

**COLLIESTON & SLAINS COMMUNITY TRUST  
MINUTES 2nd Public Architectural Workshop  
11 August 2007**



Present: 27 people attended all or part of day. Neil Gillespie, Carol MacBain, Laura Kinnaird from architects Reiach and Hall, Sarah Menzies from CADISPA (Conservation & Development in Sparsely Populated Areas), Strathclyde University, journalist from Ellon Times

Apologies: Ian Bell, Viv Easton, John Easton, Nic Abbot, Susan Somner, Peter Somner, Ann Craig, Anthony Craig, Neil Ironside, Sally Sheehan, Niki Tait, Richard Tait, Rob Nash, Kirsty, Craig Swan, Julie Swan, Andy Clucas

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Sarah Menzies from CADISPA facilitated the workshop. She went over the expectations and ground rules of the day –

- Successful outcome – consensus on design concept that can be worked up into an outline proposal
- Compromise *is required* in terms of facilities and personal taste - can you live with it? not “I’d prefer this” or “I don’t like that”
- No-one on CASCT committee has seen what the architects are going to present – we’re all in this together!

**Revised brief**

- A hall for 200 people too big; 150 about right, especially with external space
- Building spaces to be multi-functional as far as practicable
- Part or all of existing building to be retained in design

First 2 points → reduced scale and visual impact

**Update from Community Work Groups**

**Architectural Work Group – presented by Craig Leuchars**

**Workgroup leader:** Craig Leuchars

**Workgroup assistant leader:** Fiona Chaplain

**Aims:**

- To act as single point of contact for architect throughout design and construction stages
- To review and communicate information to/from architect and to/from community via Communications Work Group
- To consider and represent community views throughout design and construction stages
- To make decisions on behalf of community throughout design and construction stages, and if appropriate, through consultation with full CASCT Committee or community
- To manage the relationship with the architect

- To attend architectural design team meetings in Edinburgh when required

**Work Group Members:**

(names in bold are CASCT Committee members)

- **Craig Leuchars**
- **Fiona Chaplain**
- **Alan White**
- **Trish Robinson**
- **Steve Rainey**
- **Roddy Junor**
- **Ian Bell**

- Elaine Adam
- Viv Easton
- John Easton
- Nic Abbott

No questions received from floor. Neil Gillespie asked that a change be made from –

- To manage the relationship with the architect

To

- To manage the relationship with the design team

This will be done.

**Communications Work Group – presented by Alan White**

**Workgroup leader:** Alan White

**Workgroup assistant leader:** John Allan

**Aims:**

- To communicate the CASCT vision to the local and wider community
- To ensure transparency of CASCT committee operations by regular web and paper updates
- To liaise with user groups – present & future
- In conjunction with the CASCT committee, to feedback and post FAQ's
- To compile and maintain a briefing pack for external bodies, including MPs, MSPs, Councillors and funders
- To identify potential project advocates
- To maintain and improve the distribution list
- To distribute updates

**Work Group Members:**

(names in bold are CASCT committee members)

- **Alan White**
- **John Allan**
- **Elizabeth Hay**
- **Trish Robinson**

- Jane Couper
- Tracey Coxon
- Viv Easton

- John Easton
- Morag MacCleod
- Ruth Leuchars
- Helena Rogers

Questions from the floor –

Trish Davidson questioned boules and churches being on the user group list. She was informed that the boules club had used the hall for its AGMs and the churches for funeral teas. Also Sunday School used to be held in the hall and there may be a possibility of future Sunday Schools being held.

### **Business Plan Work Group – presented by Vicky McNiff**

**Workgroup leader:** Pete Somner

**Workgroup assistant leader:** Vicky McNiff

#### **Aims:**

- To develop a robust business plan that demonstrates:
  - the sustainability of a social enterprise based around a new Community Centre
  - increased social capital within our community
- To secure funding for design and building costs and associated fees

#### **Work Group Members:**

(names in bold are CASCT committee members)

- **Peter Somner**
- **Vicky McNiff**
- **Ian Bell**
- **Roddy Junor**
- **Steve Rainey**
- **Neil Ironside**
  
- Andrew Couper
- Mike Rogers

No questions received from floor.

**All Work Groups welcomed any additional members to join them. CASCT Committee also welcomed any new members.**

### **Architects - Reiach and Hall**

Neil Gillespie reported they had hopefully moved towards resolving some of the issues put forward at the first architectural workshop.

They presented a computer 3D interactive model displaying the village and rivie. They also presented various drawings and a model of the site. They went through in detail various potential locations of the new hall with views to the village and harbour, preferred vehicular and pedestrian access routes. They indicated their preferred location and discussed investigations of building materials, textures, finishes and light.

The workshop split into two groups to discuss the designs in more detail.

### Feedback from group 1 facilitated by Sarah Menzies

<p><b>Location of new building?</b>          Like the situation and use of decking to extend space outside          Like how it's built into contours          Unanimous support from Group 1</p>	<p><b>Approach to new building?</b>          Like covered entrance          Open, welcoming access          Need turning circle at drop-off e.g. for deliveries          Like car park area with path along top of retaining wall          Unanimous support from Group 1 for car parking/access</p>
<p><b>1 or 2 storey?</b>          Location presents a smaller aspect to village – good          Low profile fits in with site contours          2 storeys very compact          Unanimous support from Group 1 for 2 storeys built into ground</p>	<p><b>Parking – where?</b>          Unanimous support from Group 1 but concern about buses etc.</p>
<p><b>Which component on which level?</b>          Like nursery on ground floor with outside garden area</p>	<p><b>Best combination of components?</b>          Still want flexibility to have small/cozy spaces          Café better on other side          Café needs a view</p>
<p><b>Building materials?</b>          Like use of timber for construction and for cladding          Outside landscaping needs to be discussed          Natural stone          Shutters? – large windows can be very cold</p>	<p><b>Comments on other buildings – what did we like about them?</b></p>
<p><b>Other comments / questions / concerns?</b>          Bigger nursery space – current hall limited to 18          Doors to nursery need to be lockable          Landscaping v. expensive – let's keep it easy          Nursery on ground floor – kids don't need views          Missing cloakroom/entrance space; wider entrance space (prams)          Dedicated storage / external storage          Nursery + garden – use as teen space evenings/weekends</p>	<p><b>Components:</b>          Hall          Play Group Area - Think about nursery as space for teenagers in evenings and separate from upper floor          Kitchen - Size of kitchen? What's it for?          Café – with balcony expensive          Accommodation          Retail/PO - Last minute buys; touristy; think of those without cars. What if local shop continues?          Office near shop, run by 1 person;          Meeting Room - partition across middle/lengthways; storage</p>

## Feedback from group 2 facilitated by Andrew Couper

<b>Location of new building?</b> Follows contours Makes best use of views Unanimously agreed with architects preferred location	<b>Approach to new building?</b> Local authority happy with entrance; where else could it go? Approach makes best use of contours and places entrance at brow of hill Gentle approach
<b>1 or 2 storey?</b> 2 storeys makes best use of contours and space 2 storeys cut into hill keeps profile same height as existing hall	<b>Parking – where?</b> Is 20 spaces enough – meeting room for 24 + nursery
<b>Which component on which level?</b> Need for smart storage on upper floor for tables, chairs, bar stock Top floor – kitchen, hall, meeting room	<b>Best combination of components?</b> Nursery on ground floor achieves: toilet, security, ground floor access, outside area. Issue for nursery – no direct access to hall Hall & Meeting Room on top floor – gets views Nursery could be used by teens in evenings Nursery storage along back wall preferable
<b>Building materials</b>	<b>Comments on other buildings – what did we like about them?</b> Building to look like sculpture
<b>Other comments / questions / concerns?</b> Storage requirements (internal and external) need to be determined. External storage / covered area Reception area, open space, display area Marquee alongside top floor access? Turning circle outside entrance – bus or at least minibus No retail area downstairs Garden area – amenity for whole village	<b>Components:</b> Hall Play Group Area - Nursery may have to compromise on number of children Kitchen Café Accommodation Retail/PO Meeting Room etc.

## What Next

- The architects will take on board these issues and try and get closer to what we want.
- We are moving towards the stage when we need to look at costs.
- The architects would like to begin talking to the Planners and design team.
- We need to look at funding. The community need to raise between 5 and 10% of the costs.
- About to submit pre-qualification application to the Big Lottery. If accepted then we have six months to submit the full application. It will take an enormous amount of energy and we will need everyone's support.
- CADISPA can help with financial contracts and support.

Sarah Menzies reported: an excellent day with consensus of opinion, but we need to get this back out to the wider community.

Steve Rainey thanked the architects for listening and taking on board the comments made previously and presenting a design that seems to fit. Very much looking forward to moving to the next stage.

He asked that everyone go out and tell the rest of the community what a great day this has been and what a good building is proposed.

He thanked Sarah Menzies and the architectural team for giving of their time and making the day so positive and worthwhile.