Oberlanders Architects

Kyle of Sutherland Hub

The Den

Design and Access Statement

August 2023 Rev A

Project Team

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Site address:
Kyle of Sutherland Hub
South Bonar Estate, Bonar Bridge, IV24 3AQ

Summary

The Kyle of Sutherland Hub (KoSH) is a voluntary managed social enterprise which supports health and wellbeing in the communities of Bonar Bridge, Ardgay and the wider extent of Sutherland.

KoSH seek permission to build a new activity structure, *The Den,* in the grounds of their existing facility.

The activity structure will replace the seasonal marquee, which has been erected on site for the past three years, and provide a permanent, flexible and operationally sustainable structure which can be used for a range of functions including exercise classes.

21/04116/PREAPP

Preapplication advice identified that the internal floor level must be at +4.0m, which is approximately 440mm higher than the adjacent ground level, in order to address the potential flood risk. This has been included within the design proposal.
The advice also noted the importance of developing a sustainable, low energy building which is fully accessibile. Care has been taken to develop an efficient thermal envelope and PV panels have been included on the south facing roof. The ramp access and external terrace ensure that the building is both visually and physically accessible.

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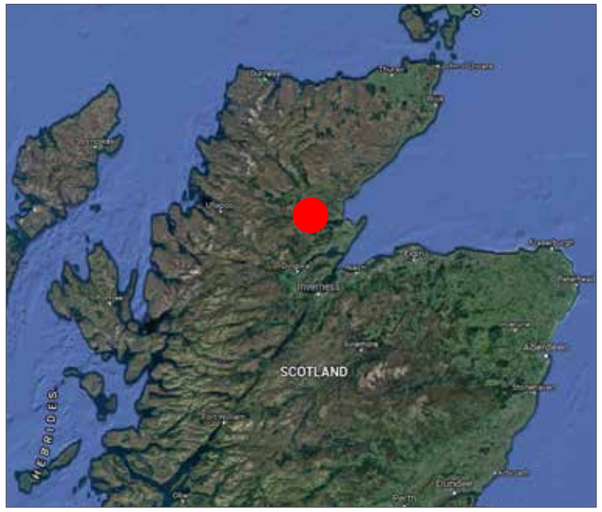


Location, Bonar Bridge, Sutherland

Site

The site is located to the south west of the existing building and is currently occupied by a marquee which has temporary planning permission and which has proved to be invaluable as an additional flexible space during covid and in the post pandemic years.

KoSH are keen to install a permanent replacement for the marquee which will enable them to provide year-round active play, exercise sessions, creativite classes, and occasional second-hand sales.

The increased floor area is not expected to increase footfall but is expected to increase the user experience as classes are currently overcrowded in the existing multi purpose space.


Aerial view showing site location in South Bonar by Bonar Bridge

The Seasonal Marquee

The marquee has proved an invaluable asset for the Hub. During the pandemic it provided the only local face to face opportunity to engage in projects supporting safe social inclusion and resilience. It was secured through funding, during the Pandemic, to enable the charity to remain operational and run activities for the community.

The marquee sits on land owned by the Hub. From the outset of the site acquisition this area of land was identified for further development, following the construction of the original building, to improve local access to opportunities and to the social enterprise aspect of the project.

Consultation was undertaken to understand the needs and wants of the community. Analysing the use of the temporary structure has led to the identification that a building which replicates the marquee and provides a permanent, year-round facility, is the most beneficial use of the land for both the users and the organisation.

Current marquee tent on location of proposed structure

Evidence of water build up on the concrete floor the marquee sits on

Need for a Permanent Building

Due to weather, the marquee can only feasibly be erected from June to mid-September. The risk outside of these months is from high winds, heavy rain, and snow which the structure would not withstand.

The use of the marquee even in summer months is weather dependent; during wet periods water enters from ground level and renders it unusable as do days of high winds where risk of movement becomes too high.

The lifespan of the Marquee is limited, with a new roof required every 3 years. Following a grace period during and following the pandemic the marquee now requires planning permission each year.

Marquee Use

During the summer months the marquee has enabled the Hub to extend the number of available spaces for clubs and classes. When these classes revert back to being in the main building class sizes reduce and waiting lists for each service increase. Additionally accommodating these classes in the building reduces the scope for multi purpose use and the second hand sales area is forced to reduce to small alcoves in the reception area.
The new structure will replicate the marquee and provide a year round solution which wil considerably improve the user experience.

In use for community exercise classes

In use for school and pre-school activity visits

In use for various community events

In use for popular second hand sale events

In use for family events like quix nights

Pre App Advice 21/04116/PREAPP 12.11.21

Key Points

- Clarify Visitor numbers, frequency of use and operating hours
- Include Flood Risk Assessment & mitigation measures
- Emphasis importance of community use and enhancing active play.
- Demonstrate proposal will be accessible and inclusive
- Maximise renewable energy
- Clarify drainage proposal

Visitor Numbers

The estimated number of visitors throughout the year for the Hub is 18,000pa based on past collected data.

While the current marquee allows for numbers to be boosted in the summer months these numbers begin to fall off during the colder months when the marquee is taken down and the rest of the building becomes quieter.

A new permanent structure would allow the Hub to run their summer services that are currently held in the marquee, over the winter months, and boost the visitor numbers over the winter whilst maintaining the same healthy numbers over the summer. The aim is to level out the seasonal peaks and provide more opportunity during the shoulder months.

Parking

The Hub currently provides sufficient parking for the facility in the busy summer months. The car park is rarely full and overflow parking is available at the adjacent municiple public car park beside the picnic area. It is not anticipated that the new building will increase numbers during the summer.

Operating Hours

Day	Opening/Closing
Monday	09:00-19:00
Tuesday	09:00-19:00
Wednesday	09:00-19:00
Thursday	09:00-19:00
Friday	09:00-17:00
Saturday	09:00-16:00
Sunday	10:00-15:00

The Hub is open to the publc 7 days a week offering the highly regarded soft play, fitness suite, rooms for hire and putting on a number of clubs and classes throughout the week.

Flood Risk / Drainage

A Drainage Impact Assessment has been prepared by Narro Civil and Structural Engineers. The DIA details flood risk and drainage analysis.

The proposal includes 1no. new toilet which will be connected to the existing Klargester septic system.

For surface water drainage new 100mm diameter uPVC pipes, laid to fall with gravity, will connect into the existing surface water drains within the site which currently run to a connection to the existing surface water network. the existing area of the proposed extension is hardstanding concrete laid to a fall, with the surface water being collected by gullies. As there will no net increase in surface water runoff to the site, no consideration of attenuation or additional discharge methods is required.

Renewable Energy Proposals

The new structure will include PV panels mounted on the south elevation of the roof. IT is likley that this will provide 5-8KWatts which will reduce onsite energy consumption and costs.

Public Consultation

A public copen event was held from 7th-8th of July 2023 to allow members of the public to give their opinion on the proposals. Overall the public were unanimously in support of the proposals and the Hub managed to secure 326 signatures of support. Many people highlighted the need for a facility that would allow classes to continue consistently throughout the year and agreed this would be a great asset to the local community.

Accessibility and Inclusiveness

The new structure will be physically and visually accessible to all. The raised floor level required in order to address the flood risk, will be reached by way of an external ramp and terrace mirroring the existing facility. A level threshold will be provided at the entrance.

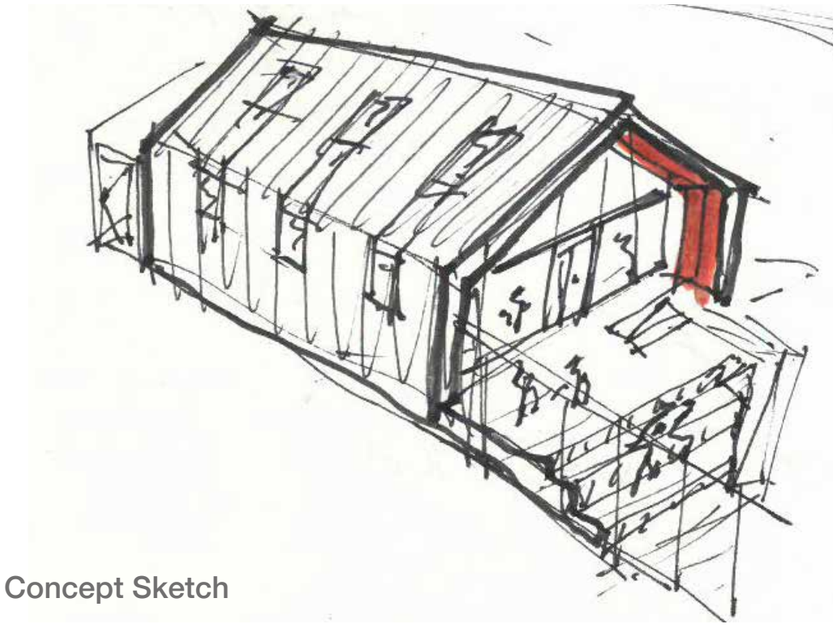
Provision of a dedicated disabled WC will support multi use of the space.

Public Consultation Banners - 07.07.23

Existing Photos : Identifying extent of site

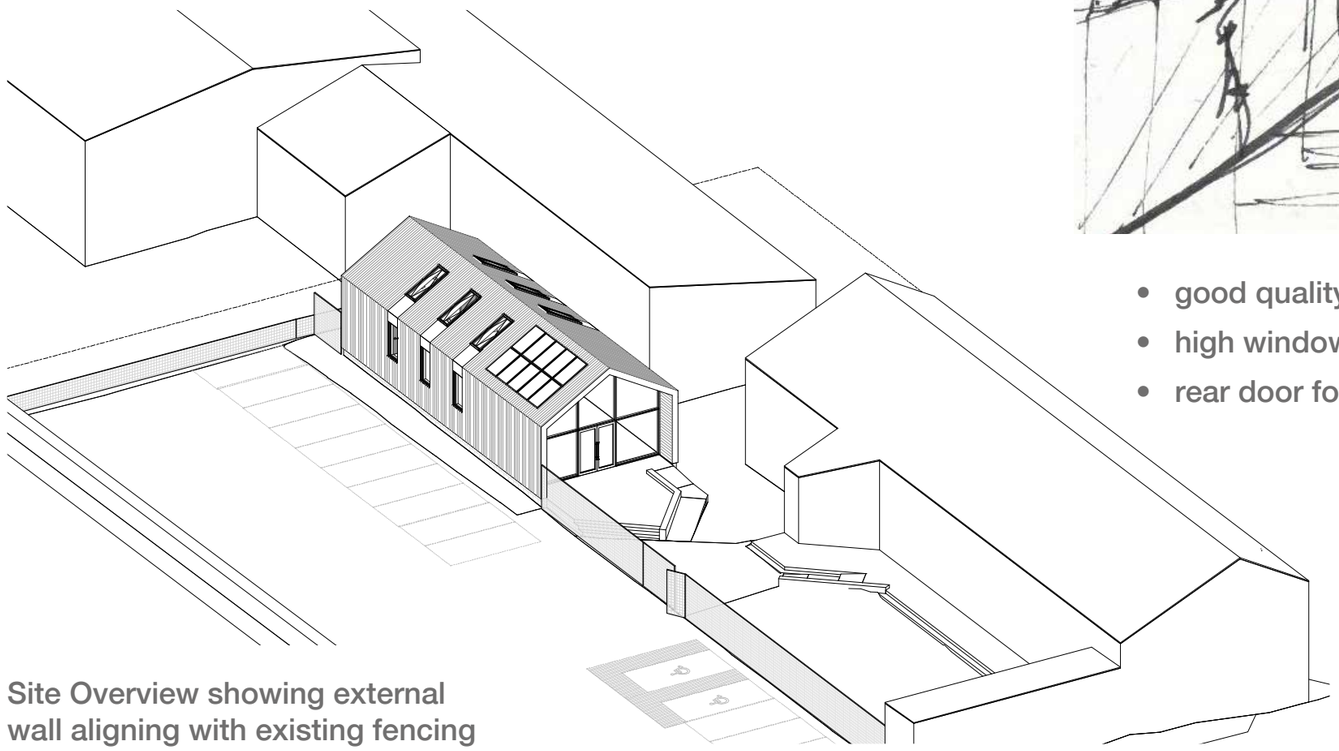
Exterior views

Panoramic views



Concept Sketch

- good quality natural light
- high window sills so that wall below can be used for play
- rear door for escape



Site Overview showing external wall aligning with existing fencing

Option for making internal wall a climbing wall

Precedents: Scale, materiality, form












Material Palette: External Materials

Bungee exercise equipment

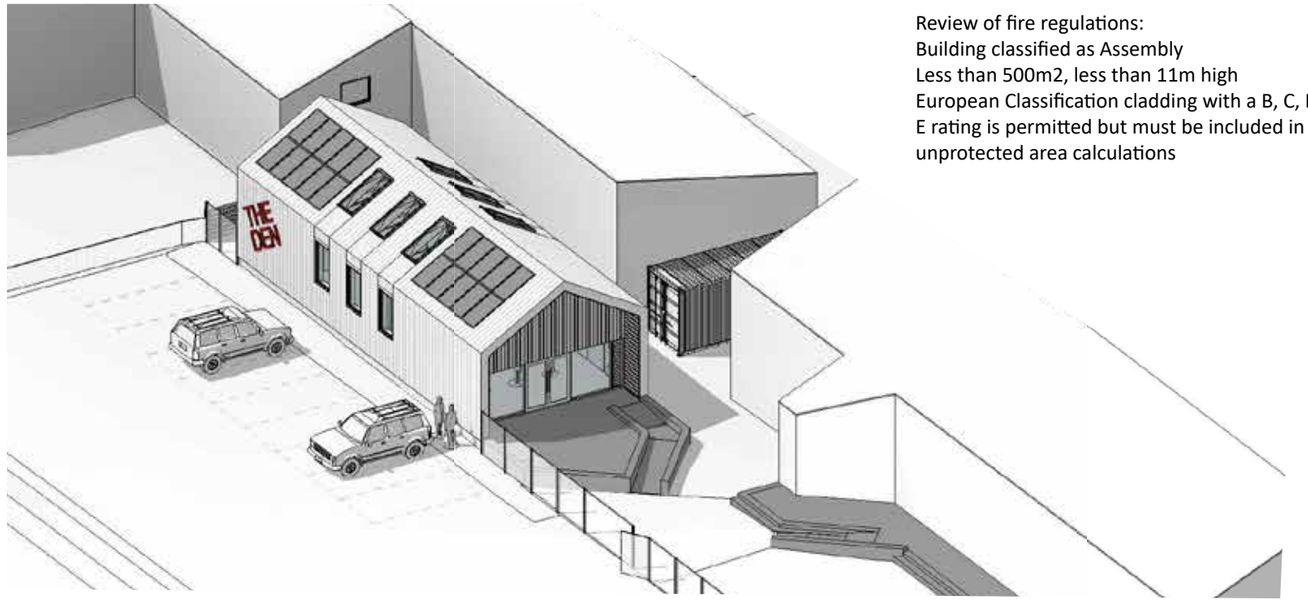
Screed Flooing

Kerbing and ramp with rounded nose

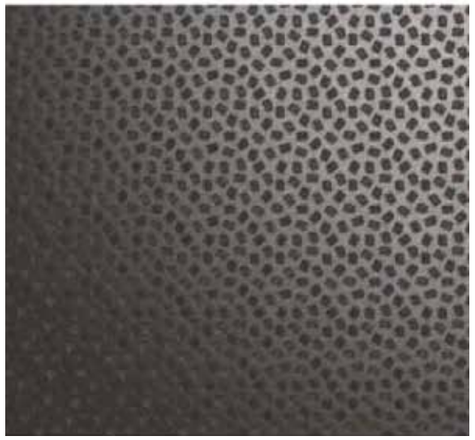
Anthracite grey sinusoidal roofing/wall cladding

Timber cladding coloured to match existing

Aluclad timber windows



Review of fire regulations:
Building classified as Assembly
Less than 500m2, less than 11m high
European Classification cladding with a B, C, D or E rating is permitted but must be included in any unprotected area calculations



Anthracite (Ral 7016)

Solar PV

Rooflights

Twin mesh gate in green

Hardie board cladding (option for entrance)

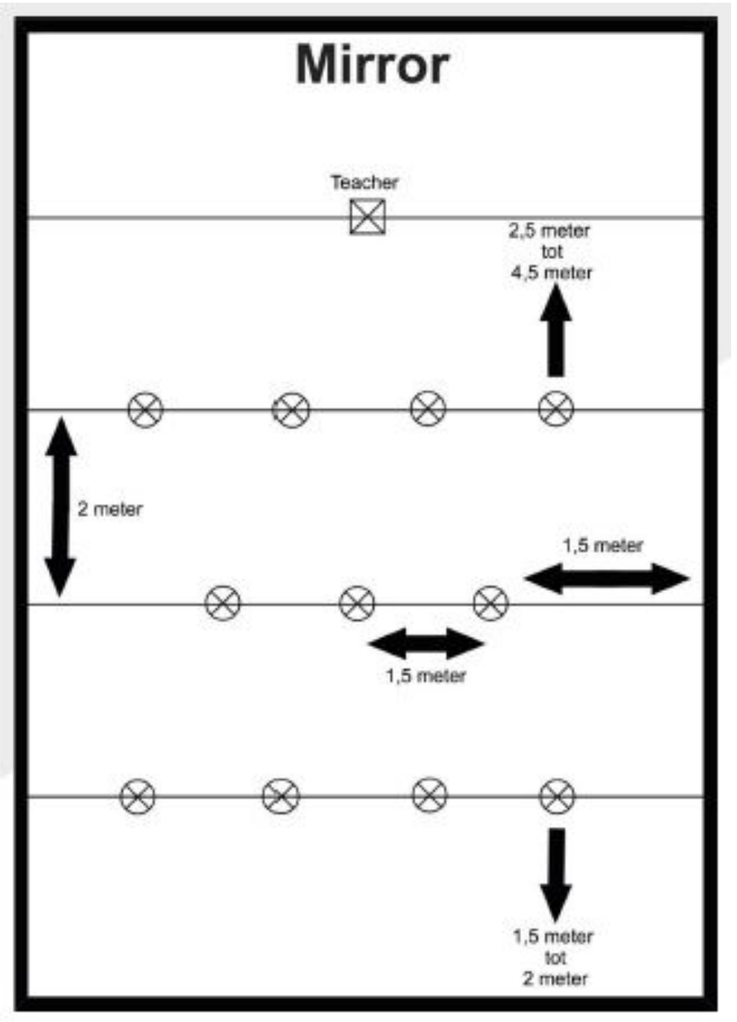
Thermopine cladding to entrance

Portal trim at entrances: Ral 1006

Bungee Fitness - Suspended Exercise

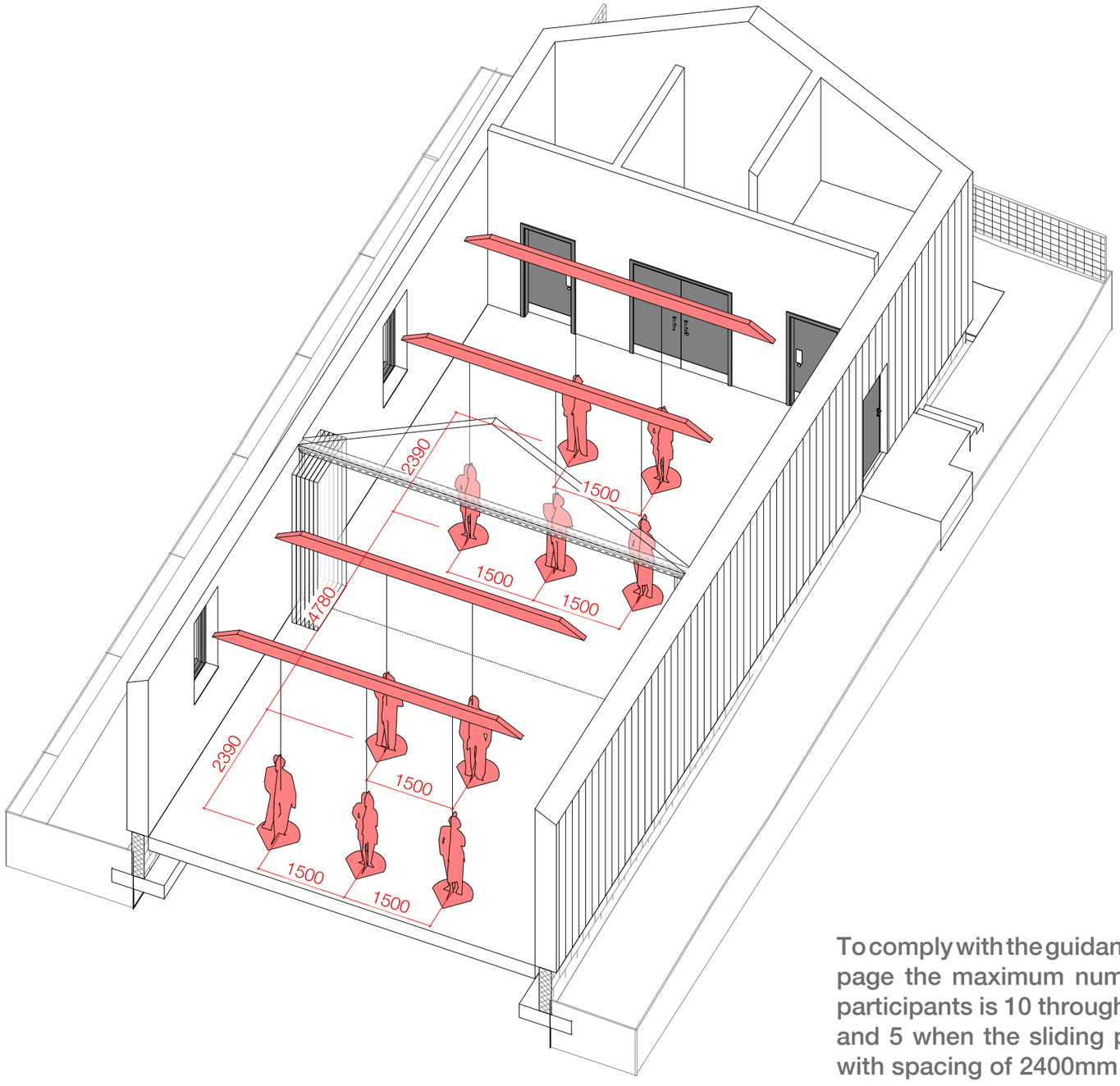
Provision for Bungee fitness has been designed into the structure to enable this unique form of suspended exercise to be included.

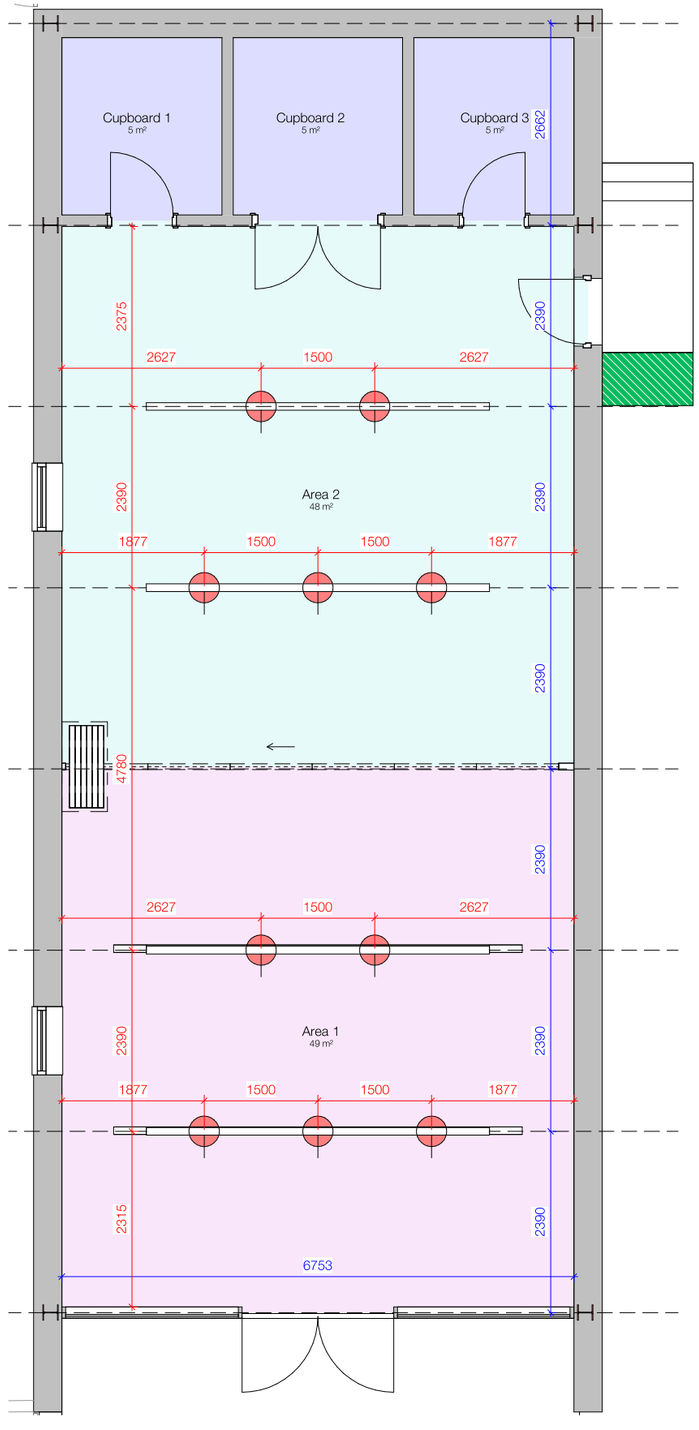
Hanging points for each individual bunjee point should be able to hold a weight of at least 500kg. While guidance would have to be sought on attaching the equipment to a metal flitch beam it is typical for the bunjee cords to simply be swung around the beams and no permanent fixings would be required.



The space would lend itself well to bungee exercise classes, suspending the bungee ropes from the buildings collar ties with 1.5 meter spacing between each participant side to side and 2 meters front to back as per the guidance above

Diagramatic layout : Bungee Exercise





To comply with the guidance on the previous page the maximum number of staggered participants is 10 throughout the full space and 5 when the sliding partition is closed with spacing of 2400mm front to back and 1500mm minimum between users.


THE DEN

Visualisation : External view of entrance

Visualisation : External overview & Internal views

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