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**ARGYLL AND BUTE COUNCIL**

**OBAN LORN AND ISLES  
AREA COMMITTEE**

**DEVELOPMENT AND ECONOMIC GROWTH**

**8 MARCH 2023**

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**GIBRALTAR STREET PUBLIC REALM PROJECT - CONSIDERATION OF  
OPTIONS**

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**1.0 EXECUTIVE SUMMARY**

1.1 The purpose of this report is to allow the Oban, Lorn and the Isles Area Committee to consider the possible options for the Gibraltar Street public realm project and agree the preferred option to be progressed to implementation.

1.2 Argyll and Bute Council agreed to allocate £250,000 of Place Based Investment (PBI) Programme Funding to Gibraltar Street, Oban to enhance the public realm and improve access to Oban Town Centre given the function of this space as a key pedestrian thoroughfare linking a key centre of retail to the town centre.

1.3 TGP Landscape Architects were commissioned in January 2022 to create design options, test design concepts with community and stakeholders and cost design proposals.

1.4 Public consultation was carried out during 2022. However it did not provide clear support for a single option as presented and raised some additional concerns about the proposed scheme. TGP Landscape Architects have taken on board comments received and working within the constraints presented by the site have presented a revised design (Option A - Appendix 1). This option has been costed and is estimated to exceed the available budget due to ground conditions and rising construction costs. The complexity of the works would also require the works

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- 3.3 Agree that Officers continue to progress Option B which retains existing site levels and looks to resurface the existing streetscape, renew street furniture and improve street lighting.
- 3.4 Agree that delegated authority be afforded to the Executive Director with responsibility for Development and Economic Growth for the delivery of the project to completion including agreeing a final design.



resulted in a more complex arrangement being proposed to accommodate levels within the site. The main issue has been the need to design around the slope running through the site and the resulting different level areas that had to be created across the site to ensure compliance with British Standards for Accessibility

- 4.12 The advantages of the new design option are that it has the ability to transform Gibraltar Street by visually enhancing the space and ensuring the pedestrian footway is compliant for all users. The designed option addresses the various levels restrictions and accesses onto the open space, whilst providing grades that meet the British Standard requirements for Accessibility in external spaces. The design option does however subdivide the site up into various platforms/sections and it may feel less open than it does at present and be less flexible as a thoroughfare.
- 4.13 Officers in Roads and Infrastructure Services have been consulted throughout the entirety of the project and have indicated that they would not have capacity to implement Option A at this time due to the complexity of the construction but will be able to take forward Option B. Option B is outlined in the following paragraphs.

#### **Option B: Resurfacing option**

- 4.14 Following on from the consultation feedback suggesting a lighter touch option and comments from the Oban Community Council whom 'urges that the proposal reverts as nearly as possible to the Gibraltar Street area of the original plan, so that a suitable seating area can be available to Bossard's customers' (see Appendix 2 – Original Designs Pr63( )JTJETQ EMC /P 184.72 481.17 27(o)-6(u)56(s )-34e





- 6.6 Climate Change – Construction works undertaken will result in carbon emission although it is anticipated that these will be restricted to the construction period.
- 6.7 Risk – As with all construction projects a number of risks will be ongoing and a risk register will be maintained. Delivering Option A may lead to higher risks as referenced to in section 4.11 of the report.
- 6.8 Customer Service – None.

**Kirsty Flanagan**

**Executive Director with responsibility for Development and Economic Growth  
Policy Lead for Strategic Development, Councillor Robin Currie**

13 February 2023

**For further information contact:**

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**APPENDICES**

Appendix 1 – Final Design Option

Appendix 2 – Original Designs Presented at June 2022 Consultation

Appendix 3 – Gibraltar Street Public Realm Project Estimate Costs – EXEMPT