free accessibility (e.g. street crossing points) and wayfinding.</p> <p>Long Term Following up from short term interventions, transforming Argyll Street into a welcoming, attractive street with a distinctive and flexible streetscape which can accommodate events, market stalls...</p> <p>Redefining the car parking strategy (<i>also see project 4.H2</i>) to prioritise pedestrian circulation.</p>	<p>Lead Agencies</p> <ul style="list-style-type: none"> Alliance for Action Argyll & Bute Council <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> Dunoon Burgh Hall Trust Town Centre Businesses <p>Potential Funders</p> <ul style="list-style-type: none"> Argyll & Isles LEADER programme Scottish Government Strengthening Communities Programme 	Short and Long Term	<p>Short Term</p> <ul style="list-style-type: none"> Identifying Community/Business Groups with an interest in organising temporary events on Argyll Street Appoint design/ project management team accordingly Establishing a programme of events Apply for funding <p>Long Term</p> <ul style="list-style-type: none"> Define the brief: carry out a feasibility study to define scope of works/outline cost plan - project to be coordinated with CARS projects. Appoint design team accordingly Get confirmation of land ownership & undertake required surveys + additional stakeholder/ community engagement Apply for funding

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.B2	Old La Scala Cinema	Undertaking a study to identify capacity to support other functions in upper floors of current M&Co (old La Scala Cinema) Creatively upgrading of the frontage, not a reinstatement of the cinema façade but perhaps a different take on something as impactful and more contemporary.	Lead Agency <ul style="list-style-type: none"> Alliance for Action Argyll & Bute Council CARS Building owner Other Stakeholders and Delivery Partners <ul style="list-style-type: none"> Argyll & Isles Culture, Heritage and Arts Assembly Potential Funders <ul style="list-style-type: none"> CARS Building owner 	Medium to Long Term	<ul style="list-style-type: none"> Consult with building owner to review the existing conditions of the building's upper floors and explore potential reopening of the cinema Define the brief: carry out a feasibility study to define scope of works/outline cost plan Appoint design team accordingly Undertake required surveys + additional stakeholder/community engagement Apply for funding
4.B3	Shop Front Improvement	Creating a "Shop Front Initiative" to define a coordinated strategy to define temporary and permanent interventions to improve shop fronts.	Lead Agencies <ul style="list-style-type: none"> Alliance for Action Dunoon Presents Other Stakeholders and Delivery Partners <ul style="list-style-type: none"> Argyll & Bute Council CARS Cowal Marketing Group Shopfront Regeneration Scheme Town Centre Businesses Potential Funders <ul style="list-style-type: none"> Argyll & Isles LEADER programme CARS Shop owners 	Short Term	<ul style="list-style-type: none"> Undertake consultation with local business owners Define the brief: carry out a feasibility study to define scope of works/outline cost plan Appoint design team accordingly Apply for funding

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.C1	Burgh Hall's Gardens	Creating an intimate wildlife garden with a café extension, a play area and a visual poetry and performance space developed together with the local creative community.	Lead Agency <ul style="list-style-type: none"> Dunoon Burgh Hall Trust Other Stakeholders and Delivery Partners <ul style="list-style-type: none"> Alliance for Action Argyll & Bute Council Argyll & Isles Culture, Heritage and Arts Assembly Potential Funders <ul style="list-style-type: none"> Big Lottery Fund Awards for All/ Investing In Ideas Big Lottery Fund Investing in Communities Creative Scotland 	Short Term	<ul style="list-style-type: none"> Define the brief with the Dunoon Burgh Hall Trust. Carry out a feasibility study to define scope of works/outline cost plan Appoint design team accordingly Undertake required surveys + additional stakeholder/community engagement Apply for funding

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.C2	St Johns Church Grounds	Enhancing St John's Church setting by restructuring its sloping grounds into a beautifully lit feature stepped embankment with seating and an accessible path leading up to Hanover Street Gardens.	<p>Lead Agency</p> <ul style="list-style-type: none"> • Alliance for Action • Owner <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Argyll & Bute Council <p>Potential Funders</p> <ul style="list-style-type: none"> • Argyll & The Isles Coast & Countryside Trust Branching Out • SNH Green Infrastructure Fund • SNH Scottish Rural Development Programme • Loch Lomond Trossachs National Park: Community Grant Scheme 	Medium Term	<ul style="list-style-type: none"> - Define the brief with land owner/caretaker: carry out a feasibility study to define scope of works/outline cost plan - Appoint design team accordingly - Get confirmation of land ownership & undertake required surveys + additional stakeholder/ community engagement - Apply for funding

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.C3	Hanover Street Gardens	Restructuring the gardens to provide generous seating to enjoy the views, a better connection to St Johns Church Grounds and more colorful and textured planting whilst retaining some of its Victorian heritage features such as the cast iron fountain.	<p>Lead Agencies</p> <ul style="list-style-type: none"> • Alliance for Action • Argyll & Bute Council <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Dunoon Regeneration Party <p>Potential Funders</p> <ul style="list-style-type: none"> • Argyll & The Isles Coast & Countryside Trust Branching Out • SNH Green Infrastructure Fund • SNH Scottish Rural Development Programme • Loch Lomond Trossachs National Park: Community Grant Scheme 	Medium Term	<ul style="list-style-type: none"> - Define the brief: carry out a feasibility study to define scope of works/outline cost plan - Appoint design team accordingly - Get confirmation of land ownership & undertake required surveys + additional stakeholder/ community engagement - Apply for funding

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.D1	Milton Burn Promenade Masterplan	<p>Creating a coherent Milton Burn Promenade masterplan.</p> <p>Opportunities include (non-exhaustive list):</p> <ul style="list-style-type: none"> - Creation of park pavilions including new permanent structures, temporary structures and refurbishment of soon-to-be vacant library building - Installation of a board walk along the Burn with additional bridges and artworks - Design of playful elements to be integrated along the promenade - Introduction of seating spaces along the burn (built into existing slopes) - Renaturalisation of the burn's edges with a more diverse planting palette. 	<p>Lead Agency</p> <ul style="list-style-type: none"> • Alliance for Action • Argyll & Bute Council <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Scottish Natural Heritage (SNH) • Community Woodlands Association • Dunoon Schools/Nurseries <p>Potential Funders</p> <ul style="list-style-type: none"> • Big Lottery Fund • Argyll & The Isles Coast & Countryside Trust Branching Out • SNH Green Infrastructure Fund • SNH Scottish Rural Development Programme • Loch Lomond Trossachs National Park: Community Grant Scheme 	Medium Term	<ul style="list-style-type: none"> • Define the brief: carry out a feasibility study to define scope of works/outline cost plan • Appoint design team accordingly • Get confirmation of land ownership & undertake required surveys + additional stakeholder/ community engagement • Put together a masterplan for the promenade • Apply for funding

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.D2	Old Rose Garden	<p>Creating a playful garden located within close reach of Argyll Street and making the most of the burn's undulating landscape.</p> <p>This playful space could be developed together with Dunoon Schools and Nurseries, especially Clyde Cottage Nursery who already have plans to create a Forest Play Area in the woodland area at the back of the Doctors Surgery.</p>	<p>Lead Agency</p> <ul style="list-style-type: none"> • Alliance for Action • Argyll & Bute Council • Dunoon Schools/ Nurseries • Dunoon regeneration party <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Wildlife/Nature Networking Groups <p>Potential Funders</p> <ul style="list-style-type: none"> • Big Lottery Fund Investing in Communities 	Medium Term	<ul style="list-style-type: none"> • Consult with Clyde Cottage Nursery regarding their plans for a "Forest Play Area" • Define the brief: carry out a feasibility study to define scope of works/outline cost plan • Appoint design team accordingly • Get confirmation of land ownership & undertake required surveys + additional stakeholder/ community engagement • Apply for funding
4.D3	Jane Villa Car Park	<p>"Greening" the edge of the car parking area to blend it within the Milton Burn Park context.</p> <p>Reinstating a quality boundary stone wall with potential artwork to create a stronger visual continuity with the rest of the existing streetscape.</p>	<p>Lead Agency</p> <ul style="list-style-type: none"> • Argyll & Bute Council <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Alliance for Action <p>Potential Funders</p> <ul style="list-style-type: none"> • Argyll & The Isles Coast & Countryside Trust Branching Out • SNH Green Infrastructure Fund • SNH Scottish Rural Development Programme 	Short Term	<ul style="list-style-type: none"> • Define the brief: carry out a feasibility study to define scope of works/outline cost plan • Appoint design team accordingly • Get confirmation of land ownership & undertake required surveys • Apply for funding

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.D4	St Mun's Primary/ Clyde Cottage Nursery Building	Reconfiguring the school/ nursery building to increase its relationship to the Milton Burn and its surrounding landscape. This facility has the potential to become an excellent "nature" school with a high emphasis on outdoors cross- curriculum activities, adding another valuable asset to Dunoon School Estate.	Lead Agencies <ul style="list-style-type: none"> • Alliance for Action • Argyll & Bute Council • Dunoon Schools/Nurseries Potential Funders <ul style="list-style-type: none"> • Big Lottery Fund Awards for All/Investing In Ideas • Big Lottery Fund Investing in Communities 	Long Term	<ul style="list-style-type: none"> • Consult with St Nuns Primary and Clyde Cottage staff and parents to understand their ambition for the school/nursery building. • Define the brief: carry out a feasibility study to define scope of works/outline cost plan • Appoint design team accordingly • Undertake required surveys + additional stakeholder/ community engagement • Apply for funding
4.D5	Dolphin Hall Public Realm	Creating a better setting for the Dolphin Hall using quality material and introducing trees and planting beds.	Lead Agency <ul style="list-style-type: none"> • Argyll & Bute Council Other Stakeholders and Delivery Partners <ul style="list-style-type: none"> • Alliance for Action Potential Funders <ul style="list-style-type: none"> • Argyll & The Isles Coast & Countryside Trust Branching Out • Loch Lomond Trossachs National Park: Community Grant Scheme 	Medium Term	<ul style="list-style-type: none"> • Define the brief: carry out a feasibility study to define scope of works/outline cost plan • Appoint design team accordingly • Get confirmation of land ownership & undertake required surveys + additional stakeholder/ community engagement • Apply for funding

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.D6	Old Gas Works	Before any major developments are undertaken onsite, the Old Gas Works could benefit from a series of short-term interventions including (non- exhaustive list): • Depolluting the site by planting hyper-accumulating vegetation (birch, hazel, willow...) which would, over time, extract the pollution out of the soil. • Installing a board walk besides the Milton Burn which runs along the eastern edge of the site. • Creating an allotment area with raised planters, gathering spaces and informal play areas. • The site could be used as a testing ground for cultural and community events. Capitalising on the existing "Cowal Highland Gathering", an event happening every Summer at Dunoon's Stadium, (5 minute walk from the Old Gas Works), the site could also accommodate a "Cowal Highland Games Fringe Festival" <i>Also refer to project 3.1.</i>	Lead Agency <ul style="list-style-type: none"> • Alliance for Action • Argyll & Bute Council Other Stakeholders and Delivery Partners <ul style="list-style-type: none"> • Argyll Food Producers • Argyll & Isles Culture, Heritage and Arts Assembly • Argyll & Isles Tourism Co-op • Community Organisations • Community Woodlands Association • Cowal Marketing Group • Land owner • Dunoon Presents • Local Businesses • Scottish Natural Heritage (SNH) • VisitScotland Potential Funders <ul style="list-style-type: none"> • A+DS 'Stalled Spaces' • Big Lottery Fund Awards for All/ Investing In Ideas • Big Lottery Fund Investing in Communities • Creative Scotland 	Short and Medium Term	<ul style="list-style-type: none"> • Consult with the landowners to understand their plans/ambitions for this site • Define the brief: carry out a feasibility study to define scope of works/outline cost plan • Appoint design team/project management team and event coordination team accordingly • Undertake required surveys + additional stakeholder/ community engagement • Apply for funding

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.E1	Beach Access	<p>Short Term Creating temporary steps to allow easier access to the beach.</p> <p>Long Term Creating a series of permanent features (ramps and steps with associated beach pavilions...) to allow easier access to the beach from Alexandra Parade.</p> <p>The existing concrete steps, although not fit for purpose anymore, are dramatic features which bear marks of time and tides. They form part of Dunoon's East Bay's identity. They could be retained as sculptural elements and highlighted with feature lighting.</p>	<p>Lead Agency</p> <ul style="list-style-type: none"> Alliance for Action Argyll & Bute Council <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> Argyll & Isles Culture, Heritage and Arts Assembly Local cafes Dunoon Community <p>Potential Funders</p> <ul style="list-style-type: none"> Coastal Communities Fund Creative Scotland 	Short and Long Term	<p>Short Term</p> <ul style="list-style-type: none"> Potential to organise a small design competition to design temporary access steps. Contractor to then be appointed to built and install temporary beach access. <p>Long Term</p> <ul style="list-style-type: none"> Define the brief: carry out a feasibility study to define scope of works/outline cost plan Appoint design team accordingly Get confirmation of land ownership & undertake required surveys + additional stakeholder/ community engagement Apply for funding
4.E2	Alexandra Parade Promenade	<p>Increasing the quality of the materials and street furniture to create a high quality public realm strip along the East Bay.</p> <p>Adding playful/active features/art interventions along the way to enliven this long stretch of promenade along the shore.</p> <p>Making room for a generous cycle path connecting Hunter's Quay Ferry Terminal to Dunoon's Town Centre and the Pedestrian Ferry Terminal</p> <p><i>See Transport Strategy - Project 4.H2.</i></p>	<p>Lead Agency</p> <ul style="list-style-type: none"> Alliance for Action Argyll & Bute Council <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> Sustrans <p>Potential Funders</p> <ul style="list-style-type: none"> Coastal Communities Fund Creative Scotland Great Place Scheme 	Medium to Long Term	<ul style="list-style-type: none"> Define the brief: carry out a feasibility study to define scope of works/outline cost plan Appoint design team accordingly Get confirmation of land ownership & undertake required surveys + additional stakeholder/ community engagement Apply for funding

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.F1	Victoria Parade Promenade	<p>Designing a new public realm and facilities which would support Dunoon's community's ambition for the West bay (more temporary events, festivals...)</p> <p>Introducing pavilions along the bay (temporary/ permanent, seasonal, destination, high quality, flexible lease/contract agreement, potential community ownership)</p>	<p>Lead Agency</p> <ul style="list-style-type: none"> Alliance for Action Argyll & Bute Council <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> Dunoon Regeneration Party <p>Potential Funders</p> <ul style="list-style-type: none"> Argyll & Isles LEADER programme Big Lottery Fund Awards for All/ Investing In Ideas Big Lottery Fund Investing in Communities Coastal Communities Fund 	Medium to Long Term	<ul style="list-style-type: none"> Define the brief: carry out a feasibility study to define scope of works/outline cost plan Appoint design team accordingly Get confirmation of land ownership & undertake required surveys + additional stakeholder/ community engagement Apply for funding
4.F2	Play Park	Introducing new equipment making the most of the existing "natural play elements" (beach, burn, trees...) with various levels of play and challenges to suit various age groups.	<p>Lead Agencies</p> <ul style="list-style-type: none"> Alliance for Action Argyll & Bute Council <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> Dunoon Schools/ Nurseries <p>Potential Funders</p> <ul style="list-style-type: none"> Big Lottery Fund Local benefactors 	Medium Term	<ul style="list-style-type: none"> Define the brief: carry out a feasibility study to define scope of works/outline cost plan Appoint design team accordingly Get confirmation of land ownership & undertake required surveys + additional stakeholder/ community engagement Apply for funding

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.F3	Old McColl's Hotel Vacant Plot	<p><i>Also Refer to project 3.3.</i></p> <p>Exploring opportunities to create a new visitor accommodation providing a wide range of offers (combined youth hostel and hotel with shared rooms, ensuite...) all with high quality design. A cafe/restaurant open to customers and locals should be incorporated within the accommodation.</p> <p>This facility could also potentially include a marine activity hub, to make the most its location along the West Bay.</p>	<p>Lead Agency</p> <ul style="list-style-type: none"> • Alliance for Action • Argyll & Isles Tourism Co-op • Owner <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Accommodation providers • Argyll & Bute Council • Cowal Marketing Group • Dunoon Presents • Owner • VisitScotland <p>Potential Funders</p> <ul style="list-style-type: none"> • Private sector • Argyll & Isles LEADER programme 	Medium to Long Term	<ul style="list-style-type: none"> - Explore viability of a combined Marine Sports Hub/ accommodation - Define the brief: carry out a feasibility study to define scope of works/outline cost plan - Appoint design team accordingly - Get confirmation of land ownership & undertake required surveys + additional stakeholder/ community engagement - Apply for funding

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.G1	Pilot Street Vacant Plot	<p>Building a series of new houses to fill the gap formed by this vacant plot in the townscape fabric.</p> <p>The design of new houses should be in keeping with the local character whilst providing elements of innovation.</p> <p>This plot of land is ideally located for families as it is within close-reach of St Mun's Primary School and Clyde Cottage Nursery.</p>	<p>Lead Agency</p> <ul style="list-style-type: none"> • Argyll & Bute Council <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Alliance for Action • Private sector • Owner <p>Potential Funders</p> <ul style="list-style-type: none"> • Private sector • Fyne Group 	Medium to Long Term	<ul style="list-style-type: none"> - Define the brief: carry out a feasibility study to define scope of works/outline cost plan - Appoint design team accordingly - Get confirmation of land ownership & undertake required surveys - Apply for funding

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.G2	High Kirk Public Realm	Creating a safer, more pleasant pedestrian access at the Kirk St. entrance. At the corner of Kirk St. and Kirk brae, pedestrian circulation should be prioritised over the car and appropriate footpaths provided. High quality design should highlight the architectural features of the Kirk.	<p>Lead Agency</p> <ul style="list-style-type: none"> Alliance for Action Argyll & Bute Council <p>Potential Funders</p> <ul style="list-style-type: none"> Argyll & The Isles Coast & Countryside Trust SNH Green Infrastructure Fund SNH Scottish Rural Development Programme 	Medium Term	<ul style="list-style-type: none"> Define the brief: carry out a feasibility study to define scope of works/outline cost plan Appoint design team accordingly Get confirmation of land ownership & undertake required surveys + additional stakeholder/ community engagement Apply for funding

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.G3	Adaptive Reuse of Vacant Buildings	<p>Various suggestions on how to repurpose Dunoon's vacant buildings emerged during the charrette:</p> <ul style="list-style-type: none"> Heritage museum narrating Dunoon's American Years Youth Hub Maker Hub/Tool Library Art/Creative Hub Cycle Hub A space to socialise and relax <p>A feasibility study should be undertaken for each building to establish what they should be repurposed as:</p> <ul style="list-style-type: none"> > Current library (soon-to-be relocated within Queen's Hall) > Old Post Office > Old Scottish Hydro Electric Shop > Gate House (see project 4.A3) 	<p>Lead Agency</p> <ul style="list-style-type: none"> Alliance for Action Argyll & Bute Council <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> Argyll & Isles Culture, Heritage and Arts Assembly <p>Potential Funders</p> <ul style="list-style-type: none"> Big Lottery Fund Charitable trusts e.g. Robertson/ Gannochy Creative Scotland 	Short, Medium and Long Term	<ul style="list-style-type: none"> Map out vacant buildings around Dunoon and put together an exhaustive list of community needs. Match each building with the most suited community need/use (youth hub, creative hub...) Define a brief for each building; carry out a feasibility study to define scope of works/outline cost plan Appoint design team accordingly Get confirmation of land ownership & undertake required surveys + additional stakeholder/ community engagement Apply for funding

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.H1	Signage Strategy	<p>Retaining some of the heritage signage whilst introducing new contemporary, legible and coherent signs.</p> <p>Priority signage upgrades should be as follow:</p> <ul style="list-style-type: none"> - Additional signs along the route from the Pedestrian Ferry Terminal to Argyll street - Rationalisation of pedestrian and cyclist signs around town - Additional interpretation signage highlighting Dunoon's built, natural, cultural and social history. 	<p>Lead Agency</p> <ul style="list-style-type: none"> • Alliance for Action • Argyll & Bute Council <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Sustrans <p>Potential Funders</p> <ul style="list-style-type: none"> • Argyll & Bute Council • Great Place Scheme 	Short Term	<ul style="list-style-type: none"> - Audit and review existing signage provision - Define the brief: carry out a feasibility study to define scope of works/outline cost plan - Define Strategic locations where signage would be required - Undertake required surveys + additional stakeholder/ community engagement - Apply for funding - Appoint design team accordingly
4.H2	<p>Transport Strategy</p> <p><i>Also refer to Appendix D</i></p>	<p>Dunoon's overall transport strategy needs to be reviewed, with priority given to pedestrians and cyclists:</p> <ul style="list-style-type: none"> • Review of accessibility around town (e.g. diasabled access, need for tactile paving for partially sighted, existing street furniture hindering movement, crossing points for those on mobility scooters...) • Town-wide cycling strategy with improved cycle route (especially the connection from the vehicular to the pedestrian ferry) with suitable cycle parking and facilities and development of a cycle economy. <i>Also see project 3.4.</i> • Improvement of bus stops and taxi ranks around town • Review car parking strategy • Potential reintroduction of car ferry closer to the town centre 	<p>Lead Agency</p> <ul style="list-style-type: none"> • Alliance for Action <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Argyll & Bute Council • Sustrans • Transport Scotland <p>Potential Funders</p> <ul style="list-style-type: none"> • Argyll & Bute Council • Transport Scotland • Sustrans 	Short Term	<ul style="list-style-type: none"> - Audit and review existing transport strategy, focusing on existing provision for pedestrian and cyclists - Appoint design team accordingly - Define the brief: carry out a feasibility study to define scope of works/outline cost plan - Define Strategic locations where physical intervention is needed - Undertake required surveys + additional stakeholder/ community engagement - Apply for funding

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.H3	<p>Art Strategy</p> <p><i>Refer to Appendix G for full project detail.</i></p>	<p>A town-wide art strategy should be commissioned to reveal Dunoon's stories, revitalise the Town, help define the Dunoon's identity going forward and establish the Town as a creative destination.</p> <p>Two main potential projects emerged through the <i>ThinkDunoon</i> Charrette process:</p> <ul style="list-style-type: none"> - Lighting Dunoon: existing landmarks should be highlighted and new lighting art work should be commissioned to enhance Dunoon's nightscape (<i>also see project 4A.9</i>) - Outdoor Museum/Art Trail: the treasures buried in the Castle House Museum should be revealed and form part of an open-air gallery collection 	<p>Lead Agency</p> <ul style="list-style-type: none"> • Alliance for Action <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Argyll & Bute Council • Argyll & Isles Culture, Heritage and Arts Assembly • Local Art Groups/ Artists <p>Potential Funders</p> <ul style="list-style-type: none"> • Big Lottery Fund Awards for All/Investing In Ideas • Big Lottery Fund Investing in Communities • Creative Scotland 	Short and Long Term	<ul style="list-style-type: none"> - Define the brief: carry out a feasibility study to define scope of works/outline cost plan - Appoint design/ artistic team accordingly - Define Strategic locations suitable for art interventions - Undertake required surveys + additional stakeholder/ community engagement - Apply for funding

Projects Action Plan

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.H4	Landscape Strategy	<p>It is crucial that a Landscape Strategy/Plan is established to ensure that the development of further outdoor visitor destinations doesn't compromise the quality and biodiversity of Dunoon's natural assets.</p> <p>The landscape in and around Dunoon should be managed in a sustainable and holistic way to guarantee its durability and, therefore, the durability of Dunoon's outdoor visitor economy.</p>	<p>Lead Agencies</p> <ul style="list-style-type: none"> • Alliance for Action • Argyll & Bute Council <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Argyll & Isles Coast & Countryside Trust • Community Woodlands Association • Dunoon Schools/Nurseries • Forestry Commission Scotland • Local Coastal partnerships • Loch Lomond & The Trossachs National Parks • Scottish Natural Heritage (SNH) • Wildlife/Nature Networking Groups <p>Potential Funders</p> <ul style="list-style-type: none"> • Refer to stakeholders list above 	Medium Term	<ul style="list-style-type: none"> - Review existing seascape and landscape assessments relevant to Dunoon and its wider landscape (e.g. firth of Clyde Seascape Assessment) - Audit and review existing landscape conditions, within and at the periphery the Town Centre (woodland, Firth...) - Appoint strategy/planning team - Define the brief and timescale: carry out a feasibility study to define scope of works/outline cost plan - Define a detailed Action plan, further key partners and natural heritage champions - Establish a steering group who will be in charge of delivering the strategy - Apply for funding

For further detail on funding, please refer to p.116-118

Project Number	Project Name	Project Description	Recommended Key Partners	Timescale	Next Steps
4.H5	Public Toilets	Public Toilets should be provided throughout the town, either within existing buildings or by designing new, safe and attractive facilities.	<p>Lead Agency</p> <ul style="list-style-type: none"> • Alliance for Action <p>Other Stakeholders and Delivery Partners</p> <ul style="list-style-type: none"> • Argyll & Bute Council 	Short and Medium Term	<ul style="list-style-type: none"> - Review Public Toilet provision to define potential need for new additional facilities If further facilities are required: <ul style="list-style-type: none"> - Define the brief: carry out a feasibility study to define scope of works/outline cost plan - Appoint design team accordingly - Define Strategic sites - Get confirmation of land ownership & undertake required surveys + additional stakeholder/community engagement - Apply for funding

Next Steps



Project Priority

As mentioned in chapter 2, **7 objectives** have been defined in order to achieve Dunoon 2017 Vision:

1. ATTRACTIVE DUNOON: Making Dunoon an attractive place to live for all, at all stages in life.

2. THRIVING DUNOON: Developing a thriving, mixed local economy for Dunoon.

3. INCLUSIVE DUNOON: Creating an inclusive town centre with accessible services and digital connection for all.

4. WELCOMING DUNOON: Establishing Dunoon as a quality visitor destination.

5. EMPOWERED DUNOON: Strengthening the engagement and empowerment of Dunoon's local community.

6. ACCESSIBLE DUNOON: Creating excellent transport connections (pedestrian, cycle, ferry, bus and car).

7. CREATIVE & DISTINCTIVE DUNOON: Maximising the potential of Dunoon's high quality creative and cultural assets as well as its natural, built and social heritage.

The objectives are used to prioritise projects, the more objectives a project fulfils, the higher a priority the project becomes. This means small term projects can be as much of a priority as long term projects. Each project has been rated according to the following criterias:

Strongly contributes to Dunoon 2027 Objectives

Contributes to Dunoon 2027 Objectives

Moderately contributes to Dunoon 2027 Objectives

THINK COMMUNITY

Project	Project Name	Attractive Dunoon	Thriving Dunoon	Inclusive Dunoon	Welcoming Dunoon	Empowered Dunoon	Accessible Dunoon	Creative & Distinctive Dunoon
1.A - Social Enterprise & Third Sector Opportunities								
1.A1	Gateway Project	Red	Orange	Red	Yellow	Red	White	Yellow
1.A2	Castle Museum	Red	Red	White	Red	Red	White	Red
1.A3	US Years Museum	Orange	Red	White	Red	Orange	White	Red
1.A4	West Beach	Red	Yellow	Red	Red	Orange	Red	White
1.A5	Adopt Esplanade	Red	Orange	White	Orange	Red	White	Red
1.A6	Cycle Hub	Red	Orange	Red	Red	Orange	Red	Yellow
1.B - Community Ownership & Management								
1.B1	Growing Site	Red	White	White	White	Red	White	White
1.B2	Queen's Hall	Red	Orange	White	Orange	Red	White	Red
1.B3	Gateway Project T.	Red	Red	White	White	Red	White	Orange
1.B4	Co-working	Red	Red	Red	Yellow	Orange	White	White
1.B5	Programming	Orange	Red	White	Red	Red	White	Orange
1.C - Coordination & Information Exchange								
1.C1	Networking	Red	Red	Orange	White	Red	White	Orange
1.C2	Volunteers	Orange	Red	Orange	White	Red	White	Orange
1.C3	Third Sector	Red	Red	White	White	Red	White	White
1.C4	Social Enterprise	Red	Red	White	White	Red	White	White

THINK LOCAL ECONOMY

Project Number	Project Name	Attractive Dunoon	Thriving Dunoon	Inclusive Dunoon	Welcoming Dunoon	Empowered Dunoon	Accessible Dunoon	Creative & Distinctive Dunoon
2.1	Shop Local	Red	Red	Red	Red	Red	White	White
2.2	Shop Doctor	Red	Red	Orange	Orange	Red	White	White
2.3	Makers Space	Red	Red	Red	Orange	Red	White	Red
2.4	Digital Skills	Red	Orange	Red	Red	Red	White	Orange
2.5	Family Housing	Red	Orange	White	White	Yellow	White	White
2.6	Culinary Culture	Red	Red	Yellow	Red	Red	White	Red

THINK TOURISM

Project Number	Project Name	Attractive Dunoon	Thriving Dunoon	Inclusive Dunoon	Welcoming Dunoon	Empowered Dunoon	Accessible Dunoon	Creative & Distinctive Dunoon
3.1	Unique Selling P.	Red	Red	White	Red	Orange	White	Red
3.2	Visitor Packages	Orange	Red	Yellow	Red	Orange	Orange	Red
3.3	Accommodation	Yellow	Red	Yellow	Red	Yellow	White	White
3.4	Cycling Town	Red	Red	Orange	Red	Yellow	Red	Orange
3.5	Dunoon Project	Red	Red	Yellow	Red	Red	White	Red

Project Priority

Strongly contributes contributes moderately contributes to Dunoon 2027 Objectives

THINK PLACE - 4A WELCOMING HEADLAND

Project Number	Project Name	Attractive Dunoon	Thriving Dunoon	Inclusive Dunoon	Welcoming Dunoon	Empowered Dunoon	Connected Dunoon	Creative & Distinctive Dunoon
4.A1	Headland Masterplan							
4.A2	Interchange							
4.A3	Gate House							
4.A4	Castlehill Park							
4.A5	The Pier							
4.A6	Argyll Gardens							
4.A7	Old Jetty							
4.A8	Lighting Strategy							

THINK PLACE - 4B ATTRACTIVE ARGYLL STREET

Project Number	Project Name	Attractive Dunoon	Thriving Dunoon	Inclusive Dunoon	Welcoming Dunoon	Empowered Dunoon	Accessible Dunoon	Creative & Distinctive Dunoon
4.B1	Public Realm							
4.B2	Old Scala Cinema							
4.B3	Shop Fronts							

THINK PLACE - 4C CONNECTED HINGE

Project Number	Project Name	Attractive Dunoon	Thriving Dunoon	Inclusive Dunoon	Welcoming Dunoon	Empowered Dunoon	Accessible Dunoon	Creative & Distinctive Dunoon
4.C1	Burgh Hall's Gdns							
4.C2	St Johns Ch. Grds							
4.C3	Hanover St. Gdns							

THINK PLACE - 4D REVEALED MILTON BURN

Project Number	Project Name	Attractive Dunoon	Thriving Dunoon	Inclusive Dunoon	Welcoming Dunoon	Empowered Dunoon	Accessible Dunoon	Creative & Distinctive Dunoon
4.D1	Milton Strategy							
4.D2	Old Rose Garden							
4.D3	Jane Villa Car Park							
4.D4	St Muns Primary							
4.D5	Milton Promenade							
4.D6	Dolphin Hall							
4.D7	Old Gas Works							

THINK PLACE - 4E ACCESSIBLE EAST BAY

Project Number	Project Name	Attractive Dunoon	Thriving Dunoon	Inclusive Dunoon	Welcoming Dunoon	Empowered Dunoon	Accessible Dunoon	Creative & Distinctive Dunoon
4.E1	Beach Access							
4.E2	Alexandra Parade Promenade							

THINK PLACE - 4F REACTIVATED WEST BAY

Project Number	Project Name	Attractive Dunoon	Thriving Dunoon	Inclusive Dunoon	Welcoming Dunoon	Empowered Dunoon	Accessible Dunoon	Creative & Distinctive Dunoon
4.F1	Victoria Parade Promenade							
4.F2	Play Park							
4.F3	Old McColl's Hotel Vacant Plot							

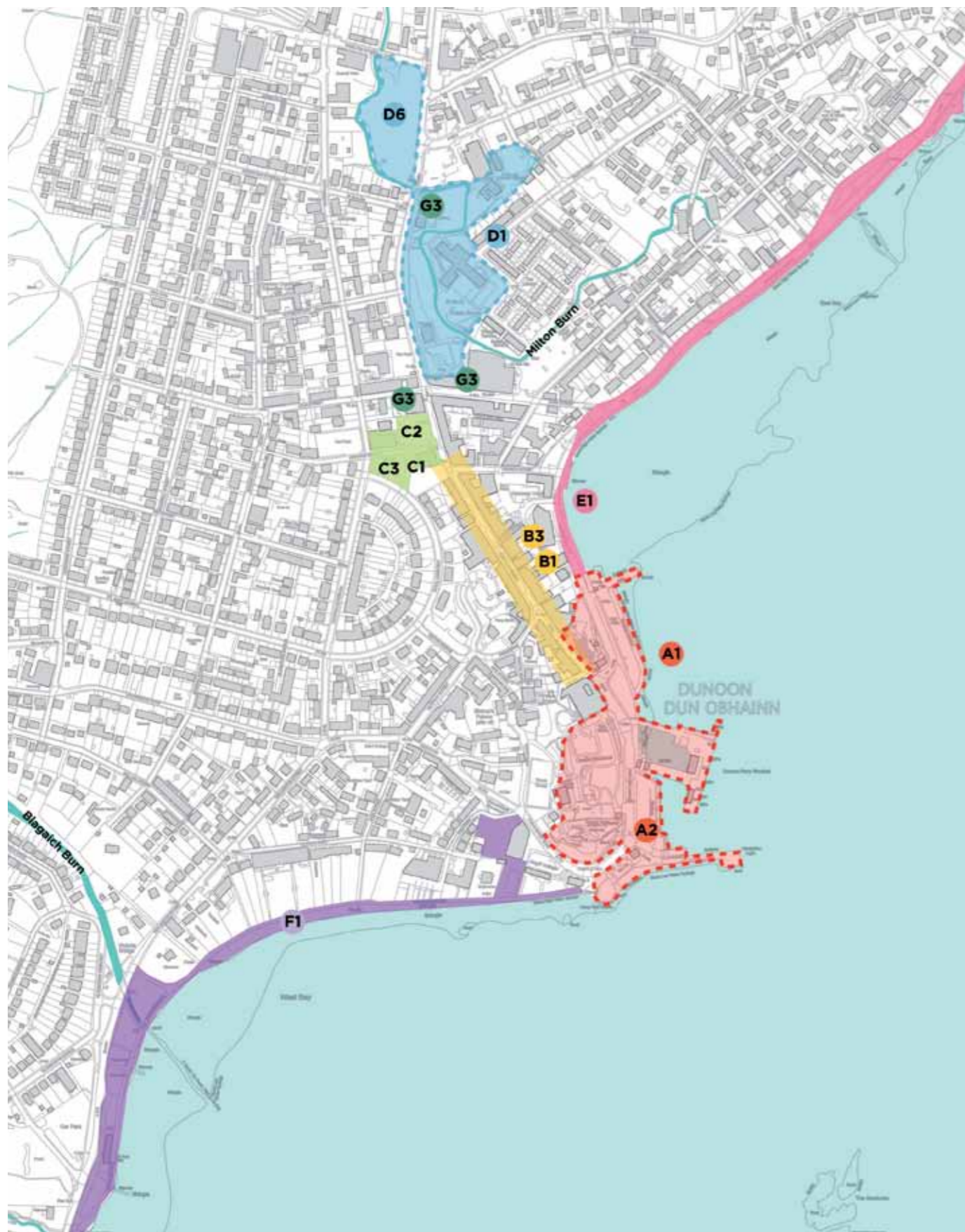
THINK PLACE - 4G ADDITIONAL PROJECTS

Project Number	Project Name	Attractive Dunoon	Thriving Dunoon	Inclusive Dunoon	Welcoming Dunoon	Empowered Dunoon	Accessible Dunoon	Creative & Distinctive Dunoon
4.G1	Pilot Street Vacant Plot							
4.G2	High Kirk Public Realm							
4.G3	Adaptive Reuse of Vacant Buildings							

THINK PLACE - 4H TOWN-WIDE STRATEGY

Project Number	Project Name	Attractive Dunoon	Thriving Dunoon	Inclusive Dunoon	Welcoming Dunoon	Empowered Dunoon	Accessible Dunoon	Creative & Distinctive Dunoon
4.H1	Signage							
4.H2	Transport							
4.H3	Art							
4.H4	Landscape							
4.H5	Public Toilets							

Recommended Priority Projects



Map indicating Dunoon 2027 Recommended Physical Priority Projects.

Following this rating process, the list below has been put together to identify **23 recommended priority projects** (in bold) which would contribute to unlocking Dunoon's incredible potential.

This list is indicative and should be reviewed by Dunoon Town Team (see p.70).

THINK COMMUNITY
RECOMMENDED PRIORITY PROJECTS

- 1.A3 American Years Heritage Museum**
- 1.A6 Cycle hub**
- 1.B4 Co-Worker Base**
- 1.C1 Community Networking**

THINK LOCAL ECONOMY
RECOMMENDED PRIORITY PROJECTS

- 2.1 Shop Local**
- 2.3 Makers Space**
- 2.6 Promote Local Culinary Culture**

THINK TOURISM
RECOMMENDED PRIORITY PROJECTS

- 3.1 Unique Selling Proposition**
- 3.5 The Dunoon Project**

THINK PLACE
RECOMMENDED PRIORITY PROJECTS

- WELCOMING HEADLAND**
- 4.A1 Welcoming Headland Masterplan**
 - 4.A2 Ferry Terminal**
 - 4.A5 The Pier**

- CONNECTED HINGE**
- 4.C1 Burgh Hall's Gardens**
 - 4.C2 St Johns Church Ground**
 - 4.C3 Hanover Street Gardens**

- REVEALED MILTON BURN**
- 4.D1 Milton Burn Landscape Strategy**
 - 4.D6 Old Gas Works**

- ACCESSIBLE EAST BAY**
- 4.E1 Beach Access**

- REACTIVATED WEST BAY**
- 4.F1 Victoria Parade Promenade**

- ADDITIONAL PROJECTS**
- 4.G3 Adaptive Reuse of Vacant Buildings**

- TOWN WIDE STRATEGIES**
- 4.H1 Signage Strategy**
 - 4.H2 Transport Strategy**
 - 4.H4 Landscape Strategy**

Funding (1/2)

Argyll & Bute Council has an External Grants & Funding Web Page that can assist voluntary groups with funding from a variety of sources, including transitional European Structural Funds, Lottery distributors and Trusts.

Further funding resources can be found at:

www.argyll-bute.gov.uk/community-life-and-leisure/grants-and-funding

The table below summarises possible sources of funding for the Dunoon Masterplan/Development Framework and Action Plan Priority Projects.

Public Funding

Funding Source	Specific Opportunity
Scottish Government	Activating Ideas Regeneration Capital Grant Fund Town Centre Communities Capital Grant Fund Town Centre Action Plan e.g. digital towns Town Centre Empty Homes Fund Empowering Communities Fund Strengthening Communities Programme A+DS 'Stalled Spaces' 2018 Year of Young People
European Funding Programme (2014 - 2020): Transitional Arrangements Post 'Brexit' vote	Green Infrastructure Fund: SNH/ERDF European Structural & Investment Funds (ESIF) Argyll & the Islands LEADER Programme
Highlands & Islands Enterprise	Scottish Investment Bank Highland Venture capital Alliance for Action
Historic Environment Scotland Heritage Lottery Fund	Conservation Area Regeneration Scheme Heritage Enterprise Great Place Scheme* Historic Environment Scotland - Scotland's Urban Past
Event Scotland	National/International Beacon Scottish Clan Fund Themed Year events: Year of History, Heritage & Archaeology Signature Events Fund (2017)

* Great Place Scheme: In March 2017 HLF announced a pilot of the Great Place Scheme. The Scheme will fund projects in areas like Dunoon where ThinkDunoon has demonstrated a commitment to embed heritage in the emerging vision, masterplan/development framework, action plan and decision-making. The Great Place Scheme will not fund any large-scale capital work. In Dunoon the wealth of heritage that includes for example the built environment, nature, Castle House Museum, library and archives, designed landscapes, culture and traditions, events, industrial maritime and transport heritage like the Wooden Pier. The aim in Dunoon is to further strengthen the networks between heritage, civic and community organisations, to involve citizens and local businesses and to share learning with other places. Overall the ThinkDunoon projects will enhance the role that heritage plays in the future of Dunoon and lead to a wide range of social, environmental and economic benefits that heritage can achieve.

Public Funding

Funding Source	Specific Opportunity
Big Lottery Fund	Community Empowerment: Awards for All Scottish Land Fund Investing in Ideas Investing In Communities: Growing Community Assets Awards for All Coastal Communities Fund
Scottish Towns Partnership	Town Centre Living Pilot Digital Towns Competition
National Health Service Highland Argyll & Bute Health & Social Care Partnership	Health & Well-Being Networks Small Grant Fund Integrated Care Fund Community Innovation Fund
Creative Scotland Argyll & Bute Council	Argyll and the Isles Culture, Heritage and Arts Assembly Creative Place Project CashBack For Creativity
Sportscotland	Facilities Fund
Transport Scotland	Access: Smarter Choices / Smarter Places Sustrans: Community Links Programme
Environmental	Argyll & The Isles Coast & Countryside Trust Branching Out SNH Green Infrastructure Fund SNH Scottish Rural Development Programme Forestry Commission Scotland - Woods in and around Towns (WIAT) Loch Lomond Trossachs National Park: Community Grant Scheme Zero Waste Town

Funding (2/2)

Private Funding

Funding Source	Specific Opportunity
Local business & investors: owners	- Argyll & Bute Council to be proactive: de-risking & packaging discrete market ready opportunities includes using 'ghost planning applications'. - Offer smaller development packages that sit within the Development Framework to Dunoon based businesses and investors.
Development Agreements: Property Leases	- Development agreements are a simpler approach where the private sector builds on public sector land. - Property leases as a security for investors may suit specific uses
Town Centre Investment Zone	Opportunity use the Development Framework to agree an approach that would be endorsed by Scottish Government
Local Benefactors & Opportunistic Sources	Approach local benefactors on particular projects

Community Local Funding Sources

Funding Source	Specific Opportunity
Self-build	Establish sites & interest database
Custom build	Establish sites & interest database
Community ownership of 'community' assets	Development Trust or Community Interest Company
Argyll and the Isles Coast and Countryside Trust (AICCT) Environmental Trust	Distributes funds to assist local community groups, organisations and other environmental bodies to progress projects
Triodos Bank:	Offer loans to organisations working to bring positive & lasting change.
Robertson/Gannochy Trusts	Focus on innovative approach to arts/sport provision particularly targeting young people
Opportunistic:	E.g. crowd sourcing

Delivery Plan

Responding to local property context

Ryden, the *ThinkDunoon* property expert, presented a summary of their research on the local property market (See Appendix E) that highlighted:

- Retail availability: 4 retail properties on the market (actively marketed) : 2 for lease and 2 -for sale. Totals 4,648 sq.ft.
- Retail rents c. £8 - £12 per sq.ft. (comparatively low)
- Retail vacancy rate is very low at 1.4% (marketed properties only)
- Since January 2010 : 18,430 sq.ft. of retail space transacted (sales and lettings) in 13 transactions, averages around 2,630 sq.ft. and 2 units per annum. (small but steady)
- Multiple retailers : M&Co, Boots the Chemist, RS McColl and British Red Cross (limited selection)
- Supermarkets : Morrisons (John Street) and Co-op (Queen Street)
- Recent store openings : Kirn Parish Church Charity Shop, Doon the Water gift shop and Bute & Cowal Credit Union (independent and third sector demand)
- Recent store closures - Scottish Hydro Electric store on John Street (2016); The Pot Shop, Argyll Street (2016); Engrave It, Hillfoot Street, (2016); Girards Jewellers, Argyll Street (2015); Clydesdale Bank closing (2017); Yorkshire Building Society closing (May 2017). (banks and utility being lost)
- Office occupiers comprise: local solicitors, accountants, estate agents, local government offices etc
- Offices located above shops, in retail frontage units and Argyll Business Centre on Argyll Street
- Main business location is Sandbank Business Park, located on the A885 north of Dunoon

Recommendations

The Dunoon Masterplan and Action Plan that has emerged from the *ThinkDunoon* events is for all public, private and third sector stakeholders and not just the public sector. Clearly these are very challenging times. Argyll and Bute Council, along with the rest of the public sector in Scotland, is facing up to a very tough financial climate. The 'Brexit' vote increases the uncertainty and risk for new investment. Argyll and Bute Council budgets are likely to continue to reduce over next few years. Costs are rising while funding is reducing, making it harder to balance Council budgets and protect services.

In this context targeting alternative sources of funding like those outlined in the *Funding Opportunities Table* will be essential. The funds are often targeted at communities and are particularly 'outcomes driven' with very specific objectives and outcomes. Therefore it will be essential to 'bend' project outcomes to meet the specific funding criteria and set this within the Masterplan/Development Framework and Action Plan that has resulted from *ThinkDunoon*.

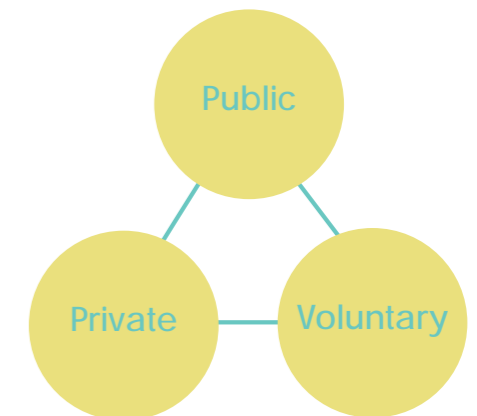


Diagram showing that Dunoon will need contribution from the Public and Private Sectors as well as from Volunteers to deliver its vision for 2027.

Alliance for Action & Dunoon Town Team

There are also some strong existing partnerships (e.g. Dunoon Community Council, Argyll & Bute Third Sector Interface, Burgh Hall Trust, Dunoon Presents BID, Dunoon Regeneration Party.) Chapter 1, *Introduction*, highlighted that SURF has been commissioned by HIE to establishing whether the 'Alliance for Action' model is suitable for Dunoon.

An 'Alliance for Action' is a collaborative and shared learning network of private, public and third sector individuals and organisations, which collectively seek to work together towards a common vision. SURF's approach is based on:

- Using creative processes: accessing previously ignored, untapped, and disconnected resources in local knowledge, assets, enterprise and enthusiasms;
- Identifying inspired individuals: connecting with willing partners and creatively 'working with the rules' together to 'make things happen';
- Promoting pilot projects and using their value in providing essential initial bureaucratic and political cover for breaking barriers and merging roles;
- Applying progressive leadership in scaling-up resultant successful approaches and devolving down further interactive service design and delivery;
- Ensuring greater value for money can be achieved by relatively small catalytic investments in flexible community-based partnerships that can connect local information with wider networks.

The Alliance for Action approach is very well suited to assist in delivering the outcomes of the *ThinkDunoon* process where the existing partnerships, agencies and community groups need to collaborate closely and establish an agreed strategy and complementary priorities. New ideas (products, services and models) that simultaneously meet the community's needs and create new social relationships or collaborations across existing and new groups should be encouraged. In Dunoon the Alliance for Action can actively promote these kinds of innovations to both enhance the community and enhance community's capacity to act.

Overall it is essential that SURF and Argyll and Bute Council move quickly and decisively so as to keep up the momentum that has been built up over the *ThinkDunoon* process and drive forward implementation. Experience elsewhere has shown the importance of a respected 'neutral forum' like the Alliance for Action to discuss

emerging opportunities, reconfirm priorities, challenge the status quo, provide leadership and act as a proactive partnership vehicle to co-ordinate investment. In these circumstances two delivery components are recommended based on formally establishing an Alliance for Action. They are:

1 - Alliance for Action 'Short Life' Delivery Group

A 'light touch' focussed strategy group, with a clear commitment to deliver the *ThinkDunoon* outcomes and the Masterplan/Development Framework and Action Plan priorities should be established. This would comprise relevant members of the community/organisations including, Dunoon Community Council, Argyll & Bute Third Sector Interface, Burgh Hall Trust, Dunoon Presents BID, Dunoon Regeneration Party, the emerging and individual *ThinkDunoon* project 'ambassadors', council officers, and representatives from partner agencies dependent and appropriate to specific actions. A number of individual 'ambassadors' embraced the *ThinkDunoon* approach, twenty individuals gave short Pecha Kucha presentations at the launch and final presentation events and used the *ThinkDunoon* process to progress particular proposals.

The 'ambassadors' would be the project champions and provide the fresh energy required to bring about positive change and challenge apathy. The Alliance for Action can also encourage 'social innovations' and maintain communication across different community groups, public and private sectors as well as provide community capacity building. The principle of establishing an Alliance for Action was discussed at the Final Presentation on 20 April.

The Argyll and Bute Council officers involved in the Alliance for Action should be of sufficient seniority to take decisions, lead on projects and influence work programmes within their own services. An early task will be to agree lead responsibilities and supporting contributions, set timescales and agree reporting mechanisms for the actions identified in the Dunoon Masterplan/Development Framework and Action Plan.

In due course the Alliance for Action might evolve into a SCIO and aim to reduce dependency on grant support by generating income through enterprise and the ownership of assets.

2 - Dunoon Town Team

Initial discussions and experience elsewhere highlights that in the short/medium term the Dunoon Town Team (See adjacent diagram) could be an ideal adequately resourced 'coordinating delivery vehicle' and overcome some of the strategic, coordination and resourcing/staffing challenges (See Projects 1.1/1.2/1.3) that were identified during the

ThinkDunoon Charrette. The Dunoon Town Team could include Dunoon Presents Bid Manager, CARS Project Officer, SURF Alliance for Action Facilitator and Argyll and Bute Council Development Officer. It could be an 'umbrella' community delivery organisation which:

- Has the full support of the Alliance for Action and the wider Dunoon community (residents & businesses)
- Aims to oversee the sustainable regeneration of Dunoon and deliver specific economic, social, environmental and cultural projects identified in the Development Framework & Action Plan within Dunoon
- Is independent but seeks to work in partnership with other private, public and third sector organisations

The Dunoon Town Team will be essential to ensure effective communication between community organisations and 'ambassadors'. It should also guarantee that coordinated delivery continues as the implementation of the Dunoon Masterplan/Development Framework and Action Plan proceeds. The Town Team needs to be in place quickly and with a visible presence in Dunoon town centre and shared administration/IT systems. The Town Team would become the clear focus for ensuring that public, private and third sector partners carry forward agreed actions. The town team should also be responsible for progressing actions where no individual partner/ambassador has primary responsibility.

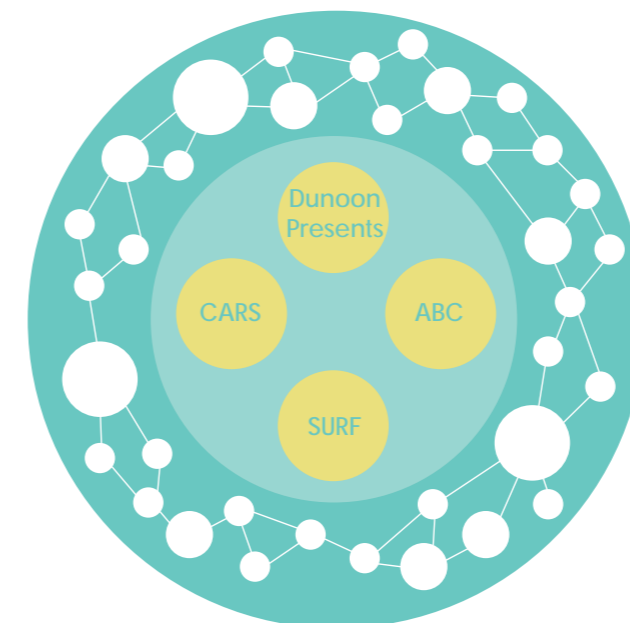


Diagram showing stakeholders and community groups gravitating around the core Town team to help deliver projects.

Conclusion

SURF and Argyll and Bute Council is invited to endorse the Dunoon Masterplan/Development Framework and Action Plan - longer term vision, objectives, strategic programmes and projects - as the basis for wider consultation so as to guide future investment decisions in Dunoon over the next ten years.

The immediate next steps are as follows:

- SURF, Argyll and Bute Council and partners to review the *Priority Projects Table* to confirm projects hierarchy and timescale.
- SURF, Argyll and Bute Council and partners commit to establishing an Alliance for Action with a clear commitment to delivery of the Dunoon Masterplan/Development Framework and Action Plan and convene an early meeting.
- Argyll and Bute Council to formally endorse the Dunoon Masterplan and Action Plan: vision, objectives and projects as the basis for wider consultation, so as to guide future investment decisions in Dunoon over the next ten years.
- Argyll and Bute Council to undertake wider business and community dissemination of the Dunoon Masterplan and Action Plan and publish an online Executive Summary.
- Argyll and Bute Council is to acknowledge the potential 'fit' between the Dunoon Masterplan/Development Framework and Action Plan and the emerging replacement Local Development Plan (known as Local Development Plan 2 or LDP2 for short) that is now in preparation. This ThinkDunoon Design Charrette Final Report should be regarded as a material consideration on the development and use of land in Dunoon in the preparation of LDP2.
- The Alliance for Action and Dunoon Town Team and partners to review progress on delivery of the Dunoon Masterplan/Development Framework and Action Plan at an annual event to encourage public, private and third sector partners to review progress and discuss new ways of responding to emerging challenges and opportunities in Dunoon.



Appendices



Appendix A

Physical Interventions Project Sheets



4.A Welcoming Headland

“Welcoming Headland” vision

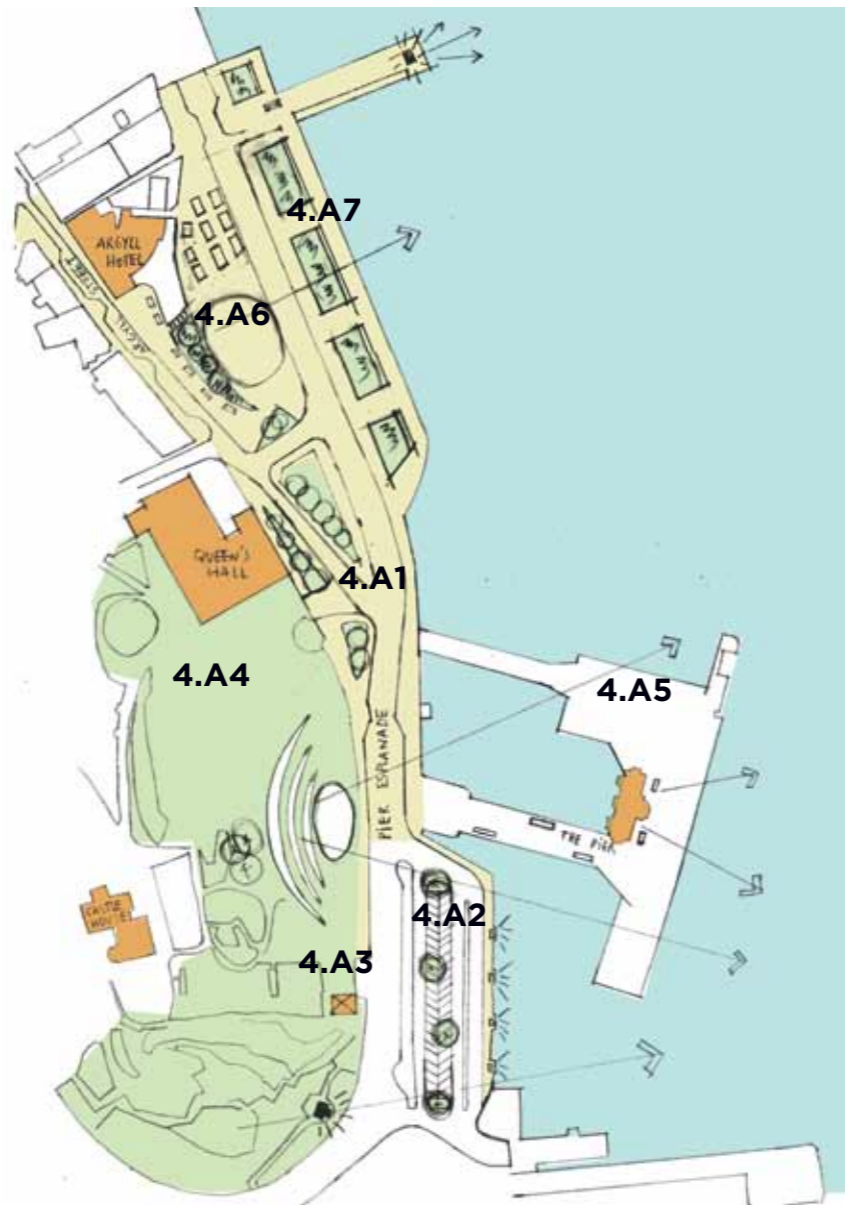
In 2027, the Headland, which stretches from the Ferry Terminal to the bottom of Argyll Street, is a **welcoming gateway into Dunoon’s Town Centre**. It is also the **promontory to an incredible collection of reactivated landmarks**: the Castle House, the Queen’s Hall and the Pier.

An amphitheatre has been built into Castlehill Park’s slopes to accommodate **large outdoor shows** and create a space to sit and **enjoy the drama of the Firth of Clyde landscape**.

The Headland’s **public realm has been redesigned to provide a legible and accessible approach from the ferry terminal to the Town Centre**. Argyll Gardens and the old Jetty have become generous civic spaces connecting Dunoon’s waterfront to the bustling Argyll Street. At night, the main landmarks are illuminated, creating a **spectacular arrival experience into Dunoon**.

4A - WELCOMING HEADLAND PROJECT LIST

- 4.A1 Headland Masterplan
- 4.A2 Public Transport Interchange
- 4.A3 Gate House
- 4.A4 Castlehill Park
- 4.A5 The Pier
- 4.A6 Argyll Gardens
- 4.A7 Dunoon’s Waterfront Park
- 4.A8 Headland Lighting Scheme



Proposed Sketch Plan



Welcoming Headland - Location Plan

4.A1 Headland Masterplan

You said

- “Dated feel”
- “Not pedestrian friendly”
- “Not pleasant”
- “Cluttered”

Key Proposals

Creating a coherent “Headland” masterplan bringing together the Public Transport Interchange (project 4.A2), the Castle House Museum, Queen’s Hall, the Pier and the general Headland’s public realm. Opportunities include (non-exhaustive list):

- Reactivating existing landmarks (Castle House Museum, the Pier...)
- Reactivating the Gate House (see project 4.A3)
- A better pedestrian connection from Dunoon’s pedestrian ferry terminal to the bottom of Argyll Street with potential widening of footpaths where possible
- Introduction of quality and distinctive street furniture in a tidy manner to de-clutter the “Headland’s” public realm.



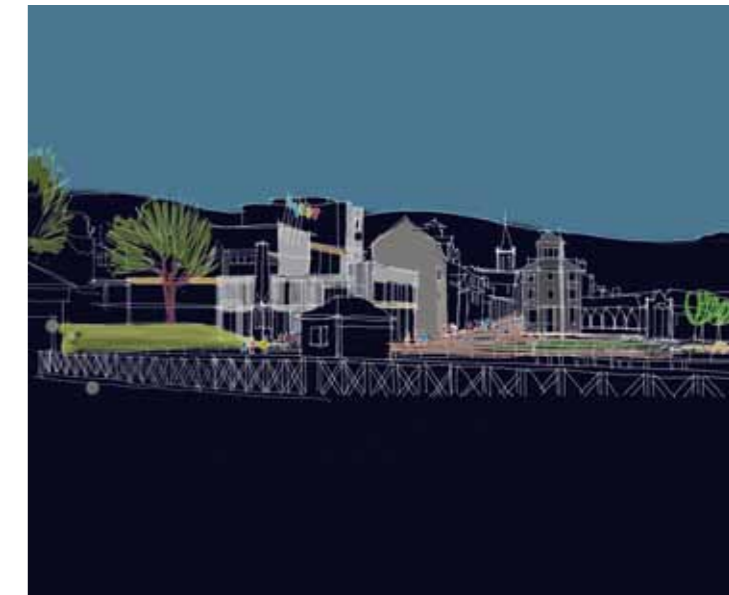
Historical Image (No clutter - open feel)



Existing Situation



Proposed - Precedent Reference



Proposed Sketch “De-cluttered Headland”

4.A2 Ferry Terminal | Facility & Public Realm

You said

"The Car parking area is not regulated: free for all and tricky access for buses"

"No sense of welcoming/arrival"

"No adequate signage/adds and promotion material"

"No shelter, no bathroom facility"

"No intermodal connection between ferry and buses"

Key Proposals

Designing a combined ferry and bus terminal facility with sheltered spaces, bathroom facilities, a seating area, a tourism information office, room for advertising Dunoon's main attractions, customer information, ticketing, wayfinding... etc

Restructuring and "greening" the car park to enhance the quality of this key arrival space into Dunoon.



Existing Situation



Proposed - Precedent Reference

4.A3 Gate House | Refurbishment

You said

"What does a derelict building as a first impression say about Dunoon..."

"It is a real shame to let this building deteriorate"

Key Proposals

Creating a contemporary intervention (potentially a small information point or gallery), which respects the heritage whilst creating a more appropriate first impression for Dunoon.



Existing Situation



Proposed - Precedent Reference



4.A4 Castlehill Park

You said

"Beautiful park but difficult to access"

"Dated feel"

"Nothing to do"

Key Proposals

Shaping a coherent spatial plan for the redevelopment of Castlehill Park aiming to regenerate this key open space whilst respecting its heritage. Opportunities include (non-exhaustive list):

- Creating a large amphitheatre integrated within the existing slope with associated performance space for outdoors shows, festivals, fireworks, or just to embrace the spectacle of the Firth of Clyde's landscape
- Refurbishing the Castle House Museum and creating a more welcoming and accessible entrance



Existing Situation



Proposed - Precedent Reference



Proposed Sketch

4.A5 The Pier

You said - Charrette Feedback

"It is a shame the Pier can't be used for events"

"It would be nice to see the rest of the Pier's infrastructure refurbished as well"

Argyll & Bute Council Position on the future of The Pier

"The whole of Dunoon Pier including the three main historic buildings which stand on the pier (Main Waiting Room, Harbourmaster Building and Signal Tower) is listed Category 'A' by Historic Environment Scotland. This is an indication of the rare survival of Dunoon Pier within the Scottish context as both a timber steam boat jetty and pleasure pier.

In going forward it will be essential that any proposals for the refurbishment of the pier balance the potentially competing demands of: a long term sustainable economic use for the pier and its' buildings; its position as a nationally significant heritage asset; and the requirements of the key statutory bodies with respect to the on-going safe and efficient use of the pier."

Short Term

Part of the Pier's buildings and infrastructure has already benefited from a first phase of refurbishment. Unfortunately, planning conditions prevent the community from accessing it for events, festivals, fairs... etc

A quick win would be to make the refurbished building more accessible to the community and to further consult with SEPA to understand the requirements to enable a change of use.

Medium/long Term

In the medium term, the Scottish Government will make their decision on the ferry operator which will have a bearing on how the pier is used in the future.

Beyond the ferry, a long-term vision for a sustainable use of the Pier is needed.

It is also critical to secure a funding package to stabilise the pier structure and bring the other building back to life.



Existing Situation

4.A6 Argyll Gardens

You said

"Never used"

"No meaningful purpose"

"Unpractical"

"Existing Band Stand too small to have proper marching bands"

Key Proposals

Transforming Argyll Gardens into one of Dunoon's main outdoors civic spaces: an open, pleasant and flexible plaza which can accommodate large marching bands, events, farmers markets, craft markets...

Argyll Gardens should connect Dunoon's Waterfront to its retail core: Argyll Street.



Existing Situation



Proposed - Precedent Reference



Proposed - Precedent Reference

4.A7 Dunoon Waterfront Park

You said

"Under-utilised space"

"It is a shame to have a car parking area right on the waterfront"

Key Proposals

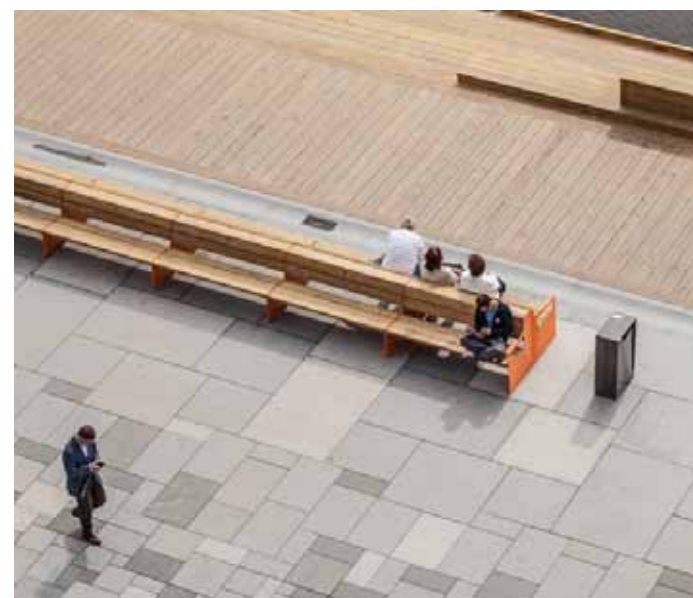
Transforming the current car parking area into Dunoon's main waterfront public space.

Introducing seating spaces with associated planting beds to create a buffer between Alexandra parade and this new amenity space.

Redesigning the old Jetty as an open promontory for visitors and locals to enjoy the Firth's scenery.



Existing Situation



Proposed - Precedent Reference



Proposed - Precedent Reference

4.A8 Headland Lighting Scheme

You said

"The existing lighting is dim and unattractive"

Key Proposals

Highlighting the Headland's main existing features (a.i. Argyll Hotel, Castle House, Highland Mary...) to create an attractive night-time landscape.

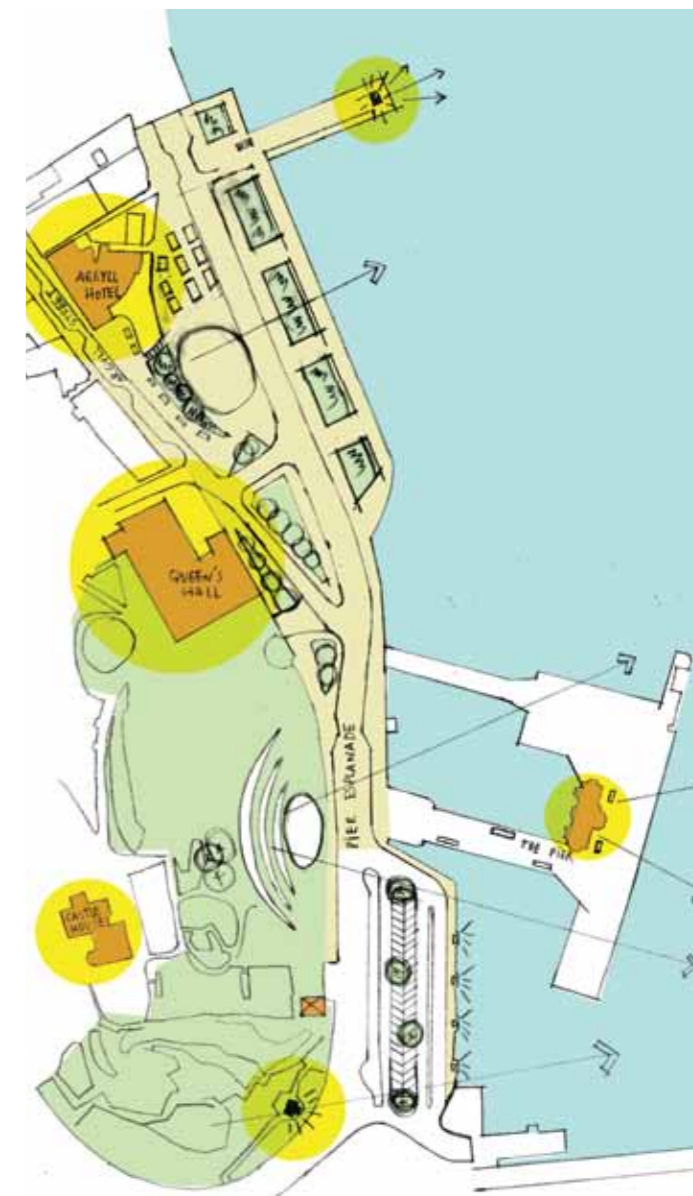
Commissioning additional sculptural lighting features to add more texture and interest to the public realm at night.



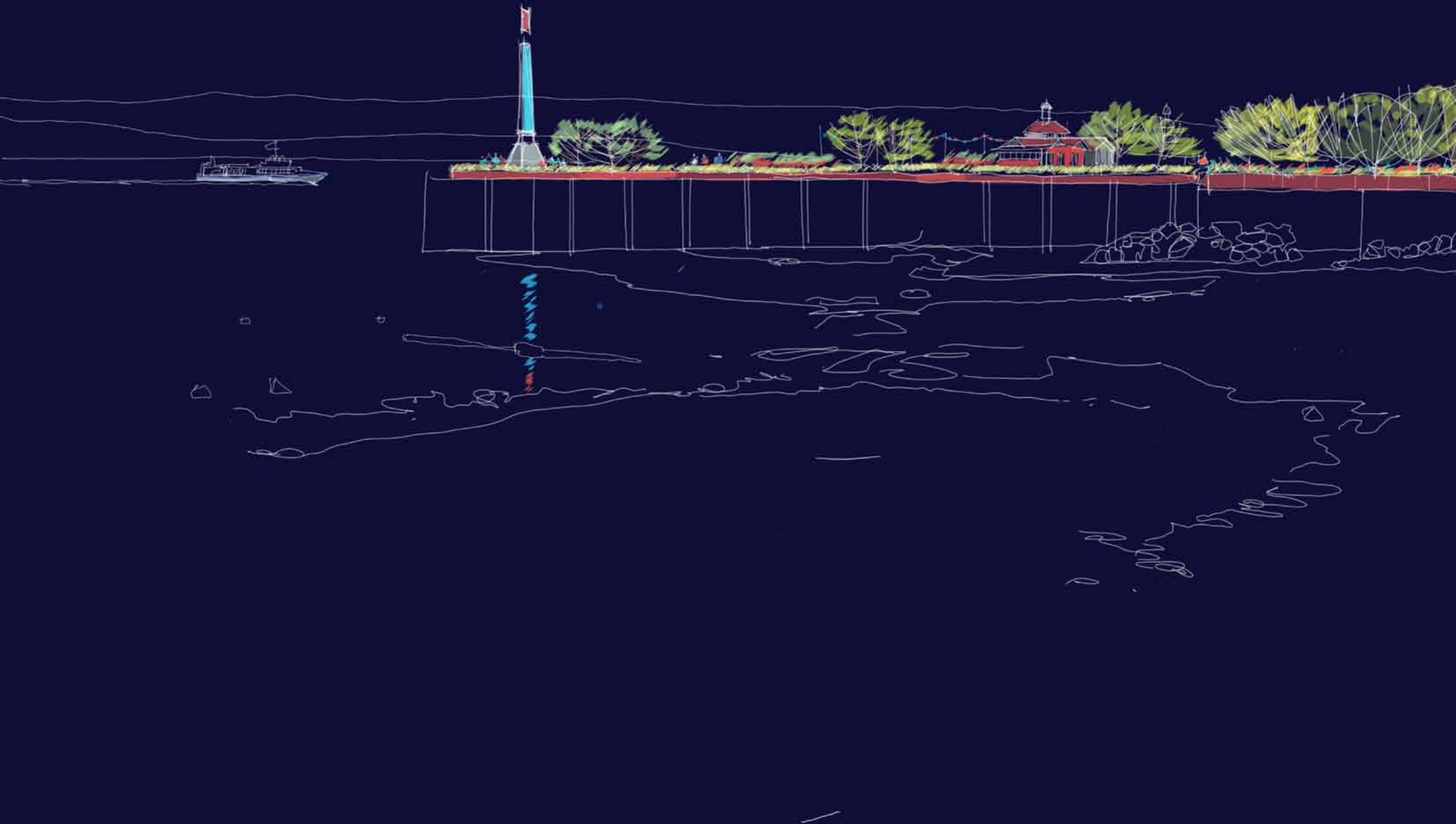
Existing Situation



Proposed - Precedent Reference



Proposed Sketch Plan



4.B Attractive Argyll Street

“Attractive Argyll Street” vision

In 2017, Argyll Street already has an incredible array of independent shops and is flanked by two major cultural anchors: the Queen’s Hall and Burgh Hall. The street is formed by a dense and almost continuous series of victorian townhouses seldomly interrupted by narrow lanes and streets, some of them providing views onto the waterfront on one side and onto the hills on the other. The quality of the public realm should do justice to these existing assets and help support Dunoon’s local shops.

In 2027, following the CARS works, shop front regeneration scheme and public realm improvements, **Argyll street has become distinctive, pleasant and welcoming.** Markets and fairs are frequently organised and the Queen’s Hall and Burgh Hall help coordinating events **inviting locals and visitors to dwell along Argyll Street and spend time in the Town Centre.**

4B - ATTRACTIVE ARGYLL STREET PORJECT LIST

- 4.B1 Argyll Street Public Realm
- 4.B2 Old La Scala Cinema
- 4.B3 Shop Front Improvement



Site Plan

4.B1 Argyll Street Public Realm

You said

“Very dated feel”

“Impractical barriers”

Short Term

Testing various types of events, uses and street furniture elements with minor adjustments to improve barrier free accessibility (e.g. street crossing points) and wayfinding.

Long Term

Following up from short term interventions, transforming Argyll Street into a welcoming, attractive street with a distinctive and flexible streetscape which can accommodate events, market stalls...

Redefining the car parking strategy (also see project 4.H2) to prioritise pedestrian circulation.



Existing Situation



Proposed - Precedent Reference - Short Term

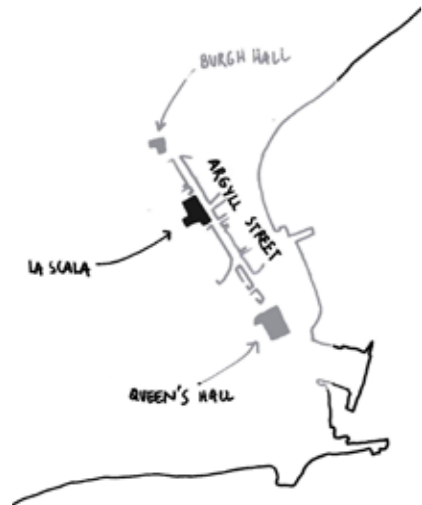


Proposed - Precedent Reference - Long Term

4.B2 La Scala Cinema

You said

"If the Art Deco Cinema could be refurbished, together with the Queens and Burgh Halls, we would have three lively cultural anchors that would help breathe new life into the town"



Three Cultural Anchors for Dunoon

Key Proposals

Undertaking a study to identify capacity to support other functions in upper floors of current M&Co (old La Scala Cinema)

Creatively upgrading of the frontage, not a reinstatement of the cinema façade but perhaps a different take on something as impactful and more contemporary.



Existing Situation



Historical Image

4.B3 Shop Front Improvement

You said

"Concentrate on maintaining existing buildings to complement on-going works to Queens Hall, Burgh Hall & Dunoon Pier etc."

"It would be wonderful to see well designed and low maintenance shop fronts with a visual cohesion that says 'quality' "

Key Proposals

Creating a "Shop Front Initiative" to define a coordinated strategy to define temporary and permanent interventions to improve shop fronts.



Existing Situation



Leyton shop front improvement - before



Leyton shop front improvement - after

Proposed - Precedent Reference

4.C Connected Hinge

“Connected Hinge” vision

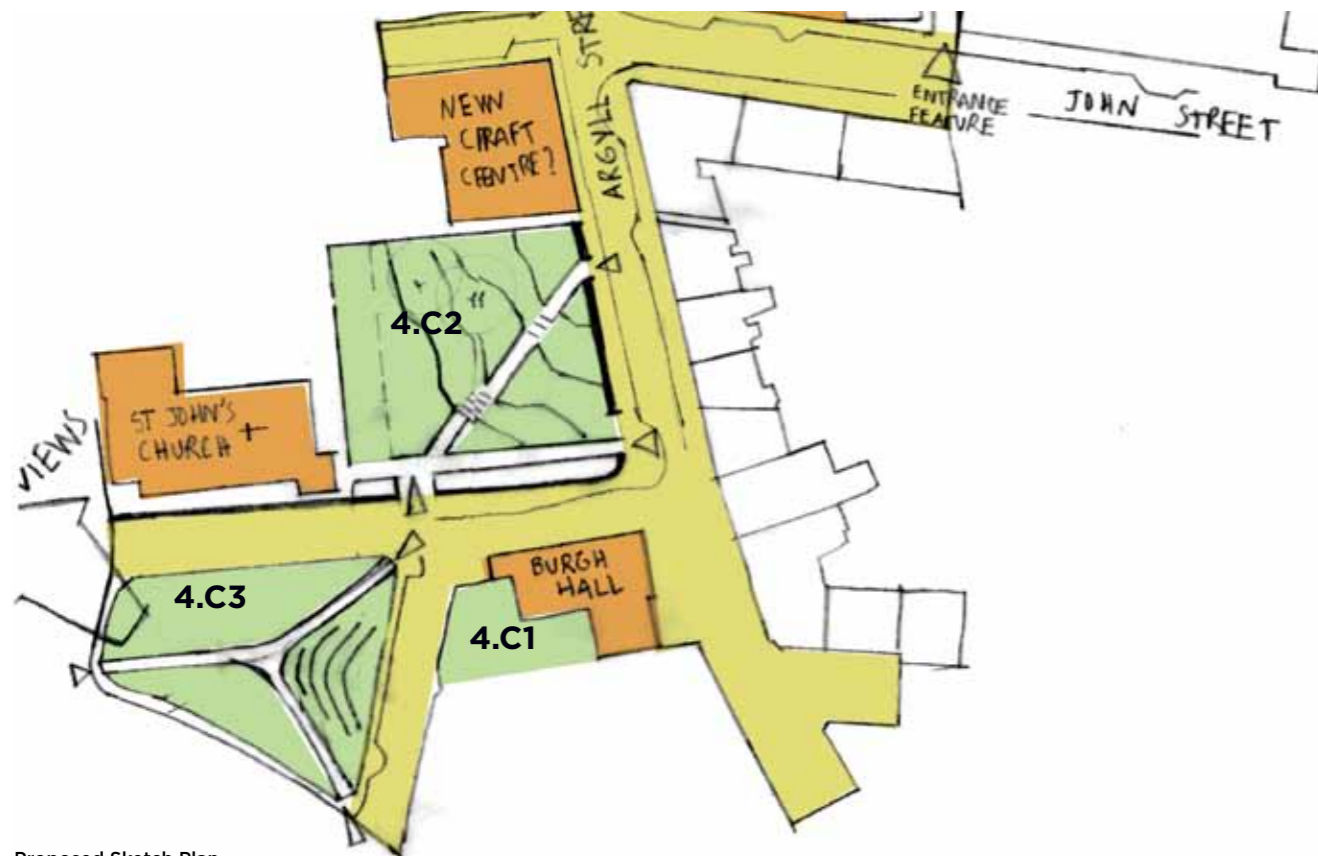
In 2027, St Johns Church Grounds, Hanover Street Gardens and the Burgh Hall Gardens have been transformed into a three-fold “hinge” park, linking Dunoon’s low and high levels and becoming a **prime viewing platform to embrace the whole of Dunoon’s incredible townscape and wider landscape setting.** The category A listed St Johns Church is enhanced by feature lighting and the Burgh Hall curates exhibitions and performances in their festive art garden.

4C - CONNECTED HINGE PROJECT LIST

- 4.C1 Burgh Hall's Gardens
- 4.C2 St Johns Church Ground
- 4.C3 Hanover Street Gardens



Location Plan



Proposed Sketch Plan

4.C1 Burgh Hall Gardens

You said

“An outdoor space adjacent to the refurbished Burgh Hall needs to be created”

Key Proposals

Creating an intimate wildlife garden with a café extension, a play area and a visual poetry and performance space developed together with the local creative community.



Existing Situation



Proposed - Precedent Reference



Proposed - Precedent Reference

4.C2 St Johns Church Grounds

You said / Observations

St John's Church grounds could be more accessible and better connected to Hanover Street Gardens.

Key Proposals

Enhancing St John's Church setting by restructuring its sloping grounds into a beautifully lit feature stepped embankment with seating and an accessible path leading up to Hanover Street Gardens.



Existing Situation



Proposed - Precedent Reference

4.C3 Hanover Street Gardens

You said / Observations

Hanover Gardens is a very strategic open space. From its top you can embrace all the main elements of Dunoon's landscape: the Firth, the Hills and the Townscape. It is flanked by two remarkable landmarks: St John's Church and the Burgh Hall.

But, the gardens have a "dated feel and no comfortable seating".

Key Proposals

Restructuring the gardens to provide generous seating to enjoy the views, a better connection to St Johns Church Grounds and more colorful and textured planting whilst retaining some of its Victorian heritage features such as the cast iron fountain.



Existing Situation - Views onto the Inner Firth of Clyde



Existing Situation - Views onto the Hills



Proposed - Precedent Reference



Proposed - Precedent Reference

4.D Revealed Milton Burn

“Revealed Milton Burn” vision

Further down Argyll Street, past John Street, the townscape fabric loosens and marks the beginning of the Milton Burn’s Valley. The Milton Burn currently forms a natural link flowing through a series of open spaces but is not easily accessible nor visible.

In 2027, the burn should be revealed and its surrounding spaces should be read as one **continuous undulating promenade with various lively cafes and pavilions as well as plenty of play opportunities.**



Location Plan

4D - REVEALED MILTON BURN PROJECT LIST

- 4.D1 Milton Burn Masterplan
- 4.D2 Old Rose Garden
- 4.D3 Jane Villa Car Park
- 4.D4 St Muns Primary
- 4.D5 Dolphin Hall Public Realm
- 4.D6 Old Gas Works



Proposed Sketch Plan

4.D1 Milton Burn Landscape Strategy

You said

“It would be great to create a walk along the Milton Burn”

The Clyde Cottage Nursery already have plans for the woodland area running alongside the Burn and are currently investigating the possibility of adopting the land behind their nursery to create a ‘Forest play park’.

Key Proposals

Creating a coherent Milton Burn Promenade masterplan.

Opportunities include (non-exhaustive list):

- Creation of park pavilions including new permanent structures, temporary structures and refurbishment of soon-to-be vacant library building
- Installation of a board walk along the Burn with additional bridges and artworks
- Design of playful elements to be integrated along the promenade
- Introduction of seating spaces along the burn (built into existing slopes)
- Renaturalisation of the burn’s edges with a more diverse planting palette.



Existing Situation



Proposed - Precedent Reference



Proposed - Precedent Reference

4.D2 Old Rose Garden

You said

"More colorful plants should be added"

"Dunoon needs more play areas"

Key Proposals

Creating a playful garden located within close reach of Argyll Street and making the most of the burn's undulating landscape.

This playful space could be developed together with Dunoon Schools and Nurseries, especially Clyde Cottage Nursery who already have plans to create a Forest Play Area in the woodland area at the back of the Doctors Surgery.



Existing Situation



Proposed - Precedent Reference

4.D3 Jane Villa Car Parking

You said

"Not a pleasant sight"

Key Proposals

"Greening" the edge of the car parking area to blend it within the Milton Burn Park context.

Reinstating a quality boundary stone wall with potential artwork to create a stronger visual continuity with the rest of the existing streetscape.



Existing Situation



Proposed - Precedent Reference

4.D4 St Mun's Primary + Clyde Cottage Nursery

You said / Observations

The school is in an amazing location but is not making the most of its proximity to the burn.

Key Proposals

Reconfiguring the school/nursery building to increase its relationship to the Milton Burn and its surrounding landscape.

This facility has the potential to become an excellent "nature" school with a high emphasis on outdoors cross-curriculum activities, adding another valuable asset to Dunoon School Estate.



Existing Situation



Proposed - Precedent Reference



Proposed - Precedent Reference

4.D5 Dolphin Hall Public Realm

You said / Observations

The car parking area should be rationalised.

The entrance of the building should be highlighted by a new quality public realm doing justice to the quality of the building.

Key Proposals

Creating a better setting for the Dolphin Hall using quality material and introducing trees and planting beds.



Existing Situation



Proposed - Precedent Reference



Proposed - Precedent Reference

4.D6 Old Gas Works

You said

"It would be great to be able to use this vacant site as a kick-about space"

"We need a growing space close to town"

"The soil is very polluted = Transforming the site into a biodiversity hub to balance out all the years during which the site was neglected would be a nice idea"

Key Proposals

Before any major developments are undertaken onsite, the Old Gas Works could benefit from a series of short-term interventions including (non-exhaustive list):

- Depolluting the site by planting hyper-accumulating vegetation (birch, hazel, willow...) which would, over time, extract the pollution out of the soil.
- Installing a board walk besides the Milton Burn which runs along the eastern edge of the site.
- Creating an allotment area with raised planters, gathering spaces and informal play areas.
- The site could be used as a testing ground for cultural and community events. Capitalising on the existing "Cowal Highland Gathering", an event happening every Summer at Dunoon's Stadium, (5 minute walk from the Old Gas Works), the site could also accommodate a "Cowal Highland Games Fringe Festival". *Also refer to project 3.1.*



Existing Situation



Proposed - Precedent Reference



Proposed - Precedent Reference



Proposed - Precedent Reference

4.E Accessible East Bay

“Accessible East Bay” vision

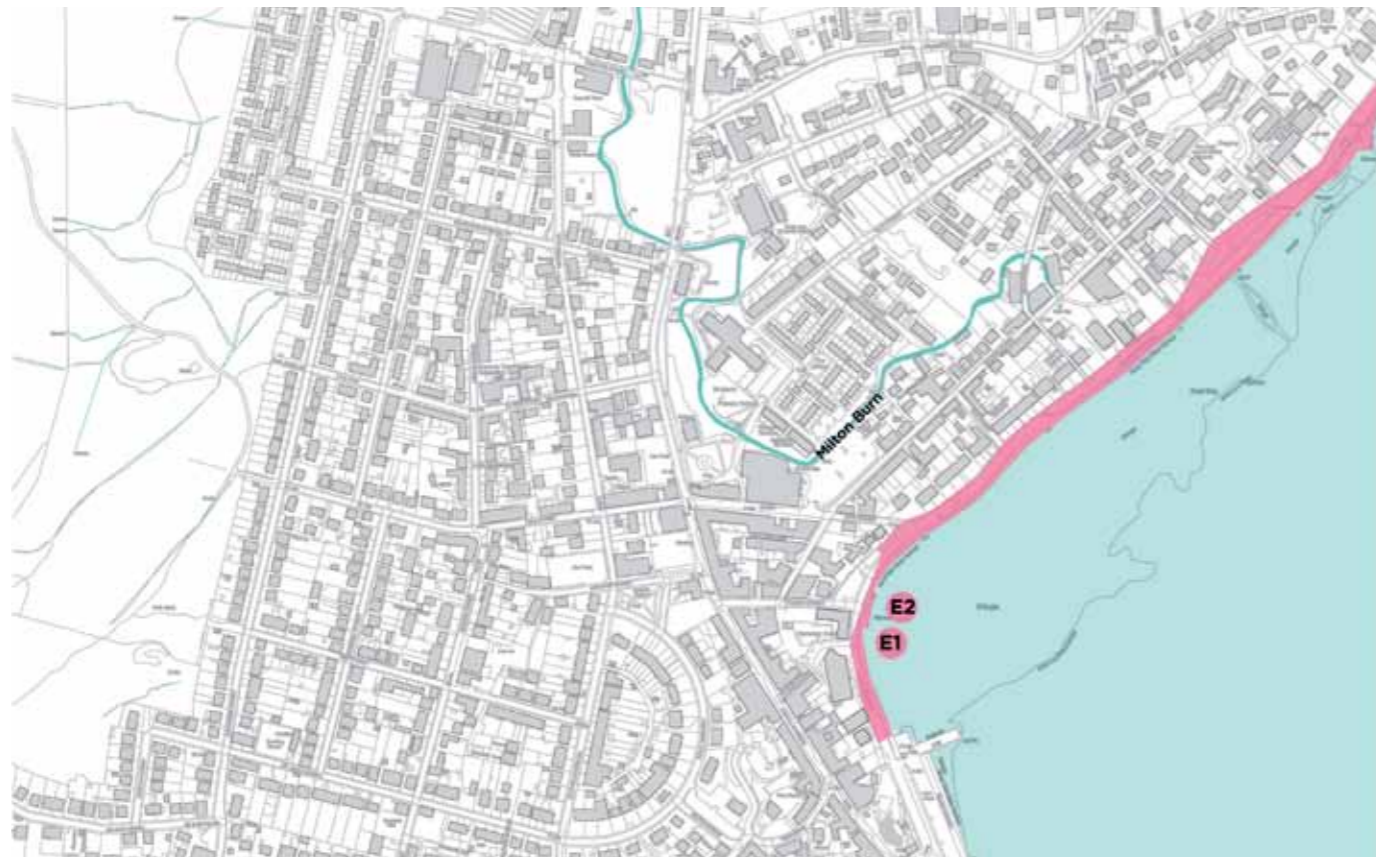
Dunoon’s East and West Bays are the town’s largest public spaces and one of its most formidable assets.

The East Bay’s access steps are currently in poor condition which makes the beach very difficult to get to from Alexandra Parade’s Promenade.

In 2027, **new access steps and ramps have been installed** along with **cafe pavilions and art interventions**. The old steps have been retained as sculptural features illuminated at night. Alexandra Parade’s Promenade has been improved with more seating and planting to screen it from the busy road. It has become a **prime spot for roller skating, cycling and walking along the beach**.

4E - ACCESSIBLE EAST BAY PROJECT LIST

- 4.E1 Beach Access
- 4.E2 Alexandra Parade Promenade



Location plan

4.E1 Beach Access

You said

“The East bay is not easily accessible, it is very frustrating!”

Short Term

Creating temporary steps to allow easier access to the beach.

Long Term

Creating a series of permanent features (ramps and steps with associated beach pavilions...) to allow easier access to the beach from Alexandra Parade.

The existing concrete steps, although not fit for purpose anymore, are dramatic features which bear marks of time and tides. They form part of Dunoon’s East Bay’s identity. They could be retained as sculptural elements and highlighted with feature lighting.



Existing Situation



Existing Situation



Proposed - Precedent Reference - Short Term



Proposed - Precedent Reference - Long Term

4.E2 Alexandra Parade's Promenade

You said

"The overall promenade experience needs to be enhanced"

Key Proposals

Increasing the quality of the materials and street furniture to create a high quality public realm strip along the East Bay.

Adding playful/active features/art interventions along the way to enliven this long stretch of promenade along the shore.

Making room for a generous cycle path connecting Hunter's Quay Ferry Terminal to Dunoon's Town Centre and the Pedestrian Ferry Terminal

See Transport Strategy - Project 4.H2.



Existing Situation



Proposed - Precedent Reference



Proposed - Precedent Reference

4.F Reactivated West Bay

“Reactivated West Bay” vision

Unlike the East Bay, the West Bay is currently easily accessible. However, the Dunoon’s community feels like this space is largely under-used.

In 2027, capitalising on its location along the “Argyll Sea Kayak Trail”, the **West Bay has become a Marine Sports Hub**. Its public realm has been redesigned with more seating and beach pavilions enabling the community to organise events. Playful elements, including natural play, have also been introduced along Victoria Parade.

4F - REACTIVATED WEST BAY

- 4.F1 Victoria Parade Promenade
- 4.F2 Play Park
- 4.F3 Old McColl’s Hotel Vacant Plot



Site Plan

4.F1 Victoria Parade Promenade

You said

“The beach and promenade look dirty!”

“It would be great to be able to run family events”

“We need better seating areas, toilets, cafes...”

Key Proposals

Designing a new public realm and facilities which would support Dunoon’s community’s ambition for the West bay (more temporary events, festivals...)

Introducing pavilions along the bay (temporary/permanent, seasonal, destination, high quality, flexible lease/contract agreement, potential community ownership)



Existing Situation



Proposed - Precedent Reference



Proposed - Precedent Reference



Proposed - Precedent Reference

4.F2 Play Park

You said / Observations

The current play park is strategically located along the beach and at the mouth of Blagaish Burn but the existing play equipment doesn't not encourage children to make the most of this incredible location. There should be "different levels of to climb, different surfaced and textures, more natural play..."

Key Proposals

Introducing new equipment making the most of the existing "natural play elements" (beach, burn, trees...) with various levels of play and challenges to suit various age groups.



Existing Situation



Proposed - Precedent Reference



Proposed - Precedent Reference

4.F3 Old McColl's Hotel Vacant Plot

You said

"This site is very visible from the Castlehill Park and located on a prime spot to develop something meaningful for Dunoon"

"Once the Queen's hall is complete, where are all the conference delegates going to sleep?"

Key Proposals

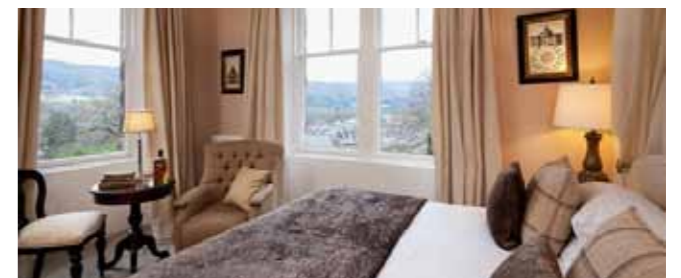
Also Refer to project 3.3.

Exploring opportunities to create a new visitor accommodation providing a wide range of offers (combined youth hostel and hotel with shared rooms, ensuite...) all with high quality design. A cafe/restaurant open to customers and locals should be incorporated within the accommodation.

This facility could also potentially include a marine activity hub, to make the most its location along the West Bay.



Existing Situation



Proposed - Precedent Reference

4.G Additional Projects

4G - ADDITIONAL PROJECTS LIST

- 4.G1 Pilot Street Vacant Plot
- 4.G2 High Kirk Public Realm
- 4.G3 Adaptive Reuse of Vacant Buildings:

- > Current library (soon-to-be relocated within Queen's Hall)
- > Old Post Office
- > Old Scottish Hydro Electric Shop
- > Gate House



4.G1 Pilot Street Vacant Plot

You said

"We need to attract more young families in Dunoon"

Key Proposals

Building a series of new houses to fill the gap formed by this vacant plot in the townscape fabric.

The design of new houses should be in keeping with the local character whilst providing elements of innovation.

This plot of land is ideally located for families as it is within close-reach of St Mun's Primary School and Clyde Cottage Nursery.



Existing Situation



Proposed - Precedent Reference

4.G2 High Kirk Public Realm

You said

"Unsafe access to the Kirk"

Key Proposals

Creating a safer, more pleasant pedestrian access at the Kirk St. entrance. At the corner of Kirk St. and Kirk brae, pedestrian circulation should be prioritised over the car and appropriate footpaths provided. High quality design should highlight the architectural features of the Kirk.



Existing Situation



Proposed - Precedent Reference

4.G3 Adaptive Reuse of Vacant Buildings

You said

"It is a shame to let all those buildings deteriorate when they could be turned into something positive for the community"

"For people living rurally a (free?) space in town where we can - do emails, sit when it's lashing of rain, bring kids without spending money. Would be incredibly useful and save endless trips in/out"

"We should have a new indoors attraction in Dunoon, a museum marking the American Years for example"

Key Proposals

Various suggestions on how to repurpose Dunoon's vacant buildings emerged during the charrette:

- Heritage museum narrating Dunoon's American Years
- Youth Hub
- Maker Hub/Tool Library
- Art/Creative Hub
- Cycle Hub
- A space to socialise and relax

A feasibility study should be undertaken for each building to establish what they should be repurposed as:



Existing Situation. From left to right: Old Post Office, Vacant Scottish Hydro Electric Shop & Soon to be vacant Dunoon's Library (to be relocated within refurbished Queen's Hall).



Top: Community Hubs/Maker Spaces Precedent References - Bottom: Museum/Heritage/Interpretation Centre Precedent References

4.H Town-Wide Strategies

4.H1 Signage Strategy

You said

"Signage in Dunoon is all over the place!"

Key Proposals

Retaining some of the heritage signage whilst introducing new contemporary, legible and coherent signs.

Priority signage upgrades should be as follow:

- Additional signs along the route from the Pedestrian Ferry Terminal to Argyll street
- Rationalisation of pedestrian and cyclist signs around town
- Additional interpretation signage highlighting Dunoon's built, natural, cultural and social history.



Existing Situation



Existing Situation



Proposed - Precedent Reference



Proposed - Precedent Reference

4.H2 Transport Strategy

You said

"Bad quality crossing points"
"Underused and un welcoming bus stops"
"Lots of clutter on Argyll Street"
"Ferry Terminal not very accessible for prams and wheelchairs"
"The car parking strategy is incoherent"

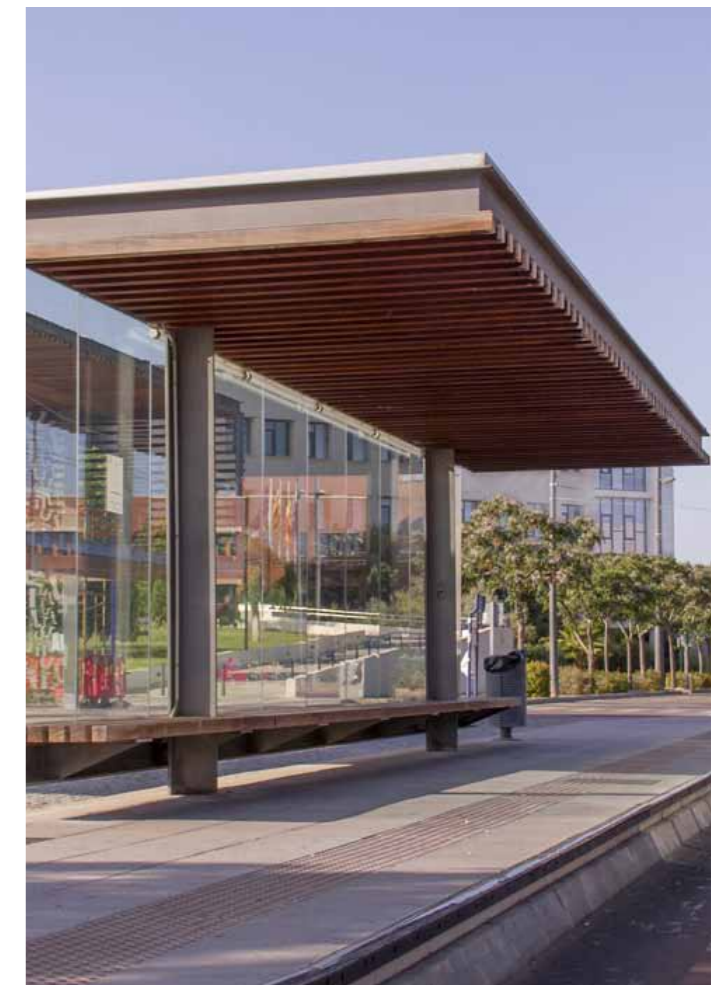
Key Proposals

Dunoon's overall transport strategy needs to be reviewed, with priority given to pedestrians and cyclists:

- Review of accessibility around town (e.g. disabled access, need for tactile paving for partially sighted, existing street furniture hindering movement, crossing points for those on mobility scooters...)
- Town-wide cycling strategy with improved cycle route (especially the connection from the vehicular to the pedestrian ferry) with suitable cycle parking and facilities and development of a cycle economy. *Also see project 3.4.*
- Improvement of bus stops and taxi ranks around town
- Review car parking strategy
- Potential reintroduction of car ferry closer to the town centre



Proposed - Clutter free streets with cycle parkign and tactile paving Precedent



Proposed - Improved Bus Stop Precedent

4.H3 Art Strategy

You said

“It would be brilliant to have an art park and an art trail in town”

Key Proposals

A town-wide art strategy should be commissioned to reveal Dunoon’s stories, revitalise the Town, help define the Dunoon’s identity going forward and establish the Town as a creative destination.

Two main potential projects emerged through the *ThinkDunoon* Charrette process:

- Lighting Dunoon: existing landmarks should be highlighted and new lighting art work should be commissioned to enhance Dunoon’s nightscape (*also see project 4A.9*)
- Outdoor Museum/Art Trail: the treasures buried in the Castle House Museum should be revealed and form part of an open-air gallery collection



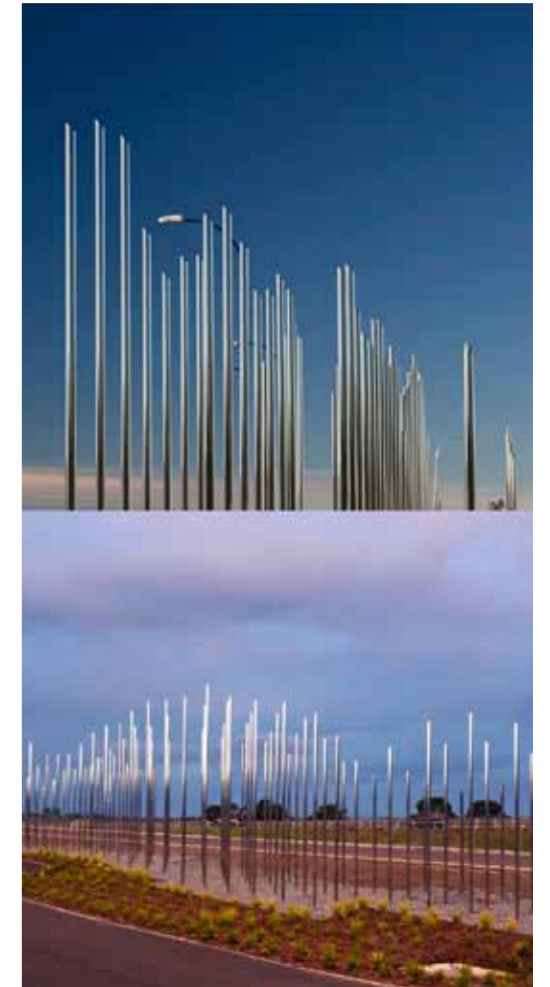
The “treasures” of the Castle Museum



Silhouettes near the Burgh Hall



Outdoor Museum, Helensburgh



Scape, Stephen Hurrell & John Vella

4.H4 Landscape Strategy

You said

“Let’s make the most of Dunoon’s surrounding to develop more outdoors destination”

Key Proposals

It is crucial that a Landscape Strategy/Plan is established to ensure that the development of further outdoor visitor destinations doesn't compromise the quality and biodiversity of Dunoon's natural assets.

The landscape in and around Dunoon should be managed in a sustainable and holistic way to guarantee its durability and, therefore, the durability of Dunoon's outdoor visitor economy.



Existing Situation - The woodland forms a backdrop to the town and is widely visible from across the Firth. It is currently heavily exploited. Its management could be audited to define a more sustainable forest management strategy.



Existing Situation - If the beach is going to be made more accessible and inclusive, the local coastal management strategy should be reviewed and adjusted if needed.

4.H5 Public Toilets

You said

“We need public toilets in Dunoon, to make the Town Centre more welcoming to visitors”

Key Proposals

Public Toilets should be provided throughout the town, either within existing buildings or by designing new, safe and attractive facilities.



Proposed - Precedent References

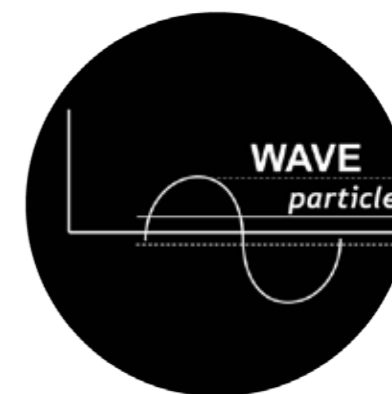
Appendix B

Think Community Engagement

In preparation for the Think Dunoon Charrette, a team from *WAVEparticle* visited Dunoon on Friday 10th and Saturday 11th March. *WAVEparticle* is an art organisation who specialise in developing and delivering effective community engagement and treat engagement as a creative process and artform.

A sample of the stories, ideas, heritage and ambition discussed is captured in a short film which is available to watch via:

https://www.facebook.com/pg/ThinkDunoon/videos/?ref=page_internal



Day 1: Friday 10th March

The *WAVEparticle* team, including Lizzy O'Brien, artist Fe Houston along with artist Stephen Hurrell who hails from Dunoon, arrived in the town off the Western Ferry, and though the weather was a little dreich, they received a warm welcome from all the people they met.



Think Dunoon Schools workshop



Their first stop was Dunoon Grammar, where Head Teacher David Mitchell had kindly agreed to host a creative collective schools workshop, which included S1 pupils from Dunoon Grammar, along with pupils from Dunoon, Kirn, St. Mun's and Sandbank Primary Schools.

With the aid of a large vinyl map of Dunoon and its environs, gold stars and red dots, and the Postcard From The Future, the pupils were encouraged to think about and envisage Dunoon in 2027.



The pupils visualised their comments through the placing of the coloured dots on the big map.

- A Gold Star to mark a significant place, organisation or something in the town that works particularly well. Where / what might that be?
- A Red Dot for an area that needs improving. Where might that be?

There were 30 pupils in total, with ages ranging from ten to fourteen years old (which was a nice hook for Dunoon's *Postcard From The Future*, which asks pupils to imagine themselves in 10 years time- and gets them to describe how the changes they would like to see happen, have been implemented). The age range was a great dynamic in the workshops, with the younger children reminding everyone of how to draw on your imagination!

It was a real pleasure to meet and work with all the young people representing their schools. The *WAVEparticle* team was really impressed by the pupils insight, imagination and engagement, and by how much they could tell them about Dunoon.



Gold Stars: the pupils placed their gold stars on the map on the following locations: a local rope / zip slide; the swing park; the library; Bishop's Glen; the football stadium; the local cinema; crazy golf; stables on the outskirts of the town; the swimming pool; Blacks- the local bakery in the town; the Castle gardens; it has to be said that the Seasons Coffee House was singled out by quite a few of the pupils as their favourite place in the town, particularly popular with the 13/14 yr olds because it's somewhere for them to hang out after school, plus the Dunoon Baptist church runs eXp there, a club for early teens on a Friday evening.

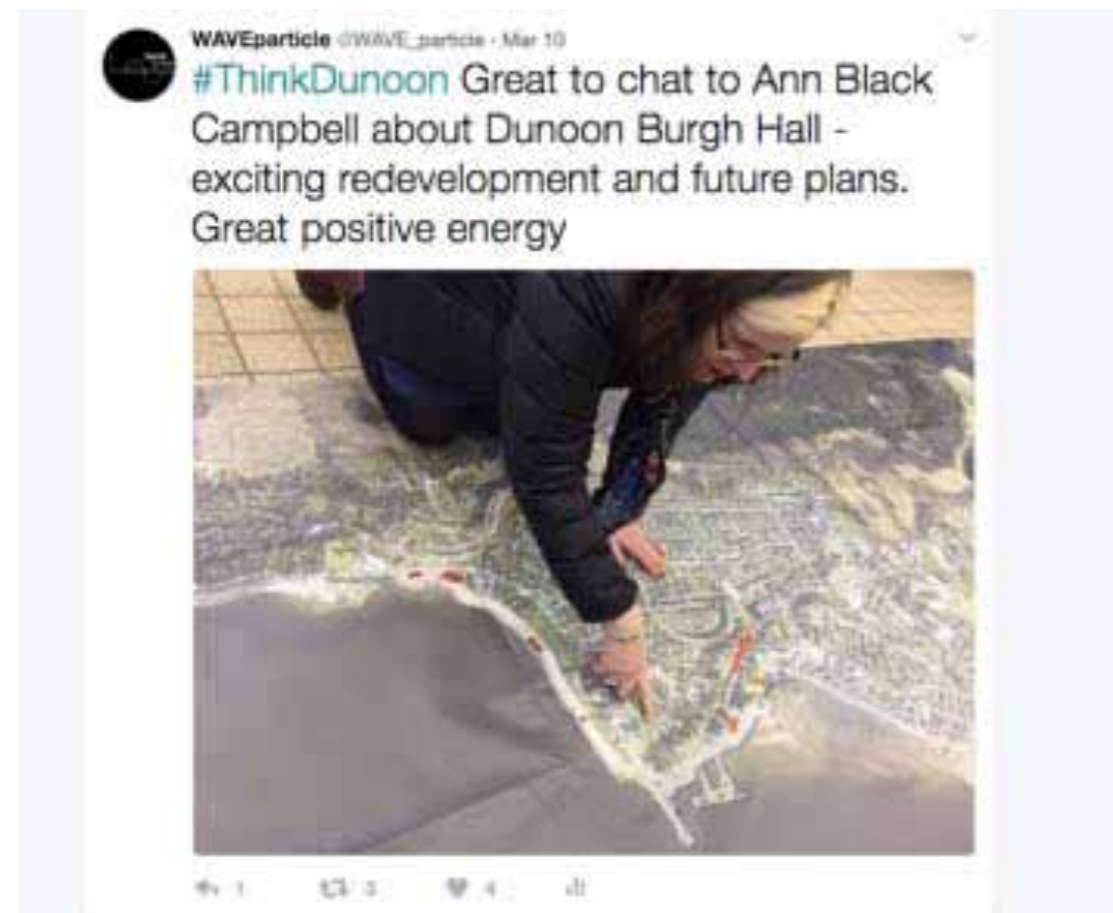
Red Dots: the pupils placed their red dots on the map on the following places: – quite a lot of red dots went down on Argyle Street, there was a general consensus amongst the pupils that the main street had too many charity shops, not enough variety in terms of other shopping, it was a bit grey, one of the teaching staff described it as “a bit tired” and the pupils said there were shops that they weren't allowed into unless accompanied by an adult. Red dots also went on the West Bay, three of the pupils felt there could be more activities there for young people, one pupil mentioned rollerblading, plus there was an issue with litter; red dots also went on the beach – which was deemed to be too rocky and some pupils noted the difficulty of access to the beach because the steps had been eroded by the weather; the skatepark needed to be in a different location and refurbished; and one youngster said that it would be great to have new / cleaner public toilets.

Video portraits were taken of a number of the pupils reading their *Postcard From The Future*. And Archie, the photographer from The Dunoon Observer,

popped in to the workshop to take a photo of all the children standing on the big map, gold stars at the ready.

All of the schools have been alerted to the **Think Dunoon Schools Session** on the 28th March- the head teachers have been invited to send pupils along to the session to take part and share their views. Kirn PS has already confirmed that they will be coming along.

Directly after the schools workshop, the *WAVEparticle* team took themselves and the big map to meet with Ann Black Campbell of Dunoon Burgh Hall Trust. Ann is a font of knowledge, with great insight into and ideas and suggestions about all things Dunoon, and is very focussed on making the Dunoon Burgh Hall a success- local people are genuinely excited about the imminent re-opening of the Burgh Hall. Ann has volunteered to participate in the pecha kucha event on the evening of the Charrette launch, as has Stephen Hurrel, and Ann also suggested a couple of other local people to contact to take part in the pecha kucha, including John Stirling at the Castle House Museum, whom she described as the king of Dunoon!



The *WAVEparticle* team then adjourned to the Seasons Coffee House, which had featured so strongly in the schools workshop as somewhere deserving of a plethora of gold stars. They spoke with the staff at Seasons and told them how popular the café was with the young people of the town, the Seasons staff were delighted with the feedback.



Day 2 : Saturday 11th March

After a great breakfast at the Yachtsman café, which has recently re-opened, *WAVEparticle* Lead Artist, Peter McCaughey, along with artist Morgan Russell and Stephen Hurrel, walked the town with the large vinyl map, meeting / interviewing townsfolk, and letting everyone they met know about, and invited them to, the **Think Dunoon** Charrette and related events.

The places the WAVEparticle team visited amongst others included: Morrisons, where they engaged shoppers and passers-by in conversation around the large map - Martin the manager told them about a planned initiative to support local produce, and young David the bag packing bag piper, said he would ask the band to pipe at the Think Dunoon Charrette!



The team also visited the local independent cinema, where Ben & Grant showed them around and discussed how the cinema is a significant hub in the town. And let's not forget the visits to Gibson Electrical, which is home to one of the largest collections of Scottish music and to T J Sharp the local jewellers, with the young couple who were making a special to Dunoon to have their wedding rings made!



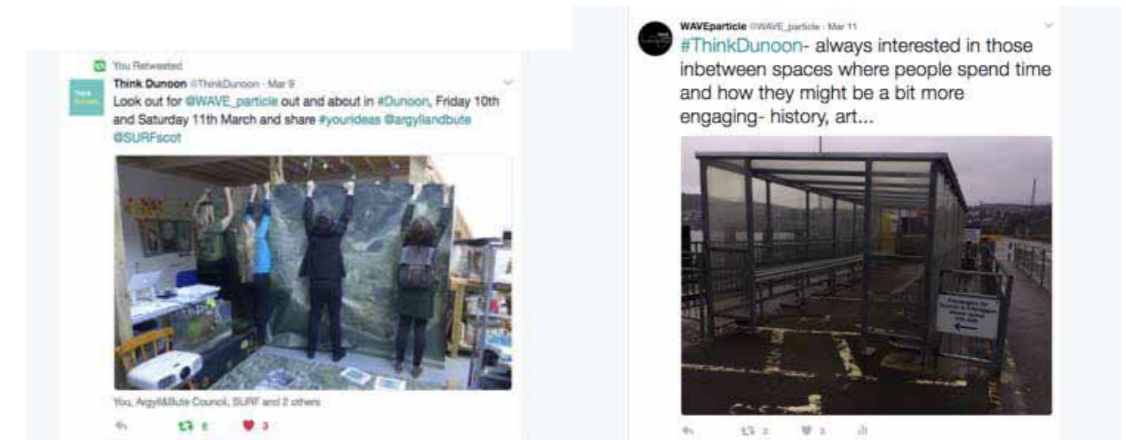
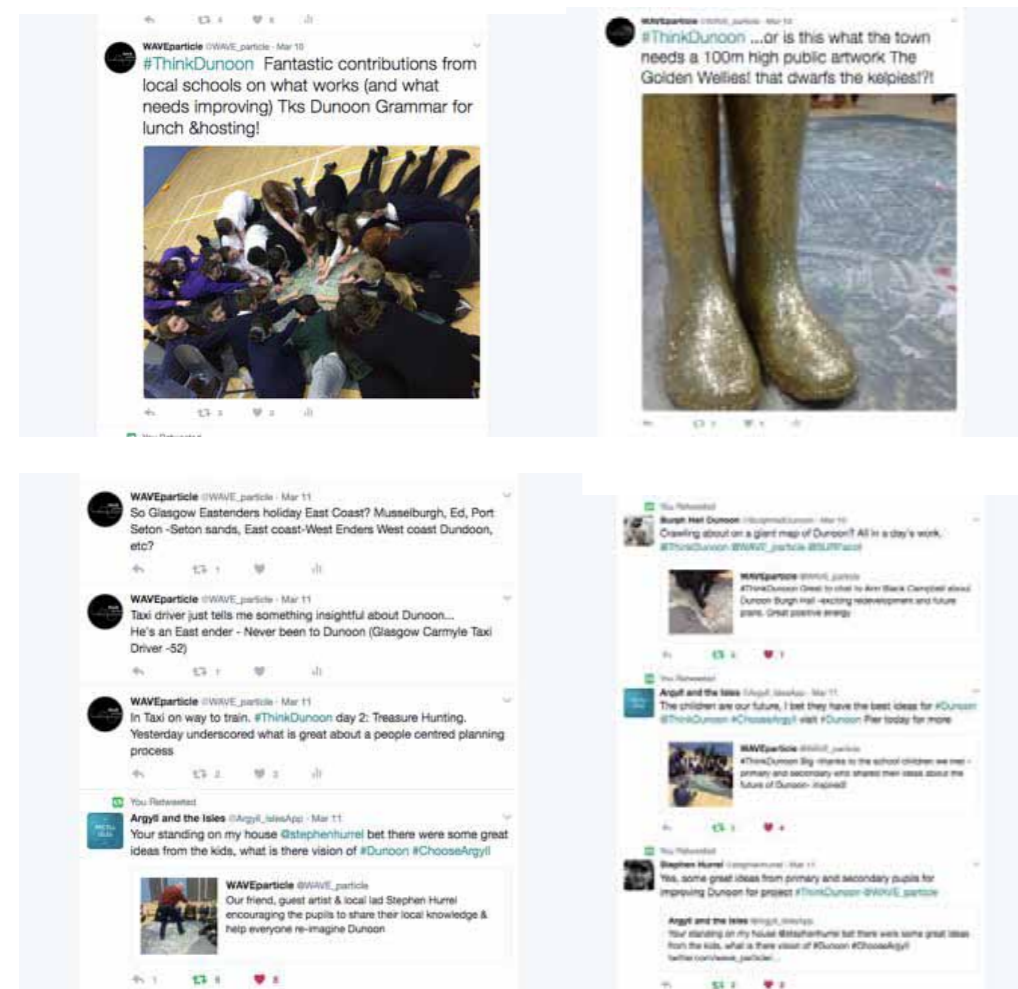
Observations, suggestions and ideas that were offered by local people ranged from local businessman Andy pointing out the need for a Cowal & Dunoon Business Directory, as the last one was printed in 1999, to a plan from Camilla, a local rambler, to gather walkers together and plot their favourite routes & walks in and around Dunoon on a map and create a downloadable PDF. There was also discussion about how to make use of the vacant shops in the town centre and the potential that existed to do something great with them.



The team also invited local people to take part in the pecha kucha. The short pecha kucha format is where every contributor presents 10 images x 20 seconds. WAVEparticle piloted the use of the pecha kucha event with great success at the launch of a previous charrette. The format is a great vehicle for exchange - celebrating the existing activities and efforts in the area, but also stimulating exciting new opportunities - inscribing local knowledge at the heart of the charrette process, right at the very start. The pecha kucha for **Think Dunoon** is already lining up to be a great evening – with a number of participants already confirmed.

Dunoon is a beautiful part of the world and the response from the people that the WAVEparticle team met over their two days in Dunoon has been terrific. There will be a short film to reflect this pre-charrette stage, which will be screened as part of the **Think Dunoon** launch event on the 28th March.

See below a collection of tweets from WAVEparticle’s time in Dunoon.



WAVEparticle @WAVE_particle · 23h
#ThinkDunoon Great to see a local business thriving- Tim's Dad,Jim says folk come from Aberdeen, up from down South and once over from Oz




WAVEparticle @WAVE_particle · 19h
#ThinkDunoon Friendly staff- David enthusiastic about the stairs to the tower..



WAVEparticle @WAVE_particle · 19h
#ThinkDunoon Did you know Gibson Electrical also home to worlds largest collection of Scottish Music? Haggis.co.uk



WAVEparticle @WAVE_particle · 19h
#ThinkDunoon Gibsons also base of towns Webcam: Dunoon.tv



WAVEparticle @WAVE_particle · 19h
#ThinkDunoon Stevie Hurrel points out importance of the bus below- passengers go all way on one seat



You Retweeted
Stephen Hurrel @stephenhurrel · Mar 11
 Mapping ideas in Dunoon. End of day photo opp with @WAVE_particle for #ThinkDunoon. Lots of good local input today.



WAVEparticle @WAVE_particle · Mar 11
#ThinkDunoon ... To get their wedding rings made by Tj Sharp! They live in Cambuslang so here's to bespoke business- people will travel!

WAVEparticle @WAVE_particle · 19h
#ThinkDunoon Great breakfast at the newly opened Yachtsman cafe - one month open..soon to see facade refurbish..



WAVEparticle @WAVE_particle · 19h
#ThinkDunoon What a beautiful part of the world! Three boats in mid distance a tribute to local entrepreneurship -diving school & tour boats



WAVEparticle @WAVE_particle · 18h
#ThinkDunoon- Fantastic session with the big map at Morrisons- Thanks Martin - local manager.



WAVEparticle @WAVE_particle · 18h
#ThinkDunoon: sad to see the traces of lost grandeur- Albany House here from 1831.



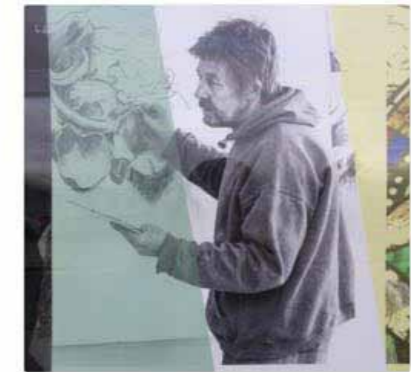
WAVEparticle @WAVE_particle · 18h
#ThinkDunoon The independent local cinema runs a busy programme-



WAVEparticle @WAVE_particle · 18h
#ThinkDunoon - The Burgh Hall Gargoyle...SH suggests we cast/reproduce as a pewter miniature - edition 1000 as fundraiser for Burgh Hall



WAVEparticle @WAVE_particle · 18h
#ThinkDunoon Just bumped into Colm- reassuring to hear the vision for the arts space at DBH and to know folk really attending to the detail



WAVEparticle @WAVE_particle · 18h
#ThinkDunoon Favourite places: The Fairy Glen! 4 generations of local family visit there-the recent clean up has been appreciated



WAVEparticle @WAVE_particle · 18h
#ThinkDunoon How many people know about/visit this museum? Not enough say locals castlehousemuseum.org.uk



WAVEparticle @WAVE_particle · 18h
#ThinkDunoon- inspiring views



WAVEparticle @WAVE_particle · 18h
#ThinkDunoon Love the old enamelled signs- how about a series for the town celebrating secret history of Dunoon and connecting some dots



WAVEparticle @WAVE_particle · 18h
#ThinkDunoon another cracker!



WAVEparticle @WAVE_particle · 18h
#ThinkDunoon Every High street in UK has voids now - invite local artists to move in for rent free periods-Increase footfall - everyone wins



WAVEparticle @WAVE_particle · 18h
#ThinkDunoon -lighting facades at night would look great!



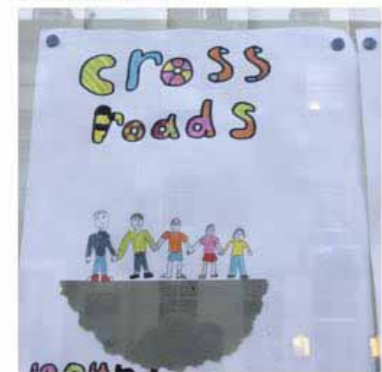
WAVEparticle @WAVE_particle · 18h
#ThinkDunoon Final walk through the town, quieter now absences more telling like "the disco 'the americans' used to go to"



WAVEparticle @WAVE_particle · 18h
#ThinkDunoon Away back to Glasgow, thanks to thought provoking day Dunoon...ps lanes for drive on /drop of need sorting at Ferry



WAVEparticle @WAVE_particle · 18h
#ThinkDunoon - Caring for Carers seems a great local initiative...



WAVEparticle @WAVE_particle · 18h
#ThinkDunoon- let's do something about the high street Vacancies. Overall impression is of street with great potential for bespoke business



WAVEparticle @WAVE_particle · 18h
#ThinkDunoon- what a grand place.



Appendix C

Think Socio-Economic Analysis

Dunoon Economic Policy & Community Planning & Context 1. Argyll & Bute Economic Forum Report: Feb. 2016

Opportunities for Increased Employment

A. Tourism & Hospitality

- Marketing
- Seasonality
- Marine Tourism
- Major cultural attractions
- Music, Festivals & Events
- Other Facilities
- Ferries

B. Food Production

- Aquaculture
- Food and Drink Processing & Products
- Agriculture, Fisheries & Forestry

C. Young People & Education

- Schools
- Further & Higher Education
- Jobs Post Further & Higher Education

D. Other Areas of Opportunity

- Construction
- Small businesses

Barriers

- Mobile & Broadband Connectivity
- Affordable Housing
- Transport: Roads & Ferries & Fixed Links

Dunoon: Issues & Opportunities



ARGYLL AND BUTE
ECONOMIC FORUM REPORT
February 2016



2. Argyll & Bute Community Plan & Single Outcome Agreement 2013-2023

Six Long term outcomes:

- The economy is diverse & thriving
- Infrastructure that supports sustainable growth.
- Education, skills & training maximises opportunities for all
- Children & young people have the best possible start
- People live active, healthier & independent lives
- People live in safer & stronger communities



3. Bute & Cowal Economic Development Action Plan: 2016-21

Investment in infrastructure - physical/capital projects:

- Refurbishment of Queen's Hall & public realm works in Dunoon.
- £1.9m CARS/HES/ABC with funding from owners.
- Carnegie UK Trust shared learning

Cowal: investment in key sectors & business support :

- Documentary & film production in Cowal and 7 productions already
- Entrepreneurship

Cowal: investment in communities: development of Dunoon Community Sports Centre.

Cowal: investment in people:

- Principal contractors on physical works provide programme of placements
- Food for Thought Project: Kirn Primary & Dunoon Grammar: local businesses food trail

Internationalisation – promotion & marketing of Cowal

- Joined up marketing local events: Dunoon BID (Dunoon Presents) 3.5 years into 5 year plan



4. Argyll and Bute Local Development Plan: Adopted March 2015: Dunoon

Settlement and Spatial Strategy

- Main Town & Key Settlement
- Housing Allocations & Units** (25 % affordable)
- Pilot Street 17
- Gordon Street 100
- Kilbride Quarry North 44
- Kilbride Quarry South 32
- Bullwood 10
- 6 Potential Development Areas

• **Oversupply of allocated sites v demand**

- *LDP 2: Call for Sites*

Area for Action: Town Centre/Waterfront/West Bay

- Strategic; regeneration & environmental enhancement

KPT: Protecting, Conserving & Enhancing Outstanding Environment: Conservation Area

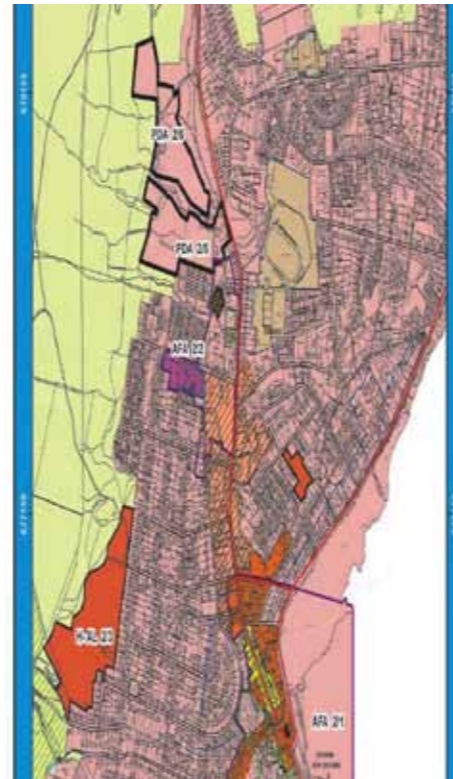
KPT: Economy Renewables Town Centres & Retailing

KPT: Strengthening Our Communities

- Setting Layout & Design

KPT: Maximising Our Resources & Reducing Consumption

KPT: Improving our Connectivity & Infrastructure



5. Local Housing Strategy 2016-2021

Housing system contributing:

- thriving sustainable communities
- economic growth

Four priorities/outcomes:

- affordable housing across all tenures: improved **town centres**
- personalised housing options to meet need
- live independently in own homes
- communities regenerated: quality, condition, energy: **town centres stock**

Cowal HMA: exhibits nil need across HNDA scenarios

- Population decline but unmet need & long waiting lists
- Capacity of local construction sector
- Little or no interest/competition: external/ national developers

Dunoon Economic Policy & Community Planning & Context

6. Dunoon Community Council Strategic Plan 2016

- Town Centre Regeneration
- Historical: Castle Lodge
- Attractions & Events

7. SURF Alliance for Action: Feasibility Study (Aug 2016)

Towards A Shared Vision: Dunoon

- Defining: place mending
- Distinctive: residents & visitors
- Developing: enterprise & innovation
- Dynamic Dunoon: engagement & inclusive community

8. Dunoon Regeneration Party

- Rose Gardens
- Crazy Golf: West Bay
- Jingle Bus



Exploring an 'Alliance for



A SURF Feasibility Study for Highlands & Islands Enterprise

Dunoon: Socio-Economic Profile Summary

Cowal population approx **13,200**: **15%** of Argyll & Bute pop.

Dunoon population 9,960 in 2011

Comparator	Dunoon	Scotland
Population Change 2001 - 2011	+1.6%	+4.6%
Population + 65	23.8%	16.8%
Economically Active	64.4%	69%
Part Time Employees	21.4%	19.3%
Claimant Count *	5.8%	3.7%
JSA Claimants (m) 16-24 *	8.1%	5.4%
JSA Claimants (m) 25-64 *	4.8%	3.3%
Out of Work Benefits (working age population)	20.2%	12.9%

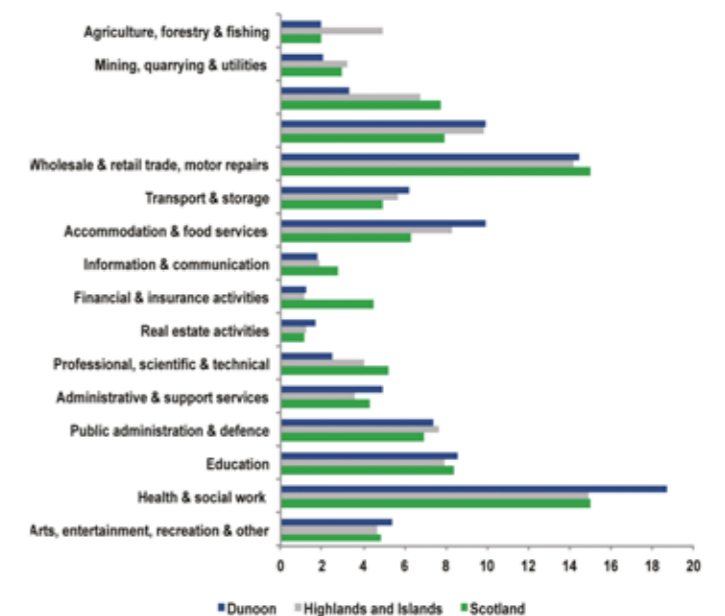
Forecast Population: 2012-2037

Argyll & Bute: - 14% (12,000 people)
Scotland +9%

Dunoon: SIMD (2016)

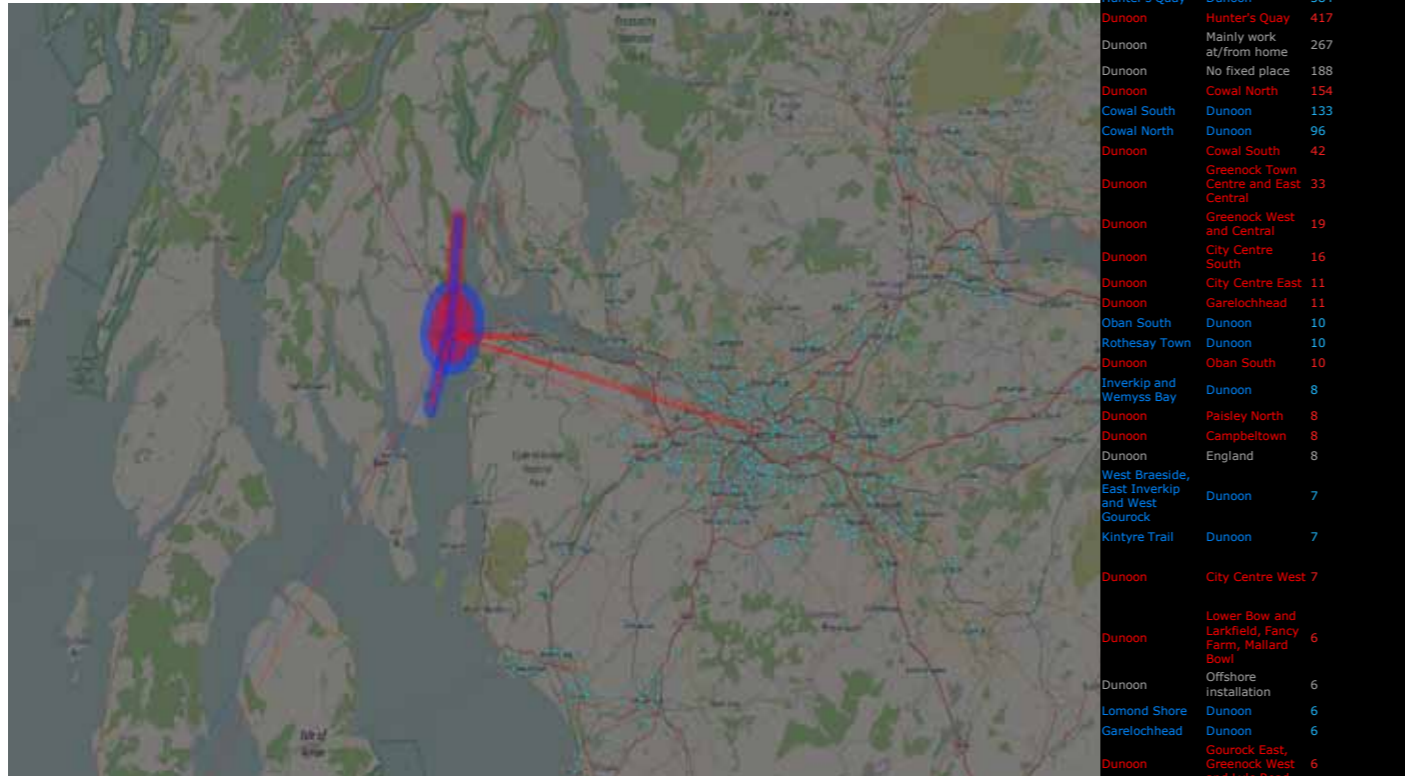
2/11 datazones with 10% most deprived
1/11 datazones with 5% most deprived

Employment by Industry 2011: Source HIE



DataShine Scotland Commute: Dunoon(2011 Census)

- Red: leaving Blue: arriving



Dunoon: Initial Socio Economic Overview: Conclusions

- Pop. decline below average: not actual decline
- Young people returning: low score
- Partial 4 G coverage
- Proximity to Glasgow metro. area & +
- High: level of unemployment & benefit claimant rate
- TC: low footfall levels: substantial depletion of visitors: loss of coaches
- but Yorkshire BS & Clydesdale B closing

- + Argyll Street: 75 shops: low vacancies
- + Good mix of well-established authentic/niche independents
- + Growing technology & other businesses
- + Expanded customer services centre
- + Iconic pier
- + Industrial park: Sandbank
- + Restored Burgh Hall & Queens Hall
- + Ardyne Fish Processing Centre: SSC



Dunoon: Town Centre Review Opportunities

Achievements

- Burgh Halls: £1.9M
- Queens Hall & Public Realm: £8.8m+
- Wooden Pier: £2.3m
- CARS: £1.9m with owners contributions
- Dunoon Primary: Part new/refurb:£8.7m
- Kirn Primary New
- PA23: Dunoon Presents BID

Opportunities

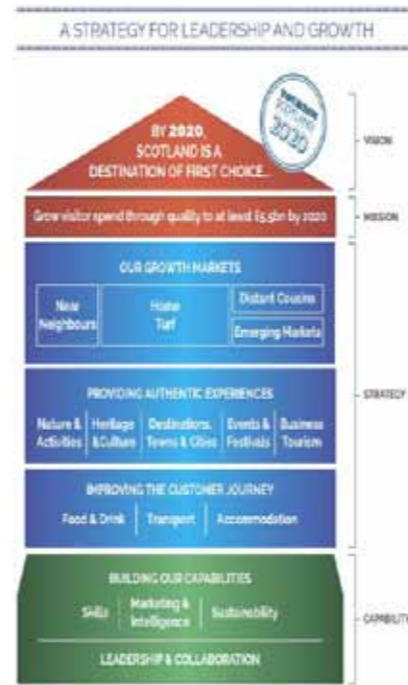
- Consolidate/build on improvements & investment
- CARS: integrate: specific eligibility criteria & outcomes
 - 2-4 Ferry Brae
 - 65-67 Argyll Street
 - 81-87 Argyll Street
 - 165-171 Argyll Street
 - Upskill local craftspeople
 - Education & awareness
- Integration: critical mass: sum of parts: momentum
- Tourism & visitor economy
- Digital connectivity
- More pedestrian friendly: accessibility & transport
- Vision: town centre masterplan & action plan
- Single neutral coordinating group/forum: leadership

Dunoon Town Centre: Future Economic Drivers To Test

- Understand Dunoon's **primary functions now & in the future:** 'island': wider role Cowal/ 'gateway' to LLTNP/A&B: **visitor economy.**
- Move TC away from a reliance upon retail: **broader mix of commercial & employment uses, culture, community services & residential.**
- Even more of **an accessible social destination: public, commercial & social functions overlap: visitor economy.**
- **Enterprise/entrepreneurship,** business incubation, creativity, culture, arts/music: **authentic visitor/evening economy & appeal to young working age.**
- **Focus on community, health, well being & social justice:** access to services: tackling disadvantage: prevention & early intervention

Destination Dunoon: Visitor Economy

- USP & Town Centre Role?
 - 'gateway' to LLTNP/A&B
- Growth markets
- Authentic experiences:
 - activities land/**marine** & nature
 - heritage & culture
 - events/festivals: Film, Revival Big Weekender, Cowalfest/walking
 - business
- Accommodation Opportunities
 - budget hotel: conference & events
 - Queens Hall: 700 capacity conference facility
 - niche: quality B&B: bunk house/bothy & glamping
 - self-catering important in Cowal
 - Glenmorag, Park & Royal Marine: coaches
- Food/drink: local sourcing/provenance
- Skills
- Marketing
- **'New expectations created : value, service, entertainment & experience'**



Dunoon Presents BID

- Outdoor events are very successful in putting Dunoon on the map:
 - Ultra Marathon
 - Scottish X Country MTB
 - Scottish Endura MTB
 - Dunoon Triathlon
 - Argyll/Scottish Rally Championship
 - Cowal Games
- Participants don't stay overnight or use town centre: limited economic impact
- BID does not organise events in town centre: TC support for a 2nd BID ?

DUNOON
presents...



Loch Lomond & The Trossachs National Park Authority

- encourage visitors to explore more of what Park has to offer
- ensure a consistent world class experience across destination
- reduce the impact of visitor pressures



Dunoon: Business Interviews (7)

- 4/7 businesses were established over 15 years ago
- 4/7 say that more than 60% of their custom is from regulars
- 4 businesses stated that turnover/transaction had increased
- 3 said turnover/transactions had reduced. One by 25%.
- 6/7 intend to grow their business
- businesses highlighted the challenge/hard work & marginal profitability
- 2/7 interested in 1-1 Advice: 'Shop Doctor'
- 4/7 interested in marketing & networking with other businesses
- 4/7 support principle of retail/makers incubator space

Reasons cited for the reduction in turnover/issues:

- Seasonal nature of business
- Loss of the 'town centre to town centre' car ferry
- Fewer coaches
- Shopping trends have changed
- Tourist traffic reduced: fewer reasons to visit Dunoon as destination
- Limited marketing of Dunoon outside the area & in rest of UK.
- Better management of parking required
- Perception is a real barrier: tendency to 'do Dunoon down'

Dunoon: Emerging Business Issues

- Momentum from new investment: opportunities
- Rental levels & yields below the level likely to attract investment: viability
- Oversupply of allocated housing sites v demand
- Little or no interest/competition: external/ national developers
- Accommodation: sites & buildings: new demand: 'ladder'
 - Co-working & makers spaces
 - Yard/lock up: construction
- HIE Sandbank Business Park: 5 units Inward investment & indigenous
- Promoting enterprise & entrepreneurship: **TestTown**
- Social enterprise & third sector opportunities: **Vital Spark**
 - social enterprise solutions for community challenges
- **'New expectations created: value, service, entertainment & experience'**

Appendix D

Think Transport

Dunoon

ReF	Name / Site	Existing Situation	Masterplan / Charrette Outcome Proposal	Justification / Additional Comments	Priority
DUN1	Wayfinding Town-wide	Wayfinding for pedestrians and cyclists lacking in some key areas (e.g. ferry terminal)	Audit and review existing pedestrian and cyclist signs and consider additional locations.	Route for pedestrians from ferry terminal to town centre could be improved and clarified. Existing pedestrian and cyclist signs in and around the town centre could be rationalised (e.g. two different types – blue and white signs and black and gold ones. Walking times could be added as more easily understood than distances)	High
DUN1A	Linkage between ferry and town	'Welcome to Dunoon' unclear.	Recognise works ongoing at Queens Hall which will create alterations in the area.	Review additional works required to determine physical interventions. Develop business case for physical interventions.	High
DUN2	Environment of Argyll Street etc.	Street furniture hinders movement and items lacking for e.g. partially sighted	Audit and review of existing accessibility – should incorporate accessibility at Ferry terminals (Dunoon and Gourrock).	Environment could do with being freshened and e.g. tactile paving provided to aid partially sighted. Problems with ferry accessibility identified during event.	High
DUN3	Reintroduction of Car Ferry	Passenger ferry serves town	Note	Should ferry carry vehicles again in the future, northbound through traffic could be encouraged by use of signage to pass through town centre (NB this would not be possible with pedestrianisation which was mentioned by a minority of event attendees).	High
DUN4	Cycle parking Town-wide	Little cycle parking	Review existing locations for cycle parking in key areas (e.g. ferry terminal and Argyll Street) and consider additional locations and improvements to existing facilities	Basic cycle parking facilities at ferry terminal. Little cycle parking in town centre. Consider opportunities to improve and expand cycle parking in and around the town.	High



Existing Signage

Dunoon

Reference	Name / Site	Existing Situation	Masterplan / Charrette Outcome Proposal	Justification / Additional Comments	Priority
DUN5	Town-wide	Uncoordinated initiatives	Develop 'cycle economy'	Dunoon forms part of NCN route 75. Opportunity to capitalise on cycle tourism. Develop cycle hub at ferry terminal.	Medium
DUN6	Bus stops at Ferry terminal	Poor ambience and stop for services to Glasgow nearest to ferry	Consider improvement to waiting environment and reordering of stops	Waiting environment poor and information could be improved.	Medium
DUN7	Bus stops within town	No obvious hub for services	Consider improvements to infrastructure (e.g. higher-quality shelters) to form hub for bus services.	No obvious central point for catching bus services, finding out bus information and transferring between services.	Medium
DUN8	Review of parking restrictions (and associated signs) on Argyll Street and environs	Loading restrictions unnecessarily complex.	Review existing restrictions and consult on changes. Consider taxi rank.	Current restriction on Argyll Street is: no parking ('waiting') Monday to Saturday 0930 – 1600. Loading is permitted during these times, but during 0930 – 1030 loading is permitted by goods vehicles only. There may be a case for this being simplified by allowing free parking in town on street for – say – 30 mins with no return in 60 mins or similar	High

One of the key pedestrian routes in Dunoon is that between the ferry terminal and the town centre. More could be done to make this route inviting for pedestrians and hence direct activity towards the town centre. This could include better signage to direct pedestrians to the town centre and to other destinations of interest (such as the Tourist Information centre). The signage could also have walking times on it, to demonstrate to pedestrians how close the town centre is.



Nearest pedestrian signage to the ferry terminal – hidden behind the café.



Map showing information about Dunoon hidden from view on Kirk Brae

There is also a mix of sign types with black and gold signs and blue and white ones. This leads to a cluttered feeling and could usefully be reviewed and rationalised.



Mix of sign types



Sign directing cyclists wrong way on Argyll Street

The street furniture in Argyll Street could do with being updated and tactile paving added at the crossing points. Also the guardrail and difference in level between the footway and the adjoining carriageway restrict pedestrians' ability to cross the road.



Lack of tactile paving at crossing points

The current parking restrictions on Argyll Street are not immediately intuitive and may be overly restrictive. The restriction currently prohibits parking ('waiting') on Monday to Saturday from 0930 to 1600. Loading is permitted during these times, but from 0930 to 1030 loading is permitted by goods vehicles only. There may be a case for this being simplified by allowing free parking in town on street for – say – 30 mins with no return in 60 mins or similar.



Waiting and loading restrictions on Argyll Street.

National Cycle Network Route 75 passes through Dunoon, which provides an opportunity to capitalise on cycle-related tourism. There are only basic cycle parking facilities at ferry terminal (four uncovered hoops) and little cycle parking in the town centre. Opportunities should be explored to provide additional cycle parking at convenient locations in the town centre.



Example of cycling event.

The waiting environment at the ferry terminal is poor and the layout of the bus stands could be reconsidered. For example, the bus stand nearest to the ferry is for the bus back to Glasgow. Information on bus services at the stops is patchy and could be improved (there is though extensive timetable information at the bus stops at Morrisons). There is no obvious 'hub' for changing between bus services, although the stops at Morrisons and on Argyll Street at the John Street junction would be an obvious location.

Dunoon Property Market - Dunoon Charrette

Appendix E

Think
Property

Planning

Dunoon Town Centre is identified as a 'main town' within the Argyll & Bute Council Local Development Plan (2015) located within the Bute and Cowal settlement. Due to the falling population levels and fragile economies, the LDP seeks to capitalise on existing and new opportunities in the Isle of Bute and Cowal peninsula (Dunoon).

The LDP envisages that by 2024, Bute and Cowal will be:

'A place that enjoys revitalised town centres and waterfronts in both Dunoon and Rothesay, with Dunoon taking full advantage of its gateway position to the Loch Lomond and the Trossachs National Park and Rothesay capitalising on its outstanding built heritage.

A competitive place, better connected to the global economy with thriving local rural communities that provide an incentive for businesses to locate to, particularly major new mixed use and tourism developments in places such as Portavadie, Castle Toward and Ardyne.

A place of outstanding natural and built heritage with enhanced natural assets, better public realm and restored iconic buildings such as the Royal Hotel and Pavilion in Rothesay and the Queen's and Burgh Halls in Dunoon."

Property Market

The main thoroughfare of Dunoon Town Centre is Argyll Street. The street is home to various independent retailers including John Kennedy Pharmacy, Gibson's Electrical, Juno and the recently opened Doon the Water gift shop. A limited selection of medium sized retailers are present including; M&Co, Boots the Chemist, RS McColl and British Red Cross. To the north of Argyll Street, John Street acts as a key crossroads in the town, providing access to the waterfront. The now vacant Post Office is a key feature of this crossroads and further down John Street, other vacancies include the Scottish Hydro Electric store and Albany Hotel, however, John Street is also home to a Morrisons' supermarket and Studio Cinema, regularly used by locals.

In terms of store closures, these have namely been banks and utilities focusing on Argyll Street and surrounding streets: Scottish Hydro Electric store on John Street (2016); The Pot Shop, Argyll Street (2016); Engrave It, Hillfoot Street, (2016); Girards Jewellers, Argyll Street (2015); Clydesdale Bank closing (2017); Yorkshire Building Society, Argyll Street closing (May 2017).

This pattern of losing particular national chains and replacing those with independent outlets is a national trend, as consumers increasing travel to large retail and leisure destinations elsewhere. However, Dunoon's relative isolation (compared with similar sized towns in Central Scotland) provides it with more of a captive market of local and visitors which can benefit trade.

Average retail rents in Dunoon are comparatively low at c. £8 - £12 per sq.ft. This means better affordability for businesses and the likelihood that many will qualify for relief from paying business rates.

Currently, there are only 3 retail properties being actively marketed; 1 for lease and 2 for sale, these total 3,041 sq.ft. At the same time, the vacancy rate in the town is very low at 0.6% (marketed properties only, there may be vacant or underused premises not being formally marketed).

Lettings since 2010 have been small but steady; 20,035 sq.ft of retail space has been transacted (sales and lettings) across 14 lettings, averaging around 2,700 sq.ft and two units per annum. The most recent of these transactions is a sub-lease of 104 Argyll Street in April 2017.

Two key developments are currently taking place at the tail ends of Argyll Street which could aid the revitalisation/ regeneration of the wider town centre:

- The Dunoon Burgh Halls (northern end) refurbishment is being spearheaded by Dunoon Burgh Hall Trust to turn the Burgh Hall into a sustainable, accessible arts-led venue.
- The Queens Hall occupies a significant position at the southern end of Argyll Street shopping area, facing Castle Gardens, the £8 million hub development and associated infrastructure works in and around the site is part of the council's overall strategy to make the most of Dunoon waterfront's significant development opportunities.

These investments have the potential to create spin-off economic activity which can benefit the commercial town centre.

Notable leisure and tourism attractions in the Dunoon area include the recently refurbished Riverside leisure centre at the waterfront adjacent to the tourist information centre; the information centre is to be relocated to the Queen's Hall development, providing an opportunity site. Castle House Museum and Argyll Hotel also surround the Queen's Hall.

Office premises are predominantly located above shops, in retail frontage units and Argyll Business centre on Argyll Street. Occupiers comprise; local solicitors, accountants local solicitors, accountants, estate agents and local government offices. To the north of Dunoon, the main business/ industrial location in the area is Sandbank Business Park, located on the A885, close to Sandbank Primary School and Hunters Quay Holiday Village.

Appendix F

Think Comments

The ideas and issues that were raised during the pre-charrette engagement helped identifying a series of topics that were used to guide discussions throughout the Charrette process:

- Think Community
- Think Building
- Think Open Space
- Think Getting Around
- Think Business/ Economy
- Think Tourism

The following comments are a record of the written submissions.



Existing Condition

Think Building

- Reuse
- New Development
- Upgrade
- Housing
- Civic
- Culture



f Think Dunoon

@ThinkDunoon #ThinkDunoon

Think Dunoon

WHAT HAPPENS TO BUILDINGS ONCE ~~USE~~ RELOCATES TO ~~DUNOON~~ QUEENS HALL.

Think Dunoon

QUEENS HALL → ASPIRATION TO MAKE SURE IT IS VIBRANT HALL. PROGRAMME FOR MAY 2018

Think Dunoon

DUNOON PIER → UNDER ~~USED~~ UTILISED
MAKE MORE USE OF, ATTRACTION, CHANGE OF USE!

Think Dunoon

NEW PUBLIC TOILETS ARE NEEDED IN TOWN CENTRE. VISITORS ARE PUT OFF BY LACK OF FACILITIES!

Think Dunoon

DUNOON PIER → FLOOR INSURANCE ISSUE

Think Dunoon

IMPROVE EMPTY SHOPS eg POSTERS OF VIRTUAL/FAKE SHOPS ON WINDOWS

Think Dunoon

PASS ENGER FERRY TERMINAL
= NO SENSE OF ARRIVAL
NO SHELTER

Think SEASIDE ATTRACTIONS REQUIRED!
Dunoon WELCOMING ENTRANCE TO DUNOON

Think covered walkway from pier to the ferry
Dunoon something similar to gairloch (ferry/trains).

Think For people living rurally, a (free?) space in town
Dunoon where we can - do emails
would be incredibly - sit when it's lashing with rain
useful and save endless trips in/out - bring kids without spending money

Think Finish the pier other tans could walk
Dunoon over broken glass for sand a FEATURE.

Think Concentrate on maintaining existing buildings
Dunoon to complement on-going works to Queens Hall,
Burgh Hall & Dunoon Pier etc

Think O BETTER UNPLEAS OF
Dunoon UPON FRONTS ON ARGYLE ST.

Think Look at Post office building at end of Argyll St
Dunoon empty but appears vast / studios / workspace

Think - DEMOLISH HARMONY COURT! - UGLY POOR ARCHITECTURE
Dunoon - RENOVATION OF ART DECO CINEMA TO SHOW ALTERNATIVE/
INDEPENDANT FILMS (LIKE GFT) - NICHE FOLLOWING.
- FREE OR AT LEAST MORE PUBLIC TOILET FACILITIES - BAY.
- OUTDOOR GYM AT WATERBURY EAST OR WEST
- FINALLY DEAL WITH RESTAURANTS! UGLY POOR FIRST IMPRESSION ^{SET TO} LOCALITY.
ALLOTMENTS TO VACANT SIG Acker FROM CO-OP PRODUCE ~~SELL~~ LOCALITY.
- MILTON BURN WALK.

Think UPGRADE WEST BAY TOILETS TO INCLUDE SHOWER BLOCK.
Dunoon PEOPLE CAMP IN THIS AREA WHENEVER DUNOON HOSTS EVENTS
(E.G. GOLF GAMES, MOUNTAIN BIKING, HOPPED RAIN)
CAMPER'S WERE WASHING ON THE BEACH!!
MORE INDOOR ATTRACTIONS TO COMPENSATE WET WEATHER

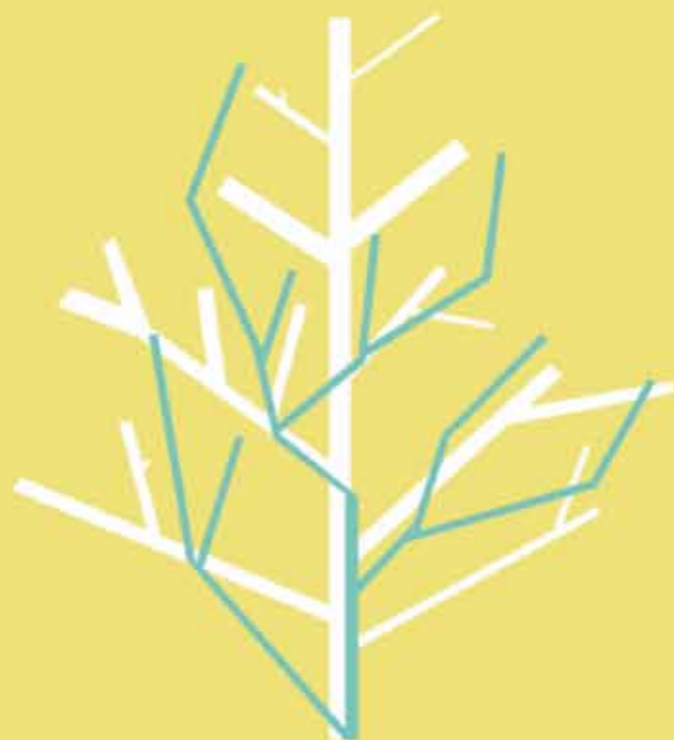
Think A travel lodge hotel.
Dunoon

Think A good tourist info office in an
Dunoon accessible, appealing central location.

Think ART PROJECT -> BUILDINGS ALONG FRONTAGE,
Dunoon WELCOME TO FERRY

Think Open Space

- Parks
- Streets
- Open Civic Spaces
- Wider Context: Cowal Peninsula - Firth of Clyde



f Think Dunoon

@ThinkDunoon #ThinkDunoon

Think Dunoon Paint railings any other colour apart from Grey make them a feature!!!
 Could have an art walk from Western Feries out to Innellan with sculptures spaced apart eg. every 1/2 mile / mile. This would be good for children + disabled.

Think Dunoon ARGYLL ST → PEDESTRIASIED
 → DUNOON SQUARE.

Think Dunoon Allotments would be a great resource.
 A suitable FERRY - people will come + stay if it works.

Think Dunoon Skate/bike park close to West Bay
 - open, easily accessible and visible.
 not hidden at the back of Dunoon.

Think Dunoon Covered area / space near
 Swing park for mothers / Fathers / Buggies

Think Dunoon Make a big thing of the prom - planting
 outdoor gym - build for all weathers - multi
 design buildings for wet + dry weather
 paper cycling routes

Think Dunoon WATER POLO IN HARBOUR
 PAVEMENT TRAIL FROM FERRY TO CENTRE
 with time line of town history on slabs.

**Think
Dunoon**

Along the East Bay the steps to the beach need re-paving. West Bay should be cleared of grass + seaweed. Dog mess is awful all around.

**Think
Dunoon**

close off town centre from Moir St to church st: lay out benches and tables for people to meet and children to play, more people would stay in town it can be done as demonstrated at xmas.

**Think
Dunoon**

MEASURED MILE - RUDIMY CLUB
SPURS / ACTIVE DUNN - EXERCISE.

**Think
Dunoon**

Covered Victorian Style Walkways in Argyll Street over pavements allowing browsing even in the rain. Think Southport or Llandudno!

**Think
Dunoon**

I remember a few years ago meeting a family who came from Helensburgh for the day here due to our Sunny Park maybe this should be invested in

**Think
Dunoon**

Extend the promenade as far as possible to Toward - to allow for easy walking (esp. with families) cycling. Promenade extension to Westem Fines and beyond would also be welcome.

Think Getting Around

- By foot
- By bike
- By bus
- By boat
- By car



Think Dunoon

Parking = should utilize system like Gowalk. - free short stay clock.

Think Dunoon

Signs needed advertising the Bastle Museum as you come off ferry. Better car parking facilities in town centre particularly for disabled. Again for disabled easier access to shops/facilities.

Think Dunoon

SIGNAGE AT HUNTER'S QUAY + ON ~~BARR~~ FERRY, MAP OF ATTRACTIONS

Think Dunoon

BETTER SIGNAGE

Think Dunoon

- Transport links to mainland a must - no more mucking us about!
- Supporting cinema and other public facilities.
- Activity areas in green land.
- create facility for boats ie: marina + accompanying facilities - showers/restrooms
- Garden Centre and more variety of shops to cater for young + old.

Think Dunoon

PARKING MADE FREE

Think Dunoon

SIGNAGE = VERY CONFUSING NEED MORE COHERENCE

Think Dunoon

Competition to other outlying areas around Dunoon

Think Dunoon

GOVERNMENT MUST PROVIDE 2 PROPER FERRIES COMING IN AT THE LINK SPAN. THIS IS A MUST AS PEOPLE ARE NOT COMING TO DUNOON BECAUSE OF THE POOR SERVICE FROM ARGYLL FERRIES

Think Dunoon

Street painted ~~and~~ sign posts that navigate the town & west bay



Think Dunoon

ARGYLL STREET = CAR PARKING SYSTEM SHOULD BE CLARIFIED

Think Dunoon

High Street parking - can you stop or not? Short-stay spaces would help us support local businesses, especially for quick drop-in purchases.

Think Dunoon

Good Transport link: RET / Link for cars

Think Community

- Hubs
- Groups/Clubs/Organisations
- Facilities
- Services
- Support
- Sports
- Play



 Think Dunoon

 @ThinkDunoon #ThinkDunoon

Think Dunoon

we need more kids' play paths - a bike track for youngsters would be great.

Think Dunoon

More flexible childcare would really help parents to work, ~~especially if~~ ^{especially if} they need to commute across the water or if they live out of town. 5 x 3h sessions leaves very little time to work!

Think Dunoon

TALK UP DUNOON - BE POSITIVE!
BE PROUD.

Think Dunoon

Deal with Jim Crow rock in Kairn / Dunoon sea front interpretation needed; part of wider arts trail idea. — Community Councils sharing responsibility here!

Think Dunoon

PHYSICAL COMMUNICATION LINKS ARE THE MAJOR CHALLENGE FOR DUNOON AND CAVAL. FAMILIES!!

Think Dunoon

!! Letter picking the streets near the school and cleaning any trash near the town centre

Think Dunoon

Dunoon daily. Text message / about events 'event alerts' & business offers, market research for an App. to promote wider heritage.

Think Dunoon

Better signage for tourists arriving off both ferries indicating direction to the town centre or a big welcome sign. Public toilets needed and open all day. Morag Young Library developed into a children attraction on old time of a night time attraction @ specific times of year giving a lights festival or a Halloween lights festival.

Think Dunoon

YOUTH PROVISION → LACK OF SPACE, PROGRAMMED EVENTS.

Think Dunoon

Evening Activities

Think Dunoon

Lots of great work by local voluntary organisations is undermined by funding models that insist on "self-sustaining" outcomes. Not just a Dunoon problem but hardest in low pop'n densities - not a big enough pool of volunteers. Just need a bit of ongoing admin/co-ordination.

Think Dunoon

Local make workshop where woodwork, metal work printers etc can be shared by the community. Evening classes etc can be done.

Think Dunoon

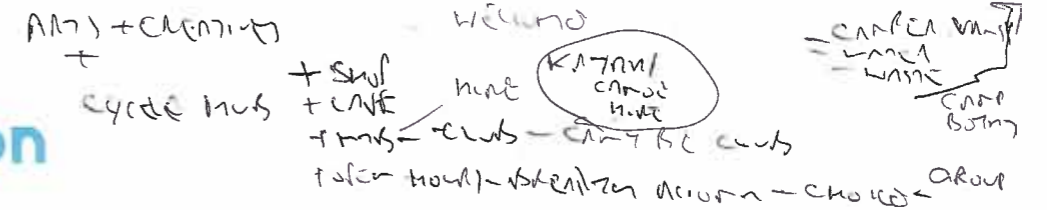
Allotments - food co-op -

Think Dunoon

Farmers Market + Crafts Community Hub - info-sharess
Outdoor exercise machines for public to enjoy like (PTO) New York etc
Another Swing Park - Ardrossan
Dunoon - Dunoon (AKA) Cormac

Optimise - downhill mountain biking - under hard to reach groups i.e Mental health / Addictions.
Care Farm Approach = Recovery = Balliemore Farm Strachan - wants to help but doesn't know when to start. Facilitate + support.
Attitude - Build an inclusive community. Lots of people didn't know about this event! Reach out! Not everyone reads paper.

Think Dunoon



Think Dunoon

Soft play area - indoors in town.
Or as a space for 0-5 years to go on a rainy day. So many locals spend a fortune going over to Fun World in Gowrie.

Think Dunoon

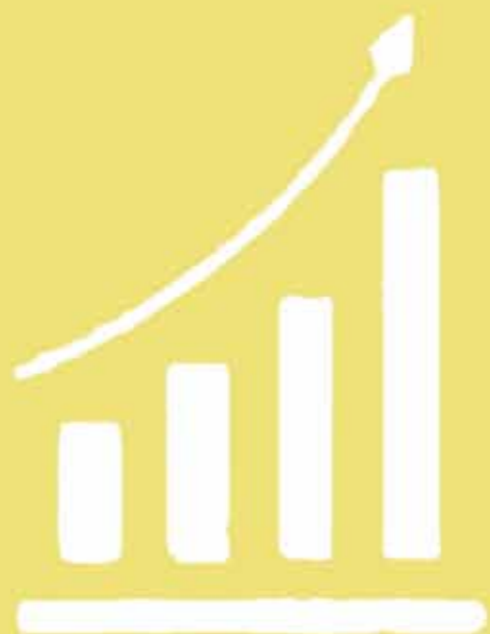
Corral has dozens of artists, makers + craft people. A&B council has no Arts Officer! It could be made such an attractive place for folk to visit + live - cheap housing + proximity to Glasgow makes it great for artists, but we need some support + communication.

Think Dunoon

A tool library!

Think Business/ Economy

- Retail, Services & Hospitality
- Shared working provision
- BID
- Networking
- Innovation
- Business Start-Up & Growth
- Important Sectors



 Think Dunoon

 @ThinkDunoon #ThinkDunoon

Think
Dunoon

RETAIL PRESENTED AS A CHARACTER
SHOPPING STREET. COLLABORATION BETWEEN
BUSINESS

Think
Dunoon

Businesses/services such as library being closed at
lunchtime or not opening til 10 makes it hard to support
them if your free time in town is limited by work/
school run.

Think
Dunoon

A website with practical info for people
considering moving to Dunoon would
be great + not cost much.

Think
Dunoon

Need either jobs or transport links to make a
commute viable. At the moment there are neither.

Think
Dunoon

Quality shops

Think
Dunoon

Rural/Dunoon businesses face specific logistical
challenges such as lack of reliable couriers,
no 24h delivery, being treated as "highlands" with postage
surcharges.

Think
Dunoon

Family pubs with good food.

Think Dunoon

- ARGYLL ST. SIGNAGE CONFORMITY (SIMILAR TO ESSENTIAL ROUTING)
 - PEDESTRIANISATION OF ARGYLL ST. LIMITED DELIVERY ACCESS RE ROUTING
 OF TRAFFIC ALONG SHOPS.
 - LIMITATION OF SHOP TYPES - TOO MANY CHARITY SHOPS &
 CHEMISTS! OUTDOOR PURSUITS SHOP NEEDED
 SHOP TO PROMOTE LOCAL CRAFT/PRODUCTS ETC. FRANCHISE/CHARITY CAN BE
 VISITED ANYWHERE! - VACANT SITE ACROSS CO-OP FOR RETAIL & (EXTEND) / CONNECT ARGYLL ST

Think Dunoon

Local businesses need to ^(be able to?) respond to opportunities + local need (e.g. Why is there no-one hiring bikes or running boat trips?) rather than (just trying to fit funding to their existing offer)

Think Dunoon

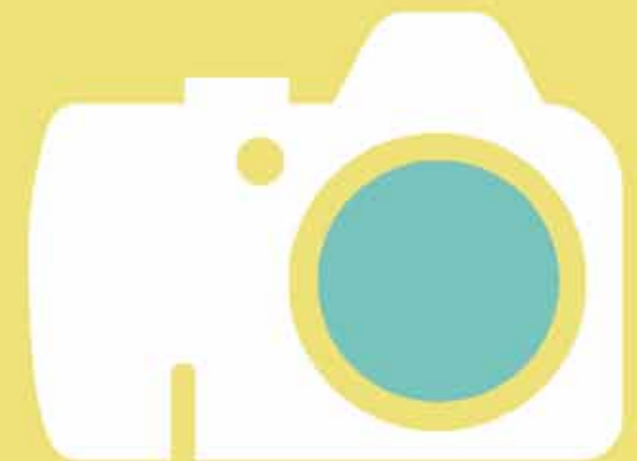
Argyn ferries need to be replaced with longer suitable ones - going for new tender should not be allowed to drag on.
 BID should be listening to payers + there should be a few better web-sites + business directory

Think

shops open earlier + longer to accommodate visitors.

Think Tourism

- Dunoon as a destination
- Attractions
- Accommodation & Food/Drink
- Activities
- Events
- Nature
- Heritage
- Events/ Festivals & Marketing



 Think Dunoon

 @ThinkDunoon #ThinkDunoon


Think Dunoon

A history trail / tour

Think Dunoon

An App/google interface to navigate the heritage of the Clyde from Glasgow to Dunoon & surrounding to enhance journey + visitor experience.

Think Dunoon

 we should build on how bike-friendly the area is - we could use a bike hire/sale/repair shop in town + sell the mountain bike trails + coastal bike routes -

Think Dunoon

two angles should be better defined: Dunoon/local as a place to live + as a place to visit. There's a fund for 'settling' people, but not widely communicated. A cohesive strategy for bringing tourists needs to consolidate all the many initiatives already underway.

Think Dunoon

BETTER, UP-TO-DATE, WELL-MAINTAINED NOTICEBOARDS FOR TOURISTS + LOCALS

Think Dunoon

ATTRACT WITH MANAGED CRUISES OFFER DUNOON - STENOGRAPHIC + WIDE SPARE DESTINATIONS IN + GREENOCK

Think Dunoon

Bike hire & general stores actively live with went into linked highlighting the special routes for sports activity. - Rock climbing activities could be introduced - Sports Centre!

Think Dunoon

Holy Loch - VISUAL AMPLIFICATION / ENCOURAGE

Duke - Simon
bit RJ
The
- Part 111

Think Dunoon

Create more water/river activities to encourage tourists. How about boat trips up/down the Clyde. Dolphin watching + trips etc.

Think Dunoon

Make Dunoon into an international hub with job prospects

Think Dunoon

Really good - positive Website for Dunoon/local

Think Dunoon

A youth hostel.

Think Dunoon

Festivals as a fringe event around Cowal Gatherings

Think Dunoon

Councillors to take tourism seriously

Think
Dunoon

LOCAL PRODUCERS MARKET
FOOD / CRAFTS INSIDE OF
TOWN

Think
Dunoon

DUNOON! KNOWN AS AN AREA OF OUTDOOR
ACTIVITY. EVENT THAT MARKET THIS AND
A GENERAL SUPPORT FROM INFRASTRUCTURE
AGENCY AND ACCOMMODATION ?

Think
Dunoon

Tourism
QUALITY - AUTHORITY

Appendix G

Think Pecha Kucha

The pecha kucha presentation format was used at the Community Issues and Achievements talks that took place as part of the Think Dunoon Charrette process. It's a flexible and energetic format, which we've used many times- it works well and generates great conversations!

The presentees are asked to present 10 slides, 20 seconds per slide. The total running time per presentation is approximately 3.5 minutes.

All the content from the presenters is gathered in advance and organised into one slideshow.

This quick fire format is a fun and innovative way to get to the heart of a project and the presentation style can be quite energising!



Existing Condition

Appendix H

Think Briefing Notes

Think Dunoon

[Dunoon Design Charrette](#) [Briefing Note 1: 28.02.17](#)

Background

Dunoon Town Centre is next to benefit from this Scottish Government sponsored approach for involving the community in planning and regeneration. This follows the enthusiastic participation of Argyll and Bute residents and businesses in Rothesay, Tiree and the Crinan Canal which resulted in collaborative masterplans being created for the three areas. So, the future of Dunoon Town Centre goes under the microscope in March as we ThinkDunoon!

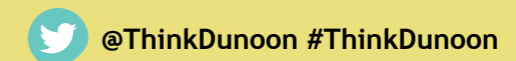
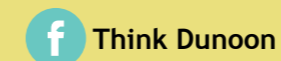
Scottish Urban Regeneration Forum (SURF) and Argyll and Bute Council are co-hosting the charrette. Austin-Smith:Lord (Urban Designers and Architects) and Douglas Wheeler Associates Ltd (Economic Regeneration Specialists) have been appointed to facilitate the charrette, as part of a design team also including, WAVEparticle (artists/facilitators), Transport Planning Ltd and property consultants Ryden. The team bring with them their recent experience of delivering such events in Port Glasgow, Clydebank, Greenock, Elgin, Brechin, Arbroath, Montrose, Monifieth and Kirriemuir.

Opportunities to Have Your Say

A charrette is an intensive consultation that includes planning workshops which engage local people in the design process for their community. The planning and design workshops will be held in a venue to be confirmed in Dunoon Town Centre over a three-day period running from **Tuesday 28th of March to Thursday 30th of March** with a final exhibition and a report back session at the same venue on **20th April**.

The Charrette team will set up a Design Studio in the venue and host workshops and presentations with members of the public, community representatives, businesses, elected members and officers. **The aim is to prepare a shared vision, regeneration strategy and masterplan for Dunoon Town Centre.** The designers and specialist consultants will translate the participant's ideas into plans and drawings which can be viewed in the Design Studio that will be open to the public at specific times over the three days.

Planning the future of Dunoon Town Centre requires ideas from everybody in the community - young, old, residents and businesses who know the town. This is not a consultation on an existing plan. The views of the community, at this early stage, will make a difference and play a key part in shaping the future of Dunoon Town Centre.



Andy Milne, SURF Chief Executive, said:

“The charrettes programme has been successful in generating a great deal of local enthusiasm, as well as a pride in where people live and ambition for the future wellbeing and vibrancy of their community. There are a number of examples around, the nearest one being last year’s Remaking Rothesay.

“I am sure the people and businesses of Dunoon will grasp this opportunity with equal enthusiasm. The charrette will offer lots of opportunities on different days for the public, local businesses and anyone else who is interested to get involved.”

“The charrette will look to build on Dunoon’s many assets and strengths, confront what challenges there are locally and grasp the opportunities that lie ahead in the short, medium and long term.”

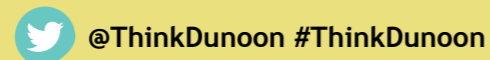
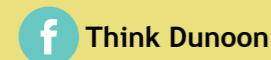
A more detailed programme is being prepared. Local people, of all ages, as well as representatives of local business, voluntary/community groups and other agencies are very welcome to come along, drop in, contribute and help put your ideas into action.

Aims & Objectives

The fundamental aim of the charrette process is to prepare a realistic, feasible and integrated regeneration strategy and masterplan, establishing the priorities for investment in improving the physical appearance, facilities, services and access to and around Dunoon Town Centre, with the full support of local residents, businesses and key stakeholders. The specific Dunoon Town Centre Charrette objectives are to:

- **Build consensus around a shared vision** for the Town Centre through design-led intensive community and stakeholder engagement;
- Review existing and identify new **opportunities for regeneration, rehabilitation or development of sites/buildings**;
- Prepare proposals for **improving circulation** within the Town Centre and movement between the town centre, the wooden pier and the Seafront/West bay through encouraging footfall, improving pedestrian circulation, managing car borne activity and improving the pedestrian experience;
- Identify **opportunities and funding to deliver improvements** to the physical appearance, public realm and shopfronts of the Town Centre;
- **Improve the quality of the built environment** in conjunction with the Conservation Area Regeneration Scheme investment and identify alternative uses for vacant shops and sites.

The proposed masterplan should identify the short, medium and long-term projects.



Charrette Team & Next Steps

In preparation for the March event and to finalise details, the Austin-Smith: Lord/ Douglas Wheeler Associates team will be undertaking discussions and business interviews in Dunoon. In the two weeks, just before the charrette, **WAVEparticle** an arts organisation, who specialise in developing and delivering effective community engagement and treat engagement as an art form, will also be active locally.

For further information contact:

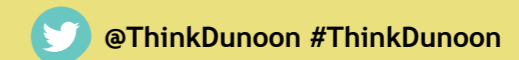
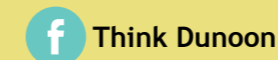
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Think Dunoon

Dunoon Design Charrette Briefing Note 2: 08.03.17

Background

The future of Dunoon Town Centre goes under the microscope at the end of March as we ThinkDunoon!

Dunoon Town Centre is next to benefit from this Scottish Government sponsored approach for involving the community in planning and regeneration. This follows the enthusiastic participation of Argyll and Bute residents and businesses in Rothesay, Tiree and the Crinan Canal which resulted in collaborative masterplans being created for the three areas. Scottish Urban Regeneration Forum (SURF) and Argyll and Bute Council are co-hosting the the ThinkDunoon charrette.

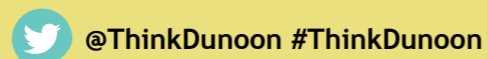
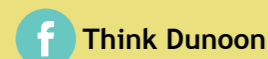
ThinkDunoon will look to build on the new investment at the Burgh Hall, Queen's Hall, The Wooden Pier and the recently announced Conservation Area Regeneration Scheme.

Opportunities to Have Your Say

A charrette is an intensive consultation that includes planning workshops which engage local people in the design process for their community. The planning and design workshops will be held in the newly refurbished **Wooden Pier Building** on the Pier Esplanade over a three-day period running from **Tuesday 28th of March to Thursday 30th of March**, with a final exhibition in and a report back session at the same venue on **20th April**.

This will be where the design team will be working to discuss issues, progress ideas and review options. Over the four days the public, designers and specialists will be working together, 'hands on', to prepare a long-term community inspired vision, masterplan and action plan for Dunoon Town Centre, with the ideas translated into plans and drawings.

The charrette offers a number of opportunities on different days for the public, local business, community groups and interested parties to get involved and have their say about the future of Dunoon Town Centre. You can choose the event that suits you. You can also **drop by the Design Studio between the times identified in the Programme, over the four days**, to see the ideas that are emerging. Design Team members will always be available to encourage feedback on and refine community inspired proposals. The programme is summarised below, **so come along you will be made welcome!**

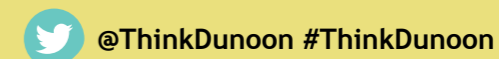
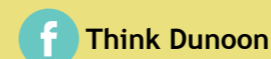
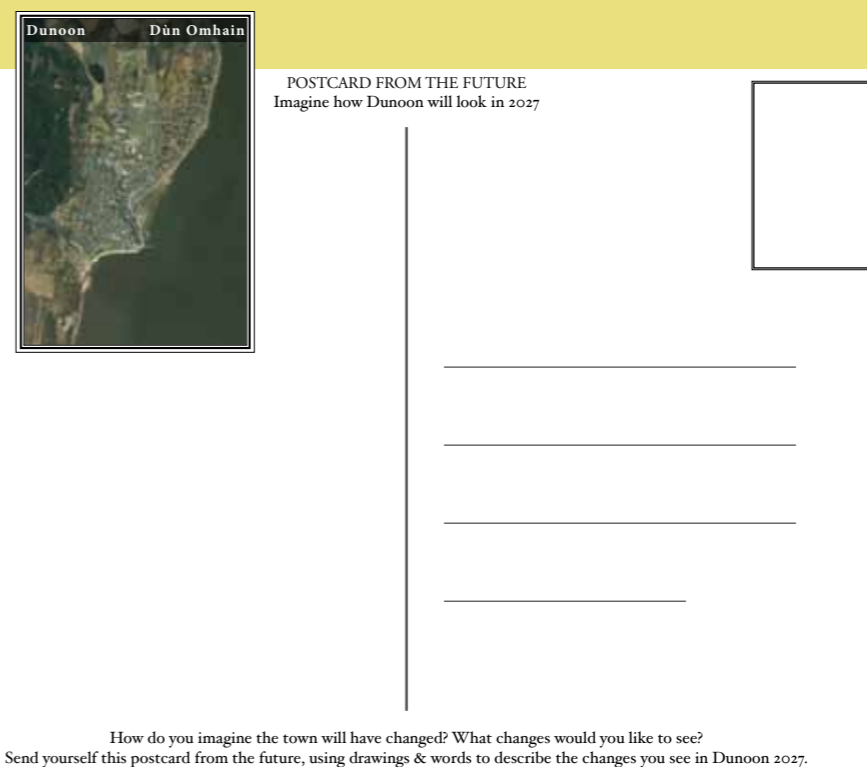


Planning the future of Dunoon Town Centre requires ideas from everybody in the community - young, old, residents and businesses who know the town. This is not a consultation on an existing plan. The views of the community, at this early stage, will make a difference and play a key part in shaping the future of Dunoon Town Centre.

Engagement Before The Main Events

In preparation discussions and survey work in Dunoon are being undertaken. A team from art organisation, *WAVEparticle*, will be out and about in Dunoon this coming Friday 10th and Saturday 11th March. Everywhere they go they will bring a large 7m² floor map of Dunoon. *WAVEparticle* will move through the town to speak directly to local people and invite their responses, thoughts and suggestions about the town - past, present and possible, as well as gather people's experiences of living in Dunoon. All of which will inform and help to shape the vision and masterplan for the Town Centre in the years ahead. So look out for that!

WAVEparticle is also delighted to be visiting Dunoon Grammar School on Friday afternoon, to run a creative workshop which will bring together pupils from Dunoon Grammar and from Dunoon, Kirn, St. Muns and Sandbank primaries. Using the big floor map, along with a Postcard From The Future (see below). The Postcard asks pupils to transport themselves 10 years into the future and write a postcard to their earlier self, describing the future Dunoon - the workshop will encourage young people to invest in the future of their town and make sure their voices are represented. **The schools' material will be display at the ThinkDunoon charrette.**



ThinkDunoon: Programme

The charrette offers a number of opportunities for YOU, the public to get involved and have your say. All the workshops are open with no need to register in advance. The timetable has just been finalised and is summarised below. Check out the programme and come along and give us your views.

Tuesday 28 March – Setting the Agenda

- 11.00am – 12.30pm Traffic & Transport: Walkabout & Workshop**
Opportunity for agencies, Council officers and community representatives to take part in a walk and group discussions on the transport challenges and opportunities.
- 12.30pm – 8.30pm Drop-in Design Studio**
Drop-in to the Design Studio to discuss your ideas for Dunoon
- 1.30pm – 3.30pm School Workshop - Setting the Agenda**
With school students/young people and material from the pre-charrette activities.
- 6.00pm – 7.30pm Community Issues & Achievements Presentations**
Short presentations from agencies, businesses, community groups and individuals discussing their role, thoughts and activities.
- 7.30pm – 9.00pm Setting the Agenda Workshop**
Opportunity for everyone to view the initial exhibition, find out more about the events, help shape the agenda

Wednesday 29 March – Gathering Ideas

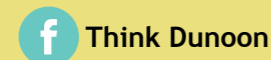
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Opportunity for key stakeholders, businesses and individuals to take part in group discussions on the emerging tourism themes, challenges, ideas and the way forward.
- 2.00pm – 3.30pm Futurewalk**
Walk & Talk Tour of Dunoon Town Centre with local historian, the public and interested parties.
- 4.00pm – 5.30pm Youth Workshop**
Opportunity for everyone with an interest in youth provisions to take part in group discussions on the emerging themes, challenges, ideas and the way forward.
- 6.30pm – 8.30pm Business Workshop**
Opportunity for local businesses to take part in discussions on the emerging business themes, challenges, ideas and the way forward.

Thursday 30 March – Testing Ideas

- 10.00am – 1.00pm Drop-in Design Studio**
Drop-in to the Design Studio to discuss your ideas for Dunoon
- 4.30pm – 7.00pm Drop-in Design Studio**
Drop-in to the Design Studio to discuss your ideas for Dunoon
- 7.00pm – 8.30pm Work in Progress Presentation**
Opportunity for everyone to view how the exhibition has progressed, comment and ask questions.

Thursday 20 April – Report Back

- 2.00pm – 4.00pm Emerging Ideas Presentation**
- 6.30pm – 8.30pm Emerging Ideas Presentation**



Think Dunoon



@ThinkDunoon #ThinkDunoon

Andy Milne, SURF Chief Executive, said:

“I’d encourage the general public to join in the workshops with the design team in the Wooden Pier Building. It’s important to have as many people as possible across the age groups, irrespective of background or experience, to contribute to the future of Dunoon town centre”.

“ThinkDunoon will look to build Dunoon’s many assets and strengths, including the new investment, confront what challenges there are locally and grasp the opportunities that lie ahead in the short, medium and long term.

“I hope everyone in the wider Dunoon community can play a part in ThinkDunoon.”

For further information contact:

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or via Twitter @ThinkDunoon or #ThinkDunoon where you can also be kept up to date.



Think Dunoon



@ThinkDunoon #ThinkDunoon

Think Dunoon

[Dunoon Design Charrette](#) [Briefing Note 3: 22.03.17](#)

Background

The ThinkDunoon events begin in earnest in Dunoon next week on Tuesday 28 March, as the initiative seeks to draw on local ideas and inspiration to shape the town centre's future. The packed programme of events will discuss, debate and design the future of Dunoon Town Centre. Through the events designers, architects and other specialists will gather opinions, wants and wishes, to help distil a clear vision of what local people want for Dunoon Town Centre.

Opportunities To have Your Say

The events will be hosted and ThinkDunoon team will be based at the newly refurbished **Wooden Pier Building** on the Pier Esplanade over the three-days from Tuesday 28th of March to Thursday 30th of March, with a final exhibition in and a report back session at the same venue on 20th April. As well as a place to develop and work on ideas and options, the ThinkDunoon base will serve as a drop-in centre. So pop by during the four-days, you will be made welcome! The team wants all members of the community, as well as local businesses, public sector partners and other interested parties to get involved. **It is an opportunity to have your say.**

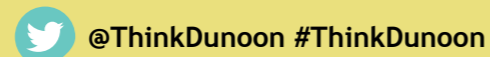
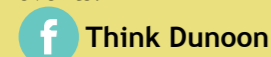
See the full programme of events attached.

Pre-Events Activity in Dunoon

As part of the preparation the team from arts organisation *WAVEparticle* arrived in Dunoon on Friday 10th March, and spent two days in the town, speaking to people directly and inviting their thoughts and suggestions about the town, past, present and possible. Although the weather was a little dreich, they received a very warm welcome from all the people they met.

Their first stop was Dunoon Grammar, where Head Teacher, David Mitchell, had kindly agreed to host a creative collective schools workshop, which included S1 pupils from Dunoon Grammar, along with pupils from Dunoon, Kirn, St. Mun's and Sandbank Primary Schools.

With the aid of a large vinyl map of Dunoon and its environs, gold stars and red dots, and a Postcard From The Future, the pupils were encouraged to think about the future of Dunoon. There were 30 pupils in total, with ages ranging from ten to fourteen years old, which made for a great dynamic in the workshop, with the younger children reminding everyone of how to draw on your imagination! The pupils work will be on display at the ThinkDunoon events.



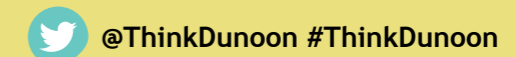
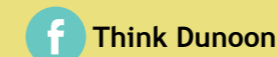
Over the two days, the *WAVEparticle* team also walked the town with the large vinyl map, meeting and interviewing townfolk, and letting everyone they met know about, and invited them to, the ThinkDunoon events.

The places they visited amongst others included *Morrisons*, where they engaged shoppers and passers-by in conversation around the large floormap. *Martin*, the Manager of *Morrisons*, told them about a planned initiative to support local produce, and young *David* the bag packing bag piper, said he would ask the band to pipe at the ThinkDunoon! The team also visited the local independent cinema, where *Ben & Grant* showed them around and discussed how the cinema is a significant hub in the town. Let's not forget the visits to *Gibson Electrical*, which is home to one of the largest collections of Scottish music and to *T J Sharp* the local jewellers, with the young couple who were making a special visit to Dunoon to have their wedding rings made.

They also spent a great hour with *Ann Black Campbell* at Dunoon Burgh Hall Trust and heard about the exciting plans for the re-development and imminent re-opening of the Dunoon Burgh Hall and how local people are very much looking forward to it.

The observations, suggestions and ideas that were offered by local people ranged from local businessman *Andy* pointing out the need for a Cowal & Dunoon Business Directory, as the last one was printed in 1999, to a plan from *Camilla*, a local rambler, to gather walkers together and plot their favourite routes & walks in and around Dunoon on a map and create a downloadable PDF.

Peter McCaughey, Lead Artist and Director of *WAVEparticle* said, "*Dunoon is a beautiful part of the world and the response from the people that we met*

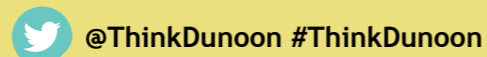
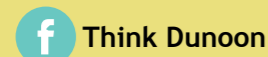


over our two days in Dunoon has been terrific. There will be a short film to reflect this early stage, which will be screened as part of the ThinkDunoon launch event on the 28th March. Everyone is very welcome to come along”.

For further information contact:

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or via Twitter @ThinkDunoon or #ThinkDunoon where you can also be kept up to date.



Think Dunoon


An invitation to events
to discuss, debate and
design the future of
Dunoon Town Centre

Come and share
your ideas!

28th-29th-30th March
20th April

Get in touch

 @ThinkDunoon #ThinkDunoon

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 www.padlet.com/charrette/ThinkDunoon



The Wooden Pier
Pier Esplanade
Dunoon PA23 7HJ

Think Dunoon



An invitation to events to discuss, debate and design the future of Dunoon Town Centre

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Appendix I

Think Art Strategy

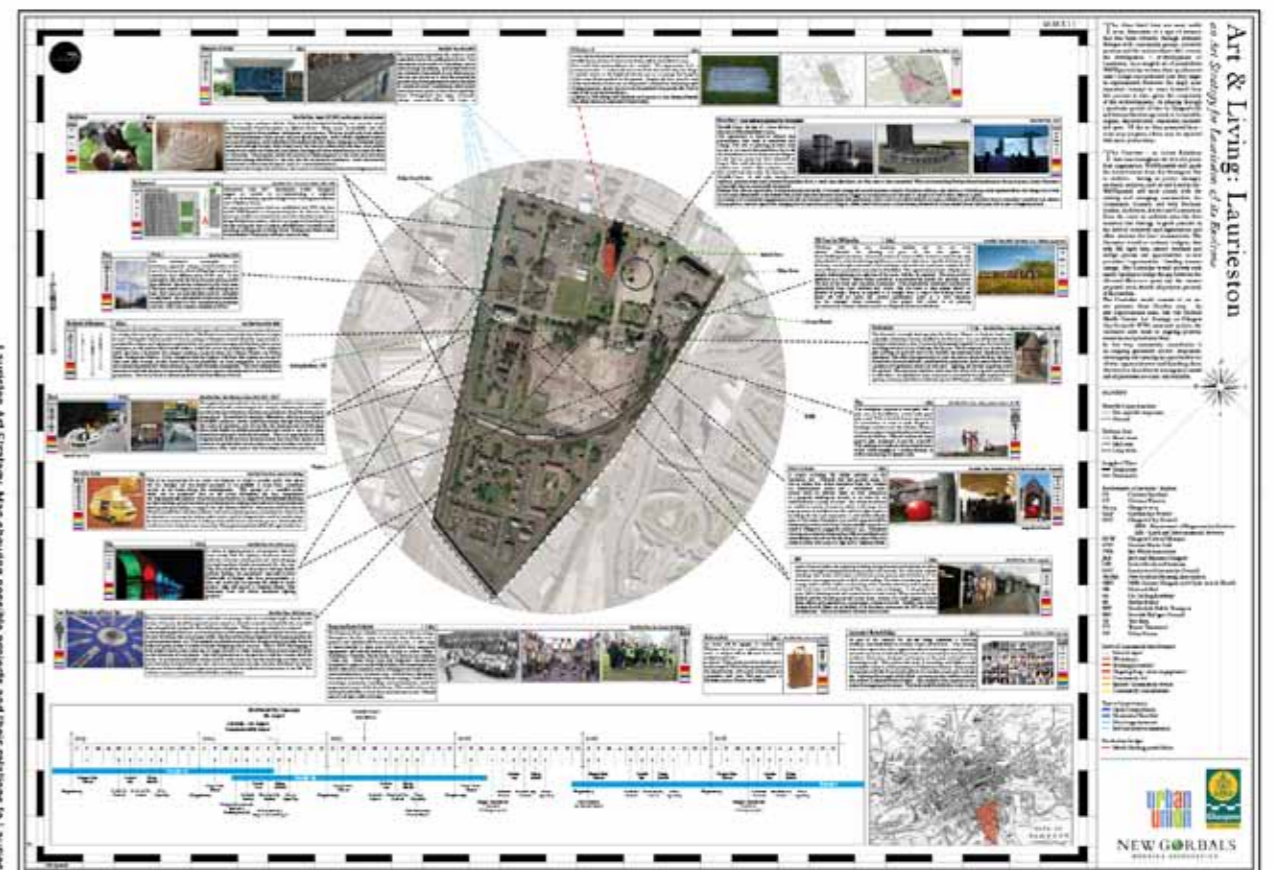
We would recommend that an art strategy is commissioned to consolidate the charrette outcomes, to identify potential funding, frame choice of locations for art and light works, to take subject matter and give it form and to embed ongoing consultation in revitalising the town through this process.

Two strong themes have been identified through the Think Dunoon Charrette that could become corner stones of this strategy: The Lighting of Dunoon and the Outdoor Museum/Art Trail concept, both are articulated below.

The art strategy will help frame the identity of the town going forward and potentially lead other longer term, higher budget initiatives that have come to the fore during the Think Dunoon Charrette.

We would also strongly recommend that the Pecha Kucha format initiated during the charrette be supported as a once-per-month event at the Pier, and that this works with the Alliance For Action events, facilitating a forum that continues creative exchange and active networking within the town.

We asked Stephen Hurrell to join the WAVEparticle team for this Charrette. Stephen is an artist of international reputation who is born and bred in Dunoon. Our choice was fortuitous on a number of levels which include the fact that a principle focus of local feedback and Design Team analysis was on lighting Dunoon and this is an area of Stephen's expertise - the building of light-based artworks. We asked Stephen to write a few paragraphs for this report which follow and have included some inspiring images of Kinetic light works and other artworks he has made:



Think Lighting

The evening illumination of Dunoon and its many attributes, such as its architecture, monuments, public sculptures and public spaces, is an important aspect of bringing life to the town, when daylight falls.

Additionally, introducing new lighting features at key points in the town and the promenade will help to activate Dunoon at night. This could take the form of high impact sculptural light works at key locations, as well as installations that are both functional and decorative.

With the massive technological leaps in light systems in recent years, such as long-lasting, low consumption LED lighting and colour-change systems, as well as developments in renewable energy systems (i.e. small-scale wind turbines and solar panels) there is great potential to harness both technology and nature for lighting Dunoon.

Along the promenade in Dunoon, from the Pier to about John Street, (just past the swimming pool), coloured light bulbs use to hang between the lamp posts. This simple installation, that could be seen reflected in the sea as the promenade curved around to meet the Coal Pier, provided a welcome introduction of light and colour. These have obviously been removed due to factors such as maintenance and repair costs. The reintroduction of a similar colour lighting system, using contemporary materials and technologies, could now be achieved with low maintenance required.

Additionally, as achieved in previous light artworks I have produced, there is the potential to include interactive technology that would allow the lighting to change in relation to, for example, wind speed and wind direction.



Scape, Stainless Steel installation (Reflected Light), Tasmania, Stephen Hurrel & John Vella



Think Outdoor Museum

And this proposal could form one corner of the brief and the light works a second aspect.

As part of their planning conditions for their work in Dunoon Town Centre, Fyne Homes Housing Association had to reproduce motifs from the seats on Argyll Street and install them on the wall fronting their new build on Argyll Street. John Stirling, from the Castle House Museum, advised on the translation of the five 'clues' to five symbolic moments within the town's history. These take the form of low relief or 2-dimensional representations of objects like the printing press, a rifle and a noose, (see images).

We propose that the town build on this initiative and on the rich treasure buried in the Castle House Museum that John Stirling and others manage. We cite the example of Helensburgh's award-winning Outdoor Museum that we imagined, curated and produced for the town as part of Argyll & Bute Council's Helensburgh CHORD project, in partnership with the Lead Architects Austin-Smith:Lord

The Outdoor Museum took advantage of the fact that over 100 bollards were being placed around Colquhoun Square. WAVEparticle worked with Austin-Smith: Lord to redesign these bollards so that they could be turned into plinths.

The Outdoor Museum proudly displays a collection of treasured objects brought forward by local residents and organisations in the town. These permanent exhibits include a series of historic artefacts encapsulated in acrylic; bronze and stone reproductions of original artefacts; and three specially commissioned artworks by artists Lesley Carruthers, Kate Ive and Chris Coleman-Smith. Each object has its own plinth and carries a combination of text and image that place the exhibit in a historical, cultural and geographic context. Each plinth has a QR code that connects the viewer to the Outdoor Museum website.

The idea for the Outdoor Museum was evolved in close consultation with the local Helensburgh community and many people were involved in the generation of the content for the first 15 plinths. The plinths display text and objects that celebrate the rich history and heritage of the town from the Lily Springs bottling plant to John Logie Baird's strange puppet, Stookie Bill; from the craft of the town's first shoemaker to the social history of a family heirloom used for shaping butter; from a casting of the bell from Henry Bell's famous Comet, to the re-carving of the only remaining part of St. Brides Church. The Museum is a live on going project and funding has just been secured to procure the next 10 plinths.

We would note that Dunoon's context begs a more dispersed approach, both in terms of a linear trail along the Promenade along with a site-specific trail throughout the town that the Think Dunoon Charrette's Future Walk suggested to the team. Two favourite examples from this site-specific trail are The Policeman's Watch and The Drying Green (see images attached) but many other opportunities from charrette conversations come to mind.





The Wee Shoes plinth & the Crichton family, direct descendants of Helensburgh's first shoemaker, with the original wee shoes.

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