

Charrette Report : One Page Summary

Dunblane is a town with a village centre that thinks of itself as city!

This is indeed a unique feature that must be preserved in any future development. But getting that balance depends on how 'the centre' is viewed, used and managed by the community.

Town centres as retail places have been dwindling for some years but there are signs of a reversal in this trend. While shopping opportunities and other commercial services are important, vibrancy relies as much on centres being pleasant residential areas, places for social interaction and focal points for community cohesion.

In November 2014 the Community Council, Development Trust and Discover Dunblane jointly initiated a community engagement exercise to address the following questions:

- How well do our narrow and historic streets to the station, through the High St and around the Cathedral "square" represent a town centre that adequately serves the whole of a growing population as it approaches 10,000 people?
- How could we develop the town centre to better serve the needs of the next generation living, working or visiting in Dunblane?
- Where are the potentially available spaces for sensitive future expansion of the town centre?
- What should the next 5 year community action plan look like with regard to the town centre?

So, in April 2015, we had the opportunity to express ideas and possible solutions for the future of our town centre in an intense 4 day event (the *Charrette*) held at the Dunblane Centre.



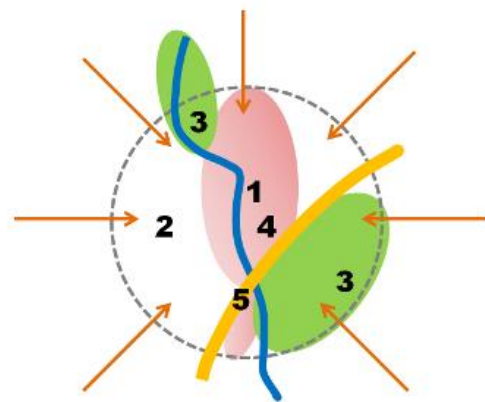
From that event, we now have a report that further reflects on why we did it, what happened, where we want to go with the ideas generated, how we proceed with agreed actions and when we want to have these actions "delivered".

Through a professional analysis carried out by our design team, Planning Aid Scotland (PAS), ideas from the charrette have helped formulate 5 principle themes for our town centre:

1. *vibrancy and sustainability.*
2. *accessibility for all.*
3. *capitalising on our natural and built heritage.*
4. *supporting community cohesion.*
5. *meeting the future needs of the community.*

These themes have been used to:

- a) *create a Spatial Strategy that appears in the report but can be summarised in this concept diagram of the town centre.*



- b) *articulate a 20 year Vision for the town centre:*

The Dunblane community wants the Town Centre area, to be a vibrant, healthy and inclusive place for people to live, work and visit.

There are 20+ proposed specific actions arising from the process. Several are already in progress, some are relatively straight forward to deliver in the short term but others are challenging opportunities that need to be designed and developed further. While funding will be an important factor in all activities, the essential resource ingredients are the expertise, experience and enthusiasm within the community itself.

Terence O'Byrne: *Dunblane Community Council*

Tom Casey: *Discover Dunblane*

Tim Hughes: *Dunblane Development Trust*

25th September 2015

