



Gretna & Area Regeneration



Report by

Gillespies & DG First

with

Tourism Resources Company

November 2009

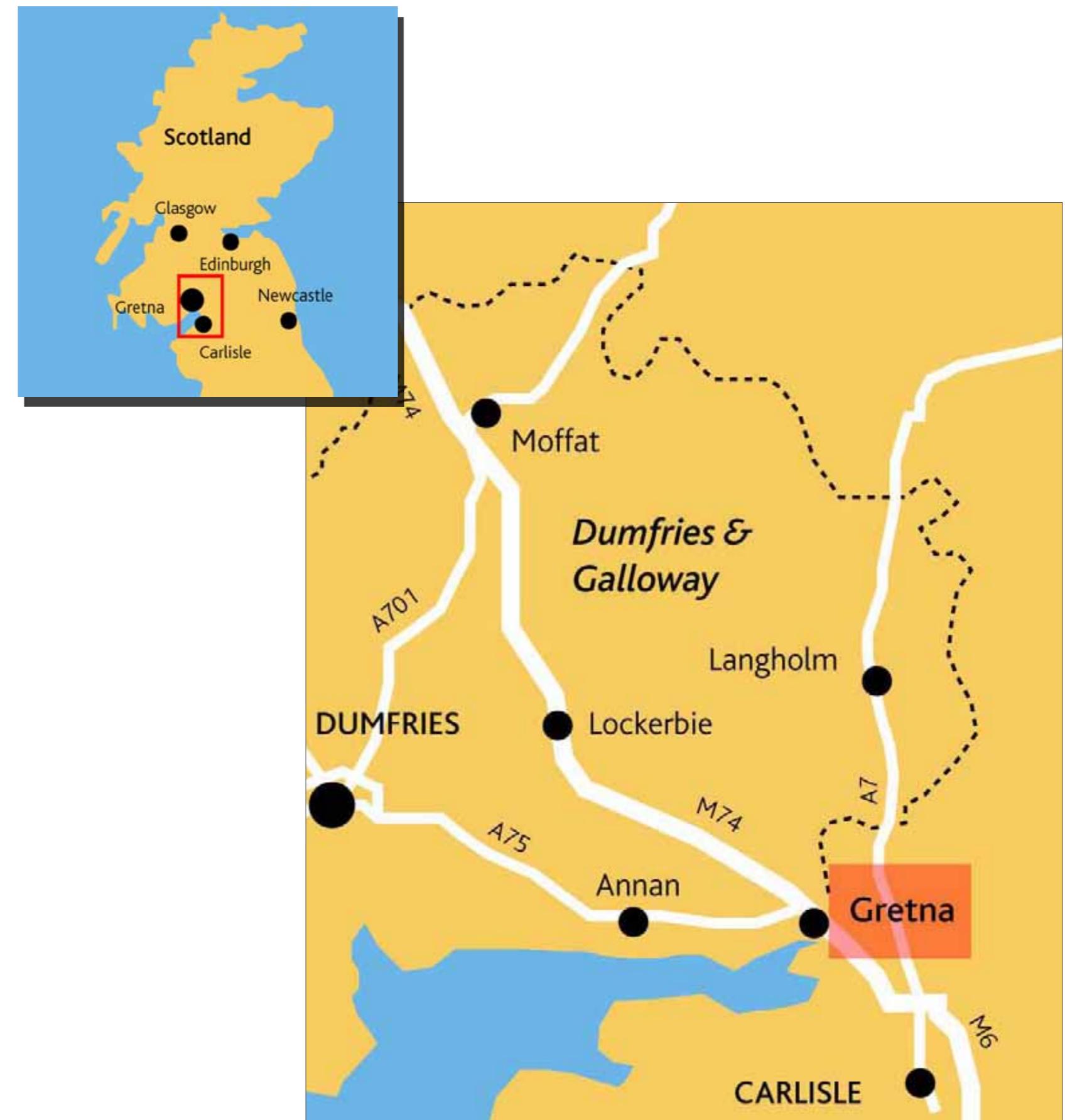
The Gretna township was laid out in 1915 by the leading town planner and architect, Raymond Unwin. The importance of creating an active centre to the heart of his communities was a theme noted by him in his writings. The need to recover this and respect the inherited townscape are important aspects of this feasibility study into the regeneration of the Gretna Area.

"In planning out a site, whether large or small, one of the first considerations should be to determine the centre point of the design. In any but very small sites there are likely to be required some buildings of a larger or more public character than the dwelling houses - such, for example, as churches, chapels, public halls, institutes, libraries, baths, wash-houses, shops, inns or hotels, elementary and other schools; and it would probably be well, having decided which, if any, of these are likely to be required, to group them in some convenient situation, and of them to form a centre for the scheme."

Quoted in his book 'Town Planning in Practice: An Introduction to the Art of Designing Cities and Suburbs' published in 1991, Raymond Unwin.

Contents

Introduction	5
Report of Consultation	7
Projects Defined	11
Project 1	Central Avenue : wider site strategy
Project 2	Central Avenue : public buildings strategy
Project 3	Central Avenue : public realm
Project 4	Headless Cross : public realm
Project 5	Gretna Green : public realm
Project 6	Gretna Railway station : general improvements
Project 7	Communication of local history
Project 8	Pedestrian, cycle, transportation & signing
Project 9	Recreational walks
Project 10	Public art
Project 11	Future public works strategy
Conclusion	39
APPENDIX	41



Location map for Gretna

Introduction

Study Objective

The objective of this study for Dumfries and Galloway Regeneration & Europe Service is to produce a masterplan for the regeneration of Gretna Central Avenue and public realm including Gretna Green and Springfield. The focus is on projects that can assist in the regeneration of the Central Avenue area of Gretna and public realm works within the township and adjacent linked settlements of Gretna Green and Springfield. The masterplan study is intended to be an informative and visioning exercise providing a reference for the form and location of future development over the next twenty years. It can provide a useful technical and strategic contribution to consideration of land use planning in a future review of the Local Plan.

Study Team & Steering Group

The Study Team has comprised public and private sector partners with Gillespies LLP (masterplan and public realm design consultants) and DG First (Dumfries & Galloway Design Services) combining to service the commission. Gillespies have also been supported by TRC (Tourism Resources Company). The team has also sought to bring the skills of urban design with a local knowledge together with an understanding of the area's position locally, nationally and internationally. The Study Team reported to a Steering Group formed from the Gretna Forum and comprising of local authority and agency representatives, public officers and the business community, chaired by Melvyn Redgers. The Study Manager for Dumfries & Galloway Council, Annandale & Eskdale was Economic Regeneration Officer, Chris Brown.

Study Context

In 2007, Dumfries & Galloway Council and Scottish Enterprise commissioned a masterplan report from Roger Tym & Partners. This report highlighted four regeneration options for Central Avenue, Gretna for consideration. Option 2 was the favoured layout but subsequently modified to retain the function of the Registration Office in its present position rather than relocated away from the township. One of the main tasks of this 2009 Study was to develop this layout from the 2007 Study.

Study Brief

It can be noted that there are five study outputs in the brief. These can be summarised as:

1. provide an initial urban design framework and guidance on how the Central Avenue area can be developed in line with the Steering Group's requirements including public realm works within the township.
2. In order to identify potential gaps and opportunities for new or improved provision for Central Avenue, evaluate the quality and quantity of open space and sports facilities that currently exist.
3. establish landscape and public space proposals to link the disparate settlements and development projects within them to include public realm works.
4. provide design guidance and an action plan for the redevelopment of Central Avenue, Gretna.
5. undertake a community consultation programme on the design options delivered within the study.

This report responds to this brief in terms of proposed projects that have emerged from the work with a report on the range of consultations undertaken.

Study Response

In response to the study brief calling for public realm proposals to be delivered to design stage, a number of projects are identified where development of sketch designs have provided outline proposals that have been assessed for cost for the Steering Group. This report will provide the Council with a broad regeneration strategy developed from which are a number of specific projects that can be progressed separately or in combined projects as funding permits over the coming years. The study projects are to be the candidates for future funding applications. The objectives of this study will be served as these specific works receive funding for further development into detailed live projects.



Report of Consultation



Report of Consultation

Consultation

Consultations were undertaken as part of the Feasibility Study. The Study Steering Group provided invaluable direction for the team into particular issues relating to the sites and the local issues. The experience of this group was relayed to the team at progress meetings and afterwards when insights were communicated through informal discussions. A key aspect of the study was to engage with the wider community in a consultation process through a series of meetings that facilitated comment. Views were also obtained through arranged interviews. These consultations can be grouped into three categories of public consultations, local authority officers and agents consultations and individual consultations. Comments on these are as noted below.

Public Consultations

Meetings were held with the public on two occasions to present the scope of the Feasibility Study. These were both initial consultations at the outset of the study with the objective of informing attendees of the scope of the work and obtain observations and suggestions. A brief powerpoint presentation from the consultants gave some focus to the first part of the event with responses being invited in the second part of the evening. This was provided by means of three themed corners of the venue room where tables contained plans of the public buildings of Central Avenue, the wider Central Avenue site and Gretna within its context. Comments that related to each of these differing scales of the study could be made by everyone as they rotated around the three tables. An enabling member of the study team supported the exercise by facilitating at the tables, either providing further information, answering questions or receiving comment directly. Most participants used the medium of "post-it" notes to provide their comment. At the end of these events, there was a round-up session with feed-back from the team enabler and then an "open floor" with opportunity for pressing points to be stressed by attendees. The post-it responses were typed up and made available at future events. This initial public consultation meeting took place on 9 June 2009 in Stormont Hall and on 30 June 2009 in the Richard Greenhow Centre. The first event was attended by around 75 and the second by around 40. The issues that emerged are noted in the following section of this report.

A follow up meeting to present the study findings and describe the emerging projects was considered an important part of the consultation process so that the public could be informed by the study team how they had taken account of comments made during the initial round public meetings. This follow-up meeting was held in the Dominion Road Social Club on 5 October 2009 and was attended by around 30 people. This allowed the public to obtain a sense of where the study project has reached and the essence of the content of the study report.

A consultation with young people was held in Gretna on 16 July 2009 and facilitated by Chris Brown, the study manager the Council Community and Support Services officers. Twenty young people aged between 13 and 20 provided comment with the findings reported in the appendix.

Business, Local Authority Officers and Agents Consultations

Two separate meetings were held with key groups at the outset of the study to allow opportunity for engagement.

A meeting with Gretna area business people was held on 11 June 2009 in the Gables Hotel and attended by 12 with discussion facilitated by Tourism Resources Company. All business attendees participated in the discussion that followed a powerpoint presentation.

A meeting with local government officers and public agency officers was held on 9 June 2009 in the Stormont Hall. After an introductory presentation, the officers were engaged in discussion on each of the plans that had been prepared, covering strategic links, public realm and building facilities. Some further and individual consultations either through meetings or telephone conversation were arranged to allow further discussion.

Individual Consultations

Individual interviews with key individuals were held as part of the consultation process during 2009 summer. These meetings included discussions with the local landowner, the Police, the Registrar and the Community Centre Chairman. Telephone consultations included contact with the Countryside Access Officer, the Retail Outlet Village Manager, Council Roads and Transportation and Council Library Services.

3. Projects Defined

The following pages represent the output from the Feasibility Study and illustrate how the work of regeneration to the Gretna area can be taken forward. There are eleven projects described and these have been grouped together as follows:

Proposals related to Central Avenue opportunities - Projects 1, 2 & 3

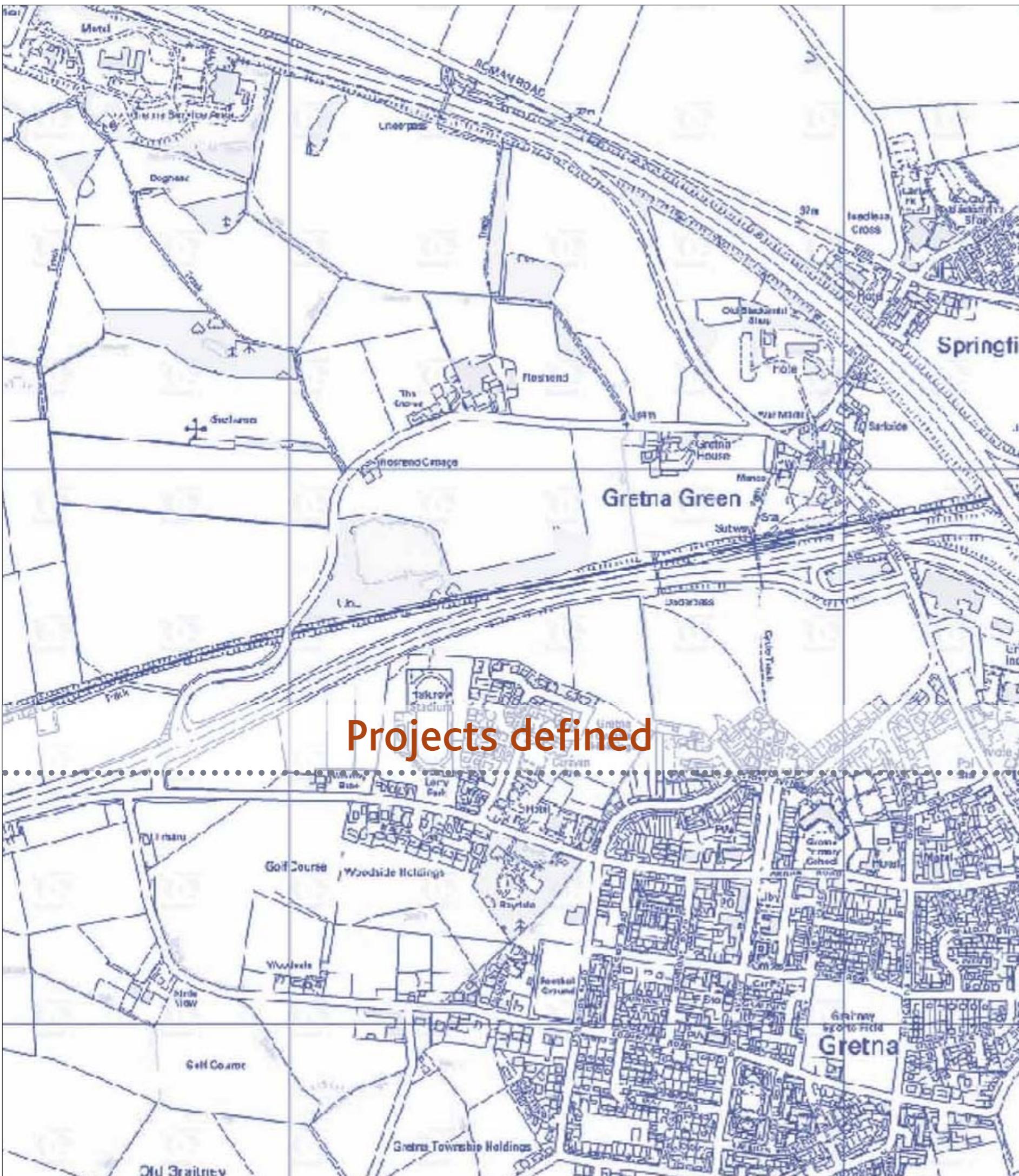
Projects related to three public realm opportunities - Projects 4, 5 & 6

Themed projects with a wider location - Projects 7, 8 & 9

Improvements through public art & public works - Projects 10 & 11

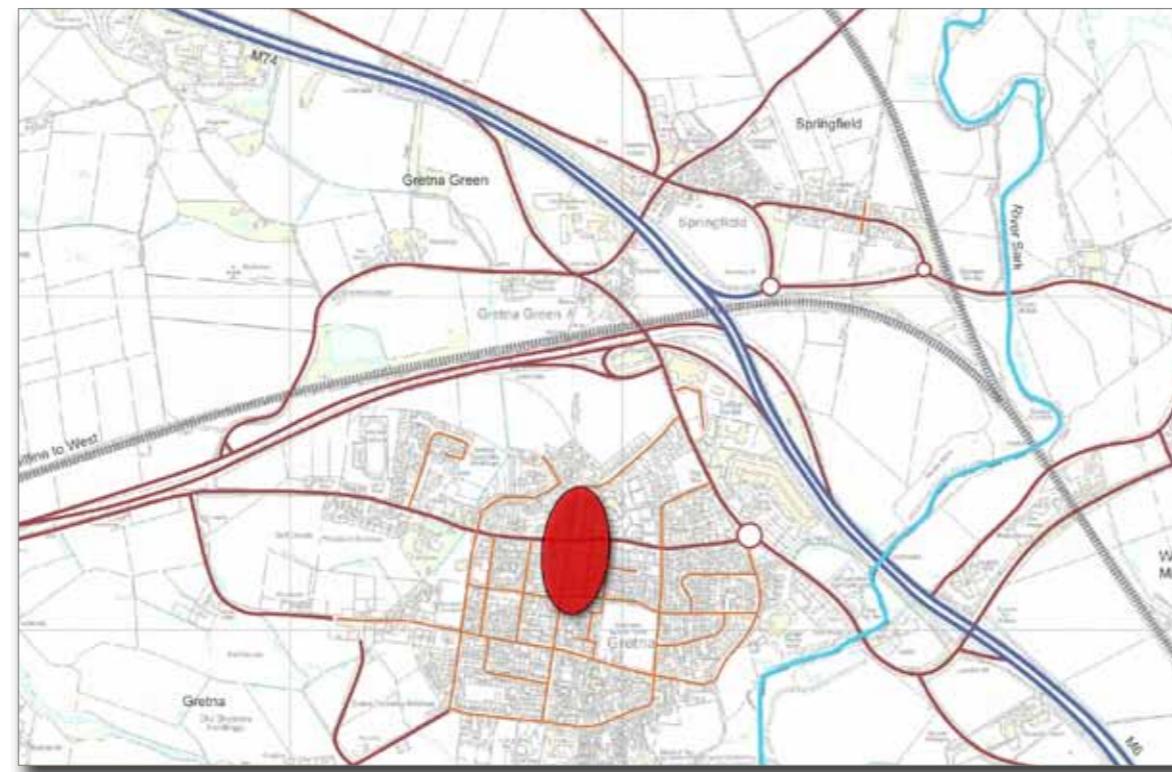
Each of the projects is presented in a double page spread that summarises the key particulars and extends into further pages where necessary.

Projects defined



GRETNA AREA REGENERATION

Project 1 : Central Avenue : Wider Strategy



Objective : To provide a design framework that recovers the townscape intention for the centre of the township and allows regeneration.

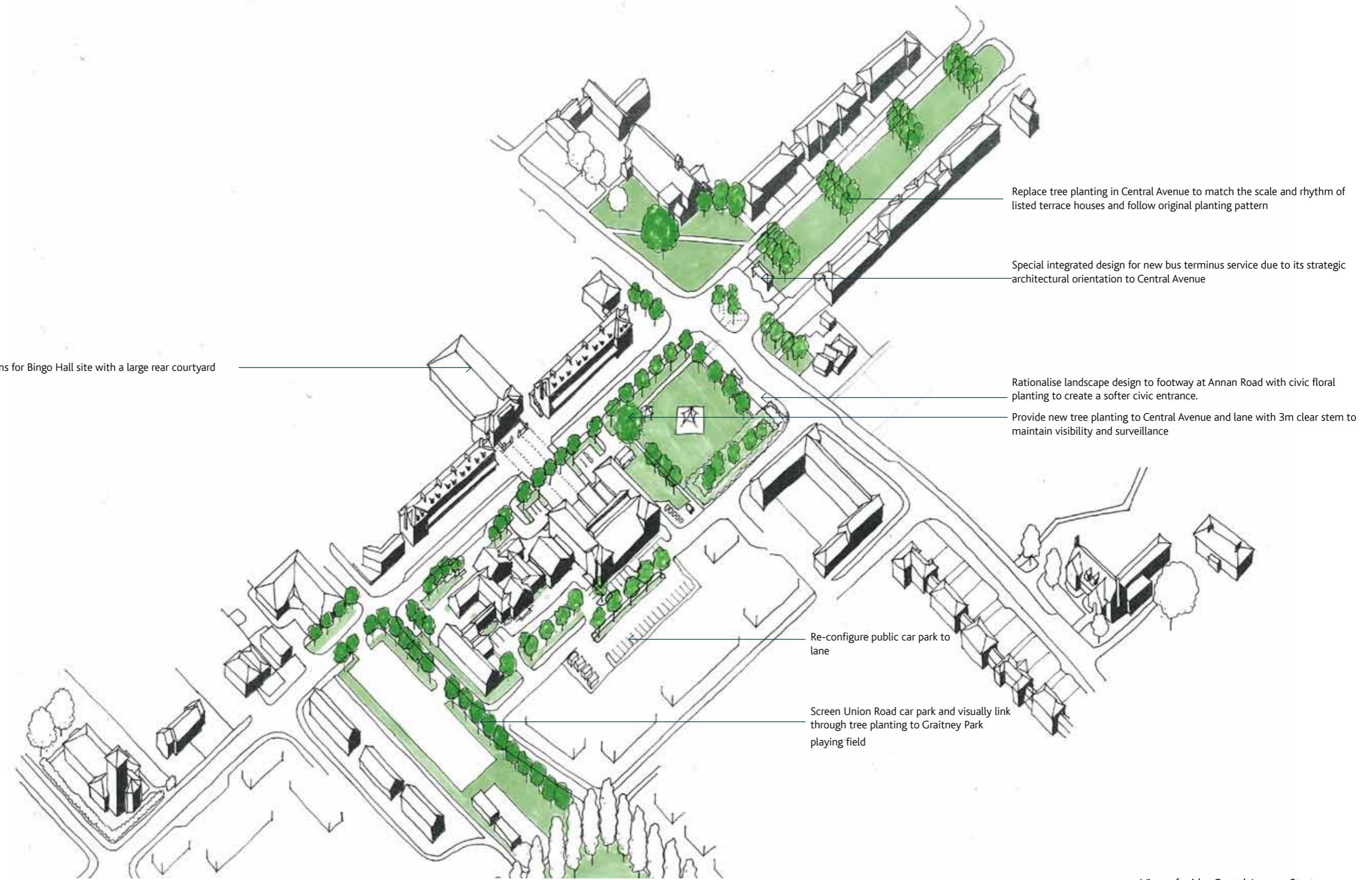
Description : From Union Road up to Victory Avenue, a tree planting and landscape design is devised that respects the orthogonal plan geometry of the township while responding to the range of particular sites, to provide visual direction, containment and screening while maintaining intervisibility at eye level. The accessible areas of the Bingo Hall Courtyard and Central Avenue (east) lane are part of this wider site strategy.

Cost : Environmental improvement build cost £312,000. (Full Bingo Hall site development would cost in excess of £2 million.)

Timescale : Most of the environmental works could be progressed in a short period of time. (Bingo Hall site not currently for sale.)

Issues and Opportunities : The proposals help signify the centre of the settlement through design and better organising the public realm. It seeks to address the need for a greening strategy for Gretna and builds on existing qualities of the inherited townscape to create a more civic quality to the centre. It aims to address and balance issues of safe play, access, parking, servicing, shopping and business within a defined framework.

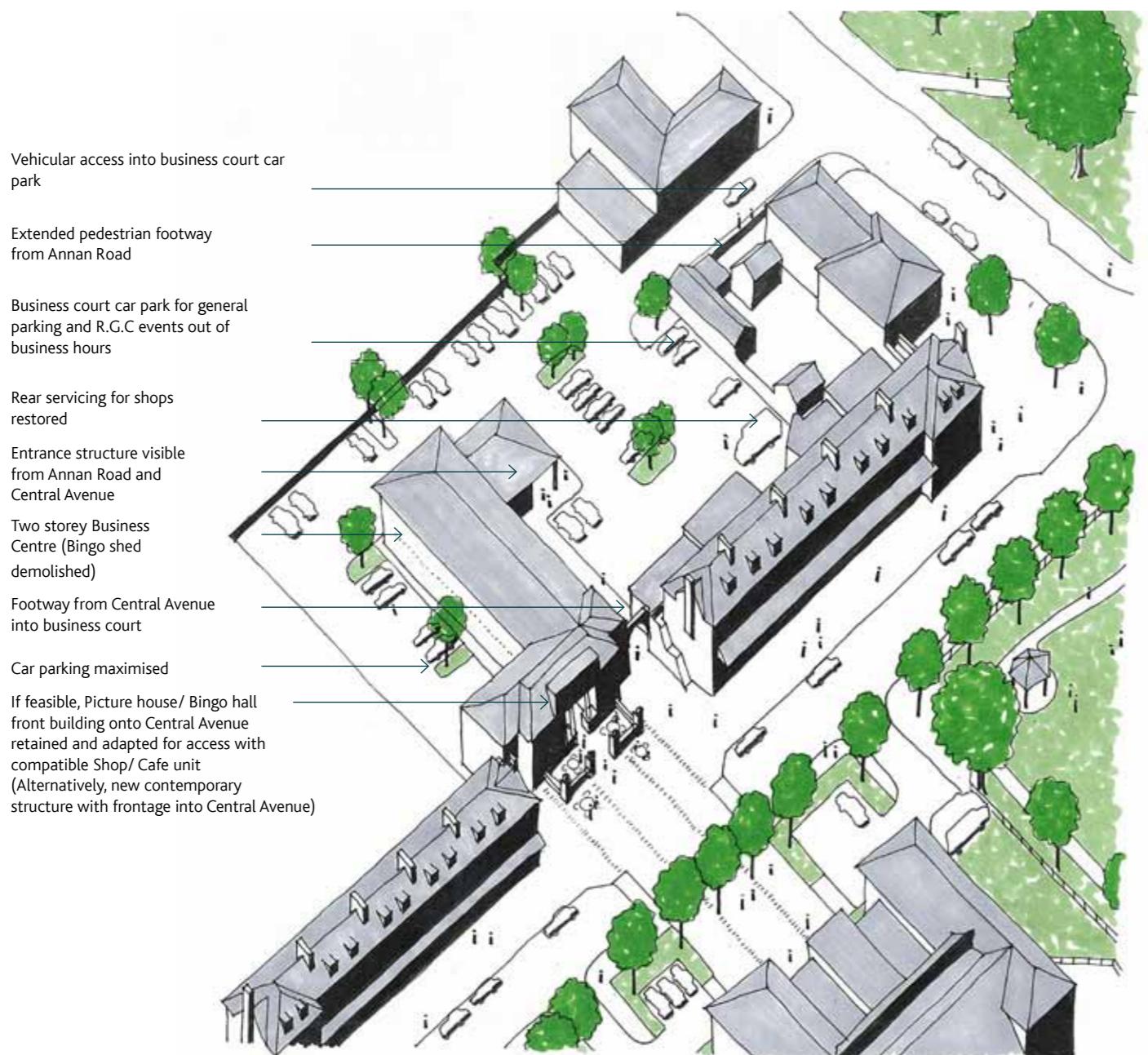
The proposed scheme provides a guide for the following areas : the northern residential section of Central Avenue, the bus terminus on the Annan Road at Central Avenue, the landscaped areas at the junction of Central Avenue and Annan Road, Union Road and its link to Graitney Park playing fields, screening to the Union Road car park, the service courtyard to the west of Central Avenue accessed from Annan Road, the lane to the east of Central Avenue accessed from Annan Road. The design interventions include recovering the townscape view to listed facade on Annan Road with trees cleared with new tree planting to frame views.





Plan of wider strategy

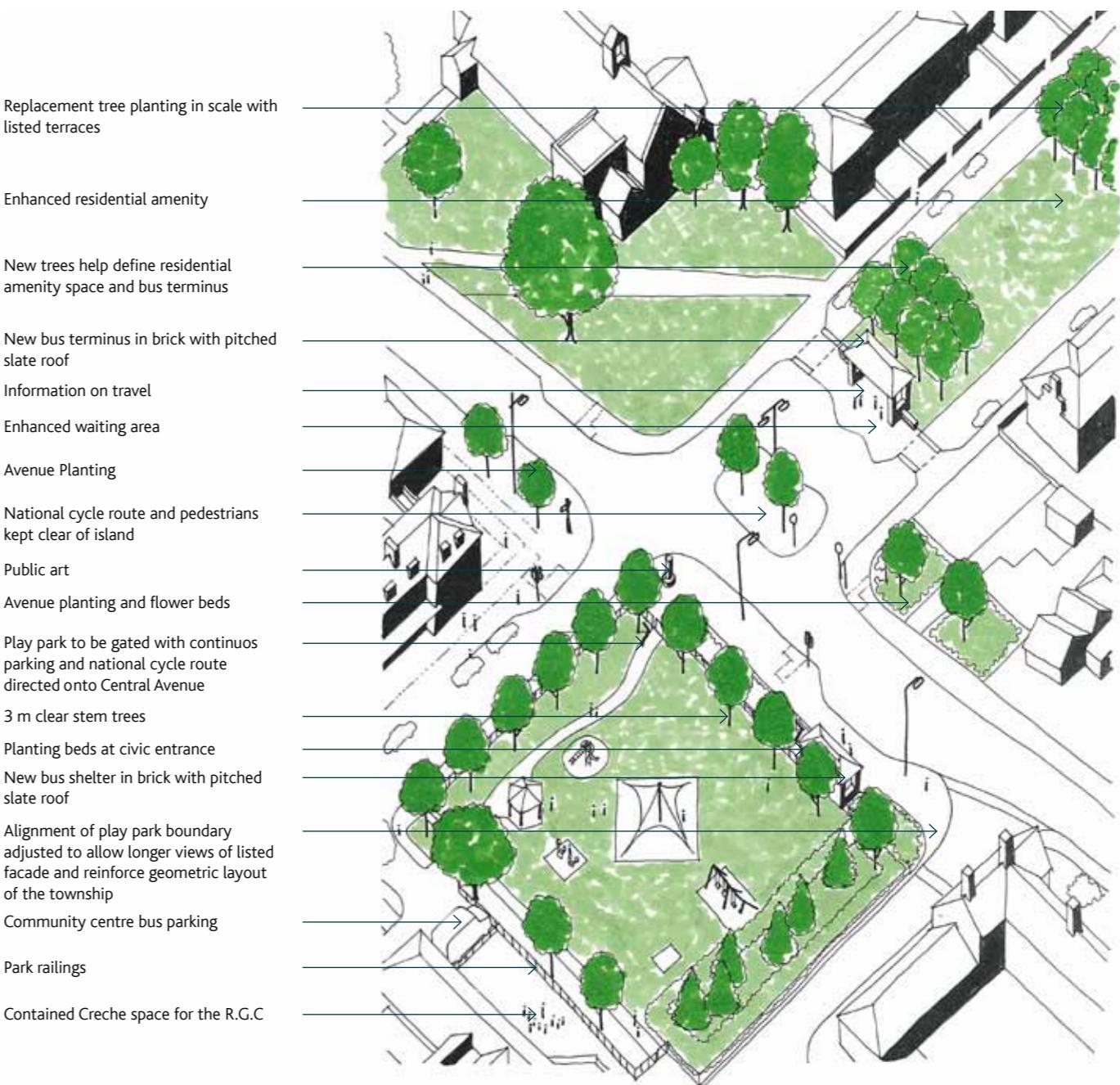




The large public hall of the Picture House and former Bingo Hall is suitable for re-use. It would be an ideal location for a family restaurant and youth hall and facilities but this has not attracted developer interest. Its potential as an office site has attracted recent interest but this is no longer being pursued.

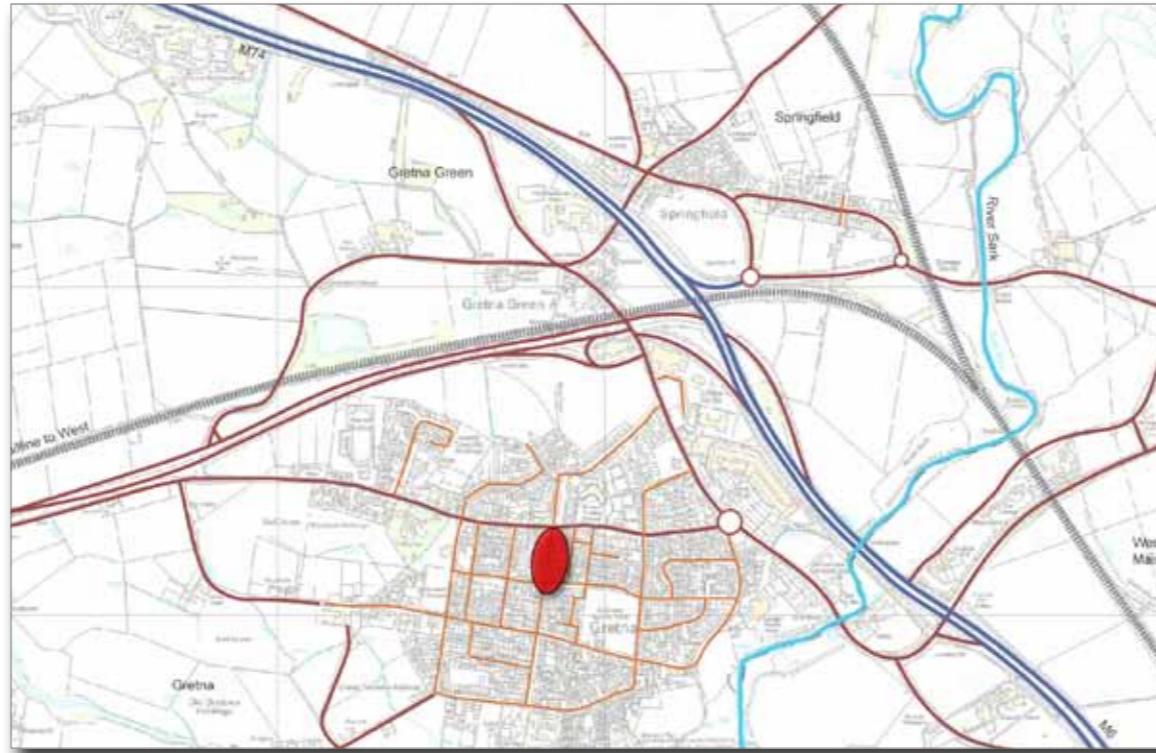
A development option for office use is illustrated.

The Annan Road junction at Central Avenue is an important space. These proposals present a more organised and visually contained arrangement. New contextual bus shelters are positioned to strengthen the visual quality of the built environment.



GRETNA AREA REGENERATION

Project 2 : Central Avenue : public buildings strategy



Objective : To provide a design proposal that retains and develops a listed building and integrates it with other proposals as a part of the townscape regeneration.

Description : The key central building of the Study is the Richard Greenhow Centre and a proposal for this grade B listed building is provided. The potential for future building development in relation to the Richard Greenhow Centre and the Registration Office that respects the play park boundary are presented.

Cost : The total cost range would be £3,022,000 to £3,522,000 (dependant on extent of refurbishment to Richard Greenhow Centre)

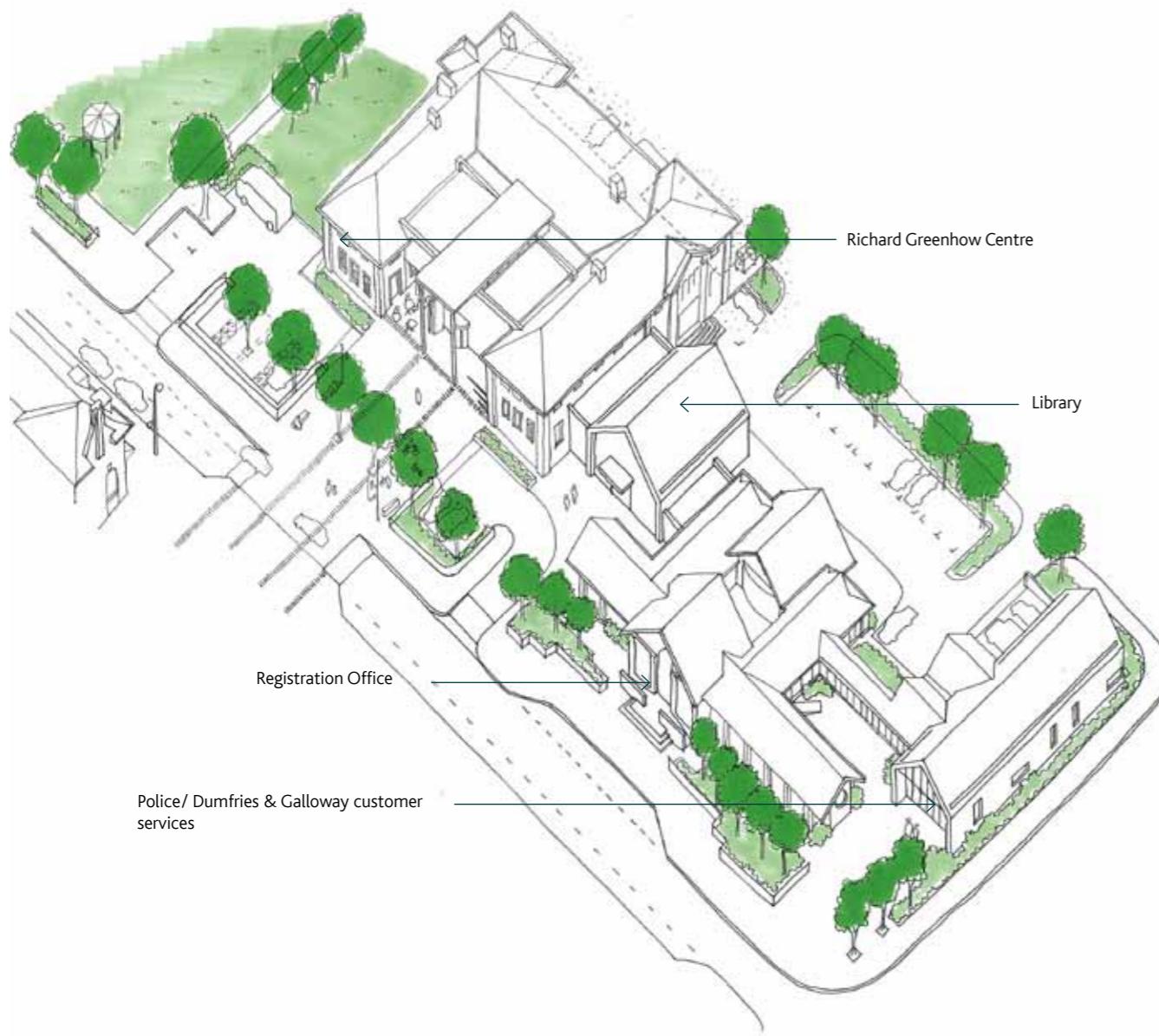
Timescale : Funding dependant but could be multi-phase.

Issues and Opportunities : The key design element is in upgrading the Richard Greenhow Centre towards creating a well-appointed community facility. A core proposal is the linking of the RGC to the Registration Office and creating a new library facility. Proposals indicate the incorporation of a Police Station and Customer Service office while enhancing the listed building's setting and the quality of the wider environment. The design seeks to resolve the issues of access, servicing and parking.

Two options are developed as a part of the proposal for the Richard Greenhow Centre. In option 1, the Police Station incorporates the Customer Services facility and has an internal link to the Registration Office which links through a new library building to the Richard Greenhow Centre. The existing library becomes a public IT facility or community internet cafe. In option 2, Dumfries and Galloway Customer Services facility is incorporated into the library. The library area is made larger and the potential for a public route through the library during the day is created.

Other design objectives include :

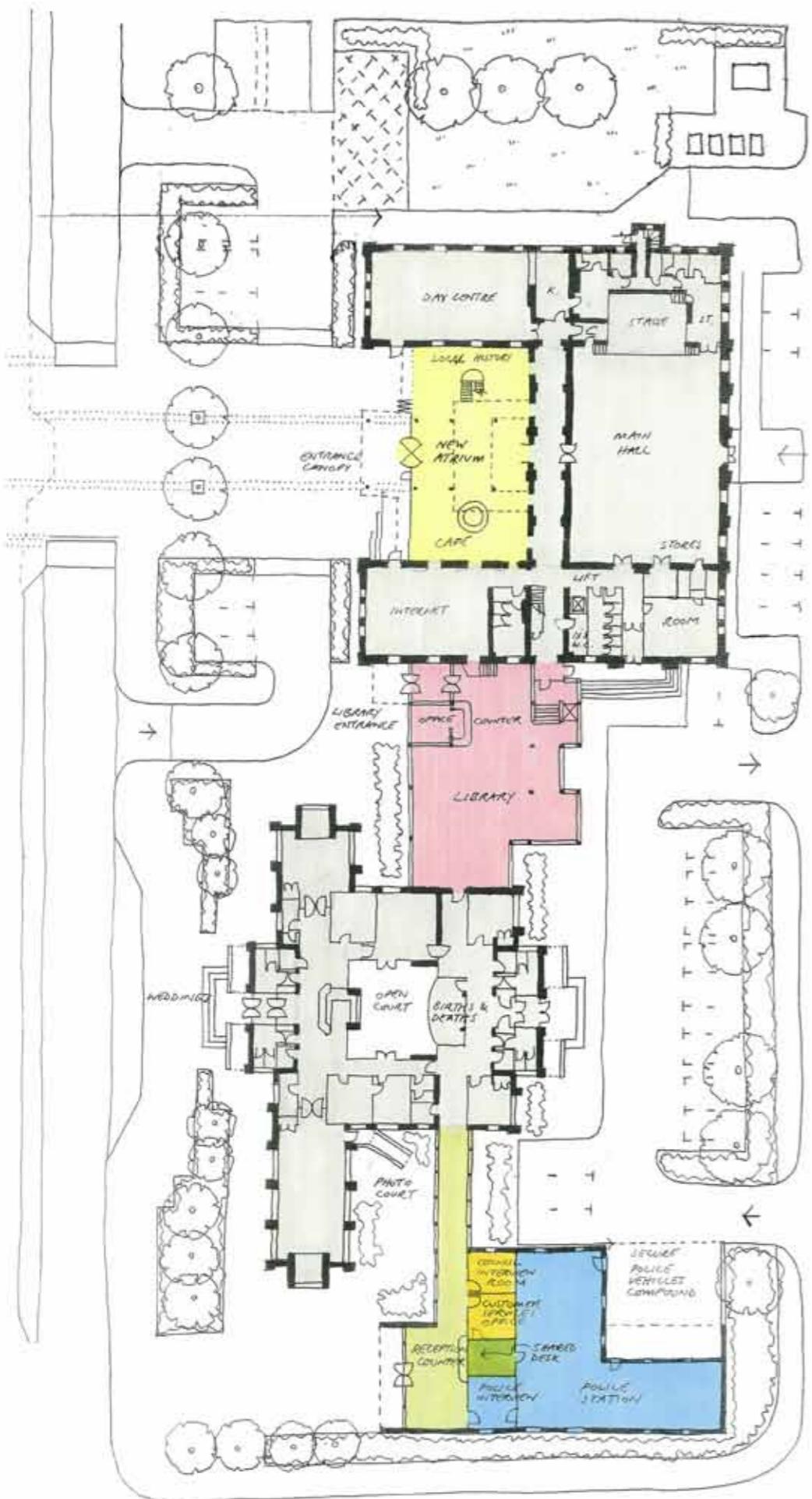
- Outside RGC create external plaza with civic quality and pedestrian dominated environment.
- Create new courtyard atrium to the RGC with "window wall" to Central Avenue and access to all internal areas
- Create options to locate passenger lift in new atrium or adjacent to existing stairs
- Provide parking space for community minibus
- Extend Park up to north façade to allow potential for external play area (or 8 parking spaces)
- Create new Police Station in heart of community
- Reconfigured external areas to provide staff and visitor parking



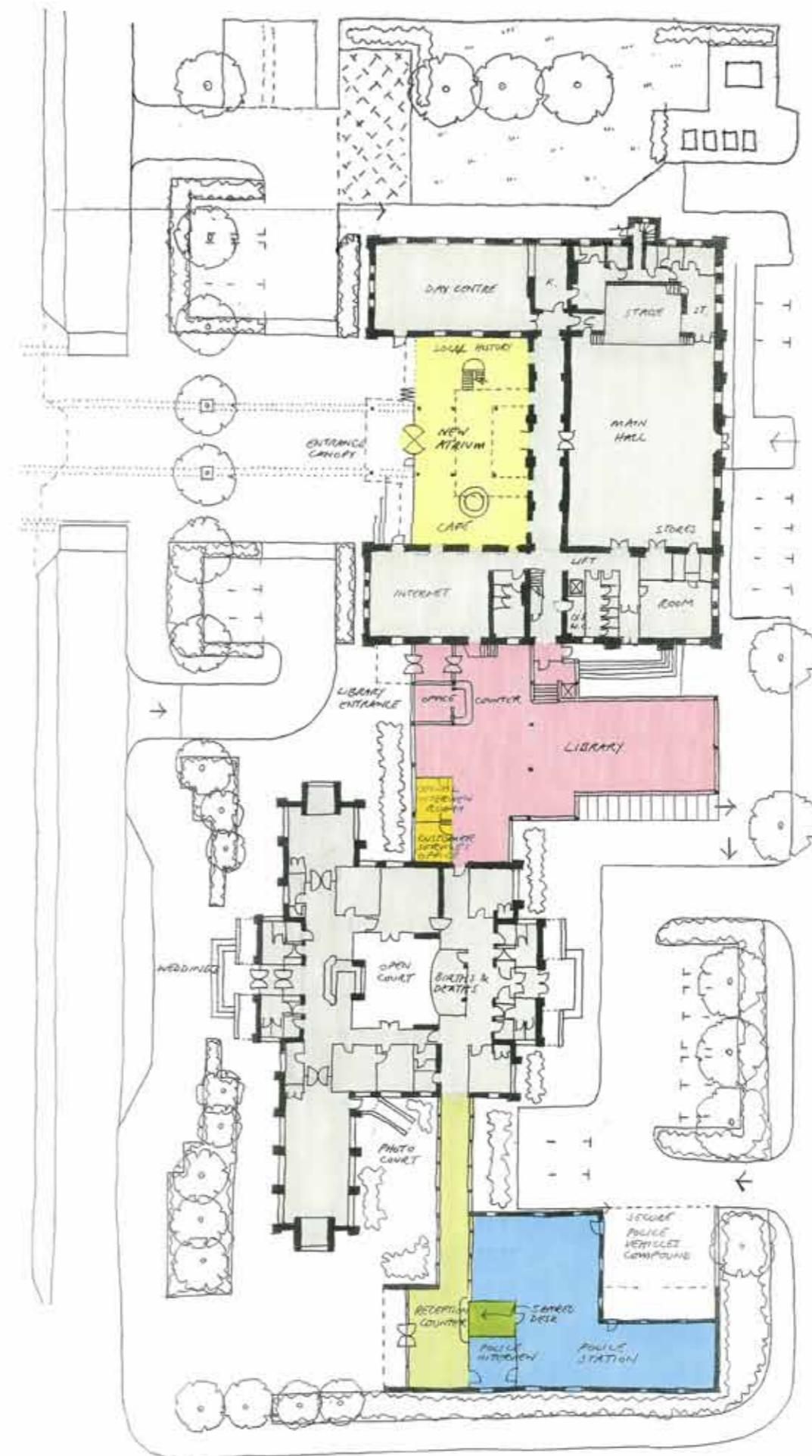
Central Avenue : building strategy - Opt 1



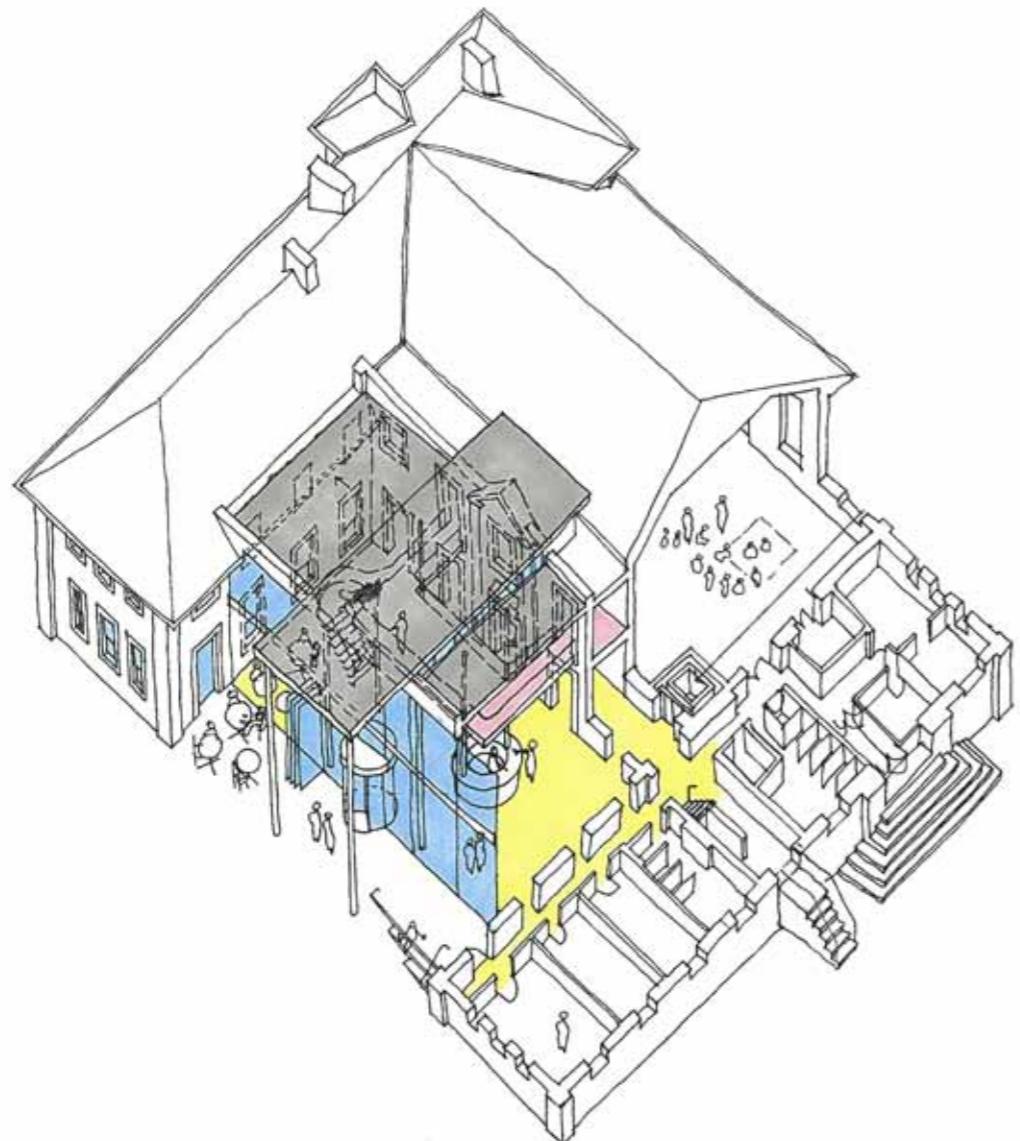
Central Avenue : building strategy - Opt 2



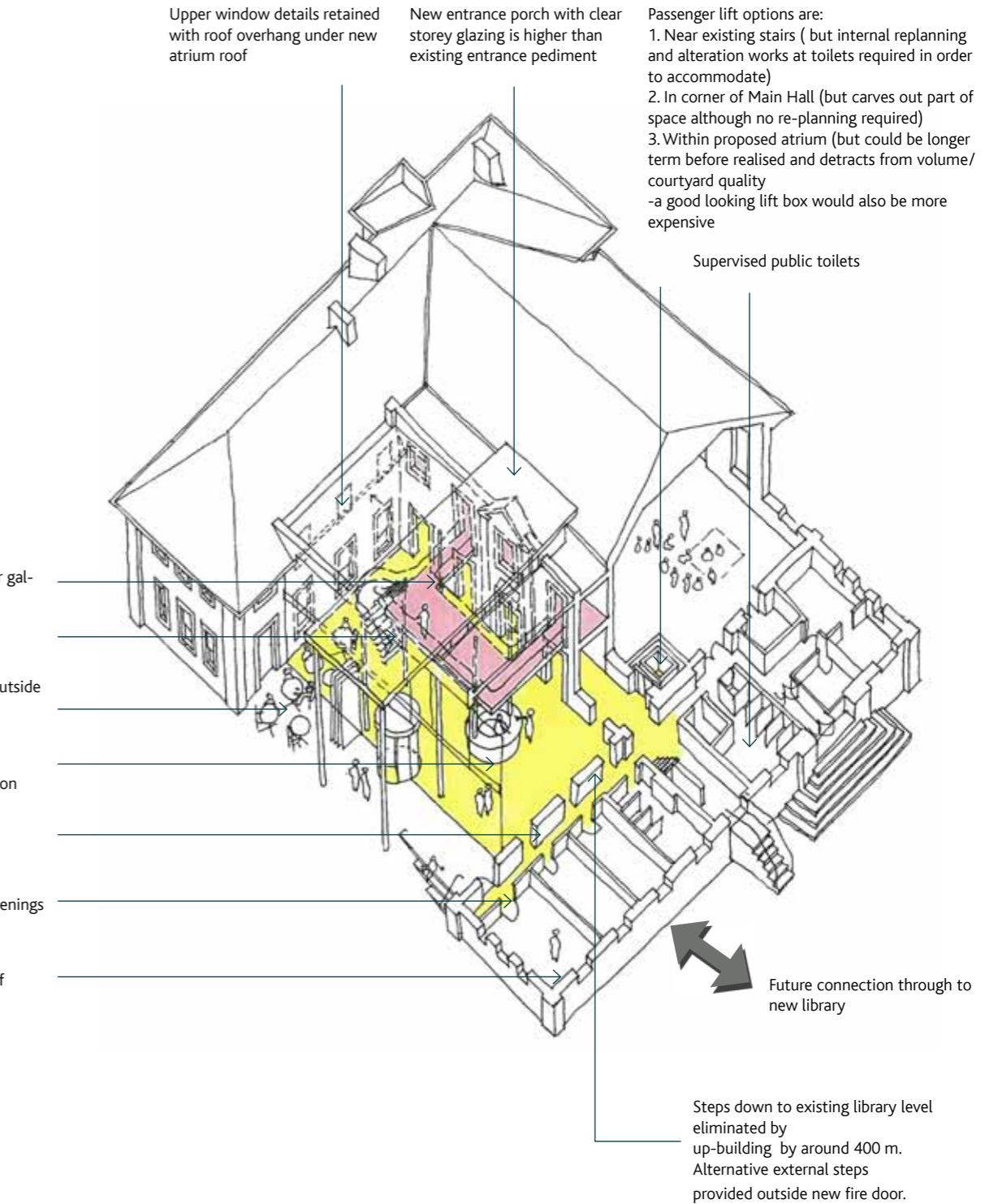
Central Avenue : building strategy - Richard Greenhow Centre - Option 1 with smaller Library and Customer Services in Police Station



Central Avenue : building strategy - Richard Greenhow Centre - Option 2 with a larger Library and Customer Services in Library



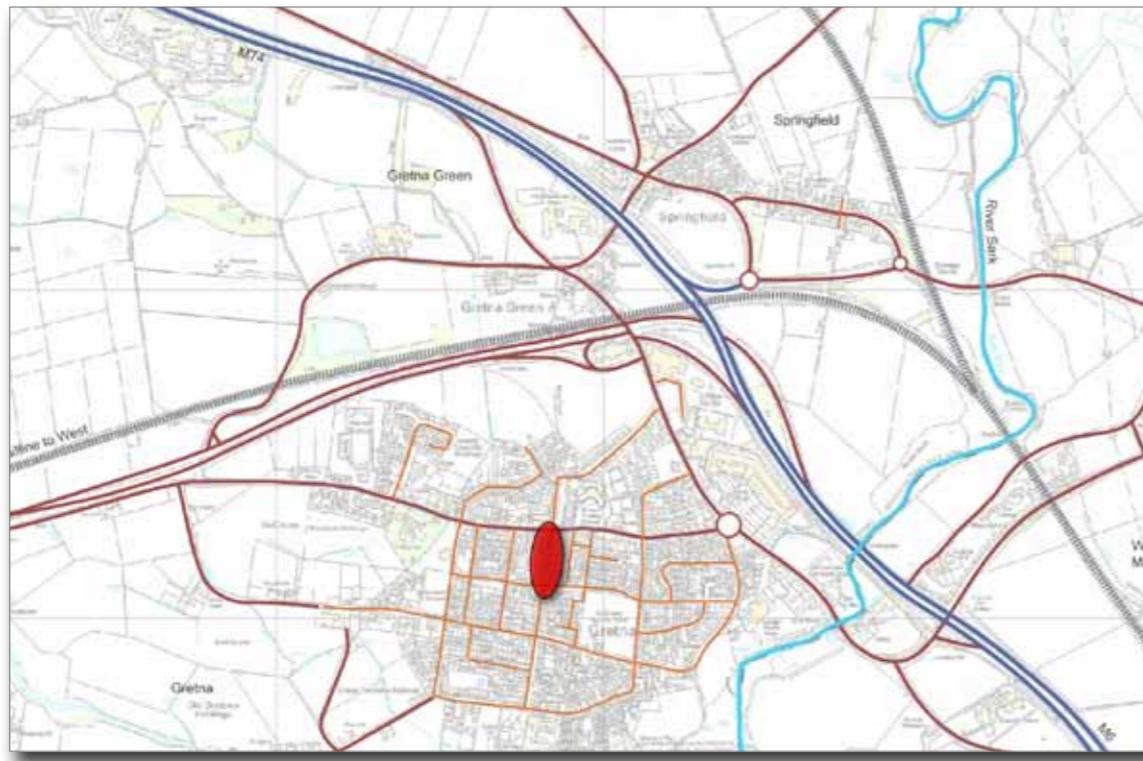
Central Avenue : building strategy - Richard Greenknow Centre - indicating atrium roof form



Central Avenue : building strategy - Richard Greenknow Centre - Internal view into Atrium

GRETNA AREA REGENERATION

Project 3 : Central Avenue : public realm



Objective : To develop a public realm strategy towards enhancing the Central Avenue streetscape with a co-ordinated hard and soft landscape design.

Description : The public realm proposals for Central Avenue provide a streetscape design from Union Road to Annan Road, in terms of hard and soft landscaping, likely quality, materials, and a simplified and organised location for street furniture. It also explores options for access at the RGC frontage and some enhancement of the play park. Street lighting would remain on the west side of the carriageway and 3m clear stem avenue tree planting is strengthened on the east side.

Cost : The total cost is £503,000.00

Timescale : Areas away from the RGC & RO could be progressed in the short term; other areas could be phased.

Issues and Opportunities : If all footway surfaces could not be repaired in best quality material, then surfaces around the community and civic areas would be the priority. The plan opposite indicates more modest enhancement to the west side with the shops and more extensive and highest quality improvement to the east side. Decluttering the streetscape environment of redundant or multiple elements would provide visual improvement and enhanced access. A new co-ordinated suite of streetscape furniture including benches and bins would be appropriate for the site with benches arranged around an amenity area of enhanced paving at the cross axis between the RGC and the Bingo Hall site. This area would be defined as the settlement centre through design. The Park area would be enhanced by the provision of new trees and to frame view to the listed façade on Annan Road. The National Cycle Route relocated away from Play Park and gates reinstated.



Footway resurfaced where previously disturbed

Play park contained in framework of perimeter tree planting with clear stems for visibility

Community bus parking by

Cycle stands

areas near Bingo Hall to be resurfaced in matching slabs

New pizza forecourt formed as civic space in centre of settlement

Seating and street furniture arranged around new amenity area

Shared surface access to disabled parking bays

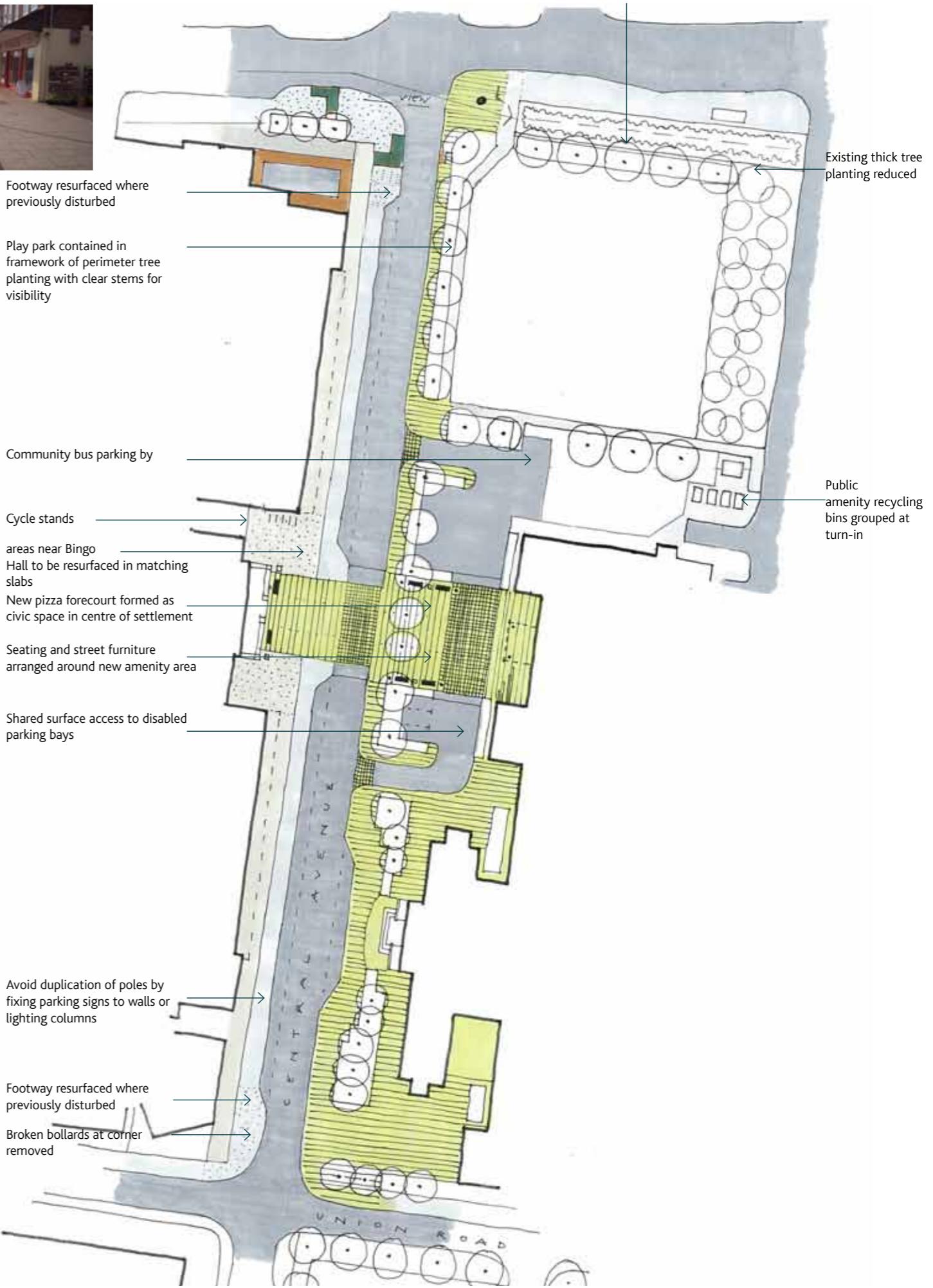
Avoid duplication of poles by fixing parking signs to walls or lighting columns

Footway resurfaced where previously disturbed

Broken bollards at corner removed

Create new area of floral plants to correspond to beds to north of Annan Road

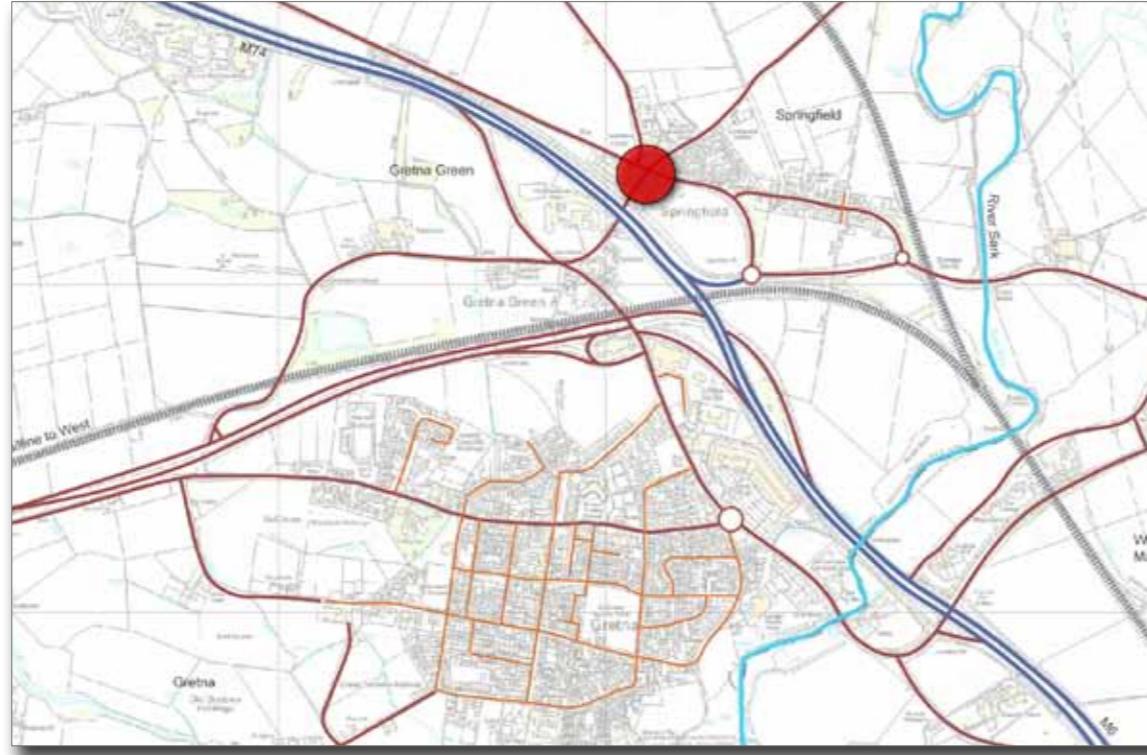
Existing thick tree planting reduced



Central Avenue : public realm

GRETNA AREA REGENERATION

Project 4 : Headless Cross : public realm



Objective : To enhance the amenity of the environment around the Headless Cross junction. The historic importance and the international profile of the Headless Cross environment as an arrival threshold for visitors from around the world would require that it is given a commensurate public realm treatment. A significant project can be defined within the publicly owned area of Headless Cross junction and cover pocket park.

Description : At the Headless Cross junction, the carriageway can be improved by the replacement of concrete kerbs and footway surfaces with natural stone and the re-bedding of existing stone edges. The potential for the carriageway of the whole junction area to be resurfaced in a natural material such as granite cubes would be investigated technically. This would provide a much-enhanced visual treatment, a step-up in the surface quality at this threshold location. It would also act as a rumble surface for through-traffic, identifying that this is a location where pedestrians may be walking about (but not making this a shared surface). The surface would need to be detailed such that it was not confused as a pedestrianised zone and that it was technically fit for purpose and could withstand the loading and wheel turning actions of coaches, HGVs and agricultural vehicles. The extents of this treatment are indicated as extending to the limits of adjacent heritage buildings.

On approaching the junction from the east, an aspect of the project could be to visually connect the community shop of the Springfield Post Office to the Headless Cross grouping. This could be in the form of soft landscaping such as hedging and further tree planting or as a hard landscape form such as stone walling (higher capital cost but low maintenance). Both options would not only provide this visual linkage but also help screen the arbitrary areas and structures at the north of Springfield, presenting a strong traditional and unifying detail at this prominent entrance into the settlements from the southbound motorway.

A small corner amenity area or pocket park maintained by the Council but owned by Buccleuch Estates presents an opportunity for a well-detailed soft landscaped space with robust and attractive street furniture and upgraded public information.

As part of the project, opportunities to improve all boundaries in the wider Headless Cross environment should be explored. While not within the public domain, the impact is considerable and so a programme for co-ordinated fence and boundary wall improvements would make a significant contribution. The existing front fence treatments of the new cottages onto Gretna Loaning illustrate the issue.

Cost : The total cost is £696,000.00

Timescale : Detailed design on this project could be progressed now with early implementation.



Potential to extend enhanced quality surfacing out from Headless Cross with traffic calming rumble strips on High speed section of road.

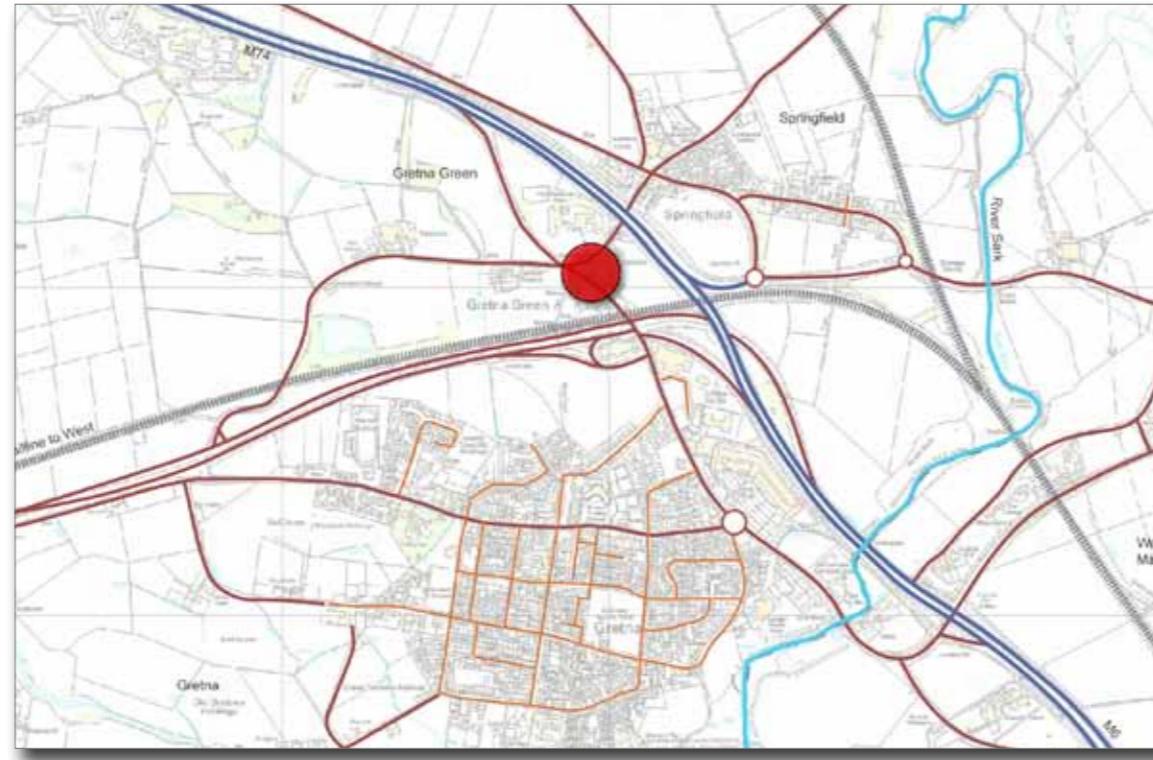
Scope for a wider scheme that includes the privately owned ground that forms the Blacksmith's "courtyard"

Develop a landscape device that visually connects Springfield to the Headless Cross and creates a strong traditional and unifying detail at the key entrances.
E.g. hedging, stone walling or tree planting



GRETNA AREA REGENERATION

Project 5 : Gretna Green : public realm



Objective : To recover Gretna Green as an important amenity space within the settlements for the enjoyment of the local community as well as visitors. Gretna Green has the elements of a successful location (central green space, mature trees, impressive country hotel in historic building, cottage with historic association, church building with landmark tower and ancient walled yard, attractive old cottages, war memorial, millennium community memorial, public seating area and national cycle route). The area lacks focus with the memorials at the margins and without appropriate settings. The project seeks to address these issues to create a quiet focal areas with containment and visual connection.

Description : Three areas of work would comprise the project- at the green with the war memorial, at the millenium marker and at the motorway flyover.

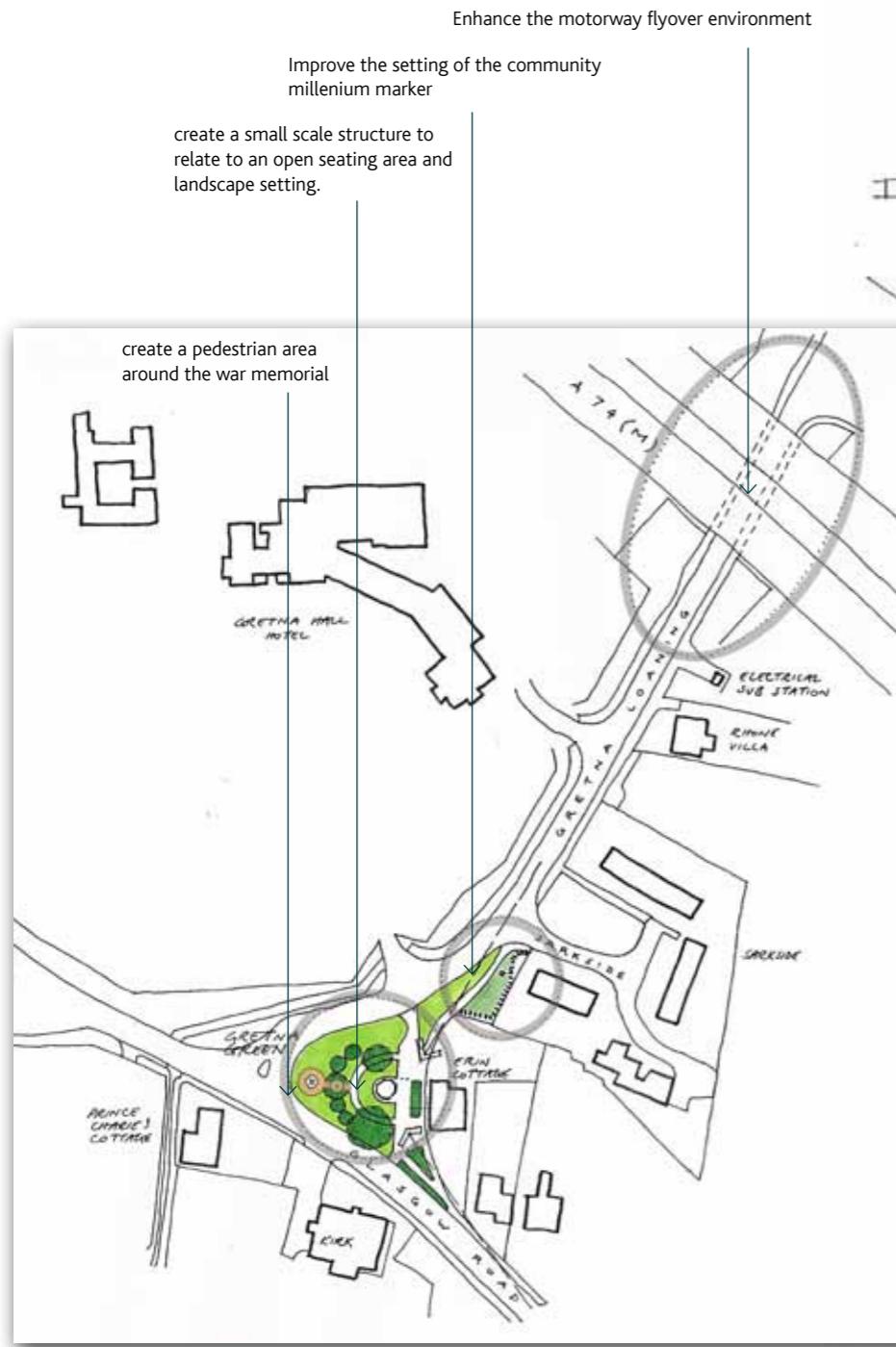
1. The Green - Carefully positioned tree planting would provide containment to a well-detailed seating area, possibly incorporating an open-sided shelter structure under which would be information on local history. If the war memorial was relocated then this would provide a best solution for the monument and the space.
2. Millenium Memorial - The setting of this recent community marker would be enhanced with a containing rubble stone wall.
3. Motorway Flyover - Significant visual severance is caused by the imposition of the M74 flyover at Gretna Loaning. Some visual enhancement by means of coloured uplighting or artistic intervention should be considered.

Cost : The cost is £ 132,250.00

Timescale : All aspects of the project could be progressed for early implementation.

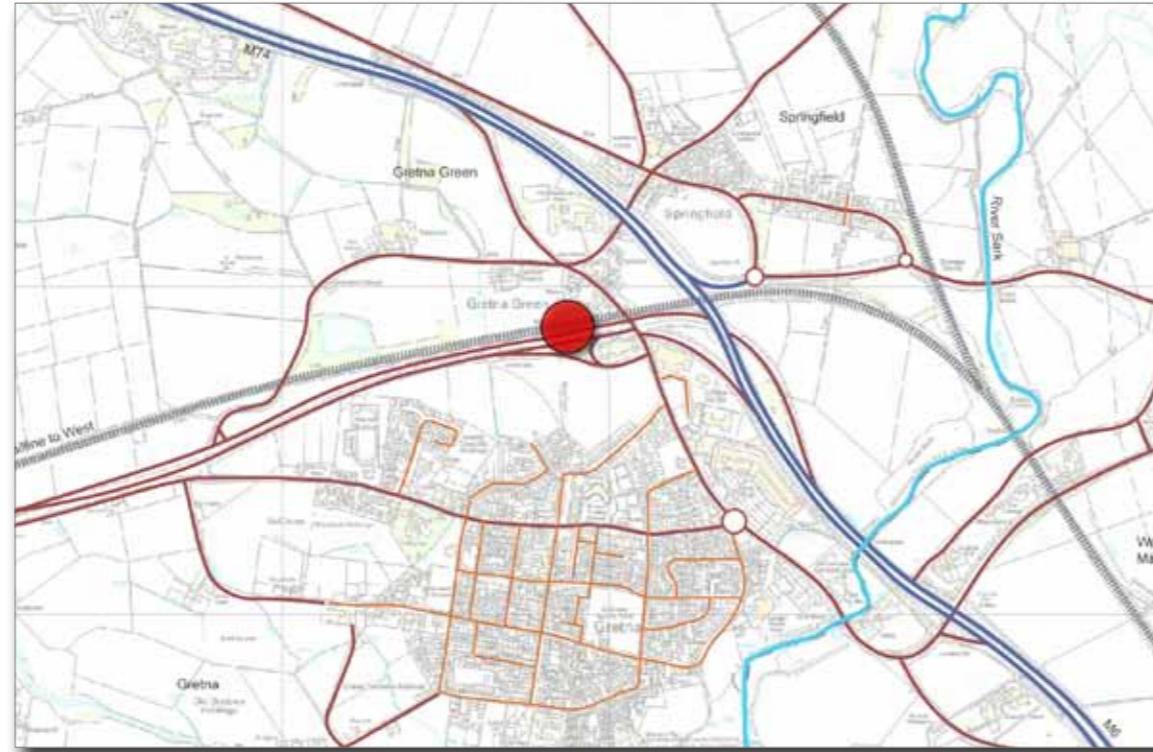


relocate the war memorial into a more meaningful setting that can contribute to the heritage story



GRETNA AREA REGENERATION

Project 6 : Gretna Railway Station : general improvements



Objective : To improve the visitor experience at the railway station as a key arrival point. The existing condition of the railway station is such that it gives the impression of being a rail halt in the middle of nowhere and not an important visitor threshold. The location should be enhanced through better signing, branding, information and improved forecourt.

Description : There is clear opportunity for improvement of the external environment and the station approaches in the short term through modest outlay on improved platform signing and information through to more significant work. The immediate public realm outside the station could be improved through specific tasks. Interventions in the form of promotional platform signing should be legible from within train carriages, identifying not only the name of the station but its significance in a strap-line. Network Rail could be approached regarding replacement of platform signs as well as a key information sign that would provide orientation and practical directions for the visitor. The station approach road environment is visually dominated by a large shack behind the curved stone retaining wall. The removal of this building would enhance the arrival impression at Gretna Station and this should be explored.

Some form of changeable display either on the platform or at the Station exit/entrance with telephone numbers for contacting local taxi services or hotels would be helpful. The orientation signing can also provide some further profile for Gretna. This would also be something to occupy the travellers' interest as they await the arrival of their train.

The pedestrian tunnel would be upgraded.

Cost : The total cost is £789,000.00

Timescale : Aspects of the project could be progressed. The shed site is not currently available.



Improve the arrival road to the station by removal of the visually dominant shack

Extend and strengthen the community woodland planting initiative

Provide local information sign

Upgrade the immediate public realm outside the station and improve approaches

Provide better destination name signs on platforms

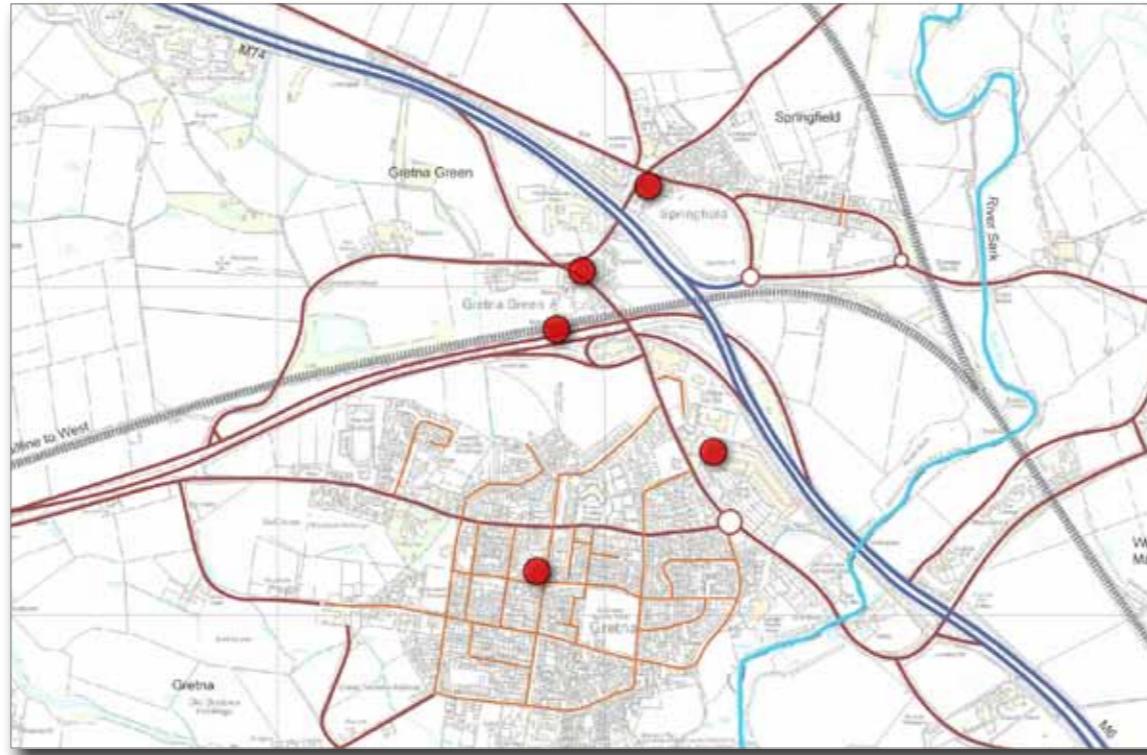
Upgrade pedestrian tunnel below railway and A75



Gretna Railway Station : general improvements

GRETNA AREA REGENERATION

Project 7 : Communication of local history



Objective : To convey the story of the Gretna area in both a physical and digital form to promote the historic significance of the settlements and the wider area.

Description : Three aspects to this project are envisaged: a website, physical exhibitions and public information boards. A website project should be developed that allows the browser easy access to the local history of the area and the settlements. This website could be promoted through various opportunities such as publications, interpretation signs, other related websites and by the Council. A versatile demountable display could be part of the existing Ricahrd Greenhow Centre and be permanently displayed after building refurbishment. A similar display could form the wall-mounted backdrop to a cafe unit at the Retail Outlet Village. Public information boards that communicate an overview of local history are envisaged at key arrival and destination points. Information boards would be upgraded.

Cost : The total cost is £113,000.00

Timescale : Aspects of the project could be progressed with future extensions.

Issues and Opportunities : It is considered that a permanent local history display within Gretna is important for the local community and visitors. While this would not be a major attraction, it would provide local people with a sense of history, pride and reference point for visitors, families and a resource for school children. This would contrast with the existing "Devil's Porridge" exhibition at East Riggs which tells the story of the township development, munitions factory and related history as an in-depth resource on the subject. A Gretna local history display would provide an overview of the township story, with informative text, highly visual (and potential for interaction) and referring to the East Riggs museum for further detailed information, documentation, recorded personal accounts, artefacts, etc.

All aspects of local history should be considered for the display that could include:

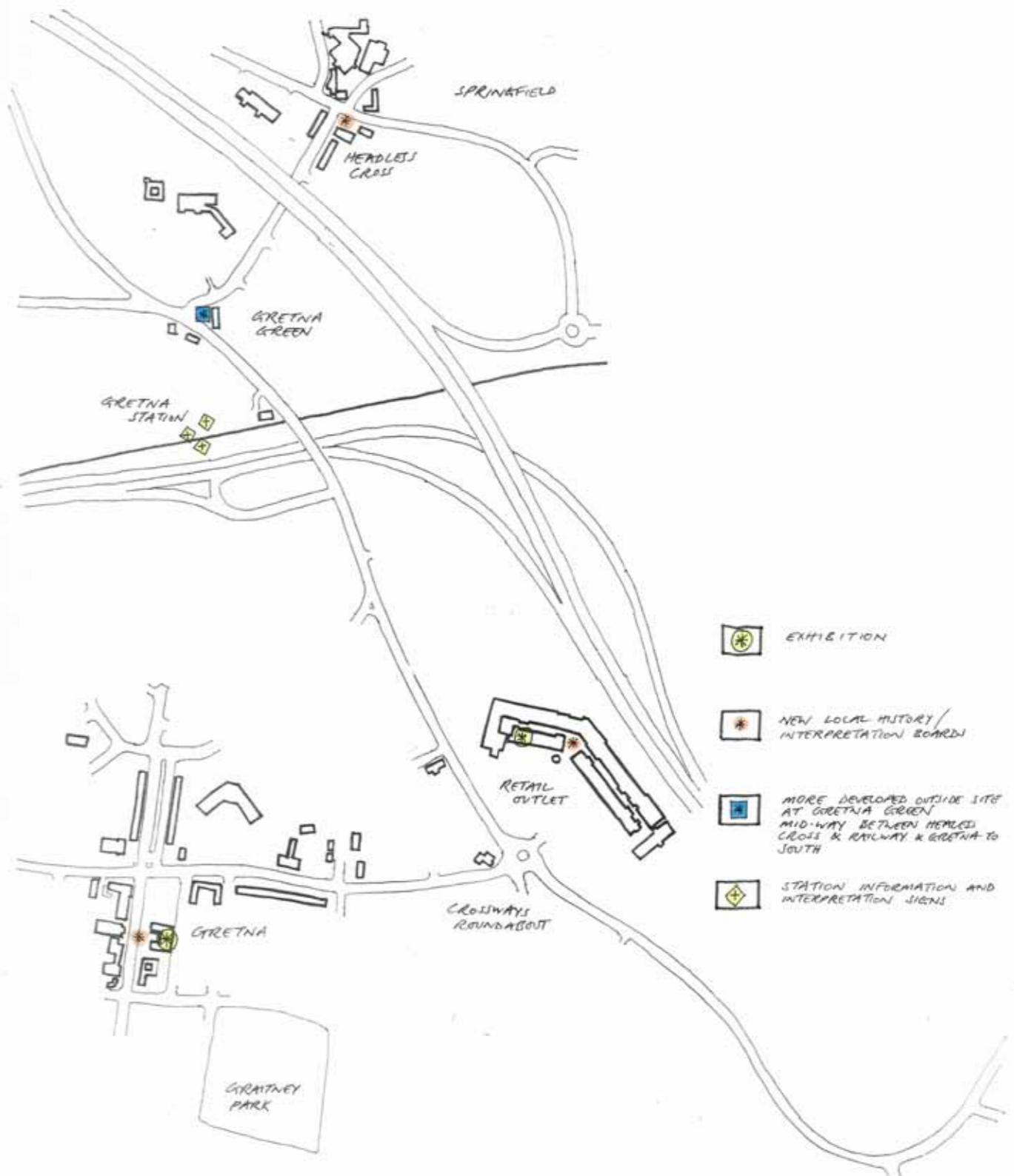
- The Scottish Marches, Debateable Lands and the Border Reivers
- The national border and the Gretna area's historical significance
- Robert the Bruce, his concealment in the locality and the popular legend of the inspiring spider in the nearby cave
- Bonnie Prince Charlie and his retreat to Gretna Green
- Union of the Crowns and the "Pacification of the Border"
- Gretna Green's marriage story
- The Gretna township and munitions story
- The built heritage and urban plan of Gretna township
- The Solway coast
- Local flora and fauna

Other design objectives include:

New interpretation plaques should be envisaged for:

- Headless Cross
 - Gretna Green,
 - Gretna Railway Station
- (with particular reference to the role that the railways played in the munitions story and to the derailment disaster and fire),
- Gretna Outlet Village and
 - Central Avenue.

At Gretna Green there might be scope for this to include a brass relief map of the connected settlements, possibly within a permanent canopy structure. At the railway station, there could be plaques on both platforms and at the station entrance.



Communication of local history



Objective : To encourage green travel through improvement of the cycle and pedestrian routes available, connections to public transport and co-ordination of upgraded signing. The project should contribute to the overall safety, perceived personal security, amenity and accessibility of various destinations.

Description : Cycle and pedestrian routes are important in linking together the wider Gretna settlements. Walking and cycling is to be encouraged for health and environmental reasons. An audit checklist on each of these key target routes would be undertaken with improvements identified. The linking of these pedestrian and cycle routes to the wider footpath and cyclepath network would be advantageous. Road signing could be rationalised in certain important junctions such as Headless Cross. There is a need for pedestrian signing, orientation and interpretation.

There is a clear need for a co-ordinated signing strategy and implementation project. This would be both directional, information related and interpretative. Interpretation plaques are described in Project 7. The project would identify unco-ordinated cycle and pedestrian signing with separate poles, heights, positions etc which only contributes further clutter and duplication. It is noted that National Cycleway markers are in overgrown locations in need of maintenance.

Cost : The total cost is £53,000.00

Timescale : Detailed project deliverables should now be identified.

Issues and Opportunities : Travel information signs need to be located at the key nodes of Annan Road bus terminus, Crossways Roundabout bus stop and the Gretna Railway Station. (Railway Station improvement are described in Project 6)

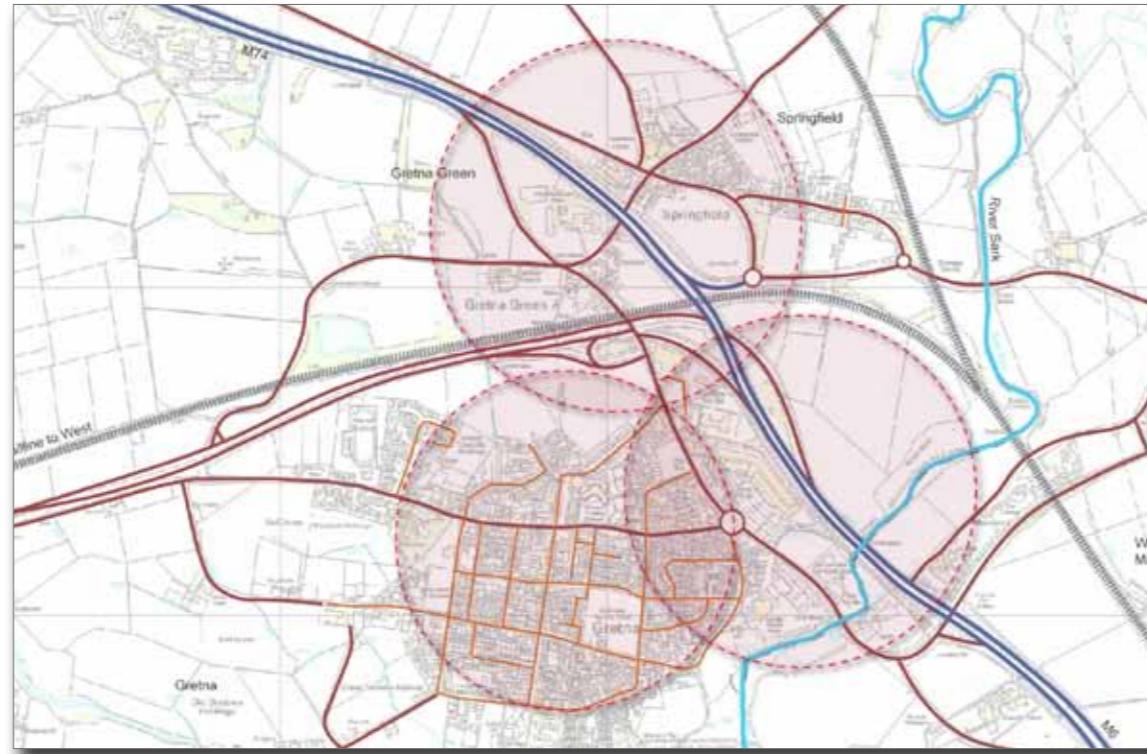
Opportunities to de-clutter the visual field of all superfluous sign types should be reviewed as part of this project. Close partnering with the Council departments from the outset would be essential.
Types of signing to be reviewed therefore are :

- orientation
- pedestrian
- cycle
- vehicle direction



GRETNA AREA REGENERATION

Project 9 : Recreational Walks



Objective : To create themed visitor walks with a travel radius of around 500m that will promote interest in local amenity, tourist and heritage assets

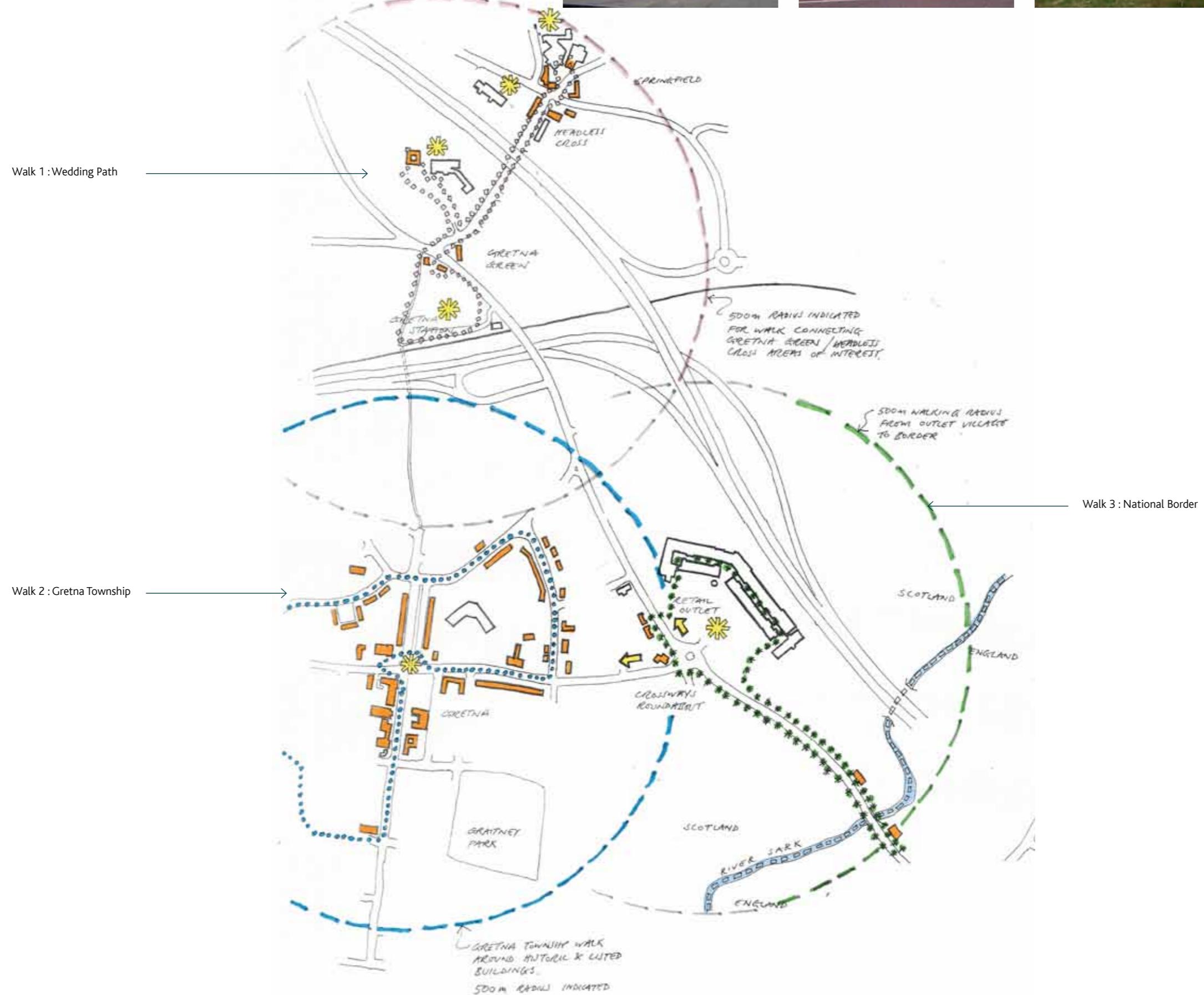
Description : The project identifies three themed walks that would be developed and promoted as a way for visitors to experience the historic, tourist, townscape and border significance of the Gretna area. Beyond these three contained walking tours there is scope to connect to the wider core pathways or to connect the three themed walks up to give a pedestrian overview of the settlements.

The three walks would be:

1. The Wedding Path - This could be commenced from either Gretna Railway Station in the south or the Old Blacksmith shop in the north. Destinations of interest could also be viewed at Gretna Green. The walk would be able to link up the principle sites relating to the Gretna Green wedding story.
 2. Gretna Township - This walk could be started from the central location of the Richard Greenhow Centre and would link together most of the listed buildings and townscape vistas within the planned settlement.
 3. National Border - This walk could start and finish at the Retail Outlet Village and head south to the River Sark and take in the first and last houses in Scotland and England. There is potential to extend this walkway as a pathway along the River Sark. To the south west this would lead to the Solway estuary and to the north and under the motorway into the adjacent countryside. (The site for the future proposal Landmark project is located on the north bank of the Sark.)

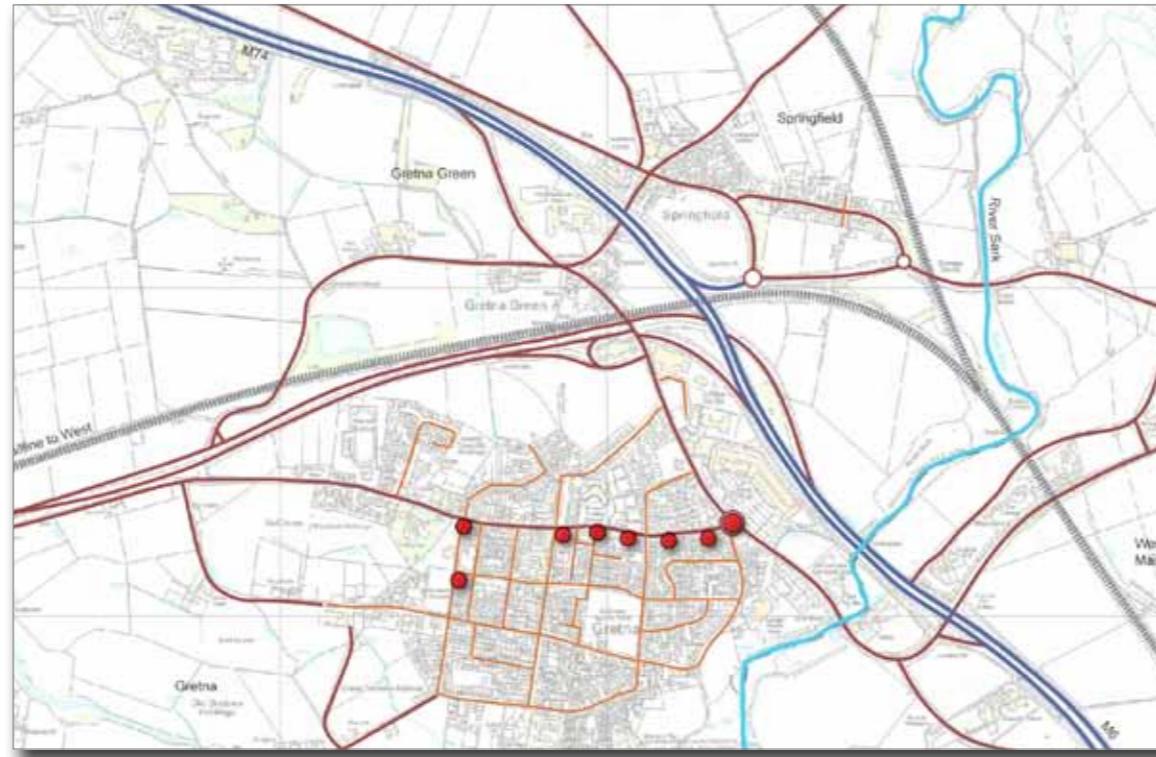
Cost : The total cost is £67,000.00

Timescale : The promotion of this project could commence now.



GRETNA AREA REGENERATION

Project 10 : Public Art



Objective : To make a visual connection and route marker through public art from the Crossways Roundabout into the heart of the township along Annan Road.

Description : It is recognised that the Crossways Roundabout is a key decision point for car-borne visitors. It is also the entry point for the Retail Outlet Village. At this nodal point it might be anticipated that the route into Gretna along the Annan Road would be an interesting avenue or other form of appropriate approach. However, the first stretch of the Annan Road to the west of the roundabout is unprepossessing with a suburban side street quality of blank and inactive garden fence boundaries. The project seeks to deploy an artistic intervention on the roundabout with a linked theme along Anna Road to forge a more positive visual route towards the township.

This linear route would terminate with a marker on Central Avenue with the artistic installation concluding in the middle of Central Avenue at the Richard Greenhow Centre. The Project would lend itself to an ideas competition from installation artists.

Although unrelated to the Landmark project, the prospect of the national marker project being realised puts further importance on Gretna as the first town in Dumfries and Galloway, a centre for the arts. This project would provide sites of suitable profile and impact.

Cost : The total cost is £93,000.00

Timescale : A steering group to progress the Public Art project could be formed and funding sought when a brief is finalised.

Potential locations for introducing public art would be at:

- Crossways Roundabout - to have central art installation and with orientation that connects meaningfully with Annan Road
- Along Annan Road: there is a grass verge along the visually prominent southern side containing the street lighting
- Central Avenue / Annan Road junction to help identify axis of Central Avenue
- Outside RCC to help identify centre of community at cross axis

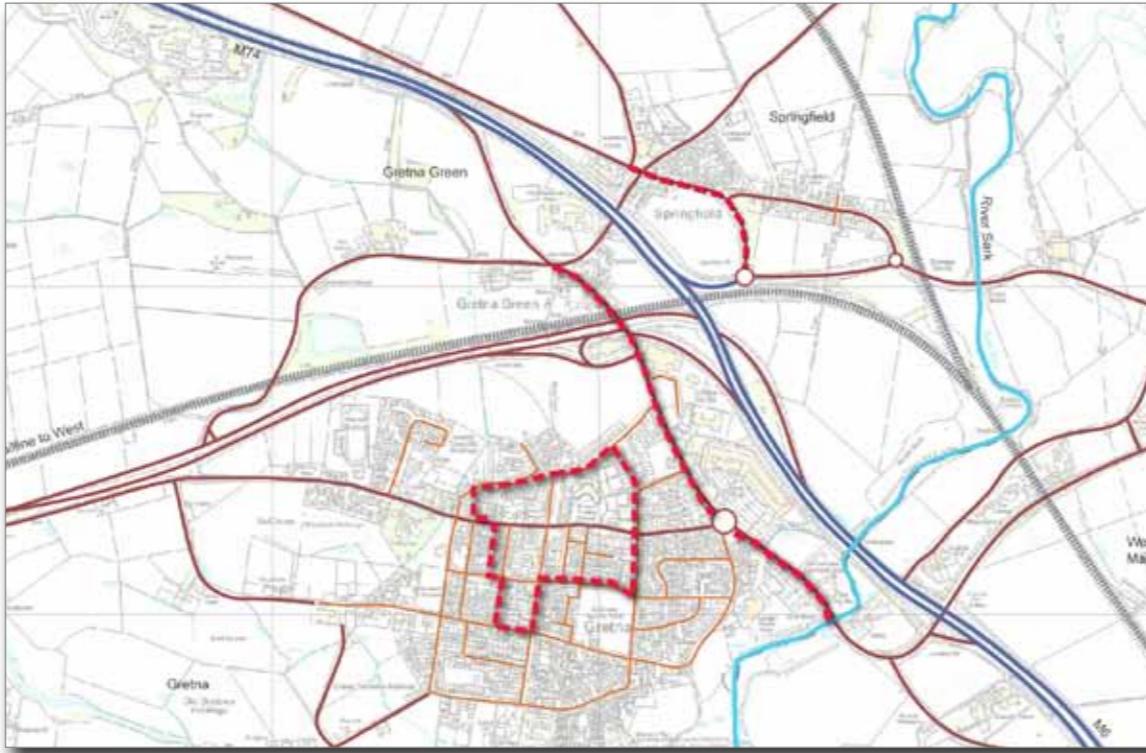


The linking art theme would spin out from the Crossways Roundabout in a trajectory along Annan Road



GRETNA AREA REGENERATION

Project 11 : Future Public Works Strategy



Objective : To identify priority areas for future environmental improvement that have a high visual impact such as approaches and linkages.

Description : There are important areas that have not been included in the previous projects where more standard interventions would nevertheless be beneficial. One key area is the approaches into the settlements and linking roads between them. One key area for enhancement is the Glasgow Road from Gretna Green to the River Sark.

This project identifies this route as important and one that needs the more routine attention of small public works such as:

- Areas of soft landscape to verges
- Linear tree planting where below-ground services will permit
- Removal of damaged, redundant or superfluous items of street furniture, signing and fencing

The focus areas for work would then be:

- Glasgow Road environment
- approaches into settlements
- township heritage trail
- border at Sark

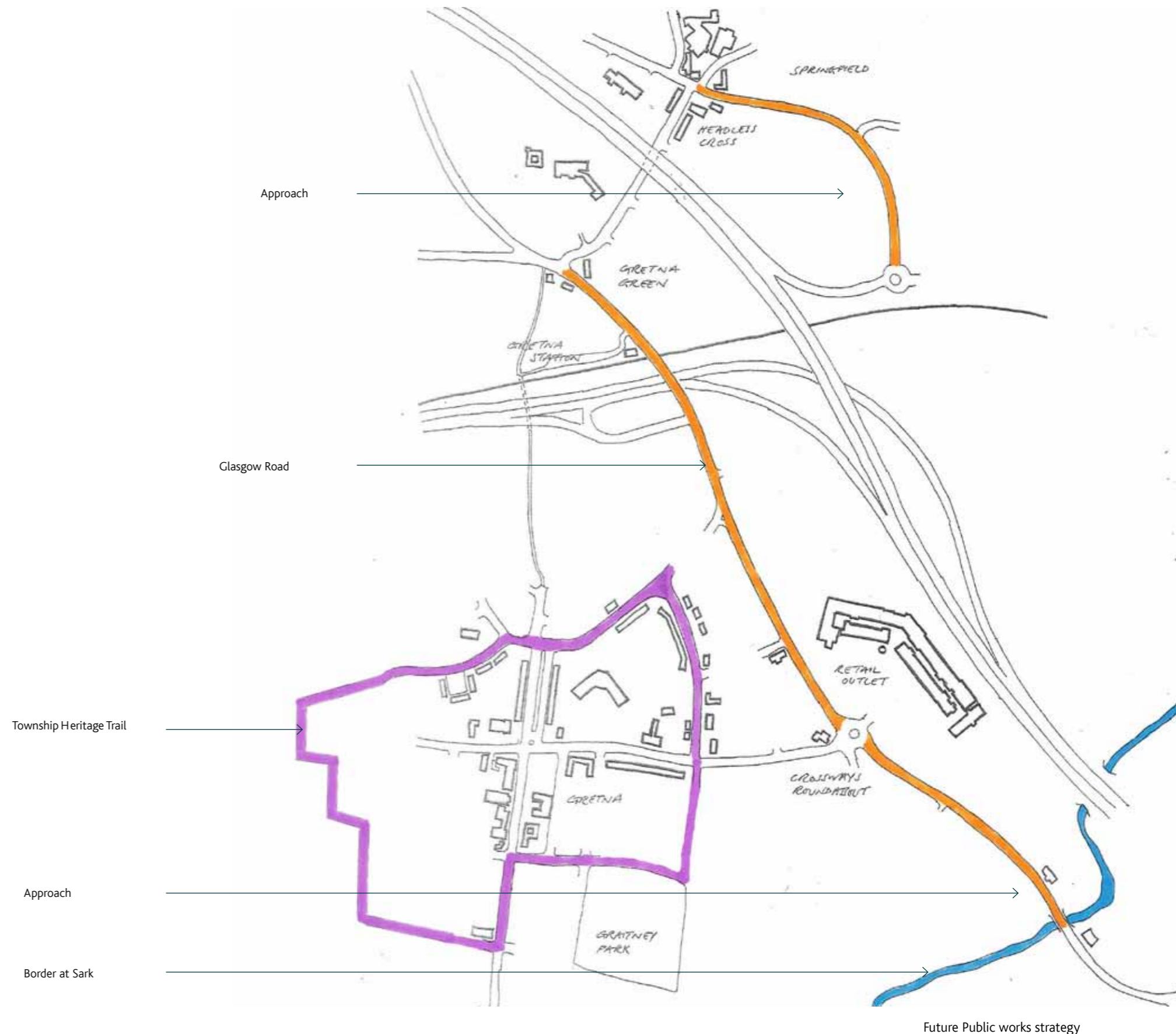
Cost : The total cost of £100,000.00 is dependent on defined scope.

Timescale : Once these areas are recognised as a priority, a schedule of small but early works should be prepared.

Further Commentary :

Lighting, signing, surfacing, marking and edging should be well maintained. Particular areas of improvement would focus on:

- the underpass at the railway and A75 (noted under Project 6) and the linking footpaths.
- Gretna Loaning
- Glasgow Road
- Annan Road from Crossway Roundabout to Central Avenue

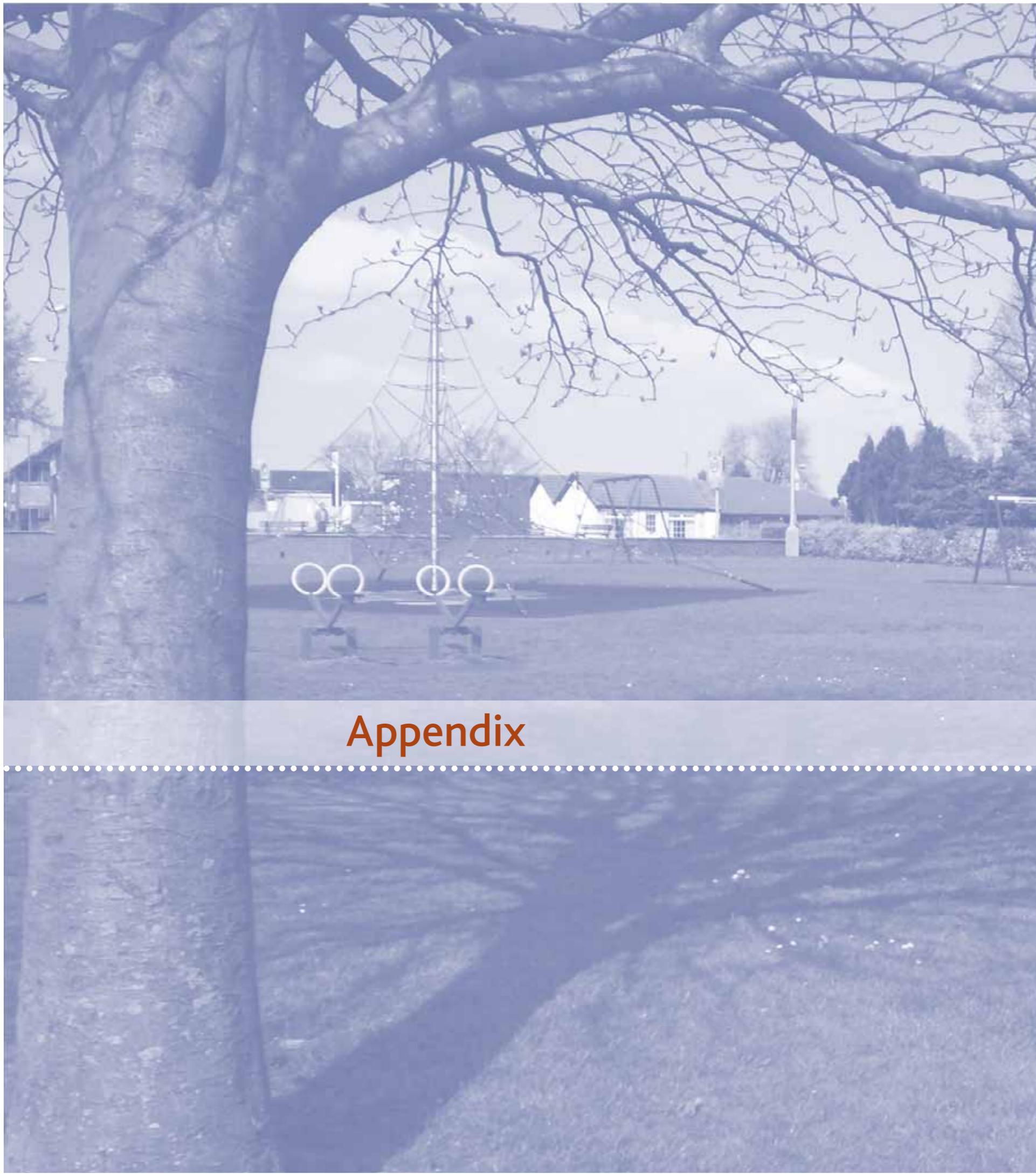


Conclusion

The Feasibility Study team of Gillespies and DG First with Tourism Resources Company have undertaken a process of immersion into the issues within the study area, engaged in a range of consultations, identified issues and opportunities and distilled these into defined projects that can be applied to the context. The eleven projects as described, chart out a pathway for progress for the improvement of the Gretna area. Although some projects will require more definition than others, they all encapsulate areas of necessary focus if the public realm is to be improved and the environment for wider economic regeneration created. The funding landscape remains challenging and timescales for the implementation of projects may be extended. The design direction of this study can, however, now allow more detailed work to be progressed so that projects become "spade ready" when funding becomes available. Ongoing maintenance and efforts to sustain the existing quality of the environment in the wider Gretna area remain fundamental and this routine contribution is important to ensure that the future challenges that the projects represent is not increased.

The Study affirms Gretna, Gretna Green and Springfield as special. The settlements combine to present a fascinating story that should be worthy of the profile that the place name has internationally. Key locations must be improved and disparate areas integrated where possible. Critically, the centre of the settlements, the centre of gravity of the study area must be enhanced as an area of amenity, facilities and regeneration. The status of Central Avenue in the middle of a Twentieth Century planned historic township can be improved in a way that is considered, incremental and responsive to the inherited town-scape qualities.

Conclusion



Appendix

The following appendices are included in the following pages:

APPENDIX 1

Quantity Surveyor cost spreadsheet covering the projects and identifying assumptions, items included and items excluded.

APPENDIX 2

Summary Report from consultation with young people.

Transposing of "post-it" comments from the public consultation exercise.

Appendix

DQ 2156 - GRETNA REGENERATION - COST - NOV 09					
REF	DESCRIPTION	Element Cost	Prof. Fees	VAT	TOTAL
	SUMMARY				
	Project 1	£1,986,000.00	£297,900.00	£342,585.00	£2,626,485.00
	Project 2	£2,285,100.00	£342,765.00	£394,179.75	£3,022,044.75
	Project 3	£380,100.00	£57,015.00	£65,567.25	£502,682.25
	Project 4	£526,000.00	£78,900.00	£90,735.00	£695,635.00
	Project 5	£100,000.00	£15,000.00	£17,250.00	£132,250.00
	Project 6	£59,500.00	£8,925.00	£10,263.75	£78,688.75
	Project 7	£85,000.00	£12,750.00	£14,662.50	£112,412.50
	Project 8	£40,000.00	£6,000.00	£6,900.00	£52,900.00
	Project 9	£50,000.00	£7,500.00	£8,625.00	£66,125.00
	Project 10	£70,000.00	£10,500.00	£12,075.00	£92,575.00
	Project 11	£75,000.00	£11,250.00	£12,937.50	£99,187.50
	TOTAL	£5,656,700.00	£848,505.00	£975,780.75	£7,480,985.75

Project 2 includes works to the Richard Greenhow Centre. The extent of work to the building is yet to be defined and the reported cost is for a more modest intervention and specification. It is anticipated that a higher cost could increase this project total by £500,000.

APPENDIX 1

DQ 2156 - GRETNAG REGENERATION - COST - NOV 09					
REF	DESCRIPTION	Element Cost	Prof. Fees	VAT	TOTAL
PROJECT 1					
1/A	Replacement tree planting in Central Avenue	£16,000.00	£2,400.00	£2,760.00	£21,160.00
1/B	New 'special design' bus shelter	£40,000.00	£6,000.00	£6,900.00	£52,900.00
1/C	Upgrade bus terminal to integrated streetscape design	£44,000.00	£6,600.00	£7,560.00	£58,160.00
1/D	Tree planting north of Annan road and road island	£15,000.00	£2,250.00	£2,587.50	£19,837.50
1/E	Townscape view to building and some replanting	£5,500.00	£825.00	£948.75	£7,273.75
1/F	North end of park: - Large chic floral planting bed - New bench/ wall - New tree planting	£14,500.00	£2,175.00	£2,501.25	£19,176.25
1/G	Birge Hall proposal including site acquisition Demolish existing, new 1000m ² office complex with parking	£1,750,000.00	£262,500.00	£301,875.00	£2,314,375.00
1/H	Taken as part of Project 3	£0.00	£0.00	£0.00	£0.00
1/I	- Demolish Toilet block - Configure area as 23 nr. car park spaces	£6,000.00 £47,000.00	£900.00 £7,050.00	£1,035.00 £8,107.50	£7,935.00 £62,157.50
1/J	Union Rd car park tree planting including playpark/fence and gates	£48,000.00	£7,200.00	£8,280.00	£63,480.00
TOTAL OF PROJECT 1		£1,986,000.00	£297,900.00	£342,585.00	£2,626,485.00
PROJECT 2					
2/A	Park extended for external play area or 8 nr. car park spaces	£49,500.00	£7,425.00	£8,538.75	£65,463.75
2/B	3 nr. Disabled car park spaces	£23,500.00	£3,525.00	£4,053.75	£31,078.75
2/C	- Form New Atrium and Plaza - Shared surface/Speed table	£459,000.00 £9,000.00	£68,850.00 £1,350.00	£79,177.50 £11,902.50	£607,027.50
2/D	Existing Library to new I.T. facility with raised floor & lining to new library/upgrade generally RGC	£426,000.00	£83,900.00	£73,485.00	£583,385.00
2/E	Reg. office to remain largely intact but to connect new buildings	£2,400.00	£360.00	£414.00	£3,174.00
2/F	Existing path line	£0.00	£0.00	£0.00	£0.00
2/G	Gas governor	£0.00	£0.00	£0.00	£0.00
2/H	Public amenity re-cycling bins grouped with turn-off area	£0.00	£0.00	£0.00	£0.00
2/I	Rear area configured to provide 10 Nr. parking spaces	£15,000.00	£2,250.00	£2,587.50	£19,837.50
2/J	Hard standing for escape route & special deliveries	£2,200.00	£330.00	£379.50	£2,909.50
2/K	Locate lift in new atrium or adjacent to existing stairs	£30,000.00	£4,500.00	£5,175.00	£38,675.00
2/L	New library facility link R.G.C to reg. office (option 2)	£507,000.00	£76,050.00	£87,457.50	£670,507.50
2/M	Rear areas configured to provide 14 nr. Car parking spaces	£43,500.00	£6,525.00	£7,503.75	£57,528.75
2/N	New police station links to reg. office	£718,000.00	£107,700.00	£123,855.00	£949,555.00
2/O	Shared reception counter	£0.00	£0.00	£0.00	£0.00
TOTAL OF PROJECT 2		£2,285,100.00	£342,765.00	£394,179.75	£3,022,044.75
PROJECT 3					
3/A	New floral bedding plants (see item 1/F)	£0.00	£0.00	£0.00	£0.00
3/B	3 Nr. Trees	£1,100.00	£165.00	£189.75	£1,454.75
3/C	New trees and thick tree planting reduced (see 1/E)	£0.00	£0.00	£0.00	£0.00
3/D	Play park contained in perimeter	£7,200.00	£1,080.00	£1,242.00	£9,522.00
3/E	Existing shops overhang	£0.00	£0.00	£0.00	£0.00
3/F	New position for cycle racks	£600.00	£90.00	£103.50	£793.50
3/G	Resurface with slabs	£10,300.00	£1,545.00	£1,776.75	£13,621.75
3/H	Streetscape furniture at external plaza/speed bumps	£21,000.00	£3,150.00	£3,622.50	£27,772.50
3/I	Area resurfaced with slabs (see item 3/G)	£0.00	£0.00	£0.00	£0.00
3/J	Remove existing planters and benches	£1,000.00	£150.00	£172.50	£1,322.50
3/K	Fixing signs to walls/street lights rather than duplicating poles	£1,000.00	£150.00	£172.50	£1,322.50
3/L	Remove broken bollards	£1,000.00	£150.00	£172.50	£1,322.50
3/M	Resurface footway	£7,900.00	£1,185.00	£1,362.75	£10,447.75
3/N	Civic landmark or public art location (see Project 10)	£0.00	£0.00	£0.00	£0.00
3/O	Public amenity recycling bins grouped at turn-in	£5,000.00	£750.00	£862.50	£6,612.50
3/P	RGC links	£0.00	£0.00	£0.00	£0.00
3/Q	Natural stone paving to east side of road Alternative - natural stone paving to both sides of road - £464000	£324,000.00	£48,600.00	£55,890.00	£428,490.00
TOTAL OF PROJECT 3		£380,100.00	£57,015.00	£65,567.25	£502,682.25

REF	DESCRIPTION	Element Cost	Prof. Fees	VAT	TOTAL
PROJECT 4					
4/A	- Resurface carriageway/traffic calming - Resurface footway	£387,000.00 £61,000.00	£58,050.00 £9,150.00	£66,757.50 £10,522.50	£511,807.50 £80,672.50
4/B	Complete landscape proposal for 'pocket park' with streetscape furniture	£25,000.00	£3,750.00	£4,312.50	£33,062.50
4/C	Tree planting & hedgerow edge to define approach to cross	£19,400.00	£2,910.00	£3,346.50	£25,656.50
4/D	Boundary treatment to Gretna Loaning terraces	£33,600.00	£5,040.00	£5,796.00	£44,436.00
TOTAL OF PROJECT 4		£526,000.00	£78,900.00	£90,735.00	£695,635.00
PROJECT 5					
5/A	Improve underpass incl electrical connection and lighting scheme	£45,000.00	£6,750.00	£7,762.50	£59,512.50
5/B	Enhance setting for millennium monument	£5,000.00	£750.00	£862.50	£6,612.50
5/C	Gretna green enhancements	£50,000.00	£7,500.00	£8,625.00	£66,125.00
TOTAL OF PROJECT 5		£100,000.00	£15,000.00	£17,250.00	£132,250.00
PROJECT 6					
6/A	Information signs	£3,000.00	£450.00	£517.50	£3,967.50
6/B	New platform signage	£1,500.00	£225.00	£258.75	£1,983.75
6/C	Improve pedestrian/cyclist underpass	£15,000.00	£2,250.00	£2,587.50	£19,837.50
6/D	Improve approach road to railway station - remove shack include site acquisition - develop 'front garden' - alternative footpath - tree planting	£16,000.00 £15,000.00 £3,000.00 £6,000.00	£2,400.00 £2,250.00 £450.00 £900.00	£2,760.00 £2,587.50 £517.50 £1,035.00	£21,160.00 £19,837.50 £3,967.50 £7,935.00
TOTAL OF PROJECT 6		£59,500.00	£8,925.00	£10,263.75	£78,688.75
PROJECT 7					
7/A	New exhibition, interpretation boards, and information signage	£85,000.00	£12,750.00	£14,662.50	£112,412.50
TOTAL OF PROJECT 7		£85,000.00	£12,750.00	£14,662.50	£112,412.50
PROJECT 8					
8/A	Information panels	£40,000.00	£6,000.00	£6,900.00	£52,900.00
TOTAL OF PROJECT 8		£40,000.00	£6,000.00	£6,900.00	£52,900.00
PROJECT 9					
9/A	Signage	£50,000.00	£7,500.00	£8,625.00	£66,125.00
TOTAL OF PROJECT 9		£50,000.00	£7,500.00	£8,625.00	£66,125.00
PROJECT 10					
10/A	Public Art	£70,000.00	£10,500.00	£12,075.00	£92,575.00
TOTAL OF PROJECT 10		£70,000.00	£10,500.00	£12,075.00	£92,575.00
PROJECT 11					
	Future Public Works Strategy	£75,000.00	£11,250.00	£12,937.50	£99,187.50
TOTAL OF PROJECT 11		£75,000.00	£11,250.00	£12,937.50	£99,187.50

Project 2 includes works to the Richard Greenhow Centre. The extent of work to the building is yet to be defined and the reported cost is for a more modest intervention and specification. It is anticipated that a higher cost could increase this project total by £500,000.

GRETNA AREA REGENERATION

APPENDIX 2

Information from young people at Gretna on Thursday 16th July 2009

20 young people gave feed back

Ages of young people

13 – 22

What are the issues for young people in Gretna?

Issue	Number of young people agreed this is an issue
Nothing to do	20
No dedicated youth facility	18
No jobs/training opportunities	10
ASB/Crime	12
No youth workers	11
Drugs and alcohol	13
Lack of support	6
No school	5
Bullying	7

What would you like to see in Gretna? Feed back form young people

- sports facility
- Somewhere to go, to take young people off the streets
- Activities for young people
- Gymnastics
- A School
- A youth café
- Something opens every night for young people.
- Football

Do you know about the master plan?

- Yes – 6
- No – 14

When explained the master plan and its goals.

Comments on the master plan

- It is a good idea, if young people can benefit from it.
- Is it not all just more talk
- Gretna needs something done for young people.
- If it can get young people off the streets then this is good.

Key points from Public Consultation

Entrance Points

- Improve entrances and approaches
- Provide Coherence, orientation & quality
- Crossways is important

Heritage

- Provide something within our community that tells the Gretna story

Improved Services

- Sort out public toilets
- Provide a place to go, sit, eat, a cafe' atmosphere
- A greater Police presence to help address issues
- Development of RGC community facilities
- Local facilities for recreation & leisure
- More for the kids

Public Space

- Improve visually
- Fix stuff
- Signing
- Maximise green space, maximise parking
- Public realm at Central Avenue Headless Cross
- Traffic around RGC, lanes, pedestrian environment, buses

Play Area

- Review boundaries, containment, access, existing trees

Parking/ Traffic Flow

- Review traffic movement in Central Avenue & adjacent lanes
- Review traffic, parking & pedestrian priority around listed RGC
- Review deliveries, consider bus turning location

Richard Greenknow Centre

- Improve access, storage, heating controls
- Courtyard extension, staffed entrance, cafe
- Modernise & Enhance
- Sports Hall, small meeting rooms, group facilities
- Review Library location

Bingo Hall

- Investigate potential
- Consider as youth facility
- Community building or Police Station

Registration Office

- Review Registration function & wider site potential
- Investigate requirements of civic functions of customer services, Police & Library

Tourism/ Visitors

- Address overwhelming experience by providing quality & welcoming community destination
- Support wedding industries

Gretna- Entrance Point

First House- First Impressions! – focus should be given to the border approach on the B7076.

No Coherent Plan is evident for the place – There is more potential for a Retail Stop

What are entry points? Where is Gateway into the settlements?

Pavement condition and quality, lighting, general aesthetics – all desperately needs improving with greater visual impact required

1st house in Scotland should be made more of

Visitor building at entry point

Solway coast promoted

The coast is potential cultural + tourism spinner

Special Regeneration Area

Gretna to be promoted as a place to stay and for short day visits

1st in Scotland – Gretna: this position must be exploited

1st Township in Scotland- want to be seen as destination – a shop window for the nation

Businesses want visitors to stay + tell friends to go

When arriving by rail - people don't know where they are going – there is no signposting.

The railway station is very disorientating – there is nothing at station: visitors have to phone hotels for help.

There are no directions or map to hotels or destinations.

Approach from Crossways needs improved. Signposting.

Develop Crossways roundabout as it is a key decision point for directing people into the township.

What do you see off M74 / M6 into Gretna - need 3 point attack – the approaches are not aesthetically pleasing.

Regenerate Annan Road approach from Crossways roundabout.

Consider a monument / trees. Public Money required.

The coast is not attractive at Gretna but can it be improved and made more accessible?

Making more of heritage

The Devil's Porridge exhibitions should locate back to Gretna

The local archives should be located in Gretna

Roots – Heritage - Social History: these aspects need to be developed

History – Culture: Gretna to Kissing Gates

Do not overdevelop + keep rural character + Sensitive development

All the settlements are different and are all unique facilities

Consider a museum, tea, coffee - something to see when you come - something in Gretna that is like the Gretna Green centre

The history of state management of pubs and the Gretna story need to be told.

Making more of heritage

RGC needs a coffee / chill out space, and somewhere to learn about history through pictorial displays / interpretation of heritage / history and the progress in the settlements since then. Signposting to the Devil's Porridge exhibition.

It is a further challenge to get people to East Riggs to see the Devil's Porridge exhibition so why not have some history here?

Improve services

Locate the Care home for the elderly within the community(eg in a redeveloped Registration Office building)

We need a major Supermarket chain to move here

Boating pond within Gretna Solway Coast development promoted

Eating Places are needed in Gretna

Tourist info Centre should be located in Central Avenue

Facilities needed for people who live here all year- not just tourists e.g. Leisure facilities

Atrium over the Richard Greenhow Centre courtyard as a place for the social arts

Turn Bingo Hall into Theatre – Buccleuch Centre- Burns Type

Senior School is missing from Gretna

Build a new Centre building with better facilities

The toilets in the village have been boarded up but should there not be some provision. The nearest toilets are at the outlet village, I think

Gretna needs a sports complex, games hall, swimming pool, bowling alley, running track

Provide facility for young

Something for children - a Gretna, Gretna Green, Springfield Complex

Community facilities for young people lacking in all 3 communities

Refurbish Toilets and have them staffed

Secondary School Anywhere

Consider sports complex in Graitney playing field

Secondary School is needed in Gretna

Secondary School is needed for Gretna

Improve services

The village does need however, a large supermarket, as Annan and Carlisle are quite far. An all-weather sports complex for tennis, football etc, would also benefit the community, mostly the young.

Refurbish library

Ambulance Depot

Give kids something to do instead of smashing everything up: judo? karate?

Tourist Information Centre brought back into Gretna Township

Public Toilets are the biggest mess and are located in front of Registration Office - put on an attendant through day.

There is nothing for young people to do.

Consider a community gym and other activities, swimming pool etc

No dentist - poor services not much here - no school.

Central Avenue requires a 1st class set of services: it is a serviceable location.

Coffee shop in Central Avenue – a High Street quality.

Other activities are needed for residents and visitors - swimming pool, bowling- in central and outskirts

Improve services

No toilets etc

Not a secondary school town – always a difficulty.

People ask what can we do / where to go? There is no café or restaurant for a food & drink stop; for families there is nothing - no picture houses or anywhere to take families

There is only a very small park- no indoor attraction.

Scottish water problem is in process of resolution with D & G Council

Improve leisure opportunities

Leisure Facilities are lacking

The Township is the Community

Public space and settlements

Wedding focus at Headless Cross

Old Railway Street (?)

Keep fields between settlements - Keep separation

Walking is important, develop Stormont Walk

Provide all new public realm including benches

Bus Terminal location needs consideration

On Annan Road, locate a car parking area, a green area – and a 1 bus area

Develop more Public Realm

Reinstate original Archway at Bingo building onto Central Avenue

Better signposting for Shops

Pedestrian crossing at Richard Greenhow Centre

Danger to RGC student from traffic around building - consider one way system

Keep the green areas around the Central Avenue buildings as much as possible

Trees are fine as long as they are maintained and the appropriate type

Public realm- poor- Headless Cross + Central Avenue

Gretna has to be beautiful – but litter is a problem - chip wrappers, graffiti etc.

Business issues

Transport links are excellent for more Distribution Centres

Springfield Gretna Green...linking to Gretna ...via Landmark project with access link(international Image)

Consider covered areas at shops (As at Southport)

Upgrade all shop fronts

An industrial park is needed

Lack of affordable industrial space for those who would like to expand business such as light warehouse units.

Play area

Provide proper gate to Annan Road corner of playpark

Fence Playpark properly

Remove Trees to east side of Playpark and put land back to park

Fence in the Picnic Area

Remove trees at east side of Play park and put path back

Parking/traffic

Widen lane and provide proper defined parking with more disable parking

Reduce parking on Central Avenue and provide better pedestrian access

Provide traffic calming to Central Avenue

Provide one way system around RGC

Public Toilets into Public Building

Remove the car parking in front of the Listed RGC building

Car Parking extended onto grassed area to south of Registration Office

Car Parking provision in Central Avenue area is poor

Better Parking around both Registration office and RGC

One way system around RG Centre

I am horrified by the proposal for a bus terminal at Central Avenue, as this would be an environmental disaster.

RGC

Provide glass atrium to courtyard of RGC

A Public Hall is needed that can take up to 300

More smaller meeting spaces are needed in Greenhow Centre. Possibly a glass atrium to act as meeting hall

Multi-functional Sports Hall is needed

Lift must be installed in RGC

(RGC? Is) ideal site for Day Centre

More access to upper floors of RGC

Sorry, but Charity Shop space is needed

Use RGC for Shows, Concerts, Music Venue, Under 18's, Disco's(blue light).Themed nights

Extend + Improve community facility

More storage facilities needed at RGC

Modern Café to double as a late evening social area for 12-18 year olds

RGC- needs modernised- heating needs replaced either too hot or too cold. Better facilities for groups is needed and more ground floor accommodation

Lift in R.G. Centre + Cinema

Stocks for DGC

Better kitchen facilities in RGC

Keep the outside of RGC but completely upgrade + refurbish the inside

Day centre should be moved from RGC and incorporated into a Care Home within Gretna

RGC as modern, state of the art building used for training/ meetings/ clubs squash, dance studios, gym

A new controllable heating system in RGC is desperately need

Coffee shop in RGC

Provide a welcome place for kids and go into that they call their own

Front courtyard could possibly be covered over as a glass conservatory with a café etc

Need disabled access and mum & baby access to RGC

Make Richard Greenhow look more enhancing

Keep Richard Greenhow Centre but do it up. More activities in building such as shows and sales. Used to enjoy looking at the forthcoming wedding list until the glass cases were moved: can this not return?.

Bigger better IT provision within RGC

Registration office

Move the Police in to the Registration Office

Relocate Registration Office entrance to the rear / south side

Move library, day centre to Registration Building

Relocate Registration Office to Glasgow Road

Registration Office should be turned into Day Centre and Library with a relocated Police Station and a New Building behind for weddings

This Green to the rear of Registration Office is not used for photos – so turn it into car-parking

Move Library to the Marriage rooms

Relocate Registration Office and refurbish it into a community/ Youth Centre

Police Station should be moved to the current Registration Office which could move back to Glasgow Road Police Station building.

Registration Office turned into Police Station and Library Day Centre; Old Worldly building for weddings behind Registration Office - rebuilt and use Registration Office as library, Police Station, Day Centre

Separate place is needed to register deaths

Tourist Information Centre to be in Registration Office building

Swap Registration office & Police Station over: Police need to be central

Improve access to Registration Office and provide a separate door for registering deaths

New Library-Police Station in existing Registration Office with registration services relocated

Leave Registration Office where it is.

Re-direction of entrance to registry office- not opposite a butchers

Don't move Police Station into Registration Office.

Police Station could be relocated to Central Avenue but the station is not always manned. People need point of contact with the Police but a presence in Central Avenue would help address problems.

Bingo Hall/Cinema

Move Police Station to Bingo Hall

Bingo Hall could be used for youth facilities

See Picture House reused as a community building

Wedding destination

The importance of Gretna as a Wedding Destination should not be diminished but consolidated and developed.

Despite the contribution of the Wedding Industry, there has been no help from Council for that industry

Gretna Green has a world reputation as a destination for wedding events

Longer visits

Make people want to stay - built round village - when people leave want them to talk about it

An objective should be to make more people to stay longer

Need to be realistic in increasing length of visitor stays

Buildings

Do we really need a library? Could we make it a computer library.
History needs to be conveyed but something complementary to the Devil's Porridge exhibition.
There seem to be a lot of unused rooms in Community Centre – make it like the Glasgow 'People's Palace' which has interesting interactive history.
Consider a soft play area
Bring people into centre of Gretna
Consider the pedestrianisation of Central Avenue
Merge shops into RGC + Registry Office
Need parking on Central Avenue for shops and for delivery trucks
Could have loading areas for RGC
There is a need to create a heart for the community
RGC - remove car parking from front: the listed building setting is important.
RGC roughcast to the frontage is not original – so consider restoring the brick.
Provide planting and shrubs in front of RGC.
Provide a Police Constable on the Gretna beat.

Matters beyond the scope of the current study

promotion of the Solway coast regionally
improvement of the Solway coast locally
care home provision for the elderly (as there is no developer currently considering a central Gretna location)
supermarket location (noting that an outline consent has been granted for a site south of the Outlet Village)
provision of a dentist
provision of a Secondary School
relocation of the Tourist Information Office
provision of industrial park, light industry units and distribution centres

Quality of visitor experience

Visitors are disappointed with Gretna: tourists ask for the town centre when they are in it and when they are near it they can't find it!
Visitor disappointment is significant. It would be a good idea to open the Centre for café's etc.

Social issues

There are issues of vandalism and drunks in the streets
No sense of identity: the settlement is of an in-between size
Are we up growing up as a community?
The settlement will need to grow to a critical mass – it is hard to force things on a community but things happen when the market place and numbers of people generate commercial activity
Improve social issues and tackle problems

Delivery of regeneration

Public sector partnering with private sector has not been effective.
There is a feeling that the public sector doesn't care – there is a need to recognise the commercial role Gretna plays.



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