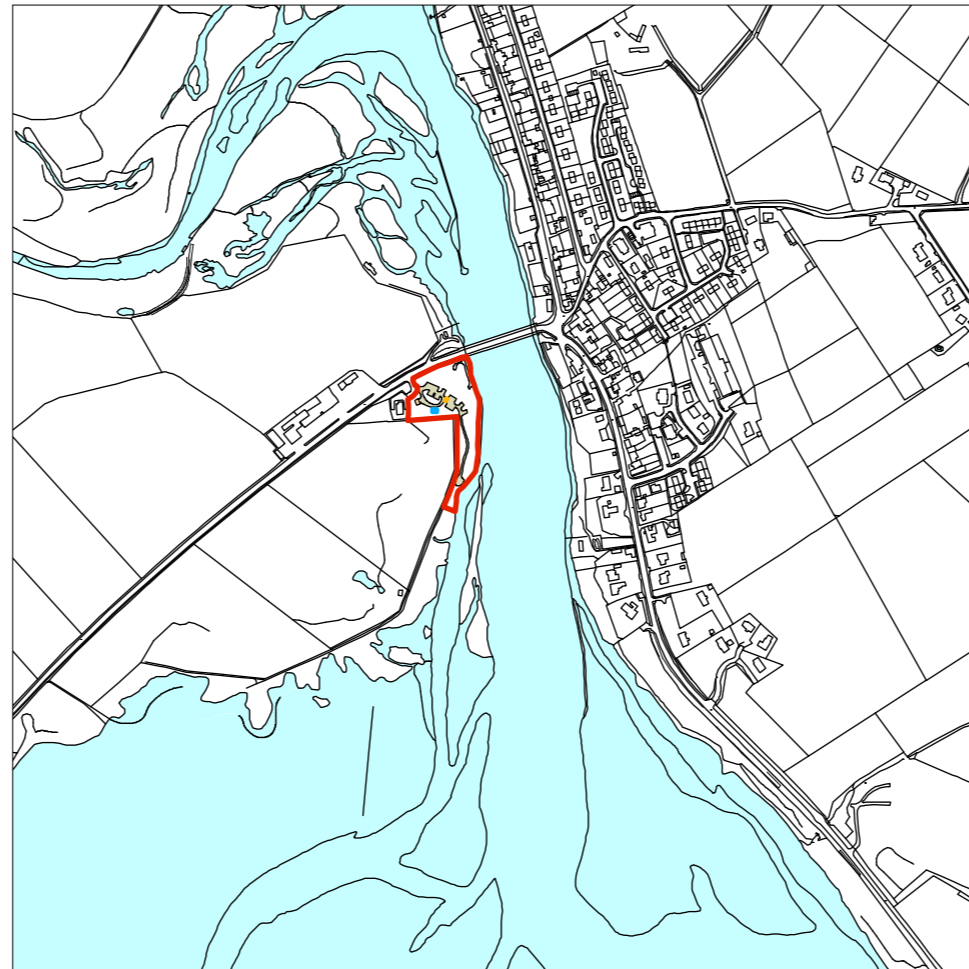


**Tourist Infrastructure Project  
South Bonar Serviced Overnight Parking Site**

**Design Statement**



Development  
Trust

## Project Team

Client: Kyle of Sutherland Development Trust  
Valerie Houston and Beth Simco  
The Barn, Drovers Square, Arday, Sutherland, IV24 3AL  
Tel: 01863 766 190  
valerie@kyleofsutherland.co.uk

Architects & PD: Oberlanders Architects LLP  
Catriona Hill  
The Barn, Drovers Square, Arday, Sutherland, IV24 3AL  
01863 766 190 Ext 2, ch@oberlanders.co.uk

Quantity Surveyor: WSD Scotland Ltd  
David Macleod  
Duncan House, Wester Inshes Place  
Inverness, IV2 5HZ  
01463 717345

Structural Engineer: David Narro  
Derek Thomson  
Horizon Scotland, The Enterprise Park, Forres IV36 2AB  
01309 678155

Site:  
South Bonar Public Toilets  
Bonar Bridge  
IV24 3AE

Other related sites covered under separate planning applications;  
Invercassely Tea Room Grounds, Rosehall  
Falls of Shin Visitor Centre, South end of car park, Achany



## Project Summary

### Introduction

The project refers to an existing site owned by The Highland Council at the west bank of the Kyle in Bonar Bridge.

The site includes an existing tarred car park and toilet block in a landscaped setting. An unsurfaced road extends from the end of the tarred surface and provides access to a turning circle and a series of ad hoc and unofficial camping pitches.

The site has been used by fishers and campers for years and there is now a demand to provide more extensive facilities including showers, electrical hook-up points and chemical waste disposal.

### Site analysis

The site is already established as a popular camping and fishing spot. The site can be divided into three distinct areas;

- The public car park and existing toilet block with adjacent picnic tables
- The second car park with existing bays suitable for conversion into 4no. formal campervan bays with electric hook-up points and septic disposal
- The grassed area with un-surfaced road which includes informal camping plots, a bbq area and a turning circle

The site is roughly triangular in shape and is bounded by the Kyle to the east and a field to the west. The A836 runs along the north boundary

### Design Proposal

The intention is to maintain the existing character of the area and add key facilities which will enable the issues of waste disposal and hygiene to be addressed. The existing toilet block will be upgraded and a new shelter containing a unisex, self contained shower along with a small plant room, washing-up point and covered areas for bike storage and dining will be added. Access to the shower will be by keypad lock. 4no. Electric hook-ups for camper van use and a septic disposal point will also be installed.

The client has assessed the existing provision of disabled facilities on site and identified that there is already provision of a disabled WC on site and a high quality disabled shower facility for public use in the nearby Kyle of Sutherland Hub building opposite. KoSDT are keen to continue working with KoSH and do not want to displace the essential service which they already provide for disabled and general users.

### External Materials

The new building will be similar in scale to the existing and will be positioned to relate to the existing surfacing. The building will be finished in natural larch cladding with a steel sinusoidal profile roof. Windows/doors will be timber framed and designed to secure by design standards. The existing shrubbery will be thinned in the area adjacent to the new toilet block and any removed trees will be replaced elsewhere on site.

## Contents

1. Cover
2. Project Team & Summary
3. Location
4. Site Photos - Winter
5. Site Photos - Summer
6. Proposed site plan
7. Sketch Proposal
8. New site services
9. Flood risk assessment and drainage proposal
10. Works to existing toilets





## South Bonar Overnight Serviced Parking Area

### Wider strategy for the Kyle of Sutherland

The project at South Bonar is being proposed in parallel with two other sites in the area which are being covered by separate planning applications; one at Invercassley Tea room in Rosehall and the other at the Falls of Shin visitor centre in Achany. Together these seek to address the much needed demand for serviced overnight parking sites in the area.

### South Bonar Site

Planning approval is sought in relation to the proposal at South Bonar. The Kyle of Sutherland Development Trust are keen to formalise & upgrade the provision of toilets, showers and campsite facilities located on the west bank of the kyle in Bonar Bridge. The site is currently owned and operated by Highland Council and includes public toilets, public car parking, a picnic area and attractive landscaping. It is located next to the waste water facility which includes an above-ground treatment tank which discharges clean waste to the sea.

### Demand

The car park is heavily used for wild camping and is a popular fishing spot. There have been increased issues in relation to waste disposal and the public toilets have been closed on more than one occasion due to incorrect disposal of septic waste in the toilets.

### Solution

The Kyle of Sutherland Development Trust would like to find a solution to improve the provision of facilities for tourists and regulate the use of the site for camper vans. The proposal includes the upgrade of the existing toilets, the provision of a new chemical waste disposal point for campers, the installation of 4no. electric hook-up points for camper vans, the addition of an access barrier and the construction of a new shelter with a wc/shower, washing-up facilities, e-bike charging points and a covered eating space. It should be pointed out that a fully accessible disabled WC & shower, available for public use, is located within 100m at the Kyle of Sutherland Hub (KOSH) facility. To avoid displacement this service has not been replicated here.

The following pages explain the design principle and demonstrate the suitability of the development considering access, orientation, scale and character of the development.



Aerial view showing proximity of KOSH disabled shower to proposed site



Map showing wider strategy for three serviced overnight parking areas in the area



## Site Photos (Taken in February 2020)



Level area suitable for new structure



Existing WC structure to right - to be refurbished as required



Possible location for vehicle barrier to control access to camping area



Male wcs, disabled wc and female wc (currently out of order)



Shared entrance with camping/carpark to left and waste water plant to



Existing WC structure with septic tank visible to right



## Site Photos (Taken in August 2020)



View of existing camping area showing potential location for Barrier



Existing path used for wild camping



Existing turning circle



View looking back to entrance showing existing wild camping



View looking back to entrance showing existing wild camping

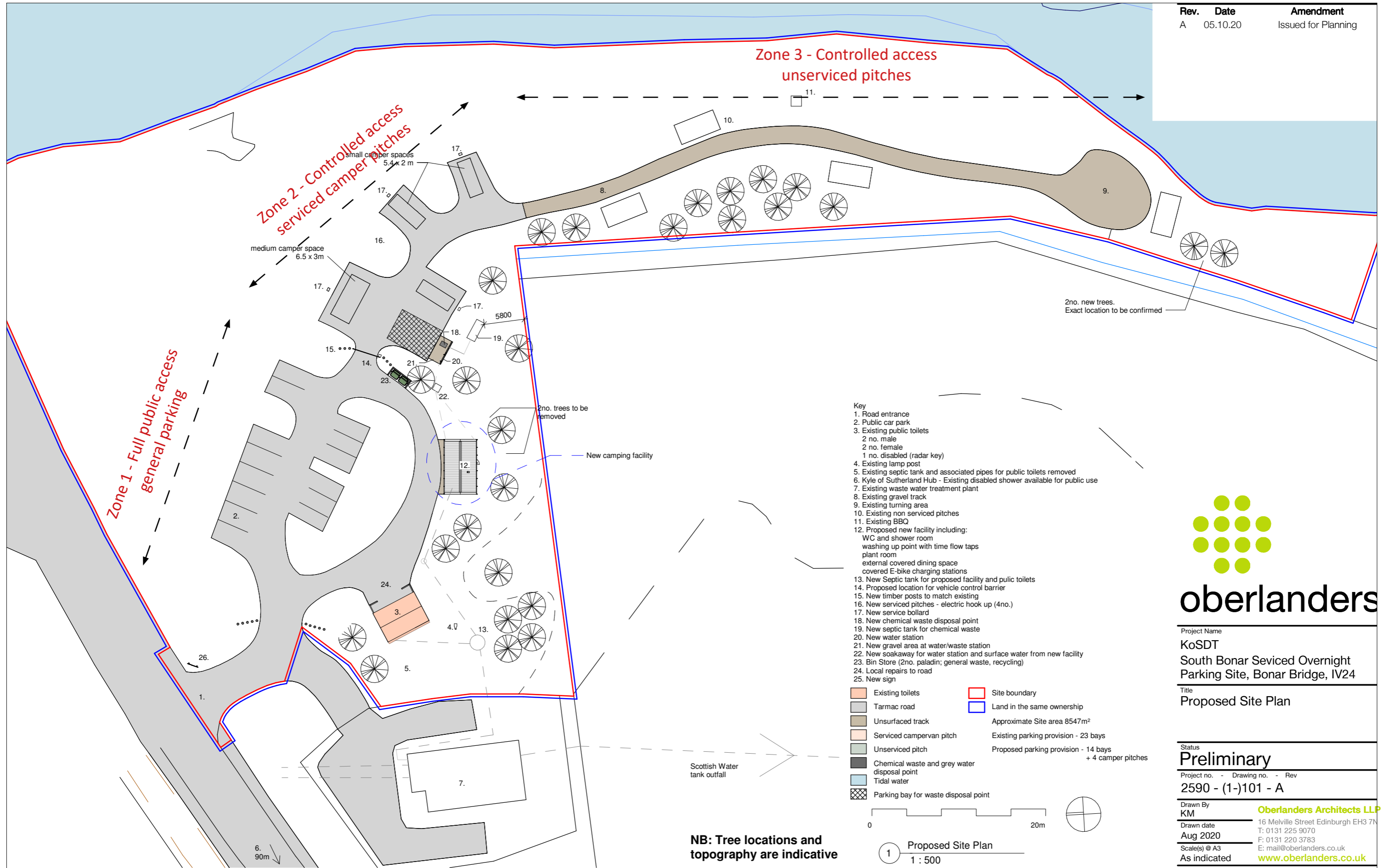


View looking back to entrance showing end of tarred surface



# Proposed Plan

Rev.	Date	Amendment
A	05.10.20	Issued for Planning



Project Name  
**KoSDT**  
South Bonar Serviced Overnight  
Parking Site, Bonar Bridge, IV24

Title  
**Proposed Site Plan**

Status  
**Preliminary**

Project no. - Drawing no. - Rev  
**2590 - (1-101 - A**

Drawn By  
**KM** **Oberlanders Architects LLP**

16 Melville Street Edinburgh EH3 7N

T: 0131 225 9070

Aug 2020 F: 0131 220 3783

Scale(s) @ A3 E: mail@oberlanders.co.uk

As indicated [www.oberlanders.co.uk](http://www.oberlanders.co.uk)



## Proposed Shelter



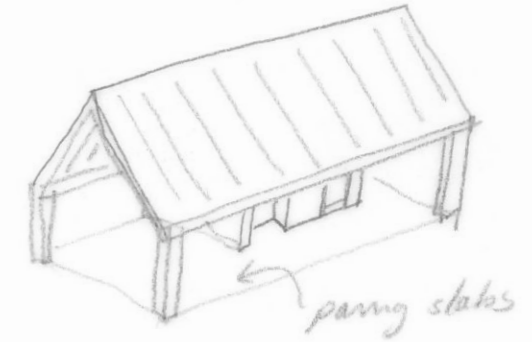
Initial sketch - design later developed through public consultation exercise



Photo showing site and location for structure between trees

### Key

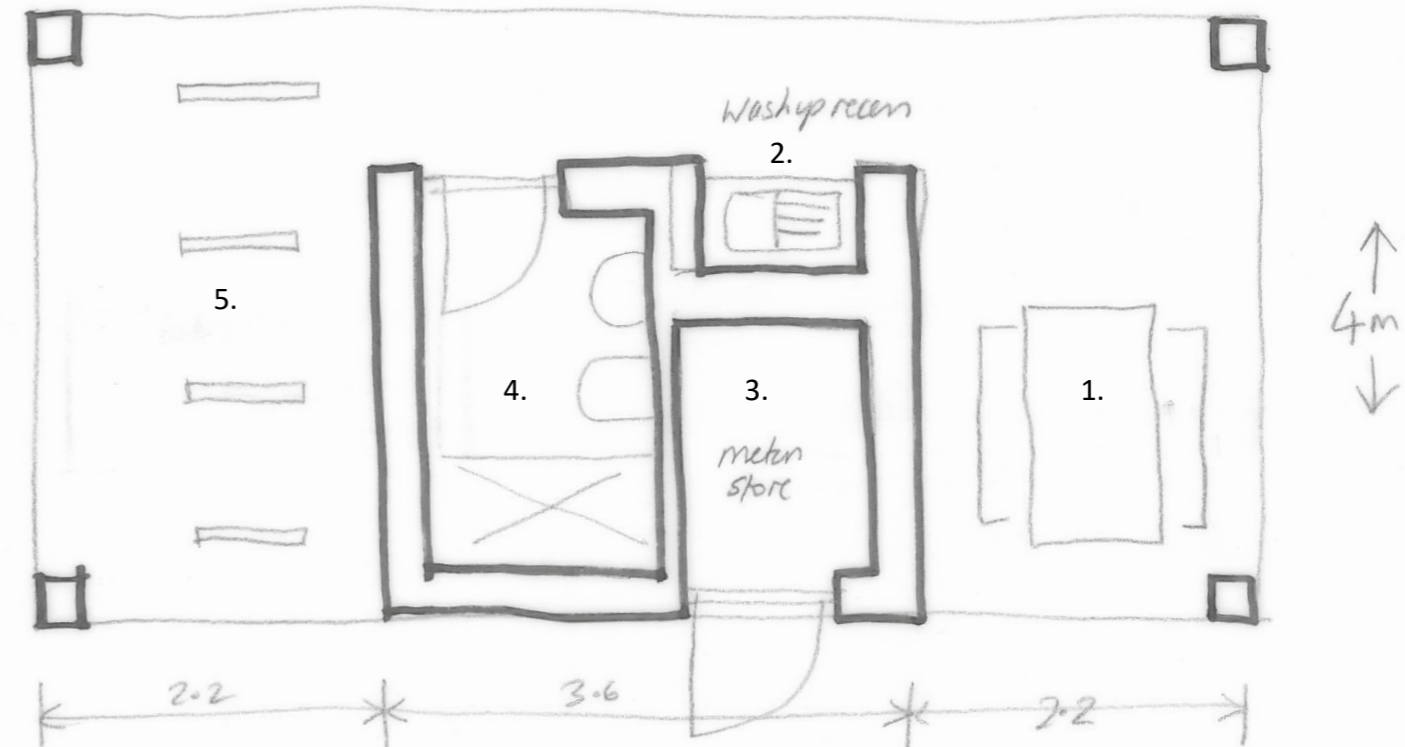
1. covered dining space
2. external washing up area
3. plant room & meter cupboard (maintenance only)
4. self contained shower/wc with entry via keypad lock
5. covered bike shelter with e-charging points
6. external lights fitted under canopy of roof to prevent overspill



Concept Sketch

### Consultation Summary

KOSDT undertook a consultation exercise with existing users of the site and the overwhelming response was that one simple shower facility and external wash-up area was sufficient so as not to change the natural character of the area. This, coupled with covered outside sitting space, access to fresh water and the ability to dispose of chemical waste was deemed optimal.



Concept Plan

### Character, Scale and Context

The shelter is to be open and accessible and feel as if it is a discovered space. This is important for the users who, for many years, have wild camped at the site. The scale of the structure is in keeping with the adjacent structure. The palette of external materials will be kept to siberian larch cladding and sinusoidal steel roofing both of which are common in the area. The location of the shelter reinforces the central area of the site allowing the camping pitches to feel more remote. In summary, the shelter should feel as if it is already part of this well established site.



## Proposed New Services

### Services Pedestals - (electric hook-up points)

4no. new service pedestals (electrical hookup points) are proposed as indicated on the plan.

The RMCS Sterling pedestal will include;

- 2 x 16amp 230v IP44 Single Phase Interlock Sockets
- 2 x 16amp Single Phase RCBO's
- 1 x 100amp Single Phase Isolator
- 2 x 1 MOD Read Only kwh Mini Meters
- 1 x 8 MOD Viewing Window for switchgear
- 1 x Photocell Controlled LED Bulb Lighting



RMCS - Electrical Service Pedestal



RMCS - Detail of Electrical Service Pedestal

### Water Supply & Chemical Disposal Point

A new water supply will be provided for wash down and for drinking  
A chemical toilet waste point will be installed.

The chemical waste point will connect to a septic tank. Refer to Engineer's details.



Example of new water supply with clear signage identifying wash down water, drinking water and chemical waste disposal point.



CTDP - Chemical Toilet Waste disposal point with built-in flush



CTDP - Chemical Toilet Waste disposal point

### Bike Charging Points

4no. electric bike charging points will be provided under the canopy of the new shelter providing a covered and secure place for overnight charging.



Turvec E-Bike Charging Station



# Flood Risk Assessment & Drainage Proposal

## Flood Risk

The site is identified within an area at high risk of coastal and fluvial flooding as shown on SEPA flood mapping.

A topographical survey has been undertaken and will be submitted to accompany the planning application

A flood risk assessment is also being carried out and will be submitted to accompany the planning application. A pre-assessment has established the optimal location for the new shelter.



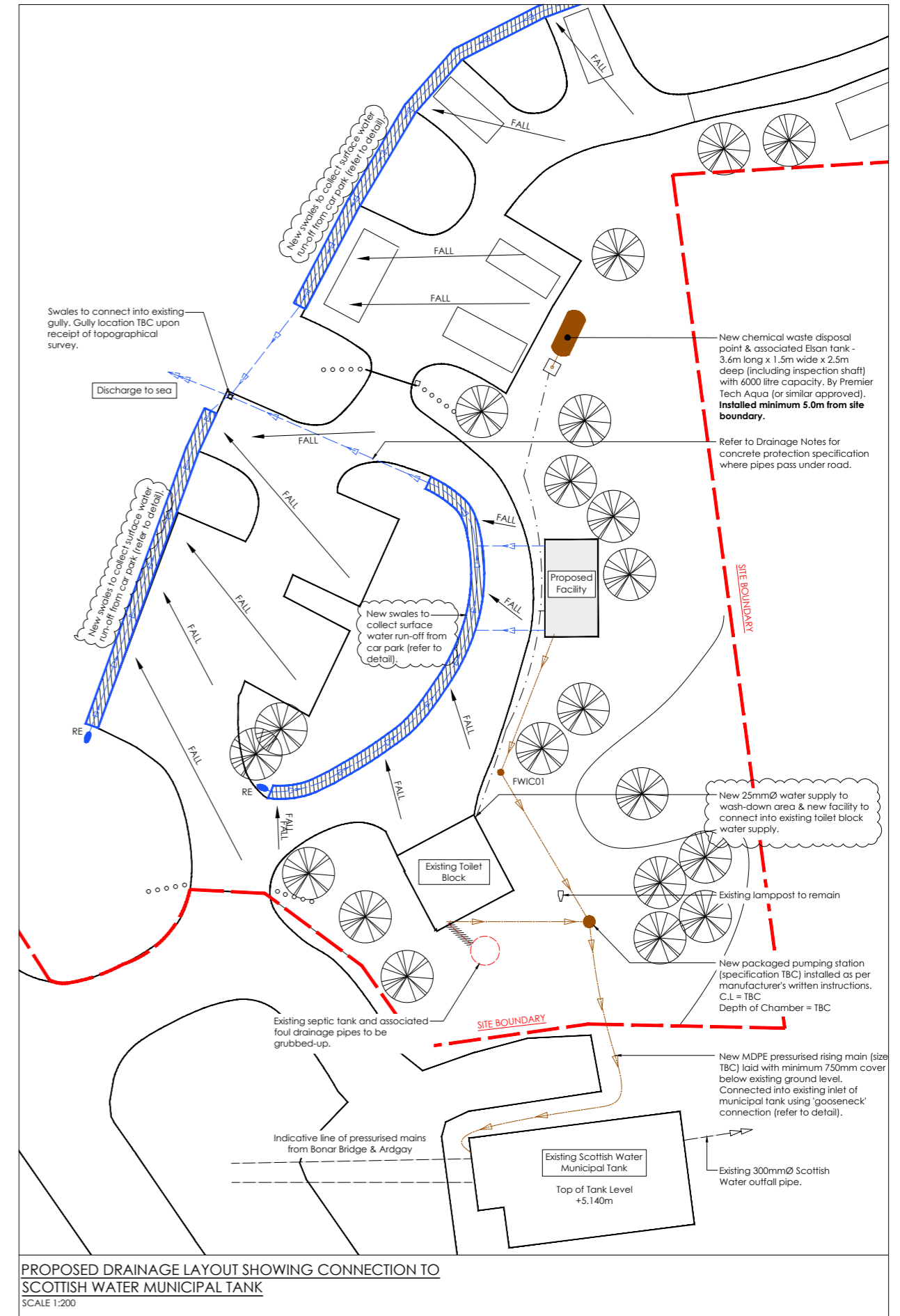
## Drainage

Refer to David Narro Drainage Impact Assessment

New drainage swales are proposed to address new surface water run-off from the hard standing. Roof water run off from the new shelter will also connect to these swales.

The foul drainage from the new shelter will discharge to a new packaged pumping station which will replace the existing septic tank which serves the public toilets. The tank will be connected to the existing Municipal Tank by way of a pressurised rising main.

The chemical disposal system is a full enclosed tank with no effluent run-off. The tank will be emptied at regular intervals and will fitted with an internal sensor which will indicate when emptying is required.





## Existing Toilet Block - Proposed Refurbishment

The existing toilet facility will be upgraded. A summary of the works have been listed below;

- External woodwork to be restored and painted
- Concrete Apron to be made good
- External render to be painted
- All external paving to be power washed
- Internal woodwork to be made good and painted throughout including t&g panelling to ceiling
- Hand drier in men's toilet to be replaced
- Tap in Ladies toilet to be replaced
- Frost protection radiators to be replaced throughout
- Mirrors to be replaced throughout
- Interior to be deep cleaned throughout



Existing Male Toilets



Existing Female Toilets



View of existing toilets



Paving to rear to be cleared of foliage & power washed