

# RURAL DESIGN

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**Portree and Braes Community Trust**

Reimagining Camanachd Square

Options Appraisal and Masterplan

Stage 2 Report

April 2023

# Introduction

## Executive Summary

A team led by Rural Design was appointed in early 2022 to prepare an Options Appraisal of Camanachd Square in Portree and to assist Portree and Braes Community Trust (PBCT) in identifying potential development opportunities for the site that could benefit the wider community. The two principal assets within the site are the Community Centre Building and the King George V Playing Field. In recent years parts of the Community Centre Building have fallen into disrepair and the outdoor spaces have been affected by a lack of maintenance.

The study has been carried out in two stages. This report summaries the second stage of the study.

Section 1 of this Stage 2 Report summaries the first stage of the Options Appraisal exercise - the mapping of the context, visual appraisal of the existing building and field, the initial community consultations and the outline proposals that were generated.

Section 2 records the second stage of Community Engagement that was undertaken and the feedback and comments received.

Section 3 describes the options for the KGV pitch that were undertaken following the public comments and further comments from the PBCT Board.

Section 4 contains describes the proposed layout of the renovated and extended Community Centre building.

Section 5 outlines the Business Planning for the proposals and Funding Strategies.

Section 6 contain an outline Cost Plan for the proposals.





# Introduction

## Design Team

### **Rural Design - Lead Consultant & Architect**

Since 2003, Rural Design has brought together a passion for design with a respect for the landscape of the Highlands & Islands. We are committed to a progressive yet sensitive rural architecture tempered by a love of place, traditions & materials.

Based on the Isle of Skye we work on residential, commercial and community projects throughout Scotland. We bring together a team with a broad range of experience and a diverse skill set, enabling us to work with communities and clients in both remote and challenging locations and village / urban sites.



### **Nick Wright - Community Planning**

Nick is a chartered town planner, a qualified mediator and a trained facilitator. After fifteen years working as a town planner in Scottish local authorities and community housing development in Indonesia, Nick established Nick Wright Planning in 2004.

Nick works with a wide network of planners and designers on projects mainly in Scotland, together with voluntary roles in Planning Aid for Scotland (volunteer and former chair), the Royal Town Planning Institute (2016 Convenor of RTPI Scotland), the Active Learning Centre (chair) in Glasgow, and previously as a Community Councillor in my local area for many years.

### **Duncan MacPherson - Community Development Consultant**

Duncan is an independent community development consultant based on the Isle of Harris. Duncan has over 20 years of experience in community and rural development including spells with key community development organisations the West Harris Trust, the North Harris Trust and Harris Development Ltd. He has extensive knowledge of the practicalities of developing projects in the community sector and of the associated funding landscape. He became a community development consultant in April 2017 in order to use his experience to assist community groups to successfully develop project ideas. He was a member of the Scottish Land Fund Committee from 2016-2021.

Duncan has extensive experience of organising community consultations, commissioning feasibility studies, developing strategies and business plans and enabling community organisations to grow while living within their means.

### **MacLeod & Aitken - Quantity Surveyor**

McLeod & Aitken were established in Aberdeen in 1954. The Inverness office was established in 1972 with the subsequent opening of our branch in Elgin in 1982. The Inverness/Elgin offices have been acting autonomously since the late seventies. The Practice is one of the busiest Quantity Surveying firms in the Highlands and our traditional Quantity Surveying role has for some years been complemented by Project Management, Employer's Agent and CDM Adviser Services.

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# 1.0 Stage 1 Summary

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# 1.0 Stage 1 Summary

## 1.1 The site

The Camanachd Square site is located near the centre of Portree only a few minutes walk from Somerled Square, the main public space in the town.

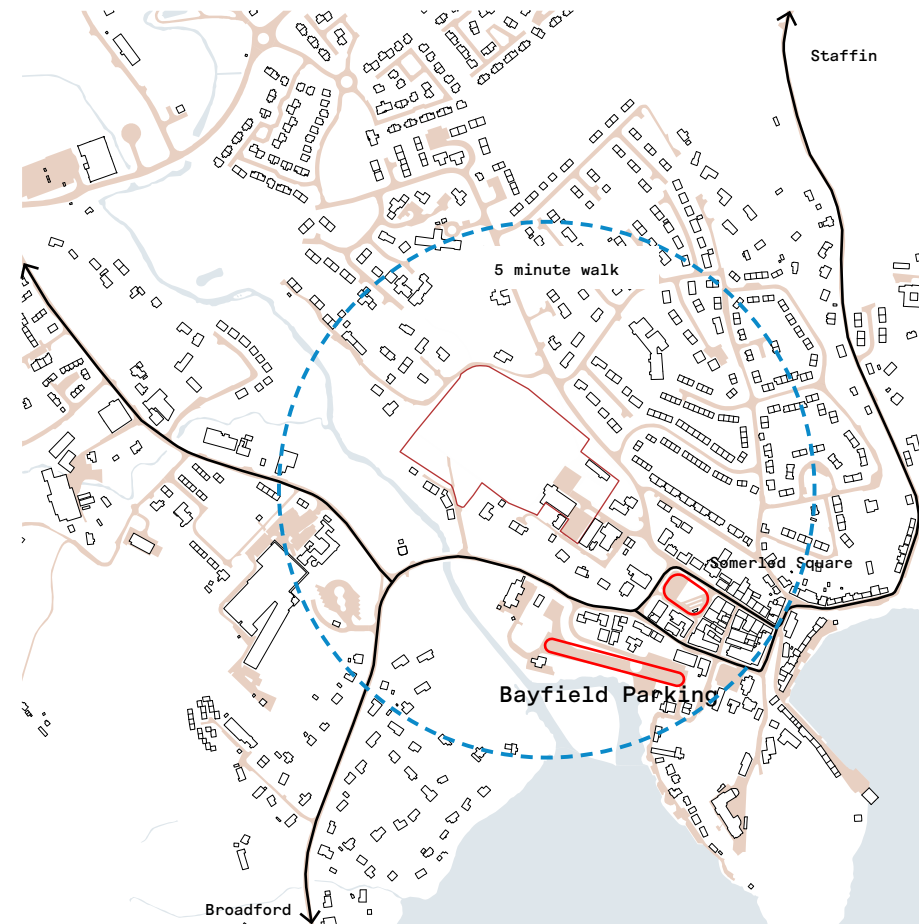
The site contains the King George V playing fields, The Community Centre and its car park, The Portree Nursery, a multi-use games pitch (known as the Red Pitch) and a small children's play area.

The site also includes the footprint of a Swimming Pool building which was demolished in 2012.

The site is close to the main vehicle routes within Portree and so is easily accessible both from within the town and further afield.

The two main public car parks in the town - Somerled Square and the Bayfield Parking area - are only a short distance away and within a few minutes walk of the site.

Most of the town's key amenities are also only a short distance away from the site - including both the Portree Primary and High Schools.



Road Connections and Parking



Amenities

# 1.0 Stage 1 Summary

## 1.2 Mapping & Local Development Plan

Different aspects of the site were mapped in order to help understand how the site sits within the context of the town.

The site lies to the immediate west of the historical town centre and is bordered to the north and south by 20th century residential development. The site is also connected to the green wooded space that runs through to the west of the town around the River Leasgeary.

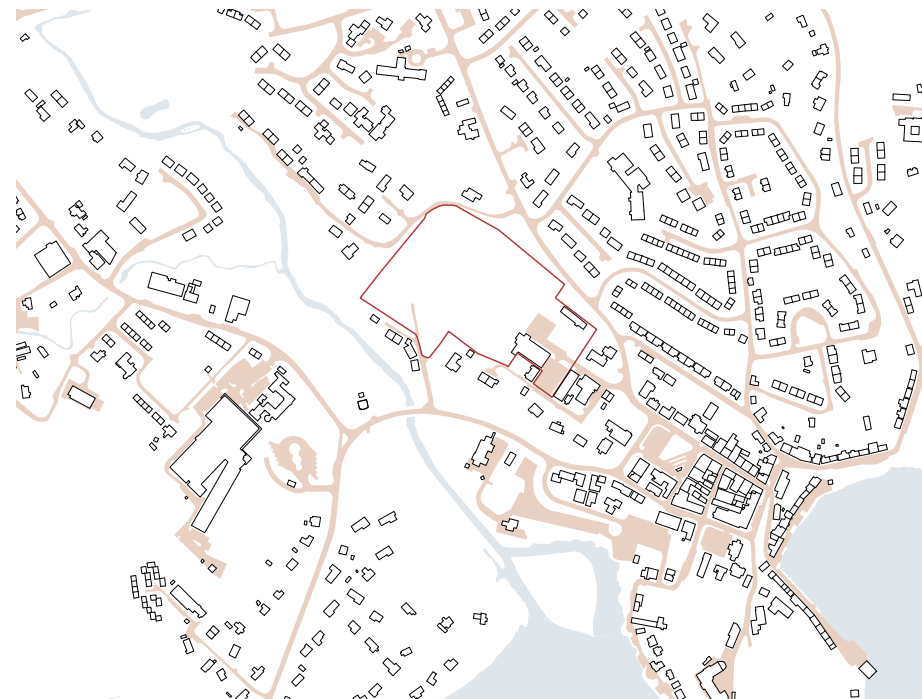
The West Highland and Island Local Development Plan or WestPlan, identifies the King George V playing field as “cherished green space”. The area of the site containing the community centre building, the nursery, red pitch and car parking is identified as Development Site PT11 within the plan. -

*Use: Mixed Use*

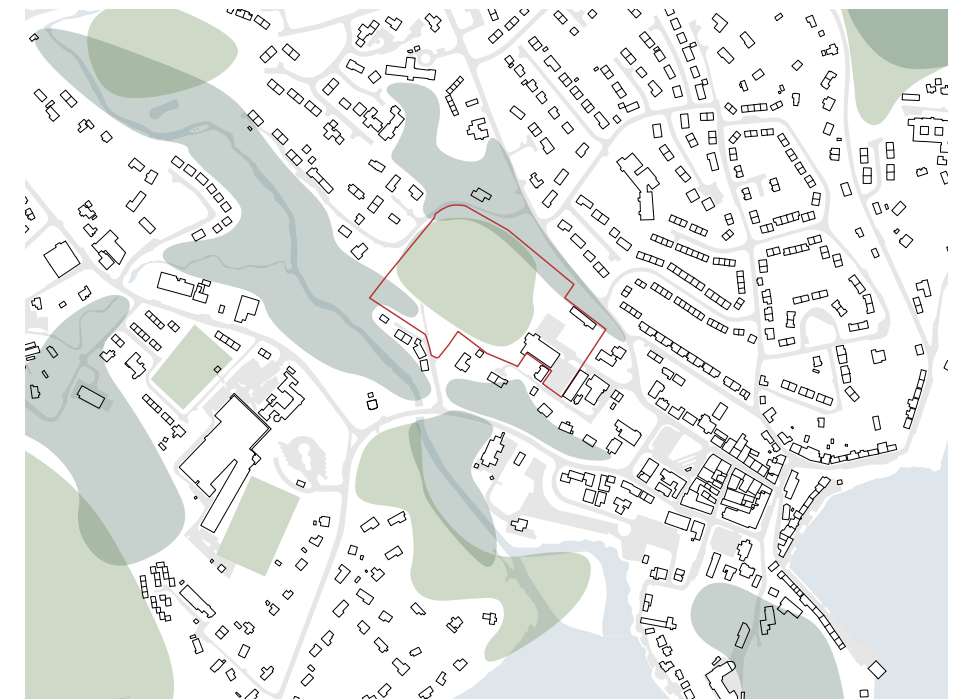
*(Housing, Community, Area (ha): 1.0 Indicative Housing Capacity: 30, Business/Tourism)*

*Developer Requirements: Consolidate and enhance where possible active travel links to the town centre; Site history and possible Land Contamination Site Investigation may be required;*

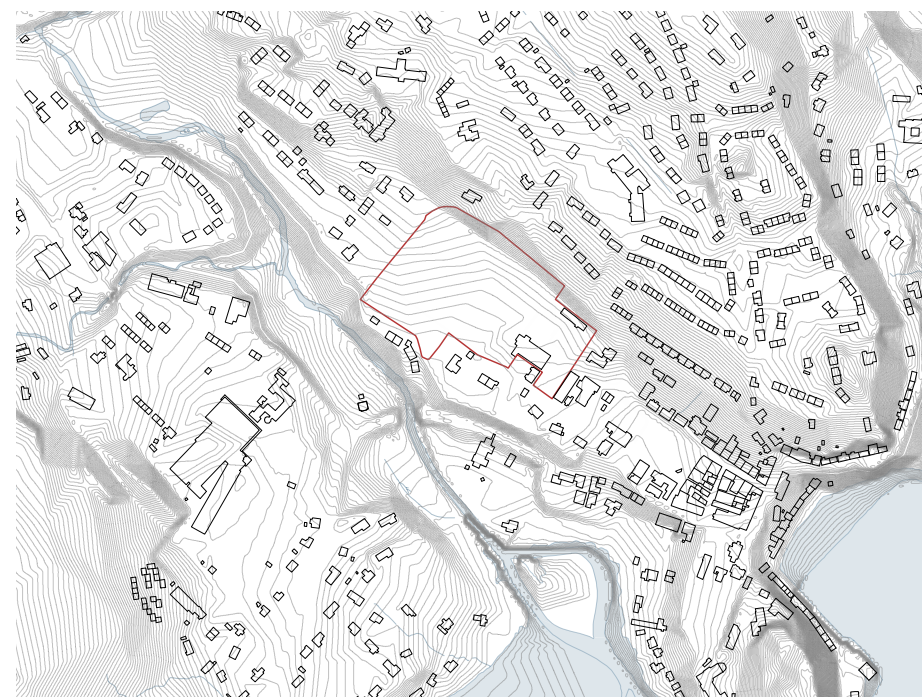
*Siting and design should complement the setting of the nearby Listed Building and Conservation Area.*



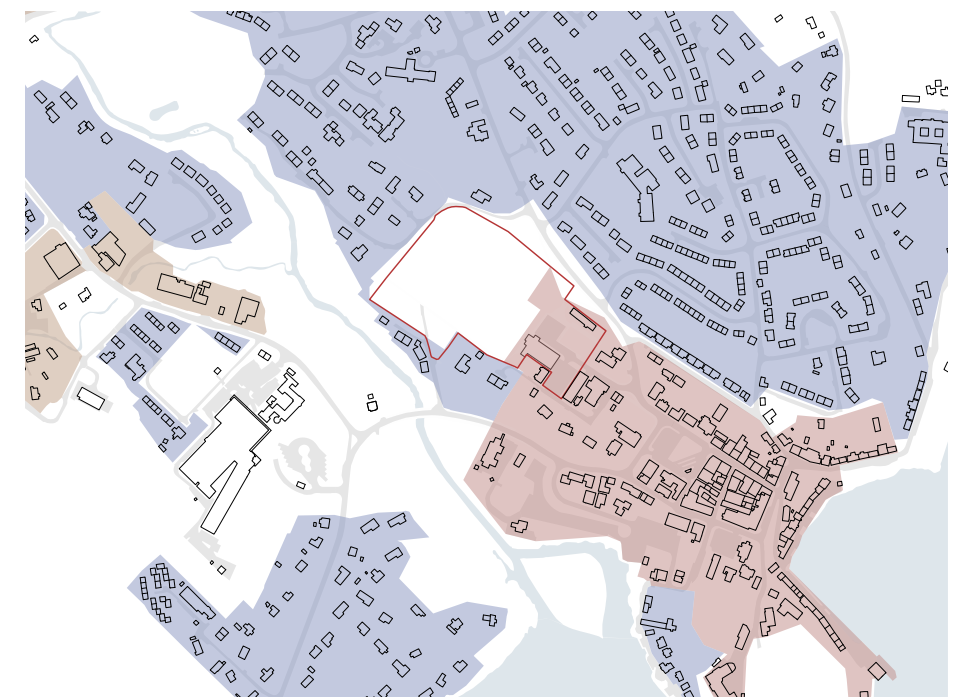
Road network



Greenspace



Topography



Character - residential/ town centre



# 1.0 Stage 1 Summary

## 1.3 The Community Centre

The Portree Community Centre building is a substantial public building and was opened in 1995 as the main community facility in the town.

The principal space in the building is the main hall which has a floor area of approximately 420m<sup>2</sup>. The hall is one of the largest performance venues in the Highlands. The hall has a raised stage at the south end with dressing rooms and access doors to the car park for loading. Light enters the hall from two rows of triangular dormer windows at high level.

The hall is served by a second public room - a cafe/bar space which has a small servery to one side. This space has a floor area of approximately 66m<sup>2</sup> and has been used as a venue in its own right for smaller events.

Access to both of these spaces is by means of a vestibule space adjacent to the entrance/ reception lobby. This entrance area gives access to toilets and was overlooked by a small office space.

Prior to the construction of the Community Centre there was a standalone building on the site containing public toilets and changing rooms that served the adjacent King George V park and a double garage unit that was used for storage. These earlier buildings were incorporated within the Community Centre.

The junction of the roofs between these buildings of different ages is complex and poorly detailed. As a result this area has been a source of water ingress due to failures and general lack of maintenance over the years.



- 1 Reception
- 2 Office - Barber shop
- 3 Lobby
- 4 Vestibule
- 5 External store
- 6 WC
- 7 WC
- 8 WC
- 9 Electrical switch gear
- 10 Changing room
- 11 Changing room
- 12 Servery
- 13 Cafe/ Bar
- 14 Access to pitches
- 15 Store
- 16 Electrical
- 17 Store
- 18 Office - SEALL
- 19 Office - SEALL
- 20 Garages/ lock-ups
- 21 Main hall
- 22 Lobby
- 23 Changing Room
- 24 WC
- 25 Stage
- 26 Changing Room
- 27 WC
- 28 Lobby

# 1.0 Stage 1 Summary

## 1.4 Appraisal summary

- The external spaces around the Community Centre and Nursery are dominated by car parking and the public realm is of a low quality.
- The entrance to the Community Centre is poorly located relative to the approach from the town centre on foot.
- The King George V Park is largely fenced off from this area.
- The external space around the Nursery is dominated by the Red Pitch which is currently used as a skate park.
- The Play-park is remote from the Nursery and the Community Centre building.
- Currently the area around the Community Centre and Nursery is dominated by inefficiently set out car parking.
- The Community Centre building presents largely blank elevations to the north and south-east. The entrance and arrival is unclear.
- The Red Pitch is currently used as a bike/ skate park by young people. While successful in terms of giving younger people somewhere to meet the location of this area next to the nursery is less than ideal.
- The Play-park is remote from the nursery building and is not overlooked.
- The changing facilities for the football club are in poor condition and located within the Community Centre.





# 1.0 Stage 1 Summary

## 1.4 Appraisal summary





# 1.0 Stage 1 Summary

## 1.5 Community Engagement

The first phase of engagement took place in Spring 2022 and comprised direct contact with community groups and local organisations who already have an interest in the Community Centre, KGV, Nursery or red pitch, as existing or potential users of indoor or outdoor space. The aim was to inform the design team about community aspirations and requirements at the very start of the design process.

Over 30 organisations were contacted direct, which resulted in one-to-one discussions with representatives of approximately 25 organisations.

Local Councillors were also approached in a similar way, before and after the May 2022 local government elections.

These discussions informed the design team about local aspirations and requirements for indoor and outdoor spaces at Camanachd Square, feeding into design process alongside technical research to produce initial design proposals. These were then used as the basis for the second phase of consultation.

Comments are summarised on the following pages.

- Army Cadets 1st Battalion The Highlanders
- Atlas Arts
- High Life Highland
- Highlands and Islands Enterprise
- Isle of Skye Pipe Band
- Phil the Barber
- Portree and Braes Community Trust Events Group
- Portree and Braes Community Council
- Portree Community Centre Association
- Portree Community Panto Group
- Portree Football Club
- Portree Gaelic School
- Portree Squash Club
- Portree Nursery
- SEALL
- Skye and Lochalsh Running Club
- Skye and Lochalsh CVS
- Skye Connect
- Skye Agricultural Show
- Skye Camanachd
- SkyeDance
- Skye Events
- SkyeGym
- Skye Tri Club
- The Highland Council
- West Highland College

# 1.0 Stage 1 Summary

## 1.6 Community Engagement - Community Centre



- The size and scale of the main hall is useful - the only space of its scale outside Inverness. Potential uses for the whole hall include pantomime, dances, music, indoor sports / children's events. Others are interested in using part of the space if it could be divided off (e.g. fitness classes). Heating and acoustics would need to be addressed.
- The smaller hall is popular for smaller classes and events.
- The Youth Club is keen to move into the Community Centre and increase its activity; doesn't need a dedicated room but would like some facilities that could be left out (e.g. sofas, pool table) and would need storage.
- Soft play may no longer be part of the Aros offer - which will be a loss for the community.
- Ancillary facilities need to be up to scratch - secure storage for sports and arts organisations, toilets, reception area etc.
- The building should offer indoor facilities (toilets etc) and possibly indoor space for events on the pitch to use (eg evening dance after the agricultural show, indoor space if weather is poor).
- Scope for arts spaces and public sector relocation.
- Gym facilities are already provided elsewhere.
- People want to work collectively and understand they'll need to share space.
- The Army Cadets are keen to continue to use their neighbouring building and grow their membership. They would welcome the use of improved facilities in the Community Centre for some of their activities.
- The Nursery are keen to continue to be involved in future discussions about the development of the Community Centre and the potential improvement of the outdoor play facilities.

# 1.0 Stage 1 Summary

## 1.7 Community Engagement - KGV Pitch



- Pitch is poorly drained, soggy and uneven in parts.
- Area as a whole is poorly maintained: dog dirt on the pitch, dirty play equipment.
- The area needs to work for a number of uses: football training and matches, community events (including the agricultural show), informal green space, play, and ideally a running/cycling track.
- A running track would be very useful for running and cycling groups (measured flat distances with a good surface, somewhere safe for kids to learn how to ride bikes, potentially also a vehicular access route for event setup).
- A vehicular access route onto the park for event setup would avoid damage to the grass and drainage.
- The livestock area has to be kept fenced off for 4 weeks after the Agricultural Show for infection control.
- The best area for a music stage with the existing layout is said to be around where the swimming pool used to be - in terms of acoustic, ground condition, access and setup.
- Toilets and changing facilities would be useful for football, sports, running etc. and general family use.
- Lighting to areas of the park would be useful.
- Shelter from inclement weather would be useful - e.g. a simple roofed structure or access to the community centre.
- Informal outdoor green space for people to meet and relax would be good (picnic benches etc.).
- Events use is really important - the events group wants to do more, the Agricultural Show organisers think.
- Red pitch is seen as an important resource for young people, but in poor condition and needn't stay where it is.
- Play park is tired and range of equipment does not appeal to all age groups.
- Widespread desire for Camanachd Square not simply to be more car parking - it's seen as a focus for community activity, indoor and outdoor.



# 1.0 Stage 1 Summary

## 1.8 Initial proposals / ideas

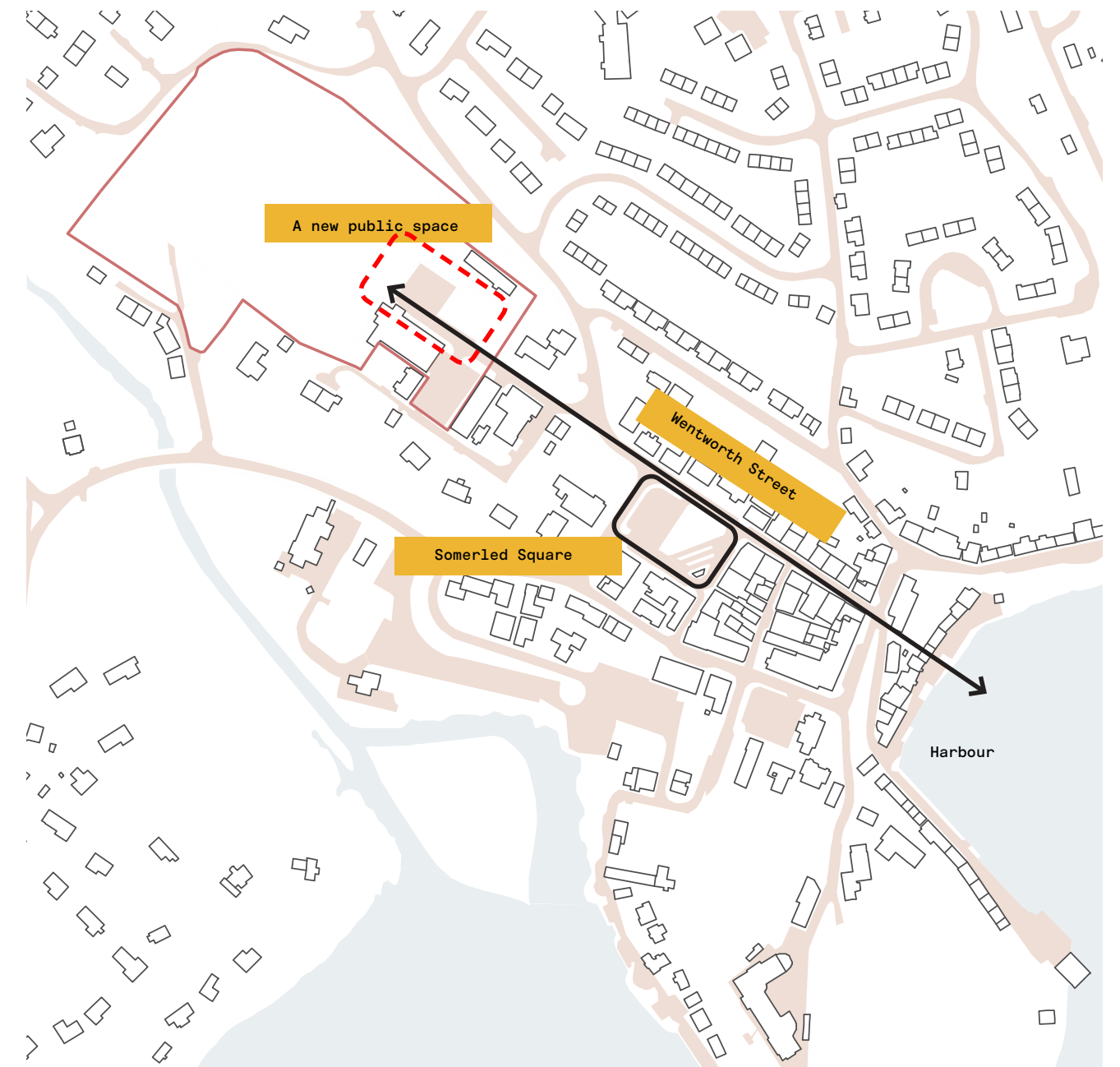
The initial proposals considered the potential for Camanachd Square to be new urban space within the town that was more accessible and better connected to the existing town centre.

The project offers the opportunity to new civic place for the town - a new community square.

For visitors Somerled Square can be seen as the arrival space and the public face of the town, whereas a new Camanachd Square could be something more for the people that live in and around Portree.

Camanachd Square would be a gathering place that a reinvigorated Community Centre and the existing nursery would overlook and activate. In time other uses and buildings might address this new public space.

This new public space and Community Centre would also better facilitate activities on the King George V park.



Plan showing the potential new urban connections

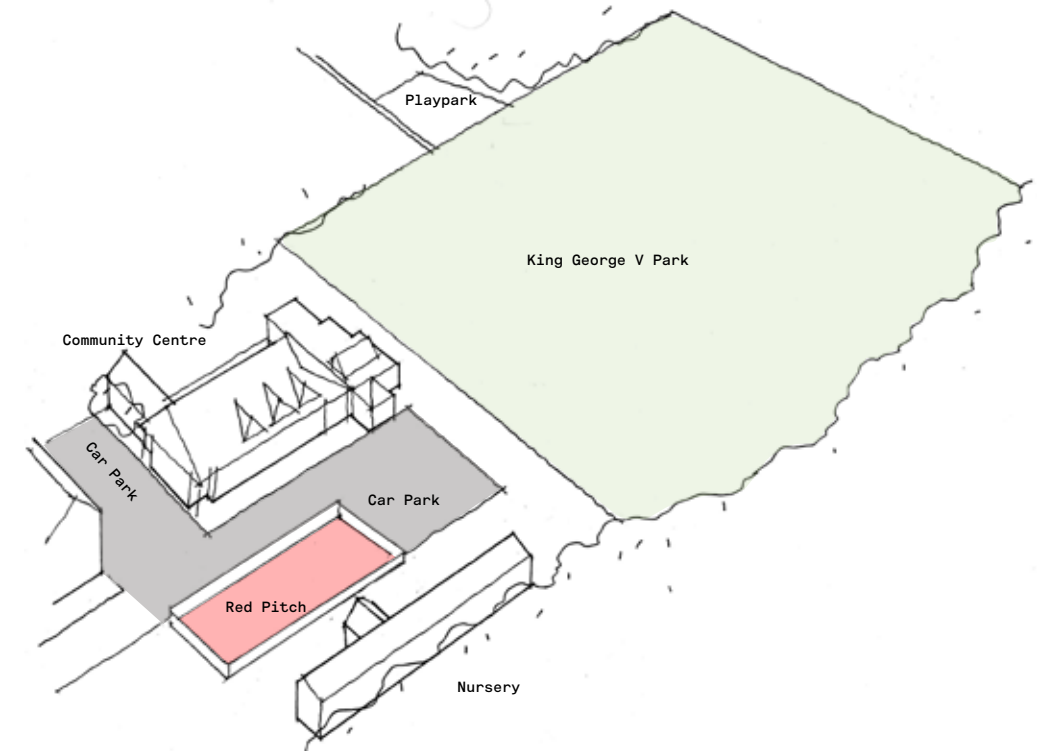
# 1.0 Stage 1 Summary

## 1.8 Initial proposals / ideas

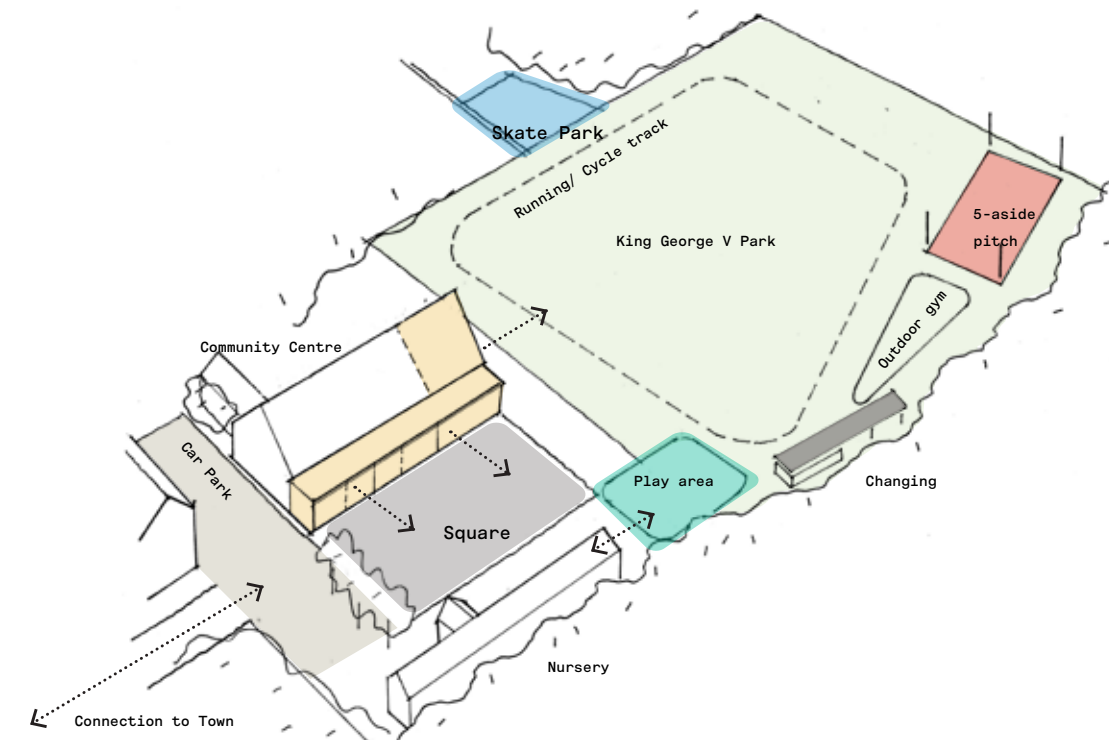
The diagrams opposite show how relocating the existing functions and uses within the Camanachd Square site might improve how they are used.

- The King George V park is organised to create different zones of activity to allow different activities and events to take place at the same time and encourage use of the park generally.
- A new Play Park is formed adjacent to nursery and a new cafe space within the Community Hall.
- Car parking is rationalised to create a new public space.
- A new floodlit Red Pitch is moved onto of the King George V park to complement the main football pitch.
- Relocate the changing spaces from the Community Centre into a new pavilion building that acts as a shelter for spectators. This new building can also contain storage space and facilitates use of the relocated all-weather Red Pitch.
- A Skate park for older children is created - perhaps in the space where the Play park is currently located.

Existing condition



Initial proposals



# 1.0 Stage 1 Summary

## 1.8 Initial proposals / ideas

A Condition Report prepared by Glyn Young in 2020 reveals the structure of the existing main hall is considered to be in generally good condition though improvements to the roof and the thermal performance of the envelope are required.

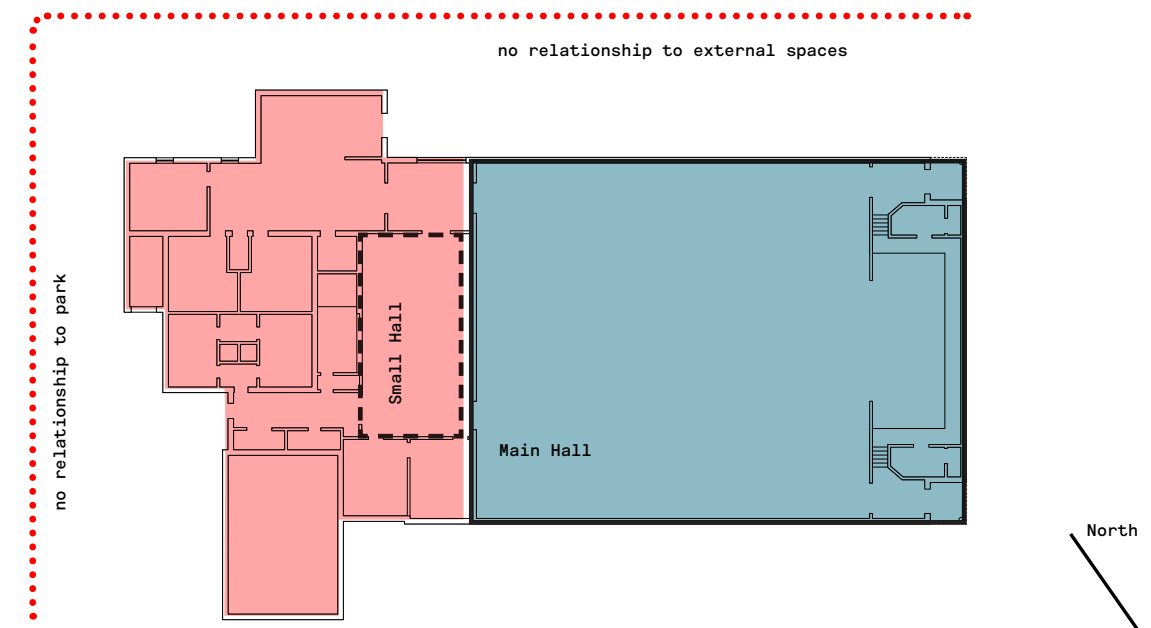
The Community Consultation exercise suggested that there is great demand for a space of this size within Portree and in this part of the Highlands, and that the main hall is a useful asset worth preserving and enhancing. However the remainder of the building - the ancillary spaces, changing spaces and small hall area - are considered to be in poor condition.

A space the size of the current small hall/ servery area was noted as potentially useful by several of the stakeholders and consultees for smaller events and gathering. However this existing space is dark and has no connection to the outside.

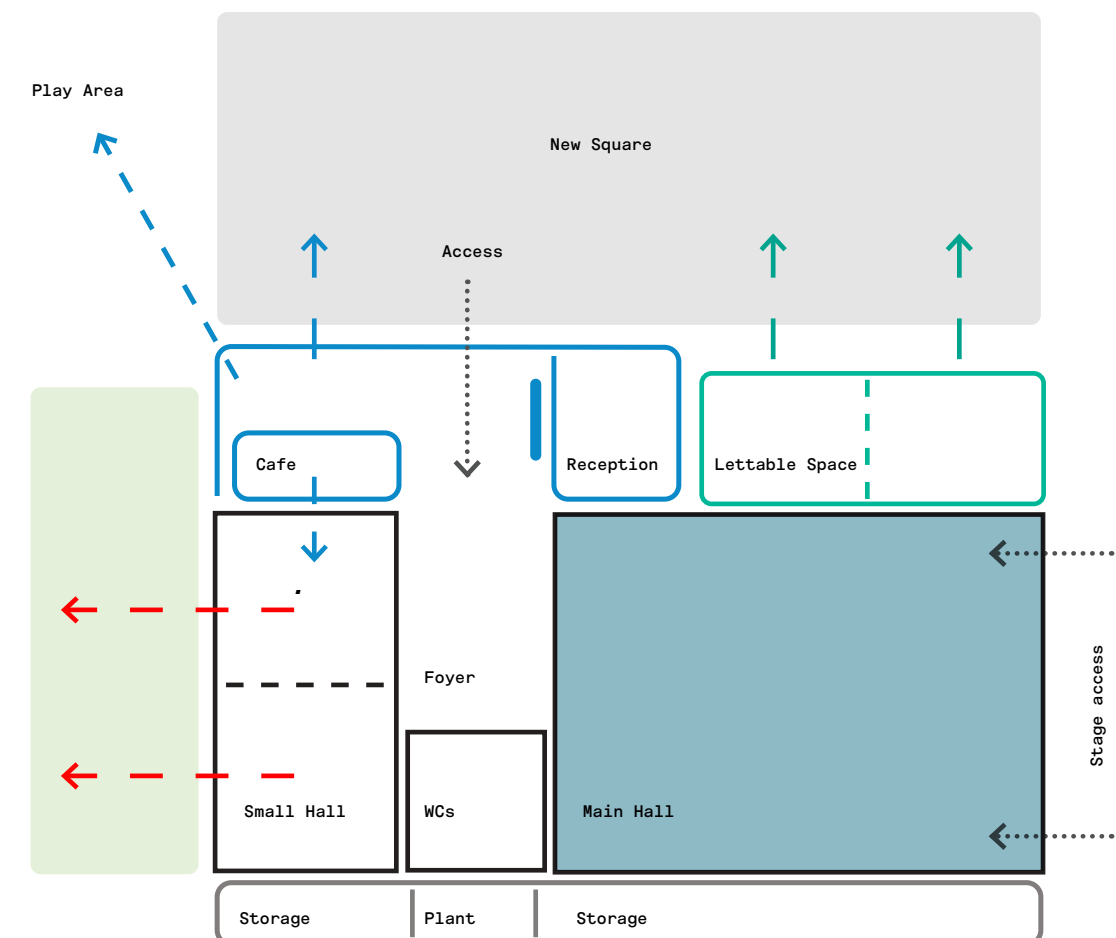
The WC provision is inadequate for the capacity of the main hall.

A potential strategy is to remove the existing ancillary areas but retain and improve the structure of the main hall. This could allow new useful spaces to be created around the hall that can open out to the park and a new public square.

The existing main hall is retained but “wrapped” in new accommodation creating frontage to the new square and allowing spaces to open out to the King George V park. These spaces could replicate the size of the existing small hall but be flexible and accommodate a wide variety of activities throughout the day.



Existing condition



Initial proposals

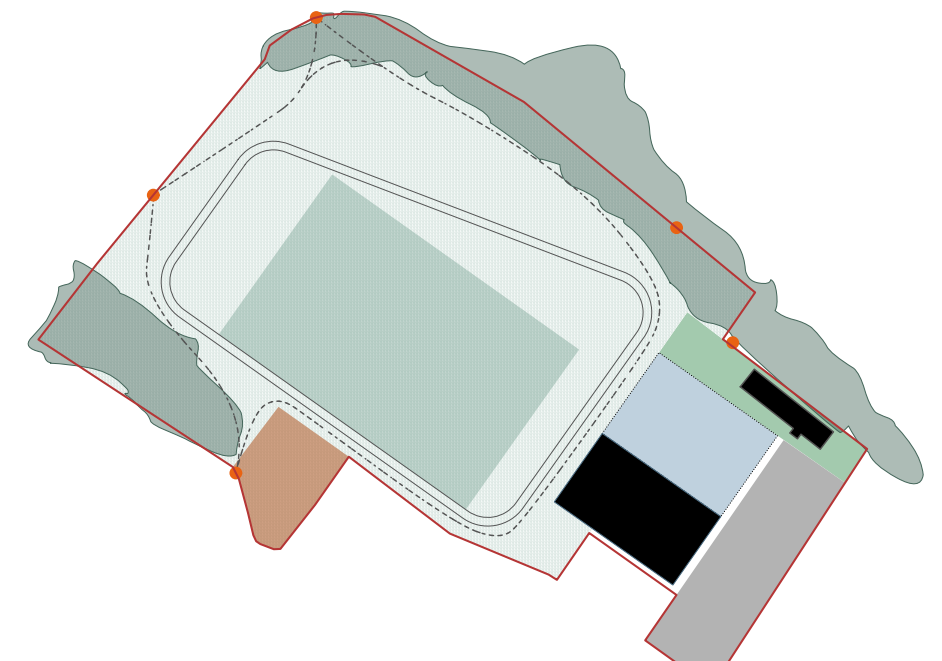
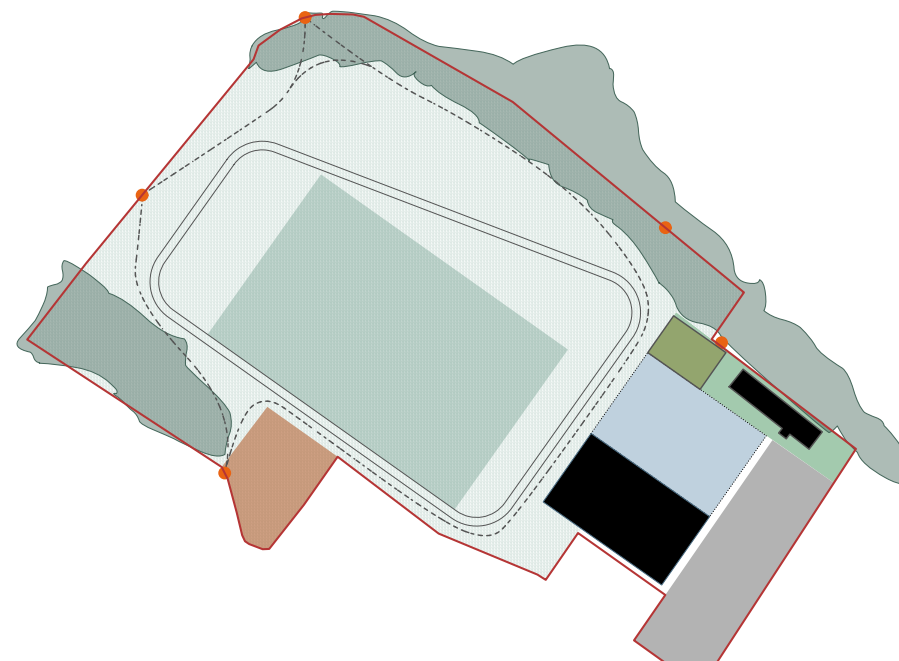
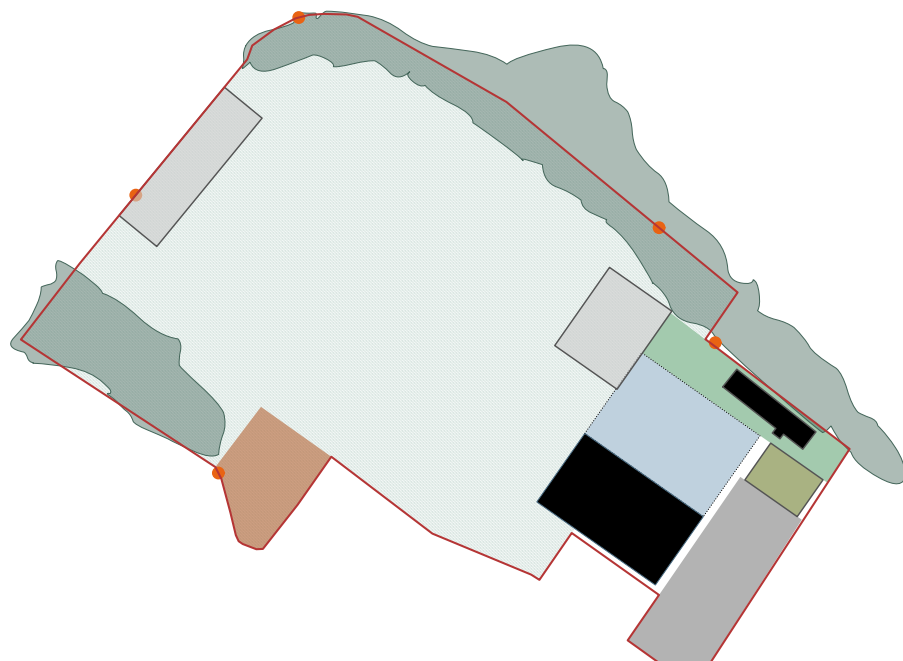
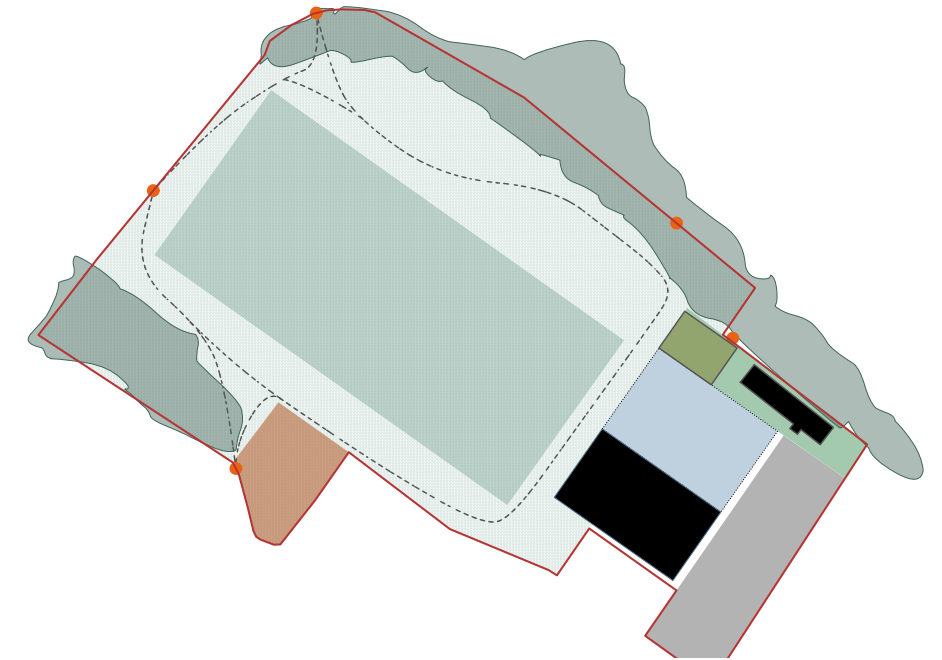
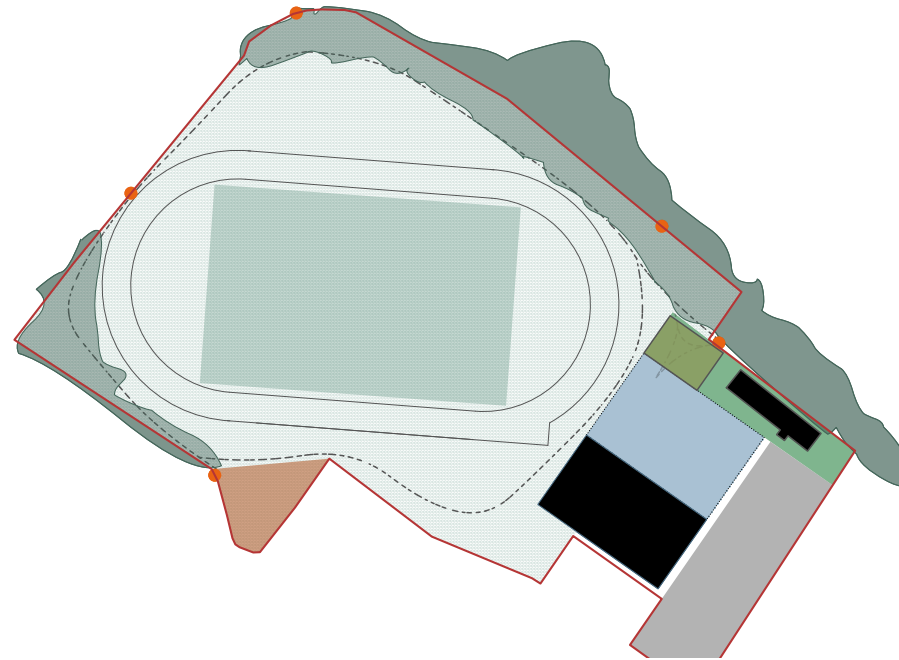


# 1.0 Stage 1 Summary

## 1.8 Initial proposals / ideas

A series of studies were undertaken considering how the King George V park could accommodate a variety of different uses and what infrastructure might be needed to facilitate them.

The compatibility of various uses was also considered.





# 1.0 Stage 1 Summary

## 1.8 Initial proposals / ideas

Precedent images were used to help explore and discuss potential uses that the renovated community centre and external public spaces could facilitate and support.





## 2.0 Community Consultation



## 2.0 Community Consultation

### 2.1 Overview

The second phase of engagement took place in Summer 2022, comprising direct public engagement with the local community on the initial draft proposals. The consultation took various forms:

- A display stall was organised as part of Skye Agricultural Show at Camanachd Square on 6th August 2022, one of the biggest events on the community calendar. A set of presentation boards was displayed at the Agricultural Show and also left on display within the Community Centre.
- The evening webinar on 19th August 2022 was joined by approximately 15 people to hear the design team explain the draft proposals. The webinar presentation and discussion were recorded and were available for viewing online.
- An online survey was hosted on the Community Trust's project webpage for approximately a month in August 2022, providing an opportunity to view the proposals on the presentation boards that were displayed at the Agricultural Show (which can be seen on the following pages) and to leave online feedback via a short survey. The survey contained the same questions that were asked on the display boards at the Agricultural Show.



# 2.0 Community Consultation

## 2.2 Presentation Boards

### 1 Reimagining Camanachd Square Introduction



A team led by Rural Design was appointed in early 2022 to prepare an Options Appraisal of Camanachd Square in Portree and to assist Portree and Braes Community Trust (PBCT) in identifying potential development opportunities for the site that could benefit the wider community.

The two principal assets within the site are the Community Centre Building and the King George V Playing Field.

Both of these key amenities have suffered from considerable neglect in recent years. The Community Centre Building has fallen into disrepair and the outdoor spaces have been affected by a lack of maintenance.

The word "re-imagining" is very fitting, as a fresh look at the functions required of the Community Hall will be essential. The needs of the community have evolved since the hall was first built, whilst the growth of community-led development has dramatically changed the way community buildings are delivered and managed. This project represents an excellent opportunity for a community driven project to create a lively new hub space for the residents of Portree and Skye as well as the many visitors the island receives.

The Camanachd Square site is located near the centre of Portree only a few minutes walk from Somerled Square, the main public space in the town.

The site contains the King George V playing fields, The Community Centre and its car park, The Portree Nursery, a multi-use games pitch (known as the Red Pitch) and a small children's play area. The site also includes the footprint of a Swimming Pool building which was demolished in 2012.

This part of the town has been used for recreation for over a century as the map from 1901 shows. The King George V Playfield was subsequently formed on this area after the Second World War and is currently leased to the Council for use only as playing fields and recreation.

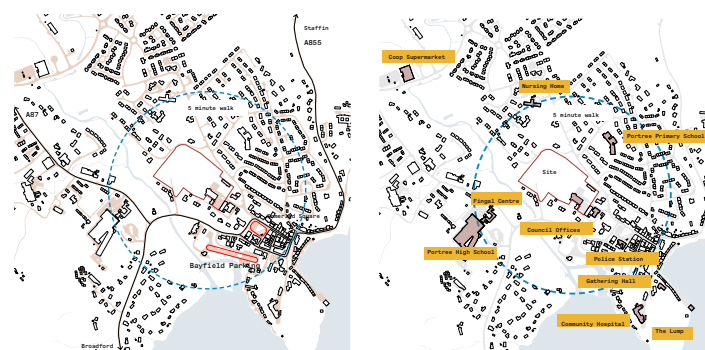
Today the site is close to the main vehicle routes within Portree and so is easily accessible both from within the town and further afield. The square is used day to day as a drop off for children going to the nearby Primary School. The two main public car parks in the town - Somerled Square and the Bayfield Parking area - are only a short distance away and within a few minutes walk of the site. As Portree expands to the north in the coming years the walking and wheeling routes linking to the town centre will pass around and possibly through Camanachd Square and the KGV.



Location

1901

1965



Connections

Amenities

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### 2 Reimagining Camanachd Square The process so far



To ensure that the initial ideas in the study reflect the needs of local organisations and complement existing indoor and outdoor spaces in the town, we contacted existing organisations on the site, existing and potential users, and other organisations who provide community space in the town.

Some of the ideas and thoughts that were shared with us are noted here.

#### The Community Centre

- The size and scale of the main hall is useful. Potential uses for the whole hall include pantomime, dances, music, indoor sports / children's events. Others are interested in using part of the space if it could be divided off (e.g. fitness classes). Heating and acoustics would need to be addressed.
- The smaller hall is popular for smaller classes and events.
- Ancillary facilities need to be up to scratch - secure storage for sports and arts organisations, toilets, reception area etc.
- The building should offer indoor facilities (toilets etc) and possibly indoor space for events on the pitch to use (eg evening dance after the agricultural show, indoor space if weather is poor).
- Scope for arts spaces.
- There is potential to provide for space for small business opportunities such as independent retailers and/or food businesses.

#### The King George V Park

- Pitch is poorly drained, soggy and uneven in parts.
- Area as a whole is poorly maintained: dog dirt on the pitch, dirty play equipment.
- The area needs to work for a number of uses: football training and matches, community events (including the agricultural show), informal green space, play, and ideally a running/cycling track.
- A running track would be very useful for running and cycling groups (measured flat distances with a good surface, somewhere safe for kids to learn how to ride bikes, potentially also a vehicular access route for event setup).
- A vehicular access route onto the park for event setup would avoid damage to the grass and drainage.
- Toilets and changing facilities would be useful for football, sports, running etc. and general family use.
- Lighting to areas of the park would be useful.
- Shelter from inclement weather would be useful - e.g. a simple roofed structure or access to the community centre.
- Informal outdoor green space for people to meet and relax would be good (picnic benches etc.).
- Red pitch is seen as an important resource for young people, but in poor condition and needs to stay where it is.
- Play park is tired and range of equipment does not appeal to all age groups.
- Widespread desire for Camanachd Square not simply to be more car parking - it's seen as a focus for community activity, indoor and outdoor.



Aerial view of the site

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# 2.0 Community Consultation

## 2.2 Presentation Boards

### 3 Reimagining Camanachd Square The Community Centre



Three basic potential strategies for redeveloping the site and the Community Centre building have emerged during the first stage of the study -

**Option 1**  
Repair and renovate the existing building and implement modest upgrades and repairs to the existing external environment. There is however little potential to improve how the existing spaces work with this option.

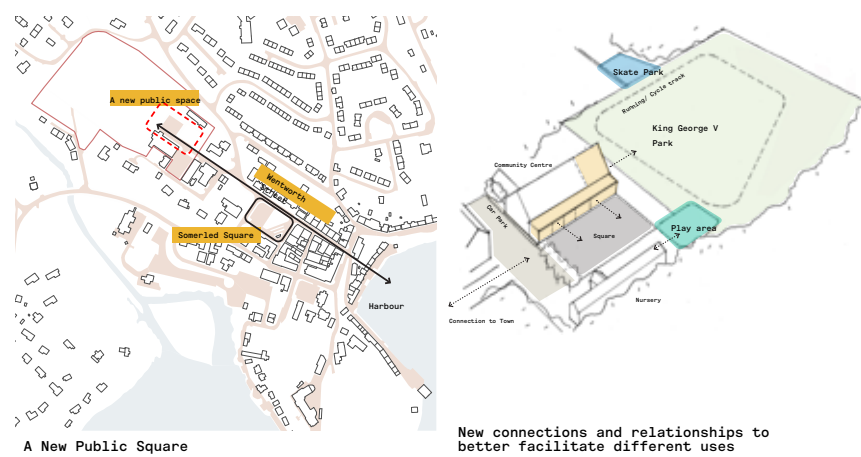
**Option 2**  
Demolish the existing Community Centre and redevelop this part of the site with an entirely new building. This option could prove expensive, could take a long time to deliver and cause disruption to the use of the KGV.

**Option 3**  
Carefully assess and consider what works with the existing building - retain what works and remove what does not and add new elements where needed. Review and reorganise the external spaces around the Community Centre to make them more useful and to allow them to facilitate different uses and events. This option could be achieved in phases, keep disruption to a minimum and as it reuses the existing building fabric is potentially the most sustainable option.

The diagrams opposite explore the potential of Option 3. The existing main hall structure and, where possible, the envelope is retained and enhanced, the poor quality sections of the building are removed and replaced with new spaces. New extensions can allow the Community Centre to address the external spaces - a new public square and the existing park - and so better facilitate the many needs and potential uses identified in the Community Consultation exercise. The project offers the opportunity to new civic place for the town - a new community square.

Camanachd Square could be a lively useful gathering place that a reinvigorated Community Centre and the existing nursery would overlook. In time other uses and buildings might also address this new public space.

This new public space and Community Centre would also better facilitate activities on the King George V park.



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### 4 Reimagining Camanachd Square The KGV



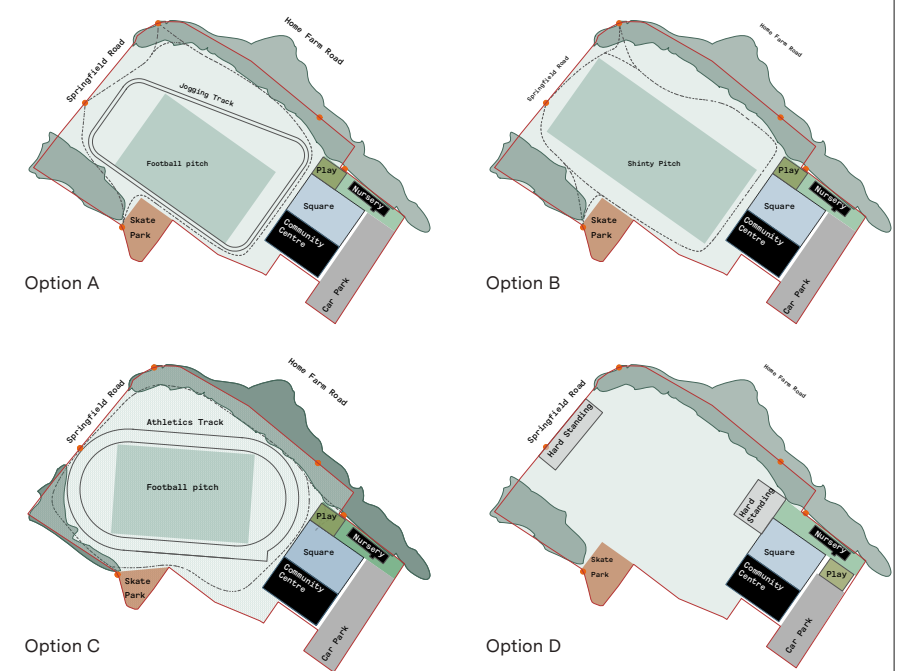
These diagrams show some initial studies into how areas for different activities on the King George V might be arranged to better facilitate and encourage use of the park. In all these options it is foreseen that the Play area is relocated to be closer to the Nursery building. A skate or bike park could be formed on the site of the current playground.

**Option A**  
This shows a jogging or running track around the park enclosing an area that could contain a football pitch. The track could be used by vehicles during the agricultural fair to protect the grass and park from damage.

**Option B**  
This shows a shinty pitch on the park. This would occupy most of the length of the KGV.

**Option C**  
This shows an athletics running track on the park. This would occupy most of the area but could enclose an area sufficiently large for a football pitch.

**Option D**  
This option shows only minimal interventions in the park - the old swimming pool site is retained as an area of hard-standing for overspill parking and a second new area of hard-standing is formed accessed from Springfield Road to facilitate events on the KGV such as the Agricultural Show.



RURAL DESIGN



# 2.0 Community Consultation

## 2.2 Presentation Boards

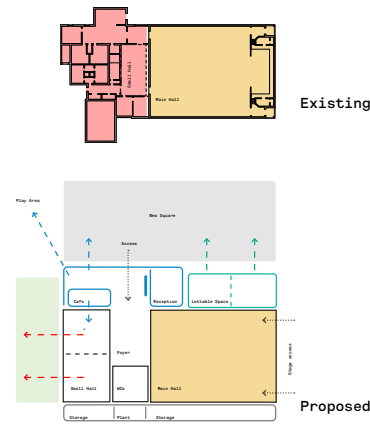
### 5 Reimagining Camanachd Square What do you think?



A Reinvigorated Community Centre



What do you think of the ideas on Board 3 and these pictures?  
What sort of activities would you like to see inside the building?



This diagram shows how a remade Community Centre might work.

The existing main hall is retained but "wrapped" in new accommodation creating frontage to the new square and allowing spaces to open out to the King George V park. These spaces could replicate the size of the existing small hall but be flexible and accommodate a wide variety of activities throughout the day.

New spaces onto the square could contain lettable space for local business or organisations who would essentially become anchor tenants.

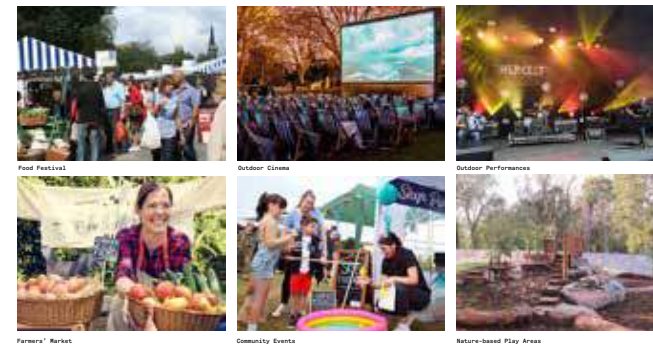
A cafe space near the entrance could facilitate activity and events within the building, the square and the park.

RURAL DESIGN

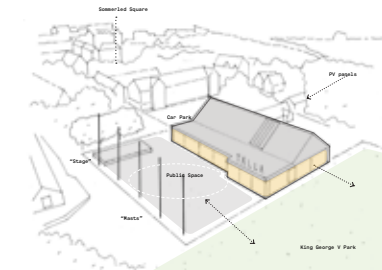
### 6 Reimagining Camanachd Square What do you think?



A new Community Square



What do you think of the ideas for the car park and red pitch on Board 3 and these pictures?



The space in front of the Community Centre could become a new Community Square - a hard-working, flexible space for the community. There is the potential to create infrastructure to this new space to allow it to facilitate different events and to make a new place within the town and community -

A raised area that can be used as a stage

"Masts" to mark the place - these could have lighting mounted on them and also provide a framework structure for awnings, screens, flags and banners.

The parking is rationalised and possibly screened by new trees. Alternatively the new public square could be used as an overspill car park for larger events.

The square could facilitate food vans in the warmer weather as an alternative or complement to a cafe within the Community Centre

RURAL DESIGN

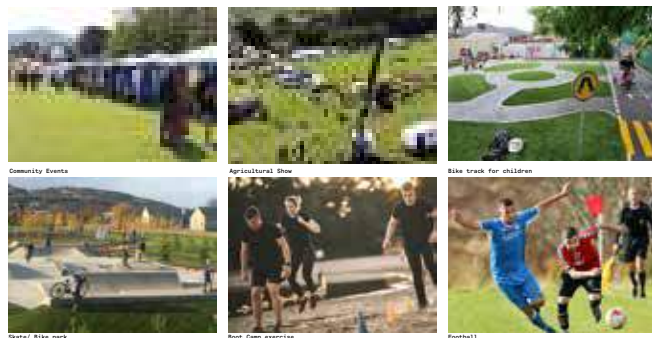
# 2.0 Community Consultation

## 2.2 Presentation Boards

### 7 Reimagining Camanachd Square What do you think?



Sport and Events on the KGV



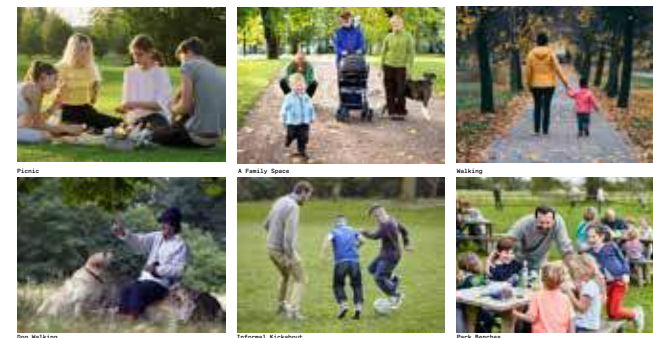
What do you think of the ideas on Board 3 and these pictures?

RURAL DESIGN

### 8 Reimagining Camanachd Square What do you think?



Casual activities on the KGV



What do you think of the ideas on Board 3 and these pictures?

RURAL DESIGN

## 2.0 Community Consultation

### 2.3 Agricultural Show

A display stall was organised as part of Skye Agricultural Show at Camanachd Square on 6th August 2022, one of the biggest events on the community calendar. Display boards were available to view, members of the design team were on-hand to answer questions, and there was an opportunity to leave written feedback in response to specific questions.

#### COMMENTS ABOUT OUTDOOR PROPOSALS

Suggestions included:

- keep the outdoor space flexible without fixed features that reduce usability for the Show etc
- an outdoor stage
- rugby posts and facilities
- athletics facilities like a long jump pit
- outdoor seats to sit and chat
- shed with marquees etc for community use
- connected bike paths
- bike pump track
- skatepark
- MUGA for basketball and football
- animal transport turning area
- landmark treetop trail with birdboxes
- fun nature-based playpark
- outdoor gym for adults
- improve rough surface of red pitch

Mixed views on the running track – considerable support, a suggestion that it should be official athletics track for competition, others saying it's a good idea but could go somewhere else or questioning the demand.

Mixed views on creating another shinty pitch.

Nursery drop-off area could work better.

#### COMMENTS ABOUT INDOOR PROPOSALS

Specific suggestions included:

- indoor bowls
- space for kids' parties
- soft play and things for younger age groups

Question about potential staffing problems in a restaurant/café.

#### GENERAL COMMENTS

Fantastic, lovely



## 2.0 Community Consultation

### 2.4 Webinar Presentation

The evening webinar on 19th August 2022 was joined by approximately 15 people to hear the design team explain the draft proposals. The webinar presentation and discussion were recorded and made available online for viewing.

Comments from participants were supportive and wide-ranging, and can be summarised as follows:

- Great presentation, lots of good ideas, all credit to everyone involved.
- The building is a great space, let's renovate it if we can.
- The large and the small hall are both really valuable but need to be accessed independently, with better dressing rooms and storage space for groups - and cheaper heat and power than in the past!
- The focus on community activity is good, but let's do something for visitors as well - like some green space and canopies for visitors on the odd wet day we have.
- Sports participation is increasing all the time - particularly shinty but also cricket, rugby, running and others. We need to find a way that preserves the KGV as public recreation space whilst also allowing organisations to use it for matches and practice - not forgetting events like the Agricultural Show.



Online presentation

## 2.0 Community Engagement


### 2.5 Online Feedback

An online survey was hosted on the Community Trust's project webpage for approximately a month in August 2022, providing an opportunity to view the proposals that were displayed at the Agricultural Show (which can be seen below) and to leave online feedback via a short survey. The survey contained the same questions that were asked on the display boards at the Agricultural Show.

19 responses were received over the month that the online was open.

All responses are transcribed below and repay close reading. Whilst there is plenty of support for the proposals, it would be disrespectful to attempt to summarise the comments because important details could be lost – for example, concern from a neighbouring resident about increased noise.

# 0 Reimagining Camanachd Square




The accompanying display boards were shown at the Agricultural Show on Saturday 6th September and are also available online by pointing your phone at the QR code below or visiting [www.portreeandbraes.org/reimaginingcamanachdsquare](http://www.portreeandbraes.org/reimaginingcamanachdsquare)


We would welcome your feedback on the latest proposals by **Sunday 4th September 2022**.

Tell us what you think online by pointing your phone camera at the QR code below or going to this web address: [bit.ly/camanachdsquaresurvey](https://bit.ly/camanachdsquaresurvey)


If you'd like to find out more about the proposals, there will be an online presentation and discussion about the proposals on **Tuesday 30th August 2022 at 7pm** via Zoom. You can register free by pointing your phone camera at the QR code below or going to this web address: [bit.ly/camanachdsquarezoom](https://bit.ly/camanachdsquarezoom)



Website



Survey



Online discussion

If you have any difficulties or questions, please contact Nick Wright by telephoning 07900 334110 or emailing [nick@nickwrightplanning.co.uk](mailto:nickwrightplanning.co.uk)

The Trust is grateful to the Coastal Communities Fund for funding this project.

**RURAL DESIGN**

# 2.0 Community Engagement

## 2.5 Online Feedback

### WHAT DO YOU THINK OF THE IDEAS ON DISPLAY BOARDS 3 AND 5?

### WHAT SORT OF ACTIVITIES WOULD YOU LIKE TO SEE INSIDE THE BUILDING?

5 - soft play

*Affordable rented space for ceilidhs so that charities/fundraisers can arrange events at low cost, the space would need to be attractive/quality to promote a sense of pride in the place. It used to be a regular thing that dances for all ages would be arranged, it would get the community together. All the other proposals suggested uses sound great, helps provide facilities and bring the community together. In addition, quality toilets could be provided and lead tourist traffic to this area and if the market aspect (both indoors and outdoors plan) come to fruition it would drive traffic there. Pop up shops could use the markets to add to existing retail spaces that exist across the island. Design/market space as a 'get away from wet weather' experience when there is not much else that can be done indoors on Skye!*

*The ideas are great and in terms of events would be good to have more music and dance events. The Christmas market last year was very popular.*

*Option 3 seems best*

*I think I'd like to see the centre redeveloped rather than demolished. Like the idea of farmers markets & outdoor performance. Having a good venue for music gigs would be great. Kids would like a trampoline park*

*Skate park with Concrete ramps*

*General observations relating to all boards up to 8.*


*At the outset I would say that community endeavours on the entire site require to be sustainable and be supported fully for the long term avoiding, if possible, past experiences of short term enthusiasm followed by stagnation and then deterioration. The successful choice must meet the former and avoid the latter.*

*As a neighbouring homeowner/occupier I would simply ask that there is awareness of the potential for negative impact due to intrusive noise through the use of sound amplification both in the open air and via poorly sound insulated buildings, particularly the Community Hall roof. This is exacerbated due to the physics of sound and the geographical elevation of the housing above.*

*The amplified sound of continual commentary for 6/7 hours of the Agricultural Show once a year is tolerable despite it rendering conversation within my double glazed home difficult and occasionally impossible. Increasing frequency would be a matter of serious contention. A similar issue arising with regard to late night Community Centre activities any later than 23.30 hours would certainly be unacceptable.*

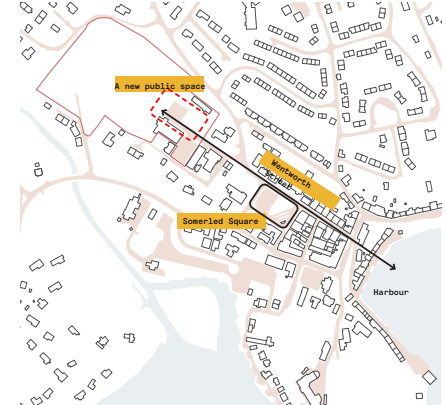
3

## Reimagining Camanachd Square The Community Centre




Three basic potential strategies for redeveloping the site and the Community Centre building have emerged during the first stage of the study -

- Option 1**  
Repair and renovate the existing building and implement modest upgrades and repairs to the existing external environment. There is however little potential to improve how the existing spaces work with this option.
- Option 2**  
Demolish the existing Community Centre and redevelop this part of the site with an entirely new building. This option could prove expensive, could take a long time to deliver and cause disruption to the use of the KGV.
- Option 3**  
Carefully assess and consider what works with the existing building - retain what works and remove what does not and add new elements where needed. Review and reorganise the external spaces around the Community Centre to make them more useful and to allow them to facilitate different uses and events. This option could be achieved in phases, keep disruption to a minimum and as it reuses the existing building fabric is potentially the most sustainable option.




**A New Public Square**




**New connections and relationships to better facilitate different uses**


The diagrams opposite explore the potential of Option 3. The existing main hall structure and, where possible, the envelope is retained and enhanced, the poor quality sections of the building are removed and replaced with new spaces. New extensions can allow the Community Centre to address the external spaces - a new public square and the existing park - and so better facilitate the many needs and potential uses identified in the Community Consultation exercise. The project offers the opportunity to new civic place for the town - a new community square.



**Gala Day/**  
King George V Park



**Food/ farmers markets**  
King George V Park



**Outdoor performances**  
King George V Park

Camanachd Square could be a lively useful gathering place that a reinvigorated Community Centre and the existing nursery would overlook. In time other uses and buildings might also address this new public space.

This new public space and Community Centre would also better facilitate activities on the King George V park.

**RURAL DESIGN**



## 2.0 Community Engagement

### 2.5 Online Feedback

*Proposed non-intrusive activities are to be supported and encouraged.*

*Some other ideas would be to use for a community sports hub, offering local clubs to access the indoor spaces for activities as well as linking to the outdoor pitch, so a number of clubs could be using the facility.*

*There is a clear need and demand for the traditional hall type facilities in Portree, so those ideas are welcome, however, there is a critical need to ensure the future financial feasibility of the building, so I would like to see retail units maximising the frontage of the building and creating sustainable rental income for the building. Retail space is at a premium in Portree and there is known demand from businesses for this use, so it would be good to use the front of the building for this purpose to help fund the operation of the building as a whole. It's difficult to work out what the space allocation in the building is for the cafe, cover numbers, relationship with the kitchen (should really be two) and how this is used/shared with the public hall spaces etc, so given that there is a limitation on how much can be fitted into the building footprint which will require prioritisation of functions at some point and the practical useability of these functional spaces will be critical.*

*I really like the idea of making an area for outdoor events, just not sure how well this would be received by residents. Definitely an area indoor is needed for a soft play.*

*Wrapping the new parts around the existing hall would work. Be great to see a space for children and families*

*Soft play area might be good*

*Rebuild the centre, making sure there's good changing facilities for all the sports teams, also flood lights so people can run at night safely and sports can train at all hours, the rugby team need a place to train in the winter, no point having a jogging track you can jog anywhere, a running track makes more sense, people can wear running spikes and sprints, and could start a sprinting or athletics club, a jogging track won't do that. Activities for all ages, more multicultural groups and music groups, allow people to let out rooms for music lessons, maybe fit a soundproof room for recording. No need for sports equipment we have two gyms already in Portree and want them to be utilised. For the skate park make sure an actual professional skateboarder is involved in the design or Danny MacAskill to have a mention somewhere whether it's naming it after him or having him involved in the design*

*Should be as multi-purpose as possible. Support retaining good elements of hall so long as upgrading is possible to minimise energy use and operational costs. Retain as a venue for larger Skye events with additional flexible spaces for smaller groups.*

## 2.0 Community Engagement

### 2.5 Online Feedback

#### WHAT DO YOU THINK OF THE IDEAS FOR THE CAR PARK AND RED PITCH ON DISPLAY BOARDS 3 AND 6?

*Farmers market*

*Fantastic ideas for galas, markets and outdoor performance. I feel that to make most of any of the facilities it will require a strong management team to efficiently, fairly and proactively manage use?*

*The plans to incorporate the area are good but ideally the work to build a new skate park is done first so the children don't have a time when there is nothing.*

*Prefer option 3 thanks*

*I'd like to see a regular farmers market & events although parking is essential*

*Farmers market sounds good*

*Skate park*

*It would be great to see this space used for all the above ideas.*

*I like the ideas shown, but I have some concerns around the loss of car parking space in front of the building. Has consideration been given to some sort of multi storey car park perhaps between the Community Centre and the new flats? This might also help create better separation between the residential and social space (dampening sound?) but would need to be aesthetically pleasing but more artistic/graphic design is being added to such car parking with interesting cladding. The car parking could be an*

*important component in terms of generating additional income for the Community Centre and it is critical that all income generation opportunities are brought into the mix where possible whilst still in line with the overall aims of the project. There's significant amounts of ground on the FEI owned land which currently hosts the KGV which is more than is required to for that purpose, therefore can the new park area in front of the Community Centre be pivoted round to look onto the KGV so that the park space is created whilst also holding onto as much parking as we can (especially for the nursery and school drop off)? I.e. can we make best use of the FEI land, particularly on the periphery of the site to have the sporting purposes met plus other compatible functions on the outer part of the ground?*

*Again I really like the idea of an area for outdoor events, just not sure residents would*

*Great ideas*

*Could be better limited use of field*

*Car park needs to be next to the pitch so easier to get equipment from cars to pitch. The parking ad it isn't too bad. Keep it free.*

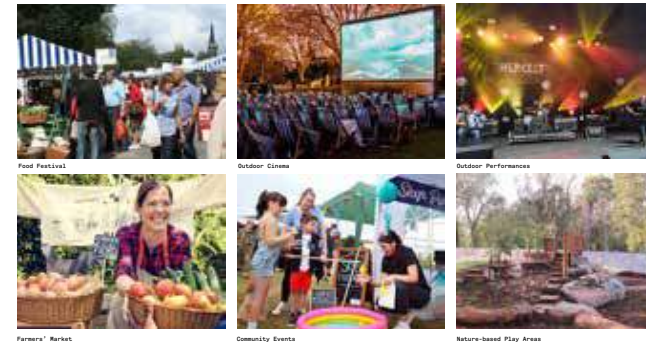
*A new community square would act as a focus for the area - need to ensure that development aligns with and supports any redevelopment plans for the main Portree square*

## 6

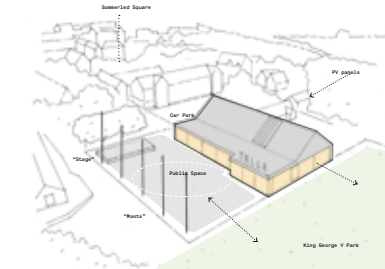
### Reimagining Camanachd Square What do you think?



A new Community Square



What do you think of the ideas for the car park and red pitch on Board 3 and these pictures?



The space in front of the Community Centre could become a new Community Square - a hard-working, flexible space for the community. There is the potential to create infrastructure to this new space to allow it to facilitate different events and to make a new place within the town and community -

A raised area that can be used as a stage

"Masts" to mark the place - these could have lighting mounted on them and also provide a framework structure for awnings, screens, flags and banners.

The parking is rationalised and possibly screened by new trees. Alternatively the new public square could be used as an overspill car park for larger events.

The square could facilitate food vans in the warmer weather as an alternative or complement to a cafe within the Community Centre

RURAL DESIGN

## 2.0 Community Engagement

### 2.5 Online Feedback

#### WHAT DO YOU THINK OF THE IDEAS ON DISPLAY BOARDS 3 AND 7? [SPORTS AND EVENTS]

7 - very supportive of a CONCRETE skatepark suitable for wheeled sports.

shinty already has a pitch but maybe it could be dual purpose field with football to allow for informal training that's in town. it is good to have play area near the hall area for facilities for parents when they watch! skate park is a good alternative for older kids, and on Skye any smooth surface is at a premium!

The ideas are great, a proper skate park or bike track would be fantastic. They are great spaces for a wide age range and can be enjoyed by children on their own or with friends. Although they would be expensive to create once it's built you'd have no maintenance or upkeep really.

I think an athletics track would be great

I'd like to see a useable skate park with not huge ramps and also some play spaces as well as the opportunity for outdoor performances

Very supportive of a CONCRETE skatepark as very few groups are now using wooden or metal ramps because they rot and become dangerous as we have seen in the red pitch (these ramps are no longer safe for skateboards).

## 7

### Reimagining Camanachd Square What do you think?



#### Sport and Events on the KGV



What do you think of the ideas on Board 3 and these pictures?

RURAL DESIGN

This would provide a much needed community facility for kids who don't enjoy competitive sports. It would also provide a safe and inclusive outdoor space for young people to promote health and wellbeing through outdoor activity. Clearly there are significant physical and mental health benefits provided by outdoor lifestyle pursuits. It could also give opportunity to nurture and develop local talent through community days and coaching.

7 looks better

Good ideas.

It would be fantastic to see all of these ideas being created for the area. This would provide a fantastic facility to increase activity levels of local children and adults. It would be fantastic to have a running track within the pitch as it is something that has been talked about for many years. Having all of these facilities would be great way to encourage more to participate in physical activity and hopefully be the catalyst to create new sustainable clubs for all on the island.



## 2.0 Community Engagement

### 2.5 Online Feedback

*There is plenty scope in the space on the FEI land to allow multi use of the KGV but with proper investment in the infrastructure with proper drainage on the site and facilities that are fit for purpose for the island's population. Access to the KGV must also be considered for events such as the Agricultural Show, concerts etc particularly if the park element in front of the Community Hall is in use. We need to be conscious of the need to cover insurance costs for certain activities that are unlikely to generate income for the Trust and therefore impose a liability on the organisation. Do other activities provide sufficient income to justify the elements that come with an annual operating cost (skate park, bike track, play park, outdoor gym etc).*

*Personally I feel the KG5 is used by so many different groups that by trying to accommodate and make changes them all you may jeopardise the use for other groups. A start would be to improve on the drainage, have fresh water access on the field, points of power to enable easy hook up for food vans/stage equipment*

*Hard standing for pens at agricultural show would be helpful, which should still allow enough room for football/rugby and other activities on the field*

*Board 7 to allow more use*

*Essential agricultural show can continue. Scope to make KGV better for show and community use. Storage, seating and hard standings*

*Important that the KGV supports community events and is multi-purpose - developments must not exclude any current user groups or casual use.*

# 2.0 Community Engagement

## 2.5 Online Feedback

### WHAT DO YOU THINK OF THE IDEAS ON DISPLAY BOARDS 3 AND 8? [CASUAL ACTIVITIES ON THE K.G.V]

landscaping to provide walks and outdoor 'park' style seating, it's an attractive space and location so it could be made into a better place with some investment, trees, paths, lighting etc.

More use of the field would be great when events such as the soccer 7s it's a great atmosphere. The plans for an athletic track are good as there isn't one but it would be a shame if it limited doing some other events based on team sports. Also with the play area it definitely needs a revamp something similar to what they have at Edinbane or Sligachan would be great.

Outdoor (covered) seating for parents to sit & have coffee while children access a range of outdoor activities...swing park, football, skate park, athletics etc

Good

Option 3

Casual activities would be good to see in the area for both locals and tourists. There is scope to use the periphery of the KGV to spread this usage away from the Community Centre itself (such as the slope that heads up towards Home Farm Road) with some attractive planting to create picnic areas, wooden sculpture trail, dog walking, pram friendly tracks (double buggy size). This would not be an income generator, but could be relatively low cost in terms of ongoing costs.

# 8

## Reimagining Camanachd Square What do you think?



Casual activities on the KGV



What do you think of the ideas on Board 3 and these pictures?

RURAL DESIGN

KG5 is a fantastic green space to be used, again, having access for fresh water, designated areas for picnic benches and bins! The amount of litter and dog waste on the field is terrible

Some semi-permanent/permanent seating would be an asset, in conjunction with existing stakeholders

Prefer board 7

Good to make it a park rather than a sports pitch. Children dog walkers

Changes to Camanachd Square look good, but leave KGV playing field as is apart from hard standing at both ends and improving drainage. It can then be an area for all uses

Any new paths/tracks/walkways must not restrict or limit use by other user groups - ideally these should support other users.

## 3.0 Proposals - The KGV



## 3.0 Proposals - The KGV

### 3.1 Strategy

The feedback from the various Community Engagement revealed a great deal of enthusiasm for using the KGV for a wide range of different activities ranging from competitive sports to fitness training and more casual relaxed activities. Many of the clubs and organisations contacted expressed an interest in using parts of the KGV but noted that the current condition of the pitch, primarily the uneven surface and lack of drainage, prevented some activities such as running, jogging and cycling. Poor lighting and changing facilities were also cited as issues discouraging people from using the KGV.

Various sports clubs are keen to continue to use the KGV for larger sporting events - football and rugby. Skye Camanachd Shinty Club also expressed a need for an additional pitch in order to support their programme of training and games. It also became clear that there was demand for a replacement for the existing Red Pitch - and so a new all-weather pitch should be considered on the KGV.

Studies were also undertaken to test the potential of installing a partial athletics sprint track combined with a more informal running track around the perimeter of the field. This option was not adopted as it was found to be incompatible with the scale of the other proposed uses on the KGV.

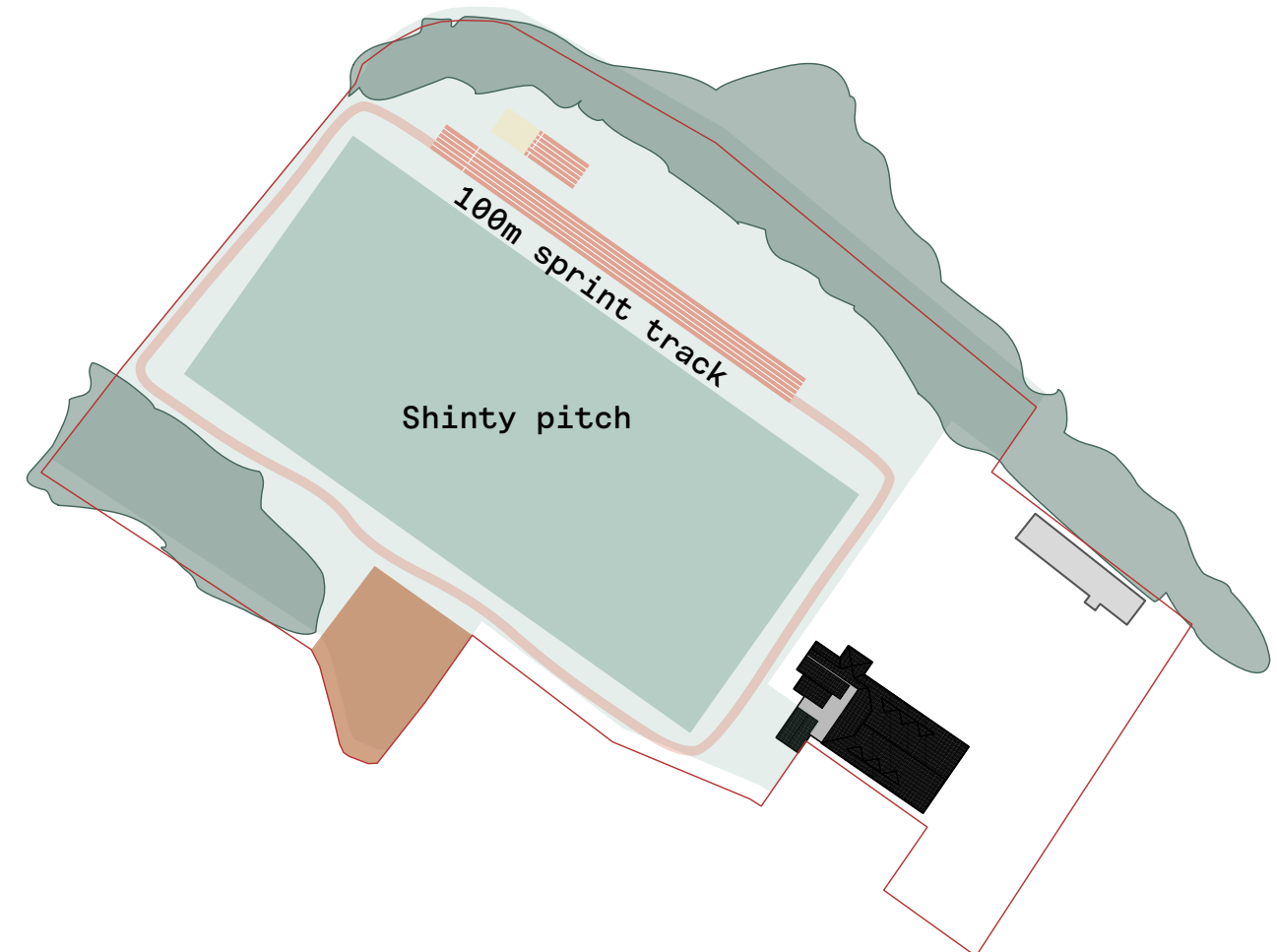
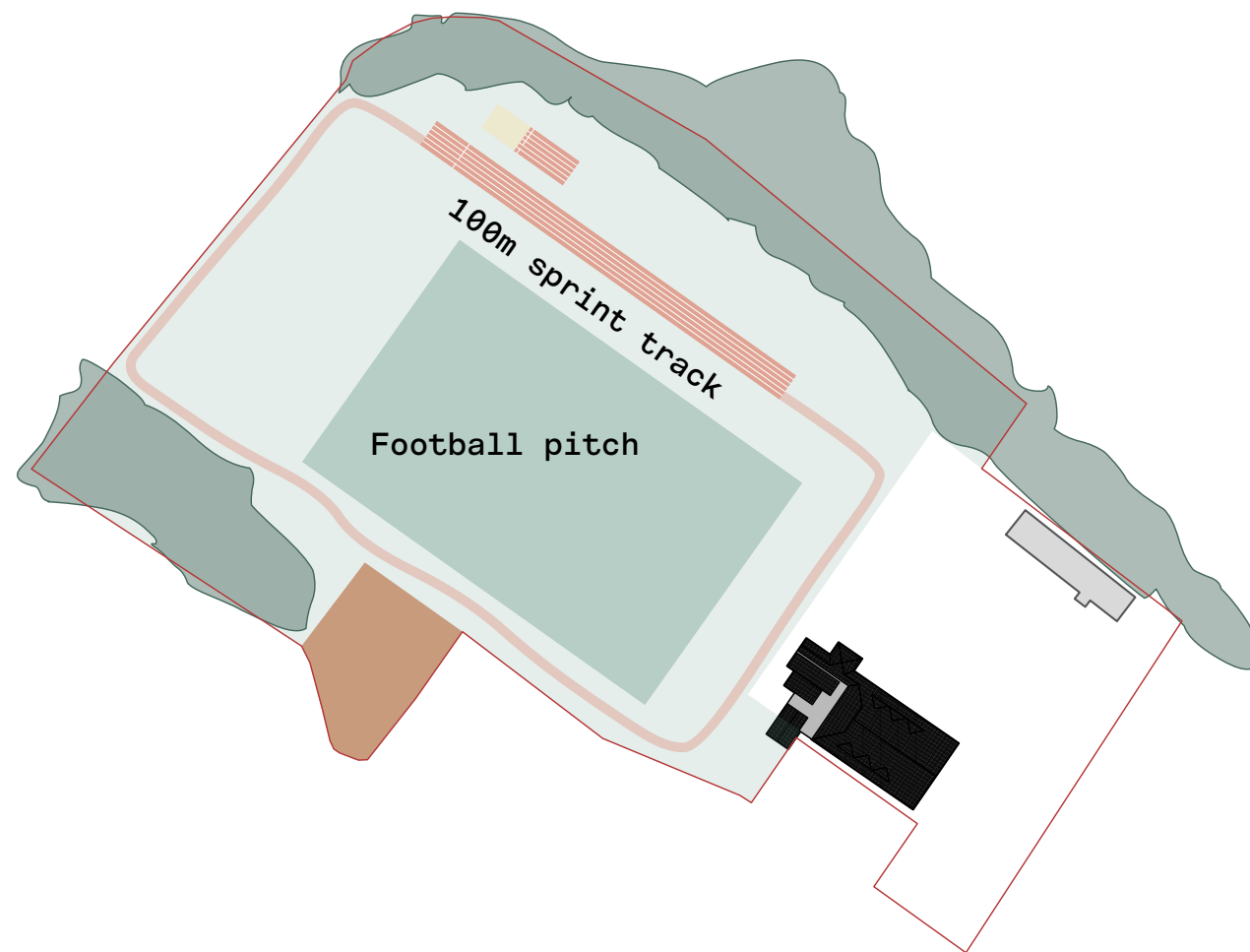
The key issue that needs to be addressed moving forward is the poor state of the KGV. Improving drainage and manage the activities that take place on the pitch to prevent any future damage will allow it to facilitate and support a wide range of activities



Site plan showing various uses on the KGV

## 3.0 Proposals - The KGV

### 3.2 Athletics track studies



These studies explored the potential of creating a 100m sprint track with run-off for athletics training, coupled with a more informal running track around the perimeter of the KGV. These two studies show a track around the perimeter of a larger pitch area for Football or Shinty. Space for a long jump is also shown.

This layout could not accommodate an all weather pitch to replace the current Red Pitch.

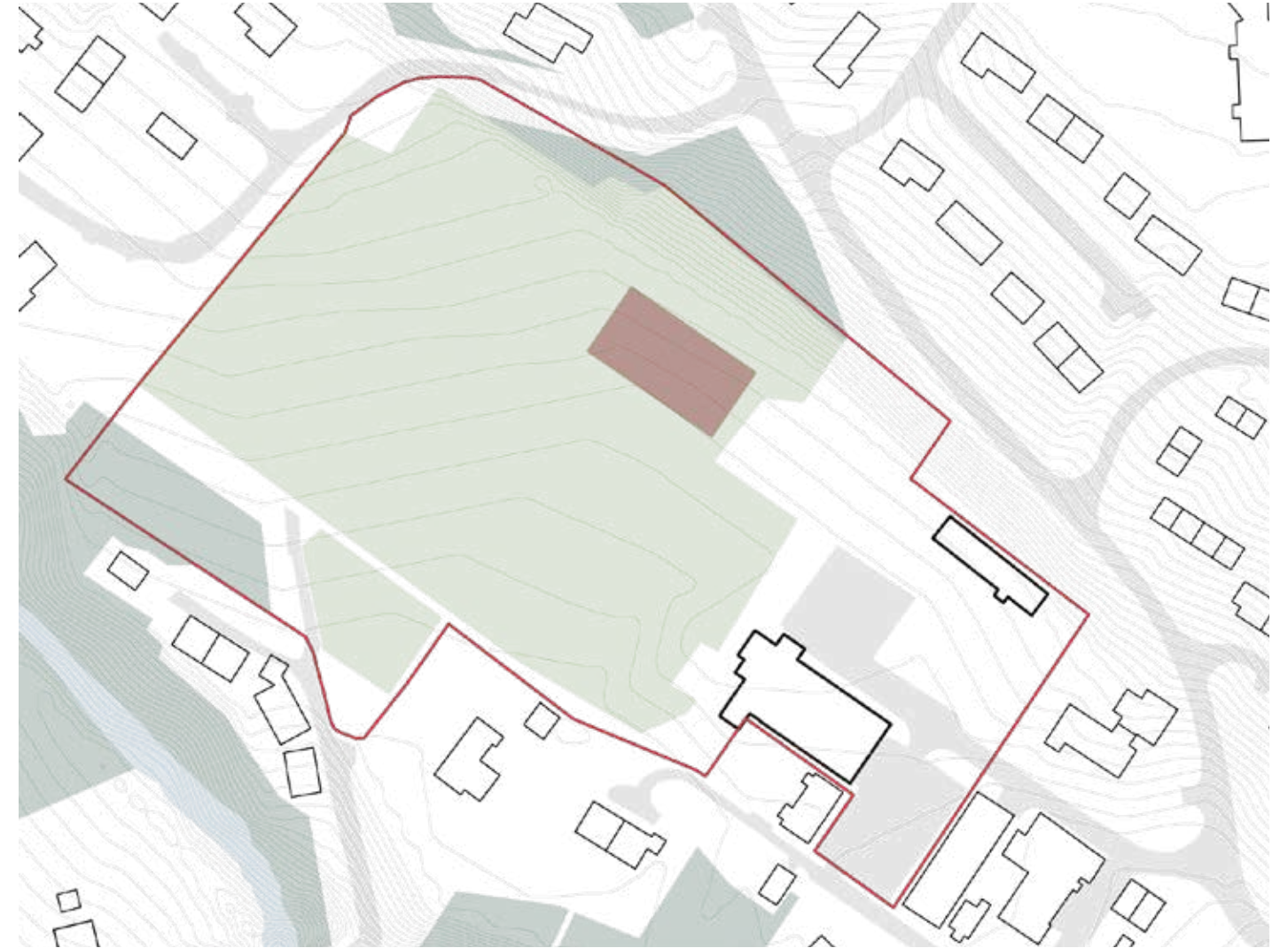


## 3.0 Proposals - The KGV

### 3.3 Activities/ areas



Relocated play area adjacent to Nursery



Relocated all-weather pitch



## 3.0 Proposals - The KGV

### 3.3 Activities/ areas



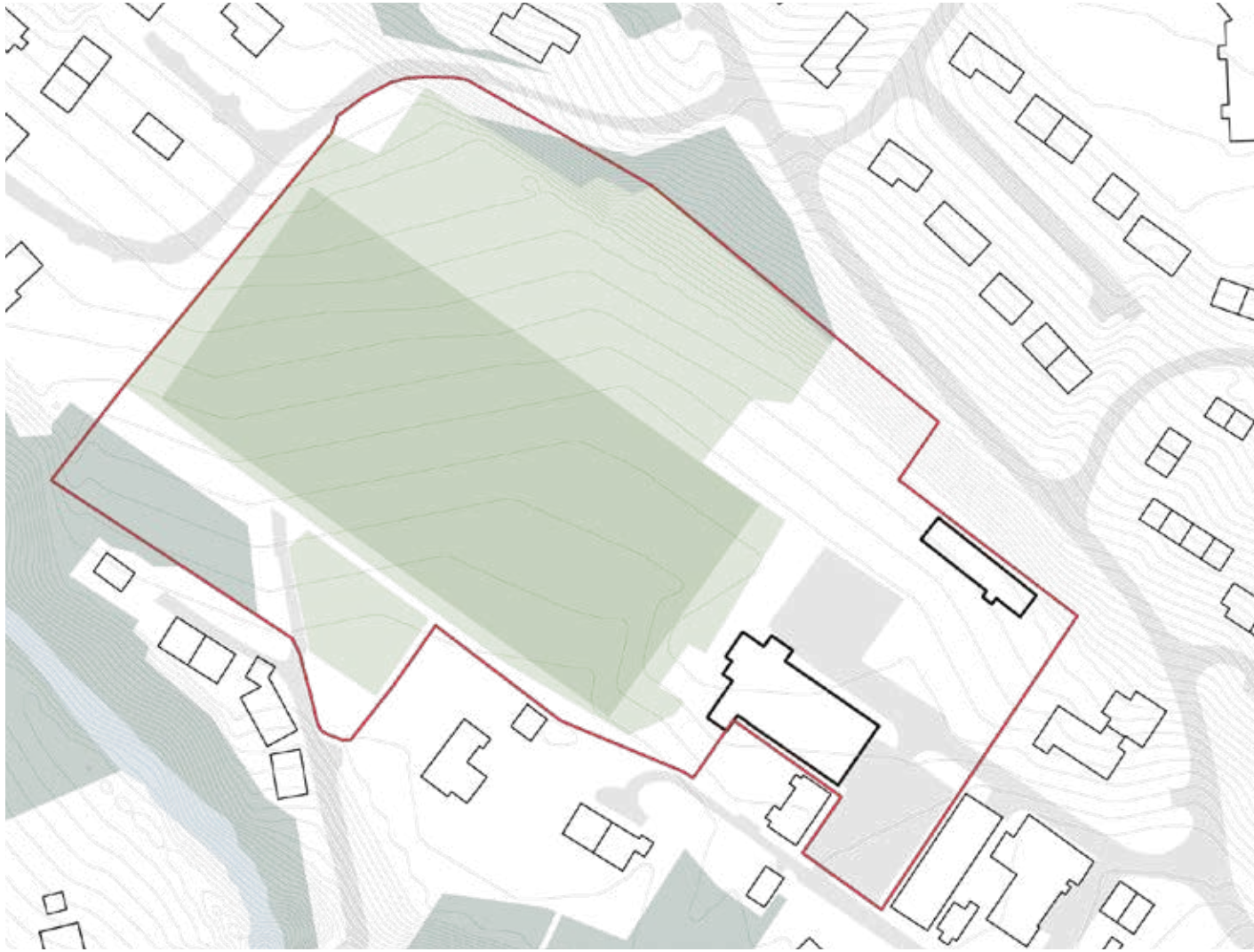
Football pitch area



Rugby pitch area

# 3.0 Proposals - The KGV

## 3.3 Activities/ areas



Shinty pitch area



Relocated cycle/ skate park area



# 3.0 Proposals - The KGV

## 3.4 Masterplan



The Masterplan drawing shows how the most of the various areas identified in the Community Consultation engagement can be located on the KGV.



## 4.0 Proposals - Community Centre

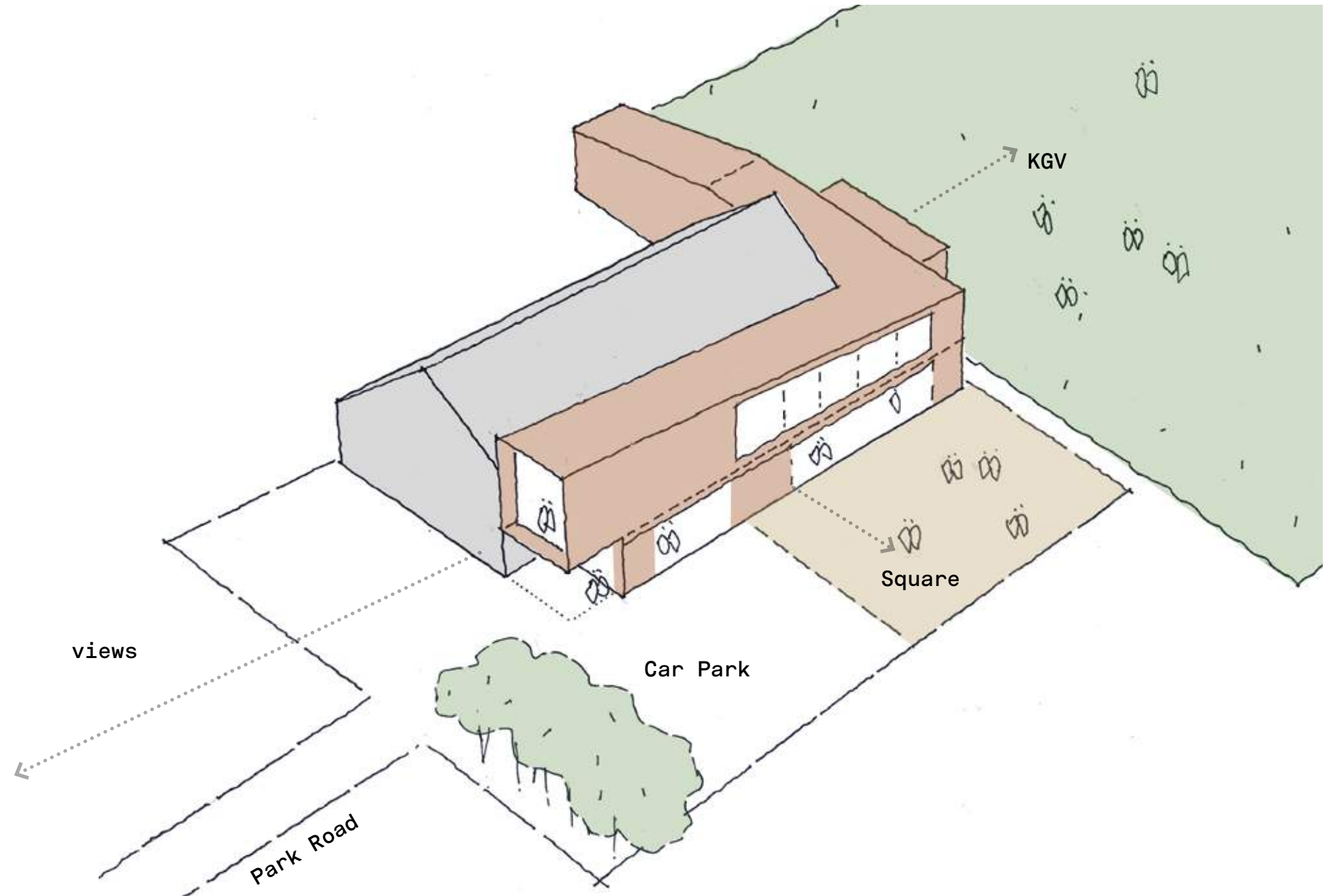
# 4.0 Proposals - The Community Centre

## 4.1 Strategy

The feedback from the community consultation confirmed that there was potentially great demand for the use of the main hall and a space the size of the smaller hall within the existing Community Centre. Discussions with PBCT also confirmed the need to create lettable space that can generate income to support the running of the Community Centre but also to help revitalise the building and the square.

The principles established in the Stage 1 proposals were developed further, considering how new accommodation could be wrapped around the retained volume of the existing main hall. A new two storey element is therefore proposed enclosing the existing hall to the north and west. This creates a new frontage to the building that address both the new square and also potentially makes the building visible from Somerled Square.

The intention with the new building and landscaping is to create a robust set of flexible spaces that can accommodate and enhance a wide variety of activities and events of different scales.



Concept Sketch

# 4.0 Proposals - The Community Centre

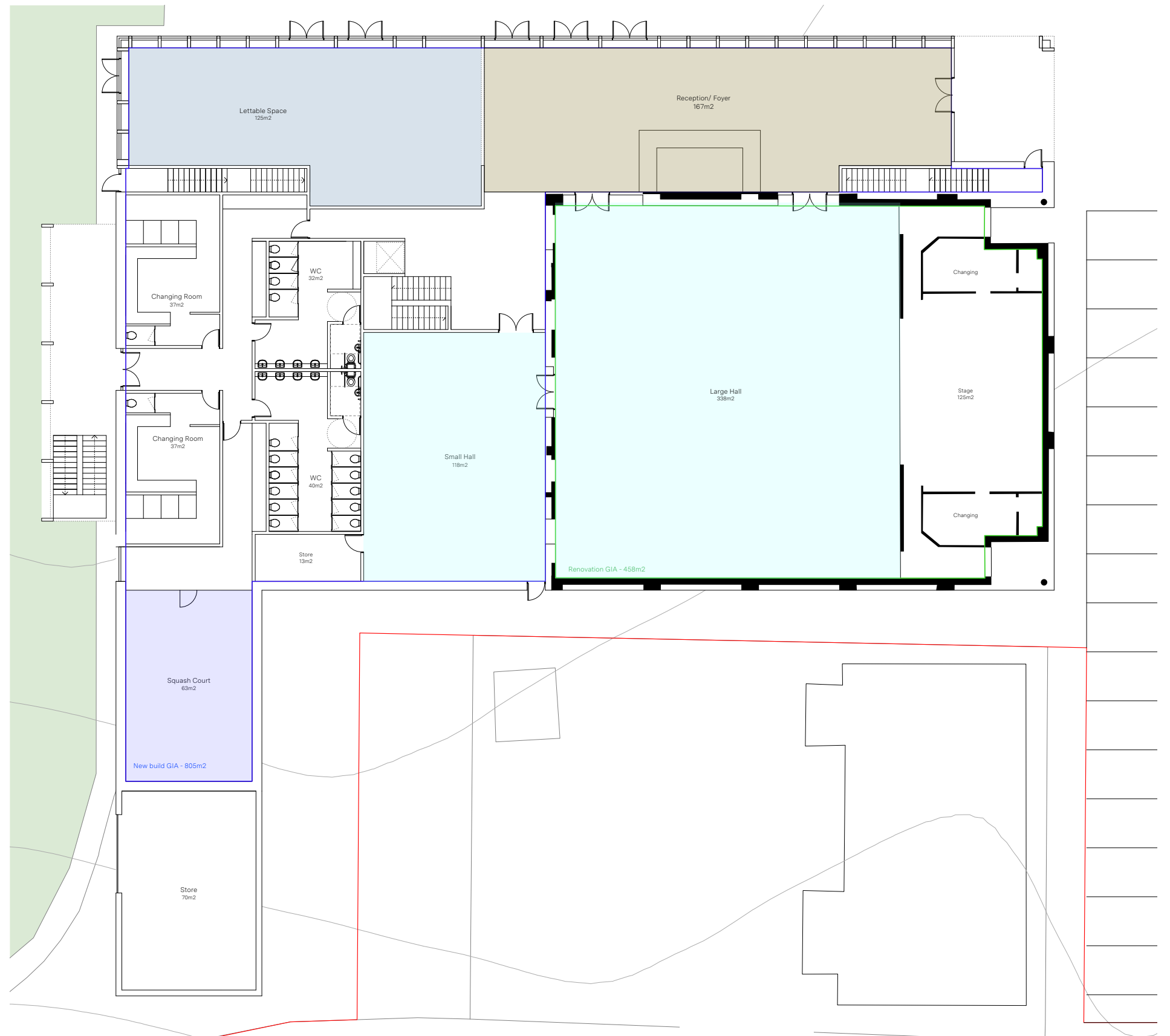
## 4.2 Ground Floor

The ground floor accommodation creates a new foyer space on the north of the building with a principle entrance located where it is more obvious when arriving from the town centre than at present. The foyer space could be used for informal meetings, retail or for offering information about local services and events. On the ground floor there is also a separate space identified that can be let as an office, cafe, workshop or retail unit that can work independantly of the main building. On the west side of the building are new changing rooms that can be accessed from within the building or directly from the KGV pitch.

The main hall space is retained and renovated and a new smaller hall is created. This multi-functional space could facilitate a wide range of small to medium sized events or uses and could work as a support space to large events in the main hall - acting as a bar or break-out space etc. The small hall could accommodate many of the uses suggested during the community consultation event - youth clubs, smaller events and gatherings. WC provision is greater than in the existing building.

Following discussions with Portree Squash Club, a new squash court is also shown in this proposal, located to be close to the changing room spaces. There is also the potential for the use of this space to be flexible and accommodate other sporting uses or even soft play at times. An internal window from the function space on the first floor could offer views to spectators or supervising parents.

Finally there is a separate store building for goal posts for games on the KGV.





# 4.0 Proposals - The Community Centre

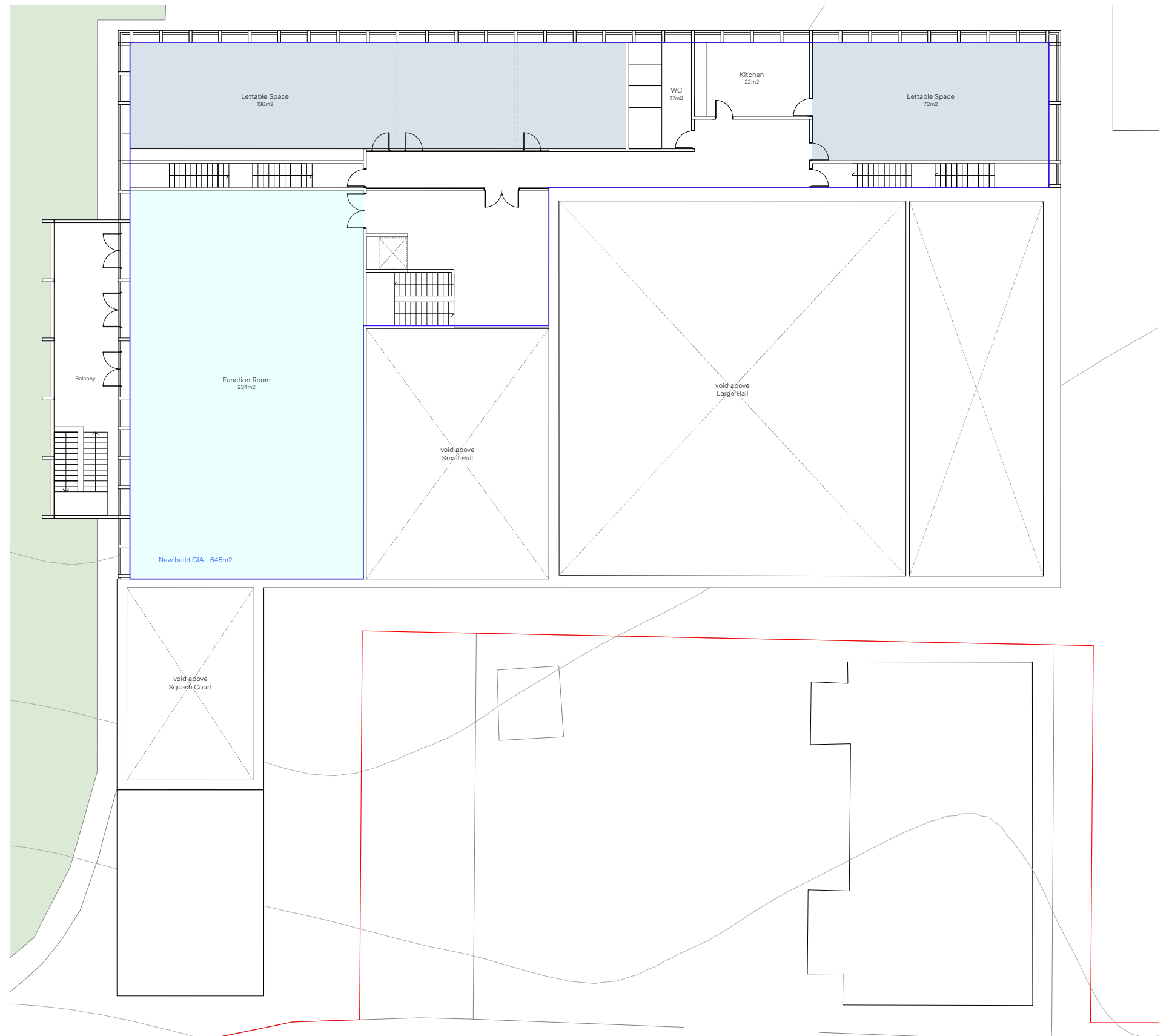
## 4.3 First Floor

The upper level contains further areas of potentially lettable space that could be used to generate income. These spaces could be let in a variety of ways. The larger space could be partitioned to form smaller office or work space for 2 or 3 different independent tenants.

The smaller lettable space could be used for smaller functions or even special events and could offer views down Wentworth Street in the town centre.

A third larger function room is located on the west side of the building. This space could overlook the KGV and work with events held on the field - the agricultural show etc.

A balcony on this side of the building could offer views across the KGV and also provide shelter for those watching games in poorer weather.



# 4.0 Proposals - The Community Centre

## 4.4 External space

The existing car park adjacent to the Community Centre holds 28 spaces. By relocating the Red Pitch on the KGV the car park area can be reconfigured to create 31 spaces and a new small public square space between the Community Centre, the Nursery, the KGV and the Playpark.

This new square could be used as an overflow car park during larger events and for facilitating events on the KGV.

This area could also accommodate business operating food vans or temporary accommodation during the summer.

Finally access to the site should also be considered in detail in the next phases. There is potential to improve the footpath access to the site generally and also to consider the width of the pavement and accessibility from Park Road.



Potential visibility from Somerled Square



## 4.0 Proposals - The Community Centre

### 4.5 Concept Image





## 5.0 Business Planning

# 5.0 Business Planning

## 5.1 Financial Analysis

### Capital Costs

The estimated total costs of the project are £6,360,410 + VAT. This is comprised of the following:

ITEM	Cost (£)
Alteration & Demolition of Existing	400,000
New Extension	3,645,410
External Works	985,000
Main Contract Preliminaries	700,000
Design Team Fees	430,000
Design & Construction Development Risks	200,000
<b>TOTAL</b>	<b>6,360,410</b>

This is a considerable sum for a community to raise but given the combination of potential outcomes and funding currently available (See section 5.4), it is potentially an achievable one.

Included in the total cost is a considerable enhancement to the outdoor activity areas, which, when separated out come to an estimated cost of £468,750 + VAT.

Facility	Provisional Sum	20% uplift for design fees, start-up costs etc	Total
	£	£	£
All-weather pitch	250,000	50,000	300,000
Play Park	50,000	10,000	60,000
Bike/Skate Park	50,000	10,000	60,000
Drainage to pitch	25,000	5,000	30,000
<b>TOTAL</b>	<b>375,000</b>	<b>75,000</b>	<b>450,000</b>

# 5.0 Business Planning

## 5.1 Financial Analysis

### Revenue Generation & Costs

Revenues for the community centre will come from a range of different facilities designed to meet the various needs of the community.

#### Main Hall

This will continue to be used as a main events venue. The aim will be to re-establish it as the premier events venue outside of Inverness with a regular programme of visiting bands and other arts activities, as well as general use. The annual pantomime is expected to return with the large audiences it can hold enhancing its viability. Hire costs will range from £1000 for major events to £250 for smaller ones and an hourly charge for local groups with short term hires.

#### Small Hall

This is a popular venue for smaller group meetings and events and can act as a supporting venue to major events in the main hall.

#### Foyer

The new large foyer area will improve circulation at major events and provide a shop window for the centre. This area could be used for food and craft producer's markets on a weekly basis during the summer, with vendors paying to hire tables or set up their own stalls on a specific area. It could also be used to host pop-up shops from time to time to allow specific businesses to raise the profile of their goods.

### Lettable Space

The lettable space will be 125m<sup>2</sup> downstairs and a further 208m<sup>2</sup> upstairs. These will be configured according to likely demand at the time of building. The exact nature and extent of demand will be firmed up through further business planning work at the design stage. However, there is a significant unmet demand for business space locally, with PBCT having been approached by a number of businesses seeking space from which to grow and expand. A survey by CSMCo also found there to be considerable demand for space. This demand comes from businesses looking for office space and food and craft businesses seeking production and retail space. This provision will therefore enable the Portree economy to grow and assist the revamped hall to become a hive of community business and social activity, bringing new life to a currently underwhelming corner of the village. Letting rates are assumed to be £220/m<sup>2</sup> with an occupancy rate of 80%.

#### Squash Court

The squash court will replace the original facility that was lost when the building came to the end of its life and the site was redeveloped as a car park. By incorporating the facility into the community centre users will be able to share the changing rooms and toilet facilities used by other groups, thereby reducing overhead costs. It will also bring an additional sport to the site to sit alongside the outdoor sports of football, rugby and shinty. A cautious assumption of 10 matches per week will generate an income of £5200. Letting the space for other uses for 8hrs/week will generate a further £6,240.

### Changing Rooms

The upgrading of the changing rooms and toilets will increase the provision to meet modern standards and will be available as before for users of the hall and teams using the pitch for sports. A working assumption is that teams will pay £75 on match day for use of the facilities and a fee of than £3/player on training nights.

#### Function Room/Pitch Viewing

Charges could be made on match days for entry to the room with the option of serving food and drink to those watching the game from this vantage point.

More broadly, the function room can cater to private parties and other events. There is a shortage of this kind of space available in Portree.

#### Rental Stance

A permanent stance in the square for a food trailer will enable the provision of refreshments to those attending activities and events, and help to make the square a focal point of community activity. A rental of £3000 is estimated for this.

#### Outdoor Activities

It is expected that revenues from these will be modest and will aim at maintaining the facilities provided. The play park and bike/skate park will be free at point of use. Teams will pay a fee for each use of the enhanced pitch and the new all-weather pitch.



# 5.0 Business Planning

## 5.1 Financial Analysis

### Management and Development

The management of the facilities will require a full-time manager, supported by a cleaner/caretaker. The manager's role will be required to manage the facilities and to market the centre and the sports facilities. The role will need some financial support in the first three years of operation while the activities and rental streams are being developed to their optimal level. The financial calculations assume 100% in year 1, 75% in year 2 and 50% in year 3. This can be incorporated into the package of funding alongside the capital costs of project delivery.

In order for capital to be available to maintain the building both in the short and the long term it will be necessary to set aside a proportion of rental income for this purpose. The calculations assume this to be 25%.

### VAT

The VAT position of the build project needs to be considered carefully before the project commences as it is likely that a VAT rate of 20% will be payable on the build costs. It is likely to be difficult to raise the additional funds from funding bodies to cover the VAT in its totality. In that case VAT registration will be required in order to reclaim some or all of the VAT.

Further detailed work will be required at a later stage to establish the potential VAT implications of the project, including its impact upon the wider work of PBCT. It may be appropriate to establish a separate company (either as a subsidiary or standalone from PBCT) to deliver the project. It is therefore recommended that a VAT specialist should be commissioned to consider the VAT position of the building and playing fields to establish an accurate position before entering into a build project.

### Five Year Operating Projections

A projection of the annual income and expenditure has been prepared to cover the first five years of operation which demonstrates that the organisation will be financially sustainable throughout that period. It is important that the organisation ensures that it maintains an annual review of its charges and increases its charges in line with inflation to ensure that it can meet its costs which will continue to increase in line with inflation, and also build up its own reserves for future viability of the organisation.

# 5.0 Business Planning

## 5.1 Financial Analysis

Portree Community Centre - Income & Expenditure, 5 year Summary					
	Year 1	Year 2	Year 3	Year 4	Year 5
Business Lets	41,026	49,817	58,608	64,469	64,469
Hall & Function Room Hire	43,500	50,750	58,000	71,775	79,750
Squash Court	6,864	9,152	11,440	12,584	12,584
Sports Clubs	6,000	6,000	6,000	6,600	6,600
Rental Stance	3,000	3,000	3,000	3,300	3,300
Service Charges	6,237	7,801	9,445	9,801	10,095
Development Funding	40,000	30,900	21,218		
	<u>146,627</u>	<u>157,420</u>	<u>167,711</u>	<u>168,529</u>	<u>176,798</u>
<b>Expenses</b>					
Manager	40,000	41,200	42,436	43,709	45,020
Heat & Light	37,380	38,501	39,656	40,846	42,072
Water	5,000	5,150	5,305	5,464	5,628
Phone/broadband	500	515	530	546	563
Insurance	5,000	5,150	5,305	5,464	5,628
Cleaning	17,940	18,478	19,033	19,604	20,192
Accountancy	2,000	2,060	2,122	2,185	2,251
	<u>107,820</u>	<u>111,055</u>	<u>114,386</u>	<u>117,818</u>	<u>121,352</u>
<b>Expenses</b>					
<b>Net cash flow</b>	<u><b>38,807</b></u>	<u><b>46,365</b></u>	<u><b>53,324</b></u>	<u><b>50,711</b></u>	<u><b>55,445</b></u>
<b>Maintenance Fund (25% of rents)</b>	<b>26,657</b>	<b>31,630</b>	<b>36,623</b>	<b>42,132</b>	<b>44,199</b>
<b>SURPLUS/(DEFICIT)</b>	<u><b>12,150</b></u>	<u><b>14,735</b></u>	<u><b>16,701</b></u>	<u><b>8,579</b></u>	<u><b>11,246</b></u>

# 5.0 Business Planning

## 5.2 Risk Analysis

There are a range of risks associated with the proposed project. These are analysed and actions to mitigate their impact are outlined on the tables opposite and on the following page.

Table 2: Risk Factors and Mitigation				
Risk Factor	Likelihood	Scale of Impact	Description of Impact	Mitigation
Unable to secure funding for land purchase	Low	High	<ul style="list-style-type: none"> <li>Unable to purchase FEI pitch area</li> <li>Unable to purchase current leased area of hall</li> <li>Unable to secure funding for redevelopment</li> <li>Potential permanent closure of hall</li> <li>Continued poor provision of social, amenity and business space in Portree</li> </ul>	<ul style="list-style-type: none"> <li>Initiate discussions/ applications with redevelopment funders prior to proposed purchase</li> <li>Engage with SLF throughout process</li> </ul>
Current owners refuses to sell to PBCT	Medium	High	<ul style="list-style-type: none"> <li>Unable to proceed with community purchase and redevelopment as planned</li> </ul>	<ul style="list-style-type: none"> <li>Continue dialogue with FEI/THC owner to facilitate sale.</li> <li>Consider undertaking buyout using Land Reform Act (2016) Right to Buy Land to Further Sustainable Development provision</li> </ul>
Failure to secure planning permission	Low	High	<ul style="list-style-type: none"> <li>Inability to create additional community and business space</li> <li>Inability to reorganise outdoor leisure facilities</li> </ul>	<ul style="list-style-type: none"> <li>Engage with planning department throughout the design process</li> <li>Engage continuously with community to maximise support and minimise objections</li> </ul>
Inability to raise funds to redevelop hall and field	Medium to High	High	<ul style="list-style-type: none"> <li>Potential permanent closure of hall</li> <li>Continued poor provision of social, amenity and business space in Portree</li> </ul>	<ul style="list-style-type: none"> <li>Engage with range of funders at an early stage</li> <li>Develop full business plan at RIBA Stage 3 of the design process</li> <li>Explore Crowdfunding and Community share options to raise community funding</li> <li>Consider splitting into phases or several projects</li> </ul>



# 5.0 Business Planning

## 5.2 Risk Analysis

Table 2: Risk Factors and Mitigation				
Risk Factor	Likelihood	Scale of Impact	Description of Impact	Mitigation
Inability to secure high calibre staff.	Medium	High	<ul style="list-style-type: none"> <li>Achieving occupancy and use rates of facilities will be more challenging</li> <li>Additional burden on volunteers</li> <li>May impact on ability to open for hours set out in business plan</li> </ul>	<ul style="list-style-type: none"> <li>Use social media, networks and contacts to encourage applications.</li> <li>Offer flexibility in contracts – full-time, part-time, job share</li> </ul>
Failure to meet business plan trading predictions	Low - Medium	Medium-High	<ul style="list-style-type: none"> <li>Underperformance could lead to losses</li> <li>Reduction in operating hours</li> </ul>	<ul style="list-style-type: none"> <li>Maximise publicity on opening</li> <li>Ensure all staff are trained in excellent customer service skills</li> <li>Organise own events (ceilidhs/concerts) to raise additional funds</li> </ul>
Loss of support from within community	Low	Medium-High	<ul style="list-style-type: none"> <li>Loss of confidence in PBCT management of site</li> </ul>	<ul style="list-style-type: none"> <li>Engage community with regular culturally relevant events</li> <li>Keep community informed on trading position</li> </ul>
Erosion of support from partner organisations	Low	High	<ul style="list-style-type: none"> <li>Inability to deliver identified benefits.</li> <li>Loss of local credibility and support will impact on fundraising and other activities.</li> </ul>	<ul style="list-style-type: none"> <li>Continue to work closely and ensure benefits accrue to all parties.</li> </ul>
Lack of skills/ capacity to deliver	Low	High	<ul style="list-style-type: none"> <li>Inability to manage business and developments therein.</li> <li>Loss of credibility in community</li> <li>Inability to access development funding</li> </ul>	<ul style="list-style-type: none"> <li>Mentoring</li> <li>Recruitment of new directors.</li> <li>Training for Directors &amp; Others</li> <li>Use of Working Groups to draw in wider talent pool</li> </ul>
Volunteer fatigue means reduced ability to deliver.	Medium	Medium	<ul style="list-style-type: none"> <li>Inability to achieve self-financing building able to deliver wider community benefits</li> </ul>	<ul style="list-style-type: none"> <li>Aim to secure higher numbers of volunteers via Working Groups to spread workload.</li> <li>Recruitment of staff for key activities should reduce overall workload.</li> </ul>

## 5.0 Business Planning

### 5.3 Development Strategy

The feasibility work to date has shown that redevelopment of the Portree Community centre and KGV park is feasible and viable, although requiring a considerable capital funding package. The project will ensure the future of a re-purposed building delivering enhanced community services and new business opportunities within Portree. It will enable the regeneration and better positioning of a dilapidated sports field, playpark and all-weather pitch. It will also create a square that is an attractive gathering space, free from vehicular movements.

The following activities map out a route to bring the project to a stage suitable for capital funding and project delivery:

1. Purchase site elements required for project delivery. PBCT will need to reach agreement with The Highland Council and Fearann Eilean Iarainn regarding parcels for sale and the potential relinquishment of the lease agreement on the KGV in order to be able to control the whole of the site. It could then seek to purchase these elements with assistance from the Scottish Land Fund (see Funding Strategy below)
2. Develop detailed design drawings to RIBA Stage 3. Further developing the drawings will provide more detail including elevations to give a better understanding of how the refurbished building will look.
3. Further research and develop proposed uses of the building, KGV and associated land. PBCT will need to work with proposed user groups and the wider community to develop activities, events and spaces suited to their needs. This process can occur alongside items 1 & 2 above in order to ensure that needs are not overlooked in building design. PBCT can also seek expressions of interest from potential tenants for relevant parts of the building.
4. Apply for Planning Permission. The drawings prepared to RIBA Stage 3 will enable a planning permission application.
5. Develop detailed design drawings to RIBA Stage 4. Following planning permission approval tenders can be invited for design to accompany an application for a building warrant (and for subsequent construction services). PBCT should work closely with the chosen team to ensure that the final design accurately reflects community aspirations for the interior and exterior of the building.
6. Produce a revised business plan. Following the completion of design works to planning permission stage the Trust can develop a revised business plan to support funding applications. This will incorporate up to date capital and revenue budgets, have greater detail on proposals and have identified the opportunities for employment creation by PBCT and potential building tenants.

# 5.0 Business Planning

## 5.4 Funding Strategy

There are a number of continuing sources of funding which PBCT can seek to explore for the project. These are:

1. Scottish Land Fund. This fund has already funded an earlier study on the KGV in conjunction with other assets which have since been purchased by PBCT. It can apply to the fund for various costs including the purchase of the different land parcels, legal fees, insurance and architectural fees to RIBA Stage 3 to allow design work to progress quickly post-acquisition. The fund can cover up to 95% of costs with the community being expected to raise at least 5%. The community's contribution can include a discount on the valuation price of the land.
2. Sports Scotland. Grants of up to £200,000 at an intervention rate of up to 50% are available from its Sports Facilities Fund<sup>1</sup>. Amongst other items the guidance for this fund states that Sports Scotland want to support: New, upgraded or extended sports facilities that remove barriers to participation; inclusive and accessible changing facilities; facilities that provide or improve access for outdoor sport, floodlights and facilities that support community sports hubs.
3. Scottish Government Regeneration Capital Grant Fund<sup>2</sup>. This fund has been running for some years now and is administered through local authorities. It favours projects with strong community input and has a place-based emphasis. In 2022-23 there were several awards of £1m- £2m, with the highest award being £4m.

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<sup>1</sup> <https://sportscotland.org.uk/funding/sport-facilities-fund/>

<sup>2</sup> *Capital investment for regeneration - Regeneration - gov.scot (www.gov.scot)*

4. UK Shared Prosperity Fund.<sup>3</sup>This is a £2.6bn fund currently due to run until March 2025. Applications are led by local authorities representing a range of partners. It has an overarching objective of “Building pride in place and increasing life chances” with 3 investment priorities of “Community and Place”, “Supporting Local Business” and “People and Skills”.

5. Highland Coastal Communities Fund. Highland Council administers this funding which comes through the Scottish Government distributing 50% of annual profits generated by the Crown Estate. In 2021/22 the allocation for Skye & Raasay was £623,184.<sup>4</sup> The average award level was £34,758 and of the 94 projects funded across the Highland Council area 42 were for “Community Facilities/Infrastructure”. Grant awards for individual projects are expected to be in the range of £5-100,000. The current study received a grant of £31,500 from this fund.

6. Highlands & Islands Enterprise. HIE’s resources have been reduced in recent years but the organisation is still able to contribute significantly to community-led projects, and can often play a role in being “the last brick in the wall” of a funding package.

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<sup>3</sup> *3 UK Shared Prosperity Fund: prospectus - GOV.UK (www.gov.uk)*

<sup>4</sup> *4 Highland Coastal Communities Fund | Highland Coastal Communities Fund 2021/22 Review*

7. Private Grant-making Trusts. There are a number of private trusts that support community facilities and regeneration projects. Their support levels will be lower than the main funders but could be crucial in completing a package of funding. Some also ask that groups do not apply to them until they have received offers of at least a significant part of the total funding package. Therefore, applications to these funders can only be submitted once some of the main funders have made their offers. Key trusts to which PBCT could apply include:

- a. Garfield Weston Foundation
- b. Hugh Fraser Foundation
- c. Esmee Fairbairn Foundation





## 6.0 Costs

### 6.1 Cost Plan

PROPOSED WORKS  
TO  
CAMANACHD SQUARE, PORTREE

ESTIMATED COST

5 Drummond Street,  
Inverness.  
IV1 1QD  
t: 01463 239444  
f: 01463 712376  
E-mail: [admin@mcleodaitken.net](mailto:admin@mcleodaitken.net)

5<sup>th</sup> April 2023

I.2685

# 6.0 Costs

## 6.1 Cost Plan

### ESTIMATED COST

#### **SECTION A: BUILDING WORKS ESTIMATE**

##### ALTERATIONS TO EXISTING BUILDING

###### Minor Demolition & Alteration Works

Replace existing doors and windows; new wall, floor and ceiling finishes; redecoration; upgrade existing services as required £ 400,000.00

##### NEW EXTENSION

###### 1. SUBSTRUCTURE

###### 1.1 Foundations

Concrete foundations; upfilling; blockwork underbuilding with render basecourse £ 118,010.00

###### 1.4. Ground Floor Construction

New concrete floor, including bottoming, reinforcement, insulation, power float finish £ 110,250.00

£ 228,260.00 £ 228,260.00

###### 2. SUPERSTRUCTURE

###### 2.1. Frame

Supply and fit new steel frame, including fire protection £ 336,400.00

###### 2.2. Upper Floors

Precast concrete upper floors; balcony £ 106,700.00

###### 2.3. Roof

Insulated cladding finish; decking; purlins; gutters and downpipes; allow for replacement cladding to existing roof £ 344,550.00

###### 2.4. Stairs

New precast concrete stairs, complete with balustrading, etc. £ 75,000.00

###### 2.5 External Walls

Timber frame infill to steel; aluminium cladding externally £ 539,700.00

Forward £ 1,402,350.00 £ 628,260.00



# 6.0 Costs

## 6.1 Cost Plan

I.2685: Camanachd Square		
Forward	£ 1,402,350.00	£ 628,260.00
<u>2.6. Windows and External Doors</u>		
New windows and external doors	£ 197,150.00	
<u>2.7. Internal Partitions</u>		
New blockwork walls; new timber partitions; toilet cubicles	£ 105,180.00	
<u>2.8. Internal Doors</u>		
New internal doors and screens	£ 104,300.00	
	£ 1,808,980.00	£ 1,808,980.00
<u>3. INTERNAL FINISHES</u>		
<u>3.1. Wall Finishes</u>		
New plasterboard finish; decoration	£ 161,250.00	
<u>3.2. Floor Finishes</u>		
Vinyl / carpet flooring throughout; timber skirtings	£ 105,360.00	
<u>3.3. Ceiling Finishes</u>		
Plasterboard ceilings / suspended ceilings throughout	£ 106,960.00	
	£ 373,570.00	£ 373,570.00
<u>4. FITTINGS &amp; FURNISHINGS</u>		
<u>4.1. Fittings</u>		
Kitchen fitments; shelving; changing room fitments; vanity units; reception desk		£ 110,000.00
<u>5. SERVICES</u>		
<u>5.1. – 5.8. Mechanical &amp; Electrical Installation</u>		
Altering and extending existing plumbing, mechanical and electrical installations	£ 1,069,600.00	
<u>5.10. Lift Installation</u>		
Allow for provision of lift	£ 45,000.00	
Forward	£ 1,114,600.00	£ 2,920,810.00

McLeod & Aitken, Inverness

# 6.0 Costs

## 6.1 Cost Plan

I.2685: Camanachd Square		
Forward	£ 1,114,600.00	£ 2,920,810.00
<u>5.14. Builders Work in Connection with Services</u>		
Forming holes in walls & floors for services installations	£ 10,000.00	
	£ 1,124,600.00	£ 1,124,600.00
		£ 4,045,410.00
<u>8. EXTERNAL WORKS</u>		
<u>8.1. - 8.5. Site Works</u>		
Demolish part of existing hall; alter and extend car parking; provide new all-weather pitch; provide play park; provide bike / skate park	£ 825,000.00	
<u>8.6. Drainage</u>		
Altering and extending existing drainage systems; soakaways; connecting to existing; new drainage to pitch	£ 120,000.00	
<u>8.7. Drainage</u>		
Allow for upgrading existing services	£ 40,000.00	
	£ 985,000.00	£ 985,000.00
<b>SUB-TOTAL BUILDING WORKS</b>		<b>£ 5,030,410.00</b>
<u>10. MAIN CONTRACTOR'S PRELIMINARIES</u>		
<u>10.1. – 10.2. Preliminaries</u>		
Main Contract Preliminaries		£ 700,000.00
<b>SUB-TOTAL BUILDING WORKS (including Main Contractor's preliminaries)</b>		<b>£ 5,730,410.00</b>
<u>11. MAIN CONTRACTOR'S OVERHEADS AND PROFIT</u>		
<u>11.1. Main Contractor's overheads &amp; Profit</u>	<i>apportioned across all elements</i>	£ Included
<b>TOTAL CARRIED TO COST LIMIT SUMMARY</b>		<b>£ 5,730,410.00</b>

McLeod & Aitken, Inverness

# 6.0 Costs

## 6.1 Cost Plan

**SECTION B: PROJECT / DESIGN TEAM FEES AND OTHER DEVELOPMENT / PROJECT COSTS**

12. PROJECT / DESIGN TEAM FEES

12.1. Consultants Fees

*Note: Client / Architect to insert fee quotations as appropriate*

Architect / Lead Designer	£			
Quantity Surveyor	£			
Structural Engineer	£			
Mechanical and Electrical Consultants	£			
	£	_____	£	
		_____		
Planning & Building Warrant			£	
			_____	
ALLOW 7½% OF CONSTRUCTION COST			£	430,000.00
			_____	

13. OTHER DEVELOPMENT / PROJECT COSTS

Legal Fees	£			
		_____		
	£		£	
		_____		
			£	430,000.00
Site Purchase			£	0.00
			_____	
<b>TOTAL: PROJECT / DESIGN TEAM FEES AND OTHER DEVELOPMENT / PROJECT COSTS ESTIMATE (SECTION B):</b>			<b>£</b>	<b>430,000.00</b>
			_____	

**SECTION C: RISKS**

14. RISKS

<u>14.1. Design development risks</u>	}			
<u>14.2. Construction risks</u>				£ 200,000.00
			_____	
<b>TOTAL: RISK ALLOWANCE ESTIMATE (SECTION C)</b>			<b>£</b>	<b>200,000.00</b>
			_____	

# 6.0 Costs

## 6.1 Cost Plan

### SECTION D: INFLATION

#### 15. INFLATION

*Due to current market conditions and the reports we are receiving relating to the volatility of material prices we have produced this estimated cost based on current market rates and cannot confidently forecast prices past May 2023.*

<u>15.1. Tender Inflation</u>	}	£	Included
<u>15.2. Construction Inflation</u>			
<b>TOTAL INFLATION ALLOWANCE (SECTION D)</b>		<b>£</b>	<b>Included</b>

#### COST LIMIT SUMMARY

SECTION A: TOTAL BUILDING WORKS ESTIMATE	£	5,730,410.00
SECTION B: TOTAL: PROJECT / DESIGN TEAM FEES AND OTHER DEVELOPMENT / PROJECT COSTS ESTIMATE:	£	430,000.00
SECTION C: TOTAL: RISK ALLOWANCE ESTIMATE	£	200,000.00
SECTION D: TOTAL INFLATION ALLOWANCE	£	Included
<b>COST LIMIT</b>	<b>£</b>	<b>6,360,410.00</b>

#### 16. VAT ASSESSMENT £ Excluded

Value Added Tax (VAT) in relation to buildings is a complex area. We recommend that specialist advice is sought on VAT matters to ensure the correct rates are applied to the various aspects of the project.



# 6.0 Costs

## 6.1 Cost Plan

Assumptions:

No allowance has been made for the following:-

- Legal Fees;
- Any applicable VAT.

The following Provisional Sums have been included in the budget cost:

Alteration works	£ 400,000.00
Kitchen fitments	£ 50,000.00
Shelving	£ 10,000.00
Changing room fittings	£ 30,000.00
Vanity units	£ 10,000.00
Reception desk	£ 10,000.00
Lift Installations	£ 45,000.00
Demolition	£ 75,000.00
All-weather pitch	£ 250,000.00
Play park	£ 50,000.00
Bike / skate park	£ 50,000.00
Drainage to pitch	£ 25,000.00
Upgrading existing external services	£ 40,000.00

5<sup>th</sup> April 2023

GM/Projects/I.2685/Costs/Cost Plan APR23

# RURAL DESIGN

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## Rural Design

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Struan Road

Portree

Isle of Skye

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