

**HELENSBURGH WATERFRONT DEVELOPMENT (COMMERCIAL AREA)
– UPDATE & SHORTLISTING OF OFFERS**

1.0 EXECUTIVE SUMMARY

- 1.1 The development of Helensburgh Waterfront has been a long term project and following completion of the construction of the leisure centre focus moves to the site of the old swimming pool which is proposed primarily for commercial development. The completed

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1.0 INTRODUCTION

- 1.1 The development of Helensburgh Waterfront has been a long term project and following completion of the construction of the leisure centre focus moves to the site of the old swimming pool which is proposed primarily for commercial development. The completed leisure and public realm development has been credited with being a finalist of one of

has now moved onto the commercial area.

3.2 Given the public interest in the site and taking cognisance of Helensburgh

across the water. The site is felt to be a prime spot to attract visitors and enjoy the open aspect so, whilst many are not averse to some kind of building or units on the site, they would like an attractive design that is in keeping with the existing leisure centre.

Overall there was a strong preference for an option with at least some outdoor recreation space, ideally with seating and activities suitable for locals and visitors. Whilst some liked the idea of event space, others pointed out that there is already plenty of provision such as Civic Centre indoor / outdoor event area, Colquhoun Square event area, Hermitage Park event area, Kidston Park, Helensburgh Pier car park pop up events facilities.

Several attendees acknowledged that a fully open, non-commercial public space would struggle to secure funding and was therefore unlikely. Many also commented that the town lacks indoor attractions, and an open air space would not be particularly useful in poor weather for much of the year, therefore a combined indoor / outdoor offer might be preferable.

The prospect of retail / fast food was of considerable concern to some attendees, who are worried that it will have a damaging impact on local businesses which are already struggling. Concerns included an overprovision of certain types of retail or food offerings, creating more competition, and a concentration of business in the centre of town which could detract from those businesses based further along the promenade. However, younger people were particularly interested in high street chains such as Starbucks.

Others would welcome a retail or hospitality option, provided it is in keeping with the needs of the town. For some, this could be a supermarket. For others, a clothes shop would be desirable since the recent loss of clothing retailers in the town. Some noted the setting would be ideal for a bar or restaurant looking out over the water to create a destination with a real wow factor.

The lack of indoor recreation space in Helensburgh was a recurring theme across most sessions, and this was felt to be lacking in the current options for the site. Many people would like to see something that appeals to both locals and visitors, perhaps with a flexible, multi-use space that could change uses throughout the year. Suggestions ranged from indoor sports courts to activities such as bowling and climbing walls, as well as some kind of art space or museum dedicated to local history, such as John Logie Baird.

The option including a general community space received mixed feedback. People were generally positive about such a space in theory, however some pointed out that there are already many such spaces available in Helensburgh in church halls and private buildings. There was positive feedback for an event / exhibition space, if perhaps it could be combined for community use.

Likewise, the prospect of a hotel received mixed feedback. It was

considered by some attendees to be a real need in Helensburgh, as they struggle to find rooms for friends and family. The Waterfront site could provide a very attractive spot for visitors to enjoy the view, perhaps with associated restaurants and bars. For others, there is sufficient existing

8.7 Risk –