

Helensburgh Waterfront Development

The site Masterplan has been developed so as to implement the approved Masterplan Addendum 2012. The building orientation has been subject to design development to maximize site efficiency, parking, pool hall buildability and overall site access strategies. The original coach parking and drop off strategy has also been developed to enforce and enhance West Clyde St and the urban realm frontage developed through the CHORD scheme. The overriding principles and concepts developed and approved in the 2012 Masterplan remain the same.

The concept is to provide a prominent building along the waterfront esplanade with a significant and clear main entrance with good accessibility in terms of movement and visual connections to the proposed surrounding development.

The integration of the new facility with the existing pier was one of the most important guiding principles for design decisions, and led to the creation of a dynamic surrounding of public realm that integrates access routes with gathering points, flexible spaces and general areas to take in the spectacular views and creating a sense of drama against the backdrop of the Clyde estuary.

The siting of the building within the southwest corner of the site is a deliberate and decisive place making decision. This move allows the building to engage physically with the pier head, slip way and sea wall defences and visually with the wider context of the town of Helensburgh. Dramatic changes in level are embraced to create interesting and dynamic external spaces such as a "kayaking" amphi -theatre that can be used for tutorial purposes. The Ribbon of esplanade that circumnavigates the site embraces the building and anchors the built form to the sea wall defences, materially this route changes as it heads north, spilling out via carefully considered steps and ramps to link into West /East Clyde Street and the recently created urban space of Colquhoun Square beyond. The café and entrance foyer to the centre are located on the north facing elevation to allow direct visual links to West Clyde St. and to positively engage with this urban walk way as it passes around the building and under the large over sailing entrance canopy synonymous with traditional pavilion sea side architecture.

The fortified, battered random rubble base course to the building provides material continuity to the sea wall defences whilst at the same time providing a solid horizontal plinth on which the glass wall to the fitness suites and studios rest embracing the magnificent views south over the Clyde estuary.

We will, by good design, at all times eliminate technical aspects that relate directly to swimming pool construction, siting and orientation. In this instance by the siting of the building we are able to use the mass and form as a shield to the south westerly's, providing enclosure and shelter to the building users as they walk towards the building from town and car park. By placing the pool halls on the north façade we are able to eliminate the phenomenon of spectral glare and have embraced this opportunity by opening the pool hall up to the town with large expanses of glazing whilst the random rubble walling synonymous with sea defenses transitions into dressed stone paneling to accord with the civic qualities of the Helensburgh street scape and thus creating an important dialogue from building to town.

DIRECTORS

A HAMILTON
MAPM (CPM)

K HARDCASTLE
BSc Hons MRICS MCI0B MCIAT

A LODGE
BA Hons DipM MBA

P DAVIES
FCA

M SAVORY
B Arch BSc Hons RIBA ARB

The large glazed areas on the elevations allow views into the entrance foyer, pool hall, and fitness suite and studio spaces. At night these spaces will generate activity and provide visual interest towards the building. It is intended that these elevations will provide a shop window for the new facilities and locating these animated spaces would enhance the building both internally and externally.

Manning, Lindsay

From: Moore, David
Sent: 05 December 2018 11:02
To: handl, planning
Subject: FW: HWD - Correspondence to Planning - Design Note - 04 December 2018 [OFFICIAL]
Attachments: Planning Hearing_Building Setting 28-11-18.docx

Please put onto civica for 18/01614/PP. Thanks

From: McBride, Alison
Sent: 04 December 2018 15:42
To: Moore, David <David.Moore@argyll-bute.gov.uk>
Cc: Gordon, John <Johnwilliam.Gordon@argyll-bute.gov.uk>
Subject: HWD - Correspondence to Planning - Design Note - 04 December 2018 [OFFICIAL]

Classification: OFFICIAL

David

Please see as requested a Design note in relation to Building Setting of the new Leisure Building on the Waterfront as requested.

Many thanks

Kind Regards

Alison McBride
Architect
Argyll and Bute Council
Tel: 01546 604218
alison.mcbride@argyll-bute.gov.uk
<http://www.argyll-bute.gov.uk/>



From: Bob Ramag [REDACTED]
Sent: 04 December 2018 15:31
To: McBride, Alison <Alison.McBride@argyll-bute.gov.uk>
Subject: HWD Some Words

Alison

I have attached some words that David may/may not find of some use. Generally I have used the backdrop of some aspects of the design statement within which I have inserted the words and phrases that I used at the planning hearing.

Regards

Bob Ramage DipArch RIBA RIAS
Head of Glasgow



DarntonB3 Architecture
Unit 2, The Matrix, 114 Cowcaddens Road, Glasgow, G4 0HL
t: 0141 353 1187 m: 07801 812668
www.darntonb3.com
Follow us: [@darntonB3](#) and [LinkedIn](#)

London • Leeds • Cardiff • Glasgow • Aberystwyth • Newtown • Bradford • Manchester • Loughborough

Argyll and Bute Council classify the sensitivity of emails according to the Government Security Classifications. The adopted classifications are:

NOT PROTECTIVELY MARKED

Non public sector business i.e. does not require protection.

OFFICIAL

Routine public sector business, operations and services.

OFFICIAL-SENSITIVE

Particularly sensitive information that can be shared on a need to know basis, where inappropriate access or release could have damaging consequences. Disclosure in response to FOISA should be verified with the data owner prior to release.

OFFICIAL-SENSITIVE PERSONAL

Particularly sensitive information that can be shared on a need to know basis relating to an identifiable individual, where inappropriate access or release could have damaging consequences. For example, where relating to investigations, vulnerable individuals, or the personal / medical records of people.

OFFICIAL-SENSITIVE COMMERCIAL

Commercial or market-sensitive information, including that subject to statutory or regulatory obligations, that may be damaging to Argyll and Bute Council, or to a commercial partner if improperly accessed. Disclosure in response to FOISA should be verified with the data owner prior to release.

Argyll and Bute Council classify the sensitivity of emails according to the Government Security Classifications. The adopted classifications are:

NOT PROTECTIVELY MARKED

Non public sector business i.e. does not require protection.

OFFICIAL

Routine public sector business, operations and services.

OFFICIAL-SENSITIVE

Particularly sensitive information that can be shared on a need to know basis, where inappropriate access or release could have damaging consequences. Disclosure in response to FOISA should be verified with the data owner prior to release.

OFFICIAL-SENSITIVE PERSONAL

Particularly sensitive information that can be shared on a need to know basis relating to an identifiable individual, where inappropriate access or release could have damaging consequences. For example, where relating to investigations, vulnerable individuals, or the personal / medical records of people.

OFFICIAL-SENSITIVE COMMERCIAL

Commercial or market-sensitive information, including that subject to statutory or regulatory obligations, that may be