



Dumbarton Waterfront Path

Planning Guidance

February 2017

Dumbarton Waterfront Path Planning Guidance

1.0 Introduction

The purpose of this guidance is to enable the delivery of a waterfront path along Dumbarton Waterfront from Dumbarton Town Centre to Dumbarton Castle.

The delivery of the waterfront path is a requirement associated with the development of various sites along Dumbarton waterfront. To support this, West Dunbartonshire Council has allocated resources to support the early delivery of the path. This guidance sets out the arrangements and mechanisms through which the Council will work with site owners to achieve this.

2.0 Background

The Council has a longstanding ambition for the creation of a waterfront path from Dumbarton town centre to Dumbarton Rock and Castle. This has been expressed most recently in the following documents:

West Dunbartonshire Local Development Plan (Proposed Plan 2016)

Within the Local Development Plan, a key component of the Dumbarton Town Centre and Waterfront Changing Place strategy is the provision of a continual waterfront path and improvement of harbour walls in all waterfront development sites. The Plan identifies Castle Street (south), Castle Road and Dumbarton Football Club as sites on which there is a requirement for a waterfront path to be provided as part of the development of the respective sites.

Dumbarton Rock & Castle Charrette Report (2015)

The Dumbarton Rock and Castle Charrette Report was approved by the Council's Infrastructure Regeneration Economic Development (IRED) Committee in September 2015. The creation of a new waterfront path is identified as a priority project in the report. The partners identified are the Council, landowners, Historic Environment Scotland, Sustrans, Scottish Natural Heritage and the Dumbarton Castle Society.

Dumbarton Town Centre & Waterfront – Revised Urban Strategy (2014)

The Dumbarton Town Centre and Waterfront – Revised Urban Strategy was approved by the Council's IRED Committee in November 2014. A waterfront park/walkway is identified as one of the Strategy's 'Large Projects' providing the following benefits: access to the river; recreational facilities, reuse of vacant and derelict land, public safety, opportunities for community involvement, major positive image change. Delivery is assigned to the Council, other public sector and the private sector.

3.0 Engineering Consultants Study

The Council commissioned engineering consultants (Aecom) to design and cost the Dumbarton Waterfront Path. The study sets out the Council's requirements for the route of the path and the materials to be used in the path's construction and the surrounding public realm. The path runs from Dumbarton Castle and follows the River Leven north and north-west to the town centre, passing through land currently understood to be in the ownership of Dumbarton Football Club and Turnberry Homes. It then turns west through land currently understood to be owned by Lidl and Cullross to connect with Riverside Lane. The path includes a spur that could link into the Morrison's superstore car park. The route of the path is contained in Appendix A.

The study estimates the total cost of the path (at September 2016) at approximately £1,226,980. This specification of path involves a wide walk and cycle way and high specification materials. The path would also include guard rails and wave walls where required, lighting columns and allowances for earthworks, site investigations and drainage works. It should be noted that these costs exclude any repairs to quay wall, remedial works to the river's edge, and suitable street furniture.

The study recommends the following estimated costs per site and an estimated cost per site based upon a 70% cost for the developer and a 30% contribution from the Council. This ratio is being recommended as an appropriate share of the costs between developers and the Council in relation to what will be required from the developer and what the community aspire to as part of the Charrette process for a higher specification pathway. The total cost of the path and the estimated developer costs per site is based on the cost per linear metre as per the specification detailed in Appendix B.

Table 1: Total path cost per site and approximate Developer and WDC contributions

Landowner	Total Path Cost	Estimated Developer Costs	Estimated WDC Contribution
Dumbarton FC	£248,620	£174,034	£74,586
Turnberry Homes Ltd	£469,810	£328,867	£140,943
LIDL	£256,500	£179,550	£76,950
Cullross Homes Ltd	£252,050	£176,435	£75,615
Total	£1,226,980	£858,886	£368,094

**Estimated costs will be updated in line with any rises in inflation*

4.0 Delivery & Developer Contributions

The Council is keen to have the waterfront path delivered as soon as possible to the specification set out in the study report. The Council's preference is to deliver the path itself to ensure early delivery and consistence of specification and quality. The Council will enter a legal agreement with site owners to obtain access to the required land. The Council will pay for the delivery of the path with a legal agreement setting out the contribution towards the cost required from the developer. These costs will be in line with the estimated costs in Table 1. The developer/landowner will make their contribution in full following any subsequent planning application being granted for the site. A standard security clawback registered against the title will be put in place to cover off any potential uplift and to burden any future owners.

However, as discussions with site owners have progressed over the past 6 months regarding development proposals for the sites, some site owners have indicated a preference to deliver the path as part of their development proposals due to the sequence of their works and contractual arrangements for their site development. Whilst this is not the preference of the Council this may be appropriate for certain sites. The developer will require to demonstrate that this is the best way of delivering the path overall.

In these circumstances, the path will be to the specification set out in the study, and delivered no later than the end of December 2019. This will be a requirement of any planning permission granted. Details of the specification of the path are contained within Appendix B of this document. The Council will monitor the works to ensure that the specification, finish, levels and the transition points to adjacent sites are the same as sections of the path delivered by the Council. The Council will make a contribution to the section of path based on the estimated costs set out in Table 1. This contribution will be made at certain stages within the process subject to the Council being satisfied with the works. The phasing of payments will be included within the legal agreement entered into between the Council and landowner/developer, up to the maximum agreed percentage amount.

The Council will seek to ensure that necessary bonds are in place as part of any legal agreement to facilitate the completion of any section of path along the waterfront should its delivery be unduly delayed or threatened by unforeseen circumstances. The Council will also meet the costs of any necessary river edge enhancements which would improve the overall experience of the pathway.

5.0 Adoption & Maintenance

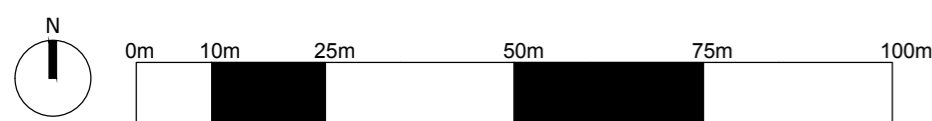
The Council will seek to adopt the pathway. The path will be developed to adoptable standard and thereafter maintained by the Council along with immediately adjoining public realm areas, determined by the Council in consultation with the respective landowners/developers.

Appendix A

PROPOSED LINK TO EXISTING WATERSIDE WALKWAY (PATH WIDTH WILL REQUIRE TO BE REDUCED FOR A SECTION DUE TO EXISTING BUILT FORM CONSTRAINTS)

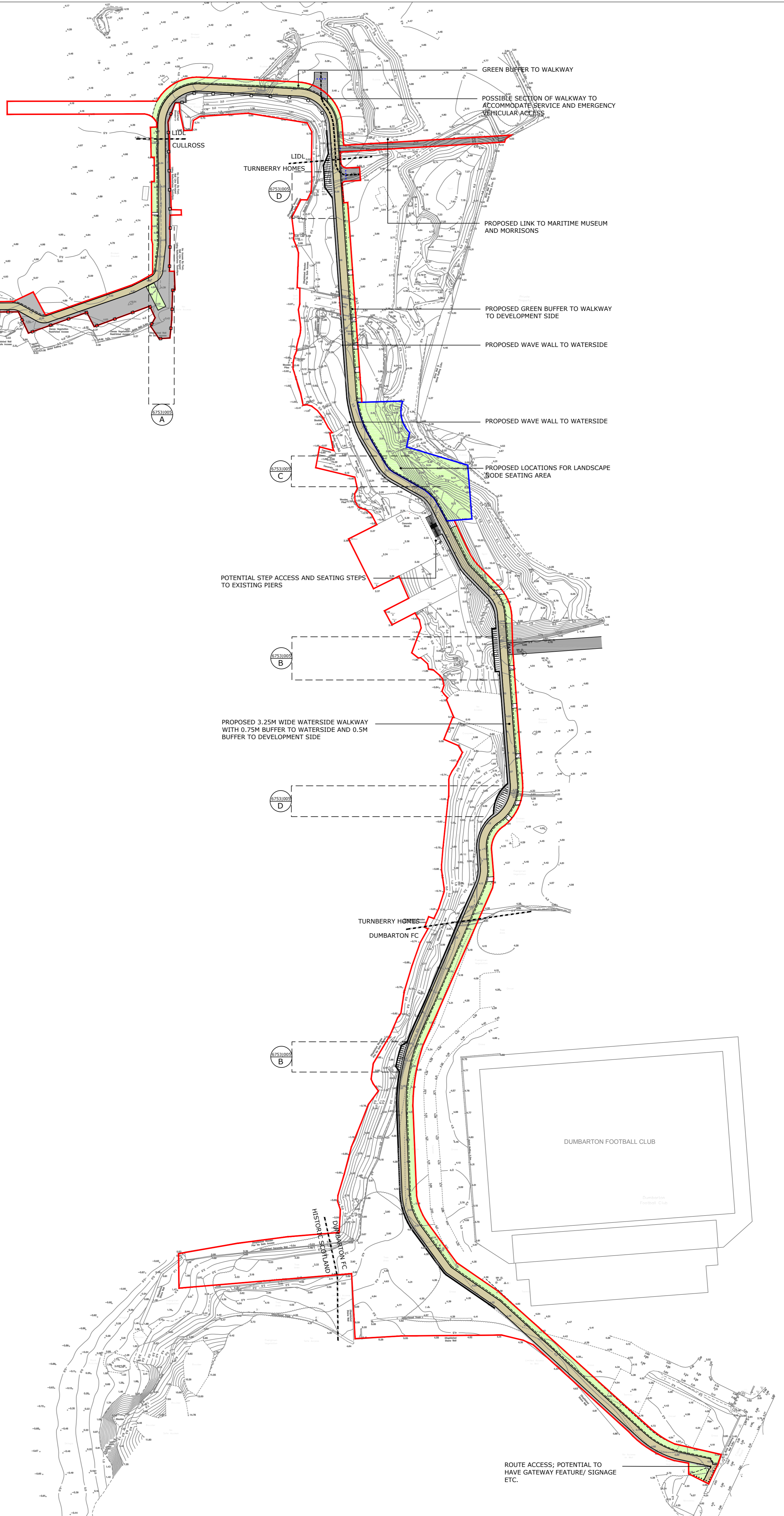
- LEGEND**
- INDICATIVE AREA
 - ADJACENT GREENSPACE BELONGING TO OTHERS
 - LAND OWNERSHIP BOUNDARY EXTENTS
 - PROPOSED LOCATION OF WAVE WALL
 - PROPOSED WALKWAY ROUTE (3.25M WIDE)
 - PROPOSED WALKWAY PAVED BUFFER TO WATERSIDE (0.75M WIDE) AND PROPOSED LANDSCAPE NODE AREAS TO INCLUDE SEATING, INTERPRETATION, TREE PLANTING ETC.
 - PROPOSED BALUSTRADE TO WATERSIDE (1.4M HEIGHT); EXTENTS OF BALUSTRADE TO BE CONFIRMED FOLLOWING RISK ASSESSMENT
 - EXTENT OF WALKWAY GREEN CORRIDOR; AREAS TO BE AMENITY GRASS/ WILDFLOWER MEADOW (Including 0.5m wide adoptable buffer)
 - POSSIBLE VEHICULAR ACCESS ROUTE
 - PROPOSED FIXED BOLLARDS TO PREVENT VEHICULAR ACCESS
 - CONSULT DRAWING AND LANDSCAPE DETAIL AS NUMBERED FOR FURTHER INFORMATION

NOTE: Path alignment is indicative as of 22.02.17 and subject to design development in liaison with key stakeholders.



Notes:

1. Do not scale from this drawing.
2. All dimensions must be checked on site and any discrepancies verified with landscape architect.
3. All dimensions are drawn in m.
4. Landscape drawing only.
5. All materials/items used to be as specified or alternatives to be approved by landscape architect.



C	21.02.17	Cullross indicative boundary amendment	LW	DM	MT
B	15.01.17	Amended to Developer's preferred option	SL	DM	MT
A	04.09.16	First issue	LW	DM	MT
Rev	Date	Issue Notes			

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Project
Dumbarton Riverside Walkway

Client
West Dunbartonshire Council

Title
**Dumbarton Waterfront Planning Guidance
Indicative Area (22.02.2017)**

Scale
1:1000 @ A1

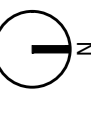
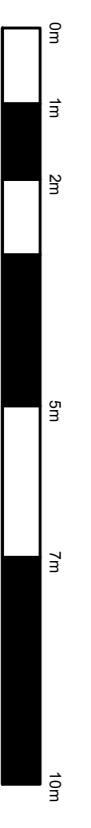
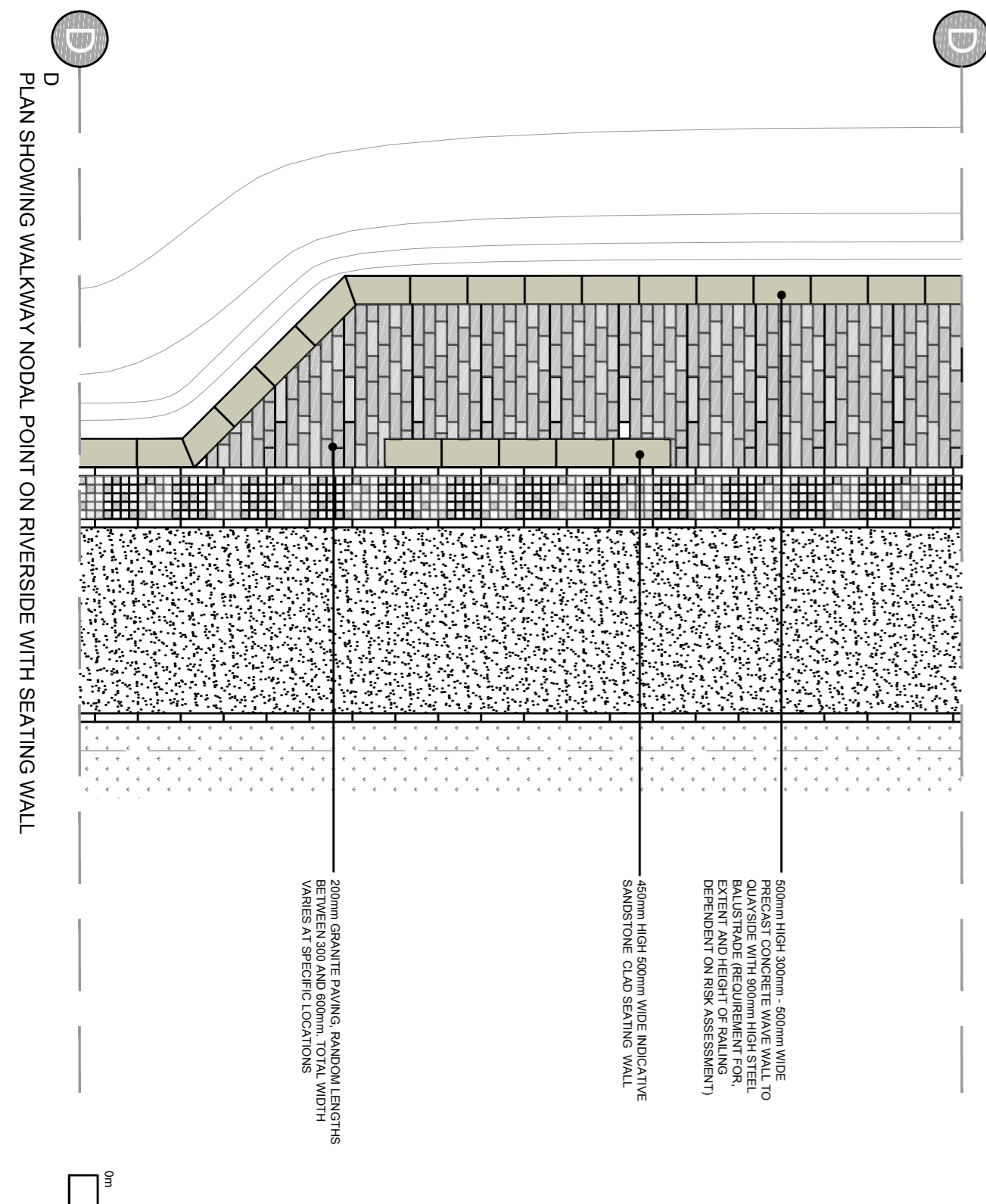
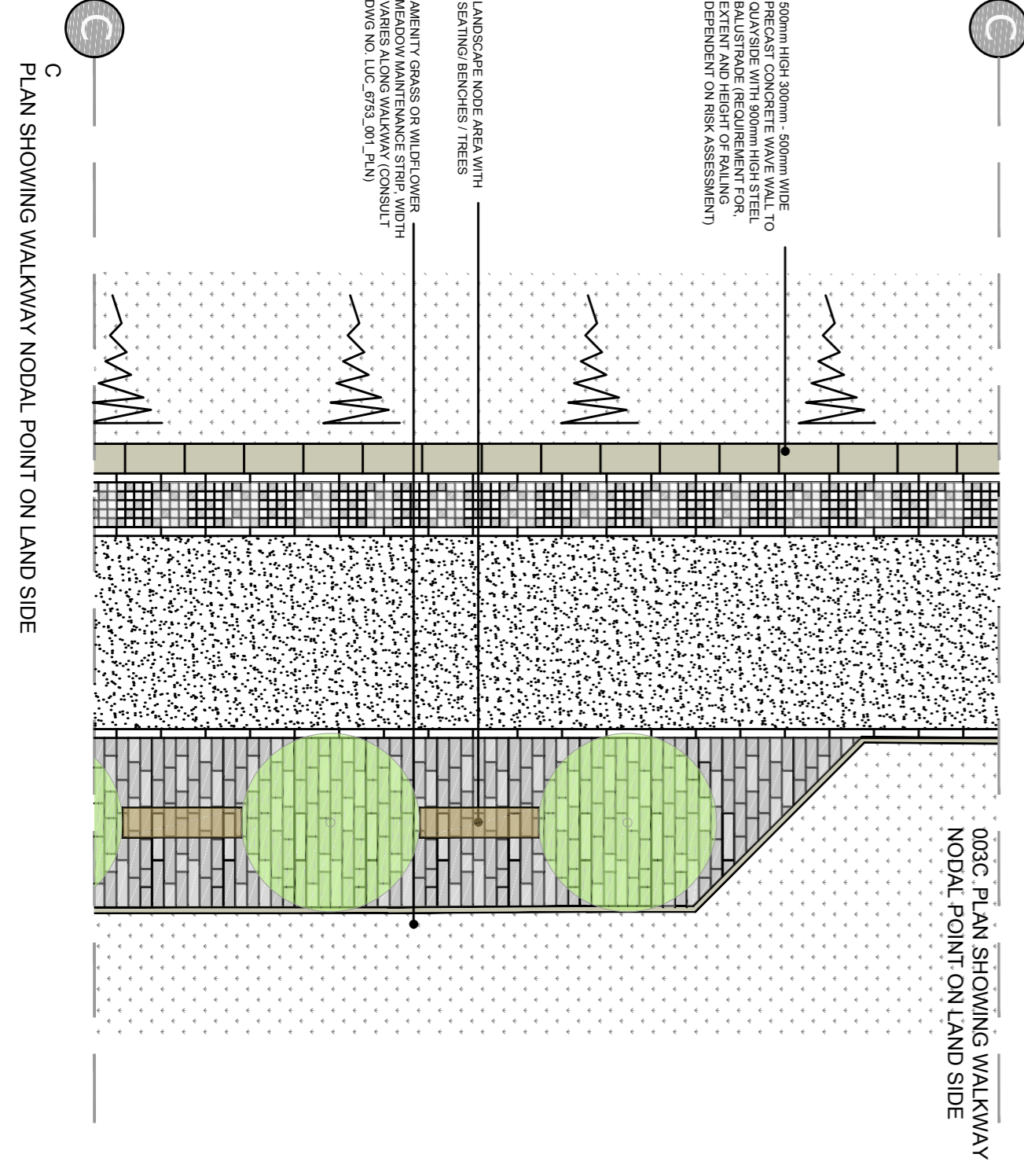
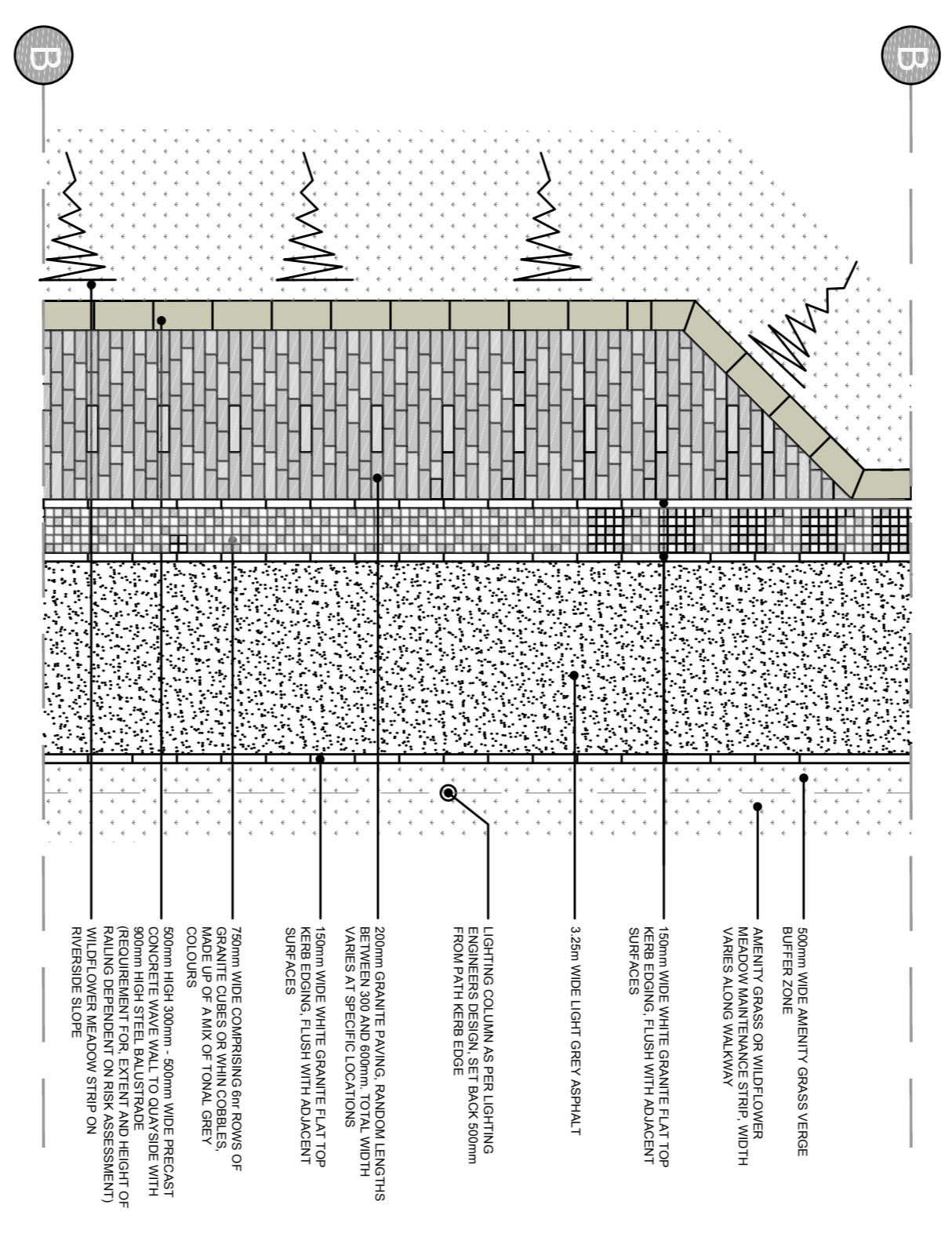
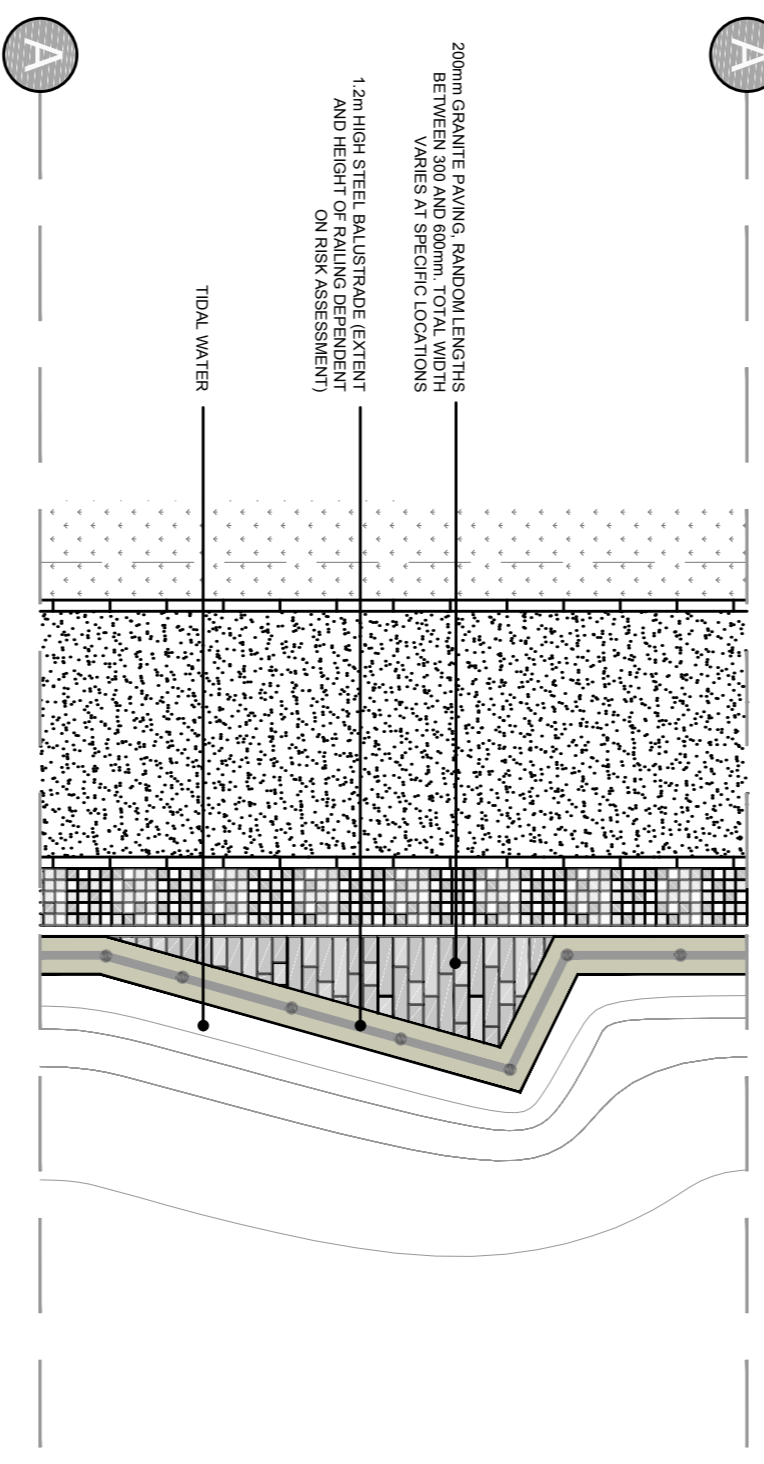
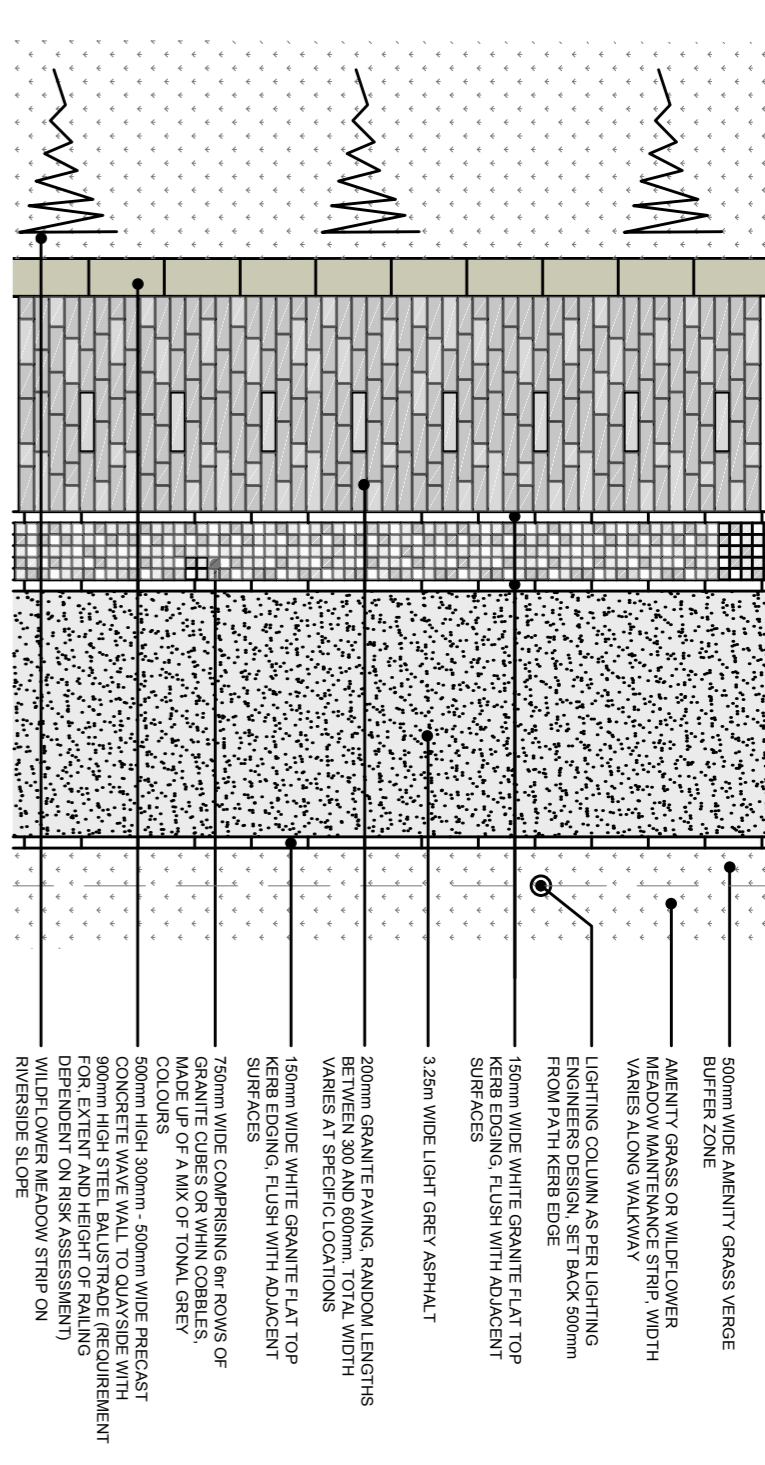
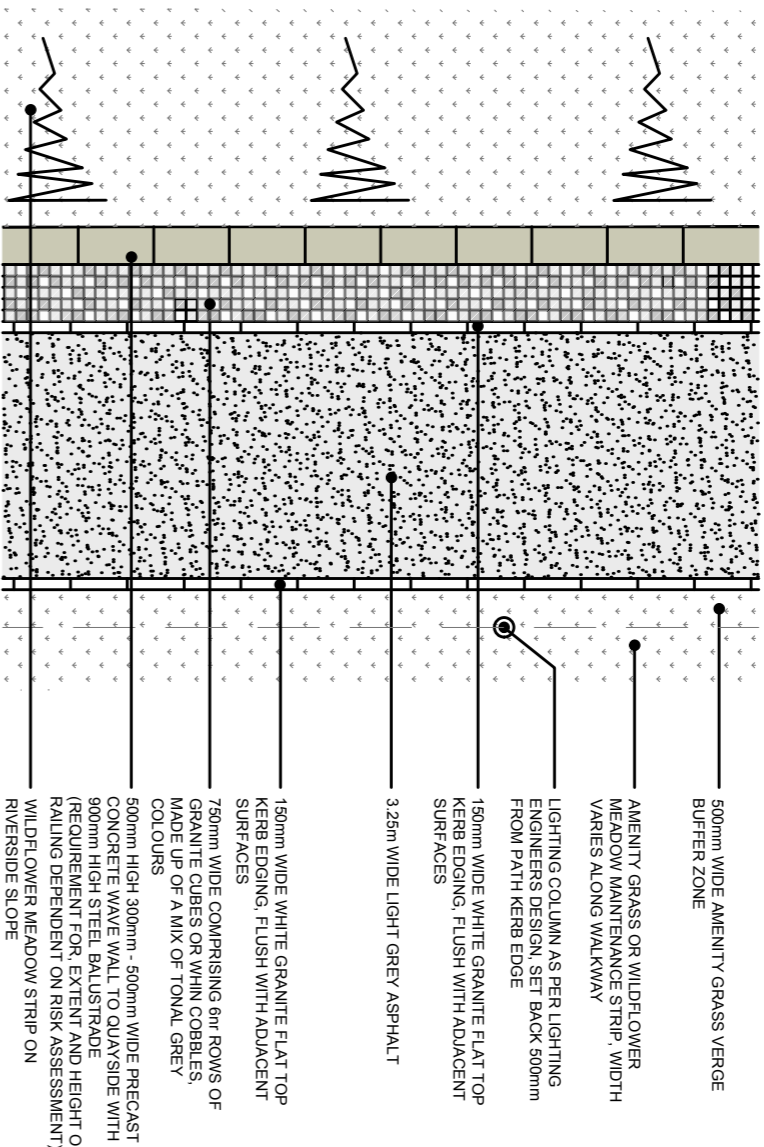
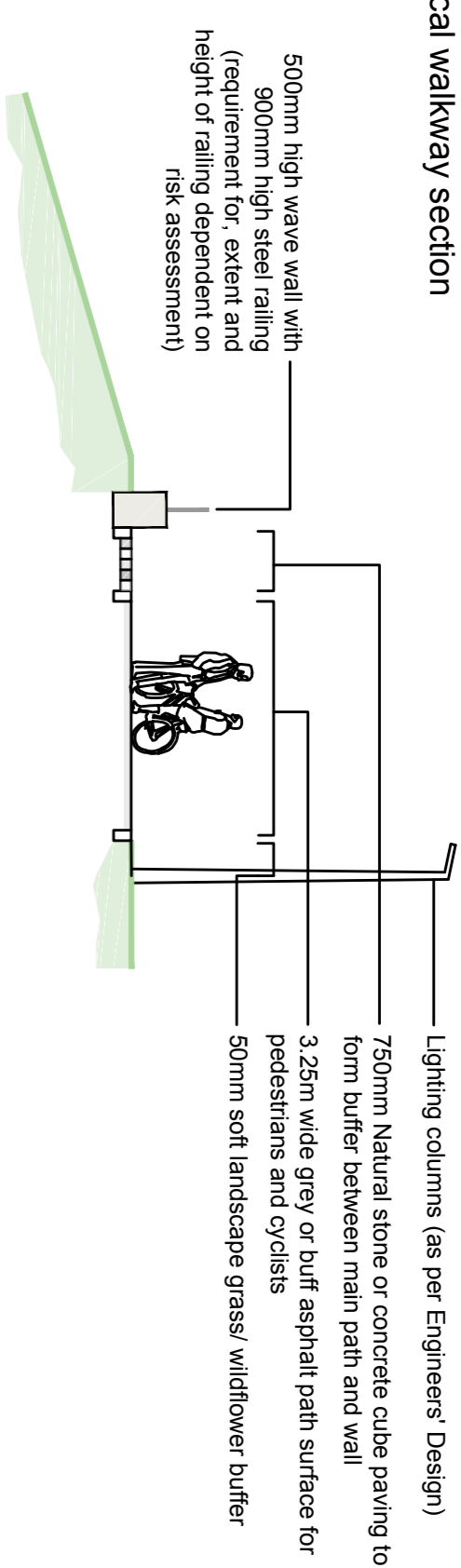
Status
PLANNING

Job No. Drawing No. Issue
6753 LUC_6753_001_PLN C

Do not scale from this drawing
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Appendix B

Typical walkway section



- Notes:**
1. Do not scale from this drawing.
 2. All dimensions are drawn in mm.
 3. All dimensions are drawn in mm.
 4. Landscape drawing only.
 5. All materials/items used to be as specified or alternatives to be approved by landscape architect.

LANDSCAPE OUTLINE SPECIFICATION

HARD SURFACING

KERBS/ EDGINGS/ CHANNELS/ PAVING ACCESSORIES

1. 150mm WIDE, 200mm DEEP, RANDOM LENGTH BETWEEN 400 - 900mm, FLAT TOP WHITE GRANITE KERB WITH ADJACENT SURFACES, SET ON CLASS ONE MORTAR BED WITH CONCRETE FOUNDATION AND HAUNCHING
2. 50mm WIDE, 150mm DEEP, RANDOM LENGTH BETWEEN 400 - 900mm, FLAT TOP WHITE GRANITE KERB WITH ADJACENT SURFACES, SET ON CLASS ONE MORTAR BED WITH CONCRETE FOUNDATION AND HAUNCHING

PAVING MATERIALS

1. 3.25m WIDE WALKWAY SHALL BE LIGHT GREY ASPHALT BASE SPECIFICATION AS PER ENGINEERS DESIGN AND SPECIFICATION
2. 150 X 150 X 80mm GRANITE CUBES IN SILVER-GREY / GREY TONAL MIX, STACK BOND PATTERN, BASE CONSTRUCTION AS PER ENGINEERS DESIGN AND SPECIFICATION
3. 200mm WIDE, 80mm THICK, RANDOM LENGTHS BETWEEN 300-600mm GRANITE LINEAR SLAB PAVING, FLAME TEXTURED, GREY AND SILVER GREY TONAL MIX, CONSTRUCTION AS PER ENGINEERS DESIGN AND SPECIFICATION

WALLING

1. 500 X 500mm (TBC) WIDE REINFORCED PRECAST CONCRETE WALL WITH 800mm HIGH RAILINGS (TBC). WALL TO ENGINEERS SPECIFICATION: (REQUIREMENT FOR EXTENT AND HEIGHT OF RAILING DEPENDENT ON RISK ASSESSMENT)

SOFT LANDSCAPE

1. GRASS/ WILDFLOWER AND PLANTING
2. GRASS VERGE BUFFER ZONE TO BE HARD WEARING SALT TOLERANT AMENITY SEED MIX, GERMINAL SEEDS A21 SALINE COASTAL AND ROAD VERGE MIX
3. WILD FLOWER MEADOW: SEEDS TO BE SALT TOLERANT MIX SCALA SEEDS COASTAL MIX OR SIMILAR APPROVED
4. TREE PLANTING TO LANDSCAPE NODES TO BE EXTRA HEAVY STANDARD, NATIVE SALT TOLERANT SPECIES OF LOCAL PROVENANCE

STREET FURNITURE

1. VOSS C520 CYCLE STANDS OR STREETLITE COB-TECH BICYCLE RACK
2. ESCOPEI TRAMET BENCHES IN FSC TIMBER AND STEEL OR SIMILAR APPROVED
3. BESPOKE COB-TER ARTWORK AND LANDSCAPE NODE ARTS TO LANDSCAPE NODE AREA

LIGHTING

1. COLUMN AS PER LIGHTING ENGINEERS DESIGN AND SPECIFICATION
2. GROUND AS PER LIGHTING ENGINEERS DESIGN AND SPECIFICATION

NO.	REVISION	DATE	BY	CHK
1	ISSUED FOR TENDER	12/01/2023	AL	AL
2	ISSUED FOR PERMITS	12/01/2023	AL	AL
3	ISSUED FOR CONSTRUCTION	12/01/2023	AL	AL

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Project: Dumbarton Riverside Walkway

Client: West Dunbartonshire Council

Title: Landscape Details

Scale: 1:100 @ A1

320 No. Drawing No. LUC_6753_005_DET Issue C