

A NEW COMMUNITY CENTRE FOR DORNOCH

As you probably know, Dornoch & District Community Association (DADCA) has been working on a project to replace the Dornoch Social Club with a new Community Centre on Meadows Park for some years now.

In February 2014 we secured initial funding of £46,000 from the **Big Lottery Fund : Growing Community Assets** stream to allow us to appoint an Architect to take our project to planning stage. Following two public meetings and full dialogue with the community and our user groups we submitted the designs to the planning department in October 2014. **Our plans received Highland Council planning permission in February this year.**

The approved design and layout are shown inside this brochure.

The project has not moved ahead as quickly as we had hoped owing to legal difficulties preventing Meadows Park Trustees from entering into an agreement to make the land available to DADCA. This agreement is essential for us to meet Big Lottery Fund guidelines. However, in recent months, we have been working hard with the Trustees to overcome this legal problem and to help them get into a position where they can safely gift the land to DADCA. This will enable DADCA to apply for the maximum funding from Big Lottery of £1million.



DADCA has recently received letters of support from all parties involved with Meadows Park (the Trustees, the Highland Gathering, Dornoch City Football Club and Dornoch Area Community Council) and we are paying for solicitors to prepare all the necessary paperwork required to allow us to submit our application to the Big Lottery Fund.

Over a year ago we asked you, the Dornoch Community, your views on the project and hundreds of you responded to help shape the

new building design - many thanks! We had hoped that would be the last round of public consultation, but the Big Lottery Fund would like us to demonstrate one final time that local opinion is in favour of the proposed plan.

We guarantee that this will be the final phase of consultation before we submit our Capital Funding application at the end of this year!

Your participation in this process is vital to ensure that we get a new building which truly meets the aspirations of the Dornoch and Embo communities. **The DADCA Board asks you to complete the attached consultation form and return it in the envelope provided, or complete it online at www.dadca.org.uk.**



DORNOCH COMMUNITY CENTRE - BUILDING DESIGN



MEETING ROOM (57m²)
 30% larger than the Struie Room
 Two doors with 60:40 room divider
 Seating for up to 50 theatre layout
 Seating for up to 40 meeting layout
 Adjacent to reception for easy operation
 Fitted AV system for paperless meetings

TOILETS
 Ladies (6x WC)
 Gents (2x WC + 4 urinals)
 1x Fully accessible
 1x Baby changing
 Sufficient to meet all regs

FITNESS SUITE (132m²)
 Self-contained facility, available to subscribers outside normal hours. Designed for future extension if needed

- Fully accessible changing rooms / Officials
- Women's changing room / Team 1
- Men's changing room / Team 2
- Additional toilets for largest events
- Competitor changing on Games day

ACTIVITY ROOM (74m²)
 Larger than Struie Room & Pool room combined with and outside door for independent access and a Toilet for independent use.
 Galley kitchen with sink
 Storage cupboards for regular users
 Pool table with full size playing area
 Commentary box (raised staging platform)
 Access to possible outside play area

FOYER CAFE (76m²)
 80% larger than the existing Coffee Lounge
 Seating for 40+
 Adjacent to kitchen with servery
 Large windows for views over field
 Large wall spaces for notice boards
 Connected to Reception desk
 Connected to Meeting room
 Connected to Activity Room
 Connected to Toilets

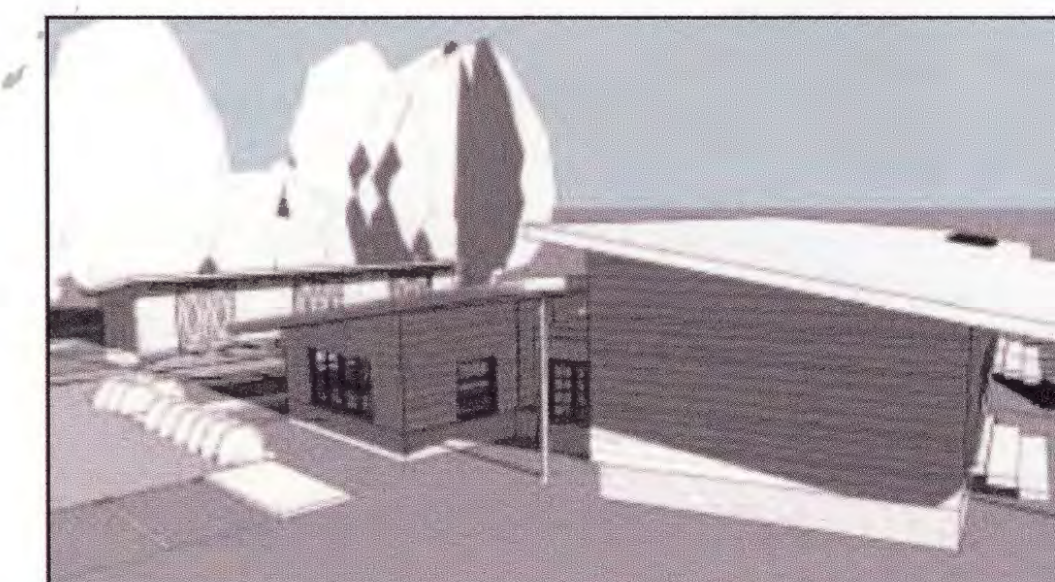
STORAGE (26m² + 35m²)
 100% larger than the Social Club
 Easy access to Main Hall
 Access to Foyer
 Stairs to upper storage
 Green room when required

KITCHEN (30m²)
 50% larger than the Social Club
 Servery to Foyer
 Servery to Main Hall (food & bar)
 In/out doors to Main Hall
 Industrial quality for food prep
 More storage for user groups

MAIN HALL (181m²)
 50% larger than the Social Club
 Room divider 60:40
 Retractable tiered seating for 80+
 Dining layout for up to 150
 Theatre layout for 225
 Demountable stage 10m x 3m (max)
 Adjacent storage room
 Connected to Kitchen

Fitness Suite Entrance

Main Entrance



MEADOWS PARK - PROPOSED LAYOUT



Sutherland Estates land.
Larger area below needed
for project (c. 0.2 acres)

Community Store

Football Club

Nursing Home

Land held in trust by the
Meadows Park Trustees
(c. 8.4 acres)

Bonfire

Land leased for 99 years
by DADCA
(Glebe Field - c. 6.9 acres)



THE PROJECT - STEP BY STEP

The people of Dornoch have, on more than one occasion, expressed their collective view that Dornoch needs a new Community Centre

- First survey - 2009
- Second survey 2014
- Public exhibitions
- Public meetings

DADCA, Dornoch's local community group, has the expertise both to build and run such a new Centre.

- Keystone Quality Award
- 8 Years successful track record

After exhaustive research on alternative sites, the only location which is viable is in Meadows Park, and DADCA is pleased to report that it has won planning permission for a new Community Centre on this site.

- Options Appraisal (available on request)
- Highland Council planning permission (ref 14/04000/FUL)

The Big Lottery Fund have already contributed nearly £50,000, enabling DADCA to gain the planning permission. Big Lottery have said that they may contribute up to a further £1 million ...
IF DADCA OWNS THE SITE ON MEADOWS PARK.

We aim to submit our funding application for £1M by the end of 2015

The land at Meadows Park is currently held in Trust for Community recreation. The Trustees believe that it is in the community interest to transfer ownership of the required land (less than one-tenth of Meadows Park) to DADCA to enable them to bid for Big Lottery funding to build and run a new Community Centre.

Letter of support from the Trustees (plus Community Council, Football Club & Highland Gathering)

Do You agree that the Trustees should transfer the land?

Use the attached form to **VOTE**, and to let us know your thoughts & ideas and help us secure the funding we need from the Big Lottery Fund.

THE DIFFERENCE A NEW BUILDING WILL MAKE

The current Social Club building hosts **over 900 events per year** - from regular weekly bookings like Indoor Bowling, the Youth Café, Whist Club, Ceilidh Dancing Club, Pilates and other fitness classes, to less frequent but regular events like Dornoch Cinema (every month) and the Car Boot Sales (8 times a year). Added to these are meetings, parties, dances, coffee mornings, ceilidhs, weddings, the odd election and the Social Club's use as an emergency centre when required.

The Social Club was never designed as a community centre (it was originally the school) and has many limitations which a new building will solve.

- The Social Club is an old building which is costly to run and maintain. Despite our investment in draught-proofing and insulation, the running costs remain high. A new building will have much lower running costs, and thus be more efficient and sustainable for future generations. We will also be able to benefit from Biomass heating and take advantage of the Renewable Heat Incentive scheme.
- Our users tell us it is very difficult to hold more than one event at a time in the Social Club - the new building will easily accommodate 3 or 4 events simultaneously.
- The demand for space for meetings, etc. outstrips the available supply - particularly in winter. The new building will provide lots of extra, flexible space for more activities.
- Dornoch and Embo have a higher-than-average number of elderly people, and access is a particular problem for many of our residents. The Social Club is not well suited to people with walking or other disabilities but the new Centre will be fully accessible over all public areas with an adequate number of disabled parking spaces nearby.
- All our surveys show that many people travel out of the area to use a fitness suite, and many more would use one if there was one here. The new fitness suite at Meadows Park will address this and will help support two additional permanent jobs.
- A larger main hall and commercial standard kitchen will provide a wedding venue for up to 150 seated and 280 at dances (more in an adjacent Marquee if needed). This will help address the identified need for such a venue in Dornoch, will create opportunities for local businesses and will help us meet one of the priority action points in the Highland & Islands Enterprise (HIE) Dornoch Economic Masterplan.
- The new Community Centre will significantly improve the facilities available on Highland Games day, when the building will be offered for exclusive use to the Highland Gathering committee including a demountable grandstand which could also be used for other events.
- Fitting the main hall with retractable, tiered seating will greatly improve the Cinema experience and will open up new potential for hosting lectures and theatre-style performances to audiences of up to 225 with a 10m x 3m modular stage.



DADCA DORNOCH & DISTRICT COMMUNITY ASSOCIATION

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