
December 2023

Dunblane Sports Club

Alastair Forbes
Architects

AFA.

Dunblane Sports Club Centenary Masterplan Feasibility Report

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Introduction, Brief and Analysis

1.1 Introduction and Brief

Introduction

As part of Dunblane Sports Club's centenary year (1923-2023) the Club board wish to create a Masterplan to inform forthcoming decisions and communicate a vision for the future. The aim of this engagement is to assess the club's potential and develop a solution that addresses the future needs of members.

Brief

Following a competitive tender process, Alastair Forbes Architects (AFA) were appointed by Dunblane Sports Club in January 2023 to develop the brief and understand the priorities for all stakeholders to inform the masterplan. This included the considerations and known constraints brought forward by the board members and added engagement with the members and community.

Why use a 'master plan'?

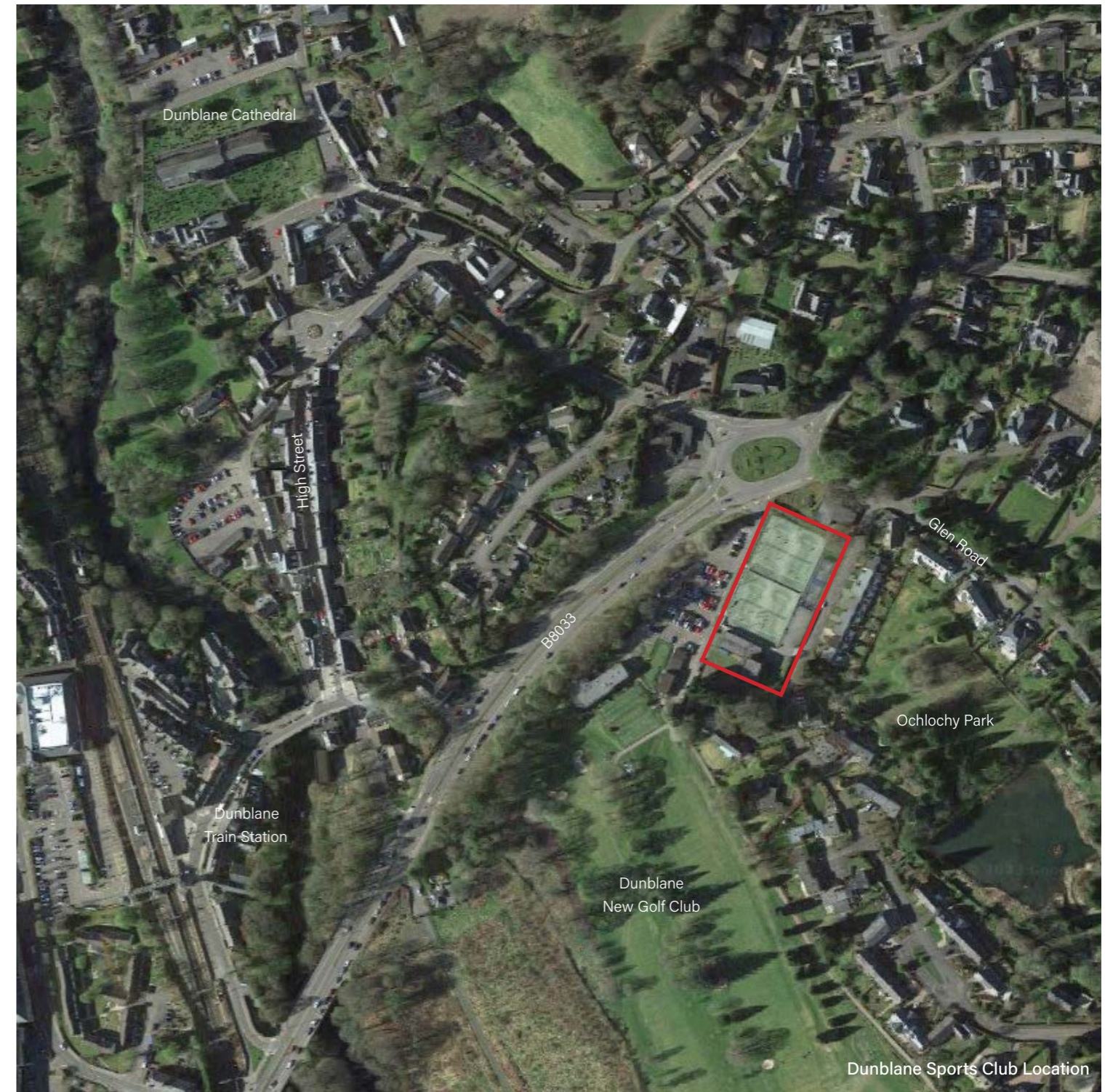
- Establish a long term vision with credibility.
- Good governance, e.g consistency of decision making and can be used as a guide for decision-making about DSC needs and improvements.
- Ability to make informed decisions. This information allows for the phasing and use of land consistent with identified goals and establish a level of predictability.
- Masterplans can build visibility and credibility for non-profit group, and help raise money and garner support from public agencies.
- Masterplans are most successful when they represent a vision that brings together the concerns of different interest groups, and their recommendations create a ground swell of community and political support.
- Good masterplans are flexible, and have involved the community and other stakeholders from the outset, giving the plan a legitimate base, and a better chance to come to fruition

The Process

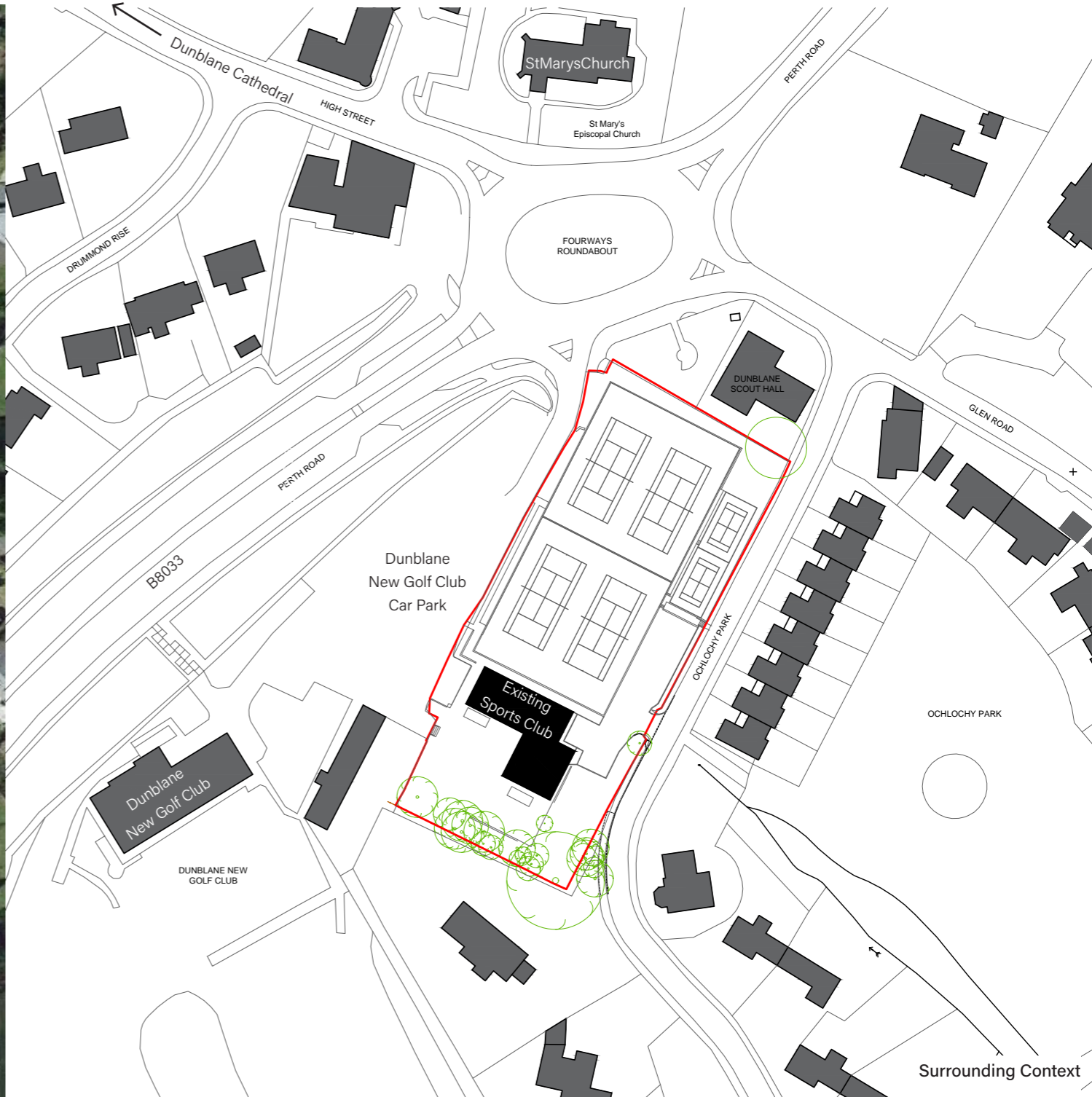
The design response to the DSC masterplan brief was developed through a series of 'Design Sprints' where the Club board and AFA colocated for focussed, iterative sessions to develop and test ideas and early proposals. The benefit to using a Design Sprint process include:

- Increased focus
- Increased creativity and innovation
- Reduced time to develop ideas without distractions
- Efficient collaboration
- Improved decision making

The following sections describe the Design Sprint journey and the preferred masterplan option that has been identified.



1.2 Location and Surrounding Context



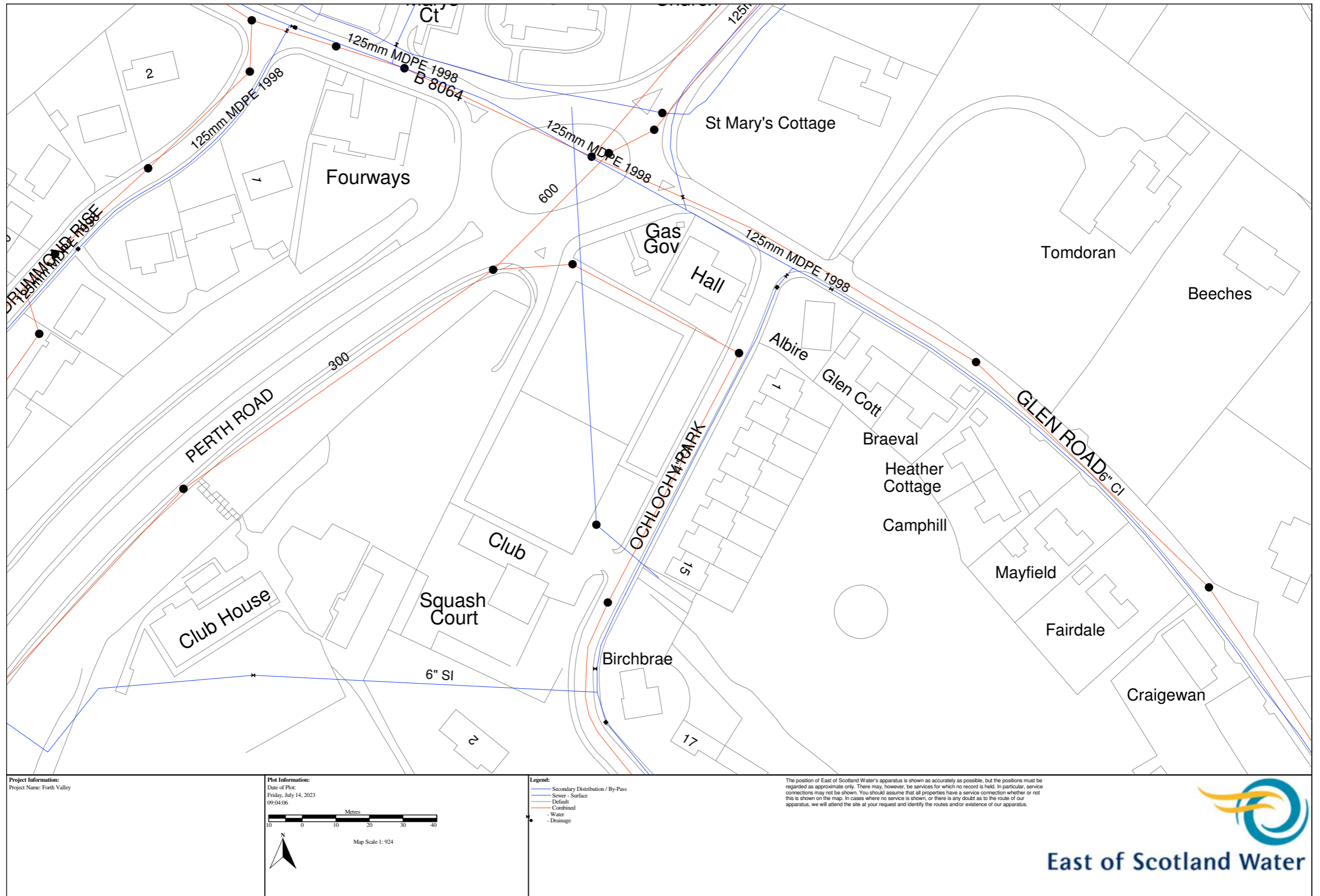
Key:
 Extent of Dunblane Sports Club Lease (indicative)

1.3 Existing Site Layout

The plan opposite illustrates the current site and ground floor layout of Dunblane Sports Club.



1.4 Existing Culvert Location



1.5 Existing Photographs



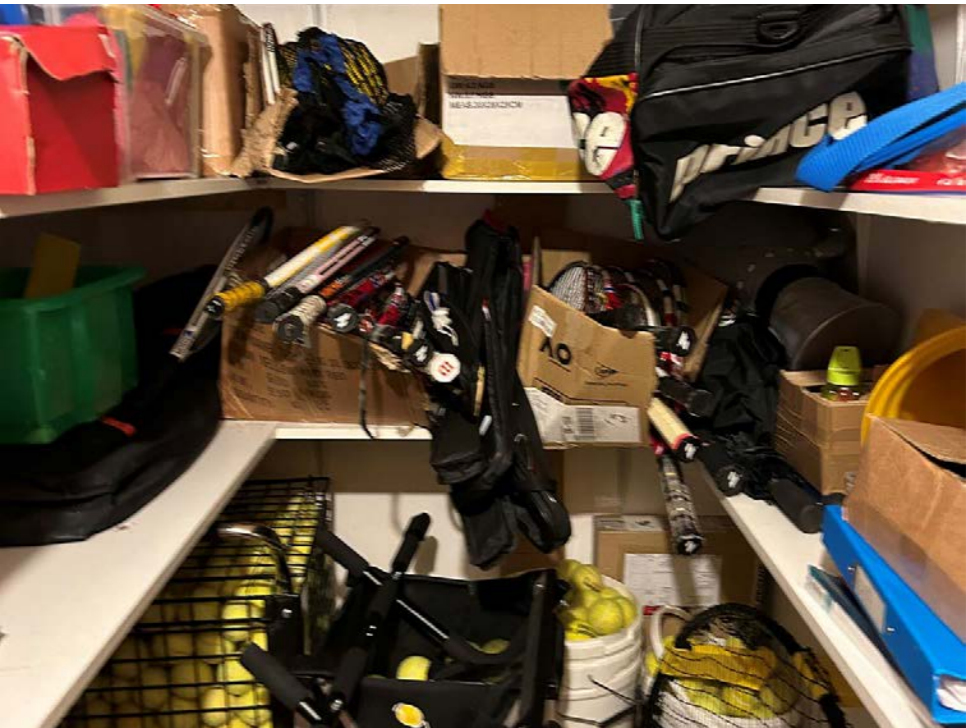
1.5 Existing Photographs



1.5 Existing Photographs



1.5 Existing Photographs



Design Sprint 1

2.1 Design Sprint 01 - Summary

Overview

The first DSC sprint allowed the project team to co locate for a concentrated period (4 hours) to share knowledge and explore design options to reach collective agreement on a plan and shared vision. At the end of the first sprint we had an overview of the current issues and a 'wish list' of functions that will form the brief. This was essential to guide the next stage of looking at options for preliminary masterplan concept layout and in turn, demonstrated a clear understanding of the needs and aspirations of DSC as well as making outcomes measurable.

Date: 5th May 2023
Location: Dunblane Sports Club

Attendees:
DSC: Mr. S. Milne (Chairman), Mrs. B. Beattie (Treasurer & House Convener) Mrs. M. Carroll (Secretary) Mrs. E. Morson (Membership Secretary) Mr. W. Perrie (Squash Convener) Mr. R. Gallagher (Tennis Junior Convenor)
AFA: A. Forbes, S. Bryan
Apologies Mrs. N. Wishart (Social Convener) Mr. M. Goundry (Squash Convener), Mr. P. Wilson (Tennis Convener)

Design Sprint Goal

Ensure a social, inclusive, modern, welcoming club.

Overarching aims of the masterplan

The overarching aims of the masterplan shall include:

- Modernise and futureproof the club building and facilities
- Engage with members and the community
- Maximise the overall facilities within the limited space available through efficient site planning
- Community – bring people in, play and stay
- Social, efficient, welcoming, community club environment
- 'Be the best club we can be'
- Compliment neighbouring organisations
- Focus on racquet sports and what DSC are good at
- Identify and plan for including other racquet sports e.g Pickleball and Paddle ball
- Retain the 'Club room' atmosphere

Stakeholders Identified

The following stakeholders were identified (non-exhaustive list):

- Stirling Council (various departments)
- Coaches
- Members
- Neighbours
- Kippendavie Estate
- Dunblane New Golf Club (DNGC)
- Scout Group
- Dunblane Soccer Club
- Braeport Centre
- Judy Murray
- Pilates teacher
- Open Minds
- Dementia Friendly Dunblane (DFD)
- Dunblane Development Trust (DDT)
- Donors

Design Sprint 01 Agenda

Welcome and Introductions	
Set the sprint goal	
Review the brief and initial design intent	<i>Overview of DSC aspirations for the project and identify key stakeholders and dates.</i>
Walkround	<i>Walk round the existing building and external areas to review current issues, constraints and opportunities.</i>
Ask the experts	<i>All attendees respond to questions from the brief and design in 'how might we' question method. The team will then vote to prioritise key challenges.</i>
Lighting Demos and Prototype	<i>Attendees will carry out the first exercise to sketch out proposals to address key challenges. The team will vote to select favoured proposals. This will be continued in Sprint 02.</i>
Collate	<i>Outline scheme design options.</i>

2.2. Constraints of Existing Sports Club Facilities

Discussion and a walk round was held regarding the current limitations of the Sport Club facilities. Below is a non-exhaustive summary of the areas identified:

External Areas:

- Issues entering site in car – ‘the hump’
- Non compliant car park in terms of movement and parking bays
- Parking issues (on street and golf club car park use on occasions)
- No safe footpath access to existing sports club building. People and children use road along golf course parking with no pavement.
- Limited disabled access . No disabled access to mini-courts
- Low brick retaining walls to courts in reasonably poor condition
- Wasted space to back of clubhouse – no sunlight or views
- No covered viewing gallery
- Root Protection Zone of large oak tree
- Issue with tree roots in North East corner of site – limits use of space
- Path along North of courts to entrance is a restricted, unwelcoming ‘corridor.’
- No covered playing areas
- No tennis wall/practice area
- No security
- Maintenance requirements e.g. making do, leaf fall etc

The tennis courts resurfacing has been well received from members but would always want more tennis and squash courts. Tennis Courts capacity should be 60 members per court – currently have 500 members using 4 courts.

Building

General

- No disabled access facilities
- Building fabric at end of expectant life span. Some areas are in very poor condition
- Not welcoming, social feel
- Limited offering to members currently
- Current heating system very expensive, no renewables technology

Entrance

- Recessed and dark – not welcoming
- Unclear, uncoordinated signage and wayfinding
- Very cluttered environment

Changing Rooms/Bathrooms/Services

- Lockers have limited use currently
- Changing rooms slightly small – require enough for two teams (12 people)
- No disabled toilet/facilities. This is a priority

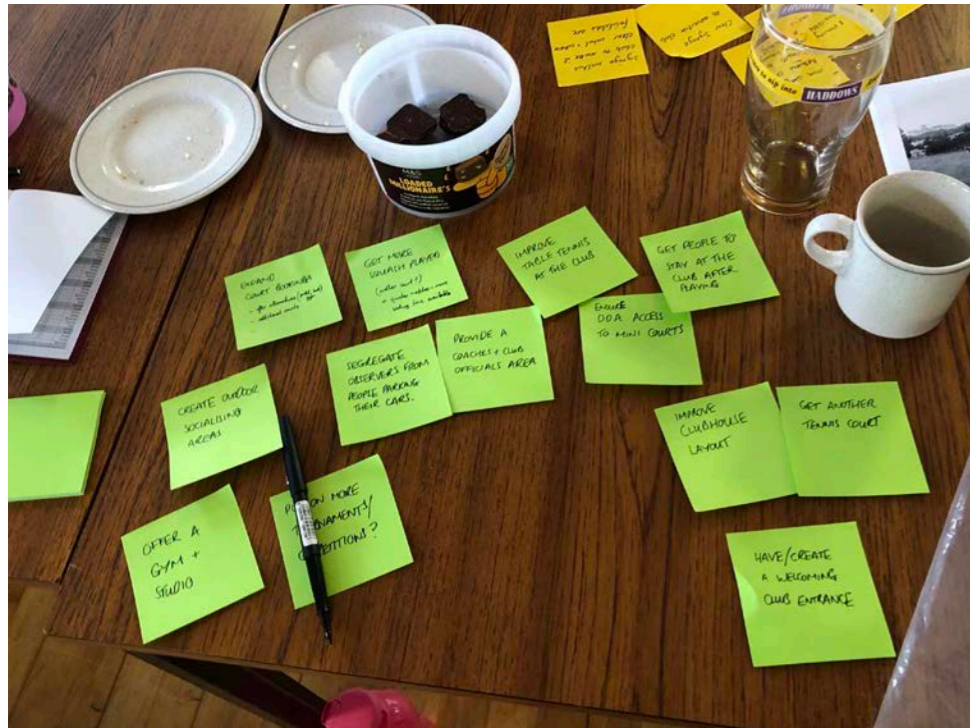
Clubroom

- Used for quiz night, pilates, tennis classes, events, bbq’s etc.
- Kitchen space not large enough for café
- Flooring is trip hazard – should be all wood
- Current ceiling height is too low – not tall enough for tennis practice etc. (feels uncomfortable)
- No incentive or appeal for people to stay and use the space after tennis/squash

Squash Courts

- Temperature is key aspect for playing – 15 degrees when no one playing, 19 degrees when people are playing
- Walls and sprung floors were replaced in 2019
- Limited viewing. Best viewing is by staged seating and/or 1st floor which is not available currently
- Squash courts very popular – booked out every evening
- Ideal if squash and tennis viewing could be together

2.3 Design Sprint 01 - Establishing and Prioritising the Brief

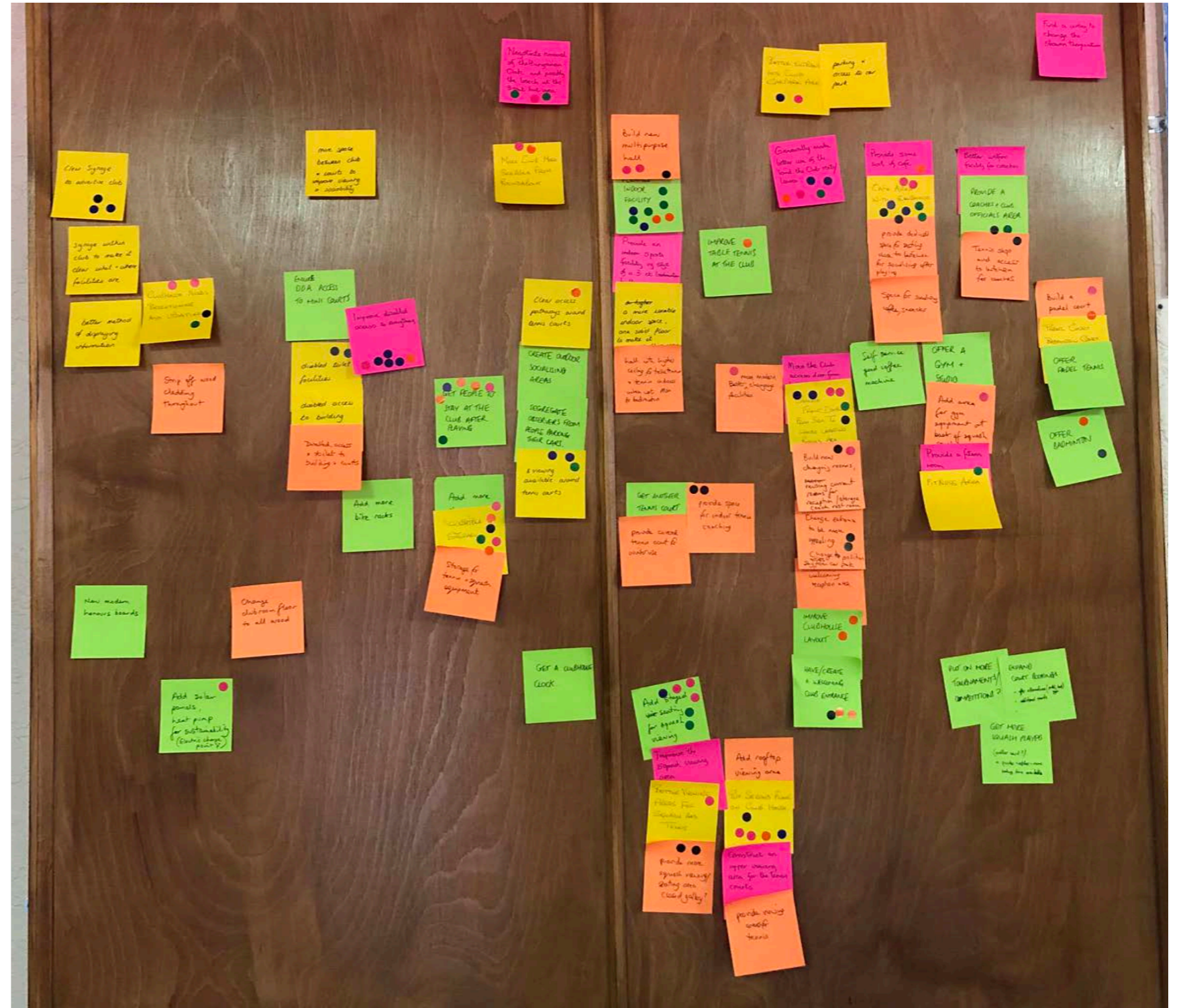


The board carried out an exercise to collectively develop the masterplan brief and vote on prioritising areas to be developed through the design process.

2.4 Design Sprint 01 - Next Steps

The following actions/ideas were agreed to be taken forward at Design Sprint 02

- Review Schedule of Accommodation
- Plan for priorities: building, disabled access, sustainability, maximise space
- Understand 'the potential'
- The current lease is until 2059. Maximise the land and make more worthwhile
- Budget and plan for priorities
- Plan, what can we afford, what can we achieve with space
- Better use of land we have got – land at back not used – ideal to flatten and rebuild
- Gym, hall? Coaches to do indoor activities
- Modern facilities, storage facilities, rent out? Other types of classes/parties
- Improved changing rooms
- Better viewing for tennis and squash
- Multi-purpose room
- Options for Paddle ball
- Options for Pickleball
- Phasing: Fundraising and spend money in the right way
- Advertise facility more than we already have – own identity, separate to golf club
- Affordable hall space
- Sustainability – energy efficient



Design Sprint 2

3.1 Design Sprint 02 - Summary

Overview

The second DSC sprint allowed the project team to co locate for a concentrated period (4 hours) to refine the Schedule of Accommodation and collectively develop design options.

Date: 2nd June 2023
Location: Dunblane Sports Club

Attendees:
DSC: Mr. S. Milne (Chairman), Mrs. B. Beattie (Treasurer & House Convener) Mrs. E. Morson (Membership Secretary) Mr. W. Perrie (Squash Convener) Mr. R. Gallagher (Tennis Junior Convener) Mrs. N. Wishart (Social Convener) Mr. S. Fleming (Coach)
AFA: A. Forbes, S. Bryan
Apologies Mr. M. Goundry (Squash Convener), Mr. P. Wilson (Tennis Convener), Mrs. M. Carroll (Secretary)

Design Sprint Goal

Ensure a social, inclusive, modern, welcoming club.

Summary of Findings and Process

This design sprint included coaches input to ensure design cohesion in this aspect of the masterplan. There was extensive discussion regarding the Schedule of Accommodation to ensure that all spatial requirements were identified. A number of areas were interrogated, some discounted where it was agreed that Dunblane already catered for these rooms/spaces and the club could work in collaboration with other organisations in the town.

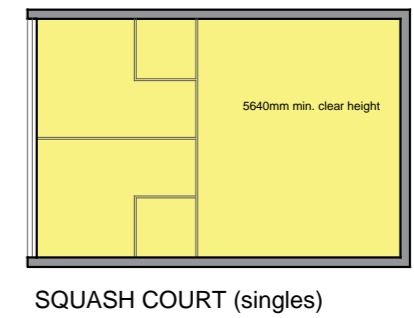
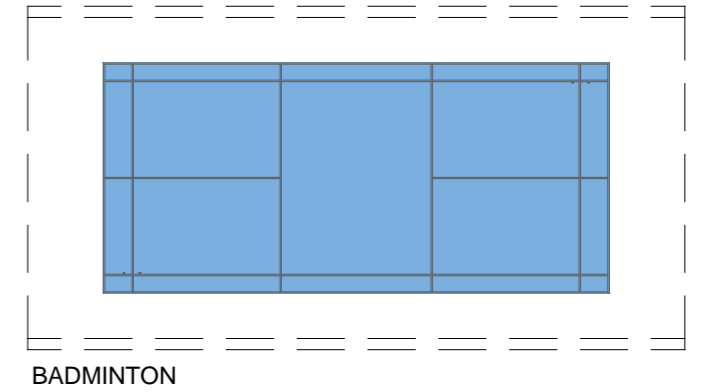
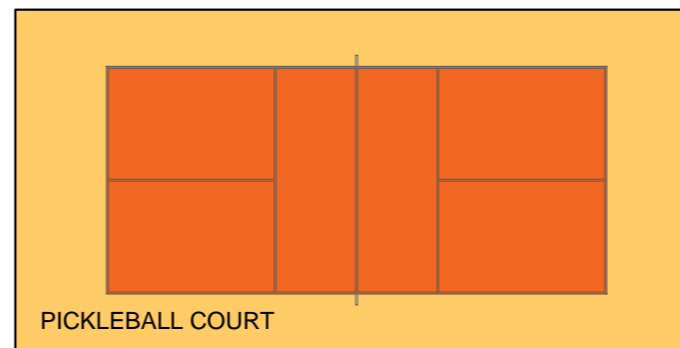
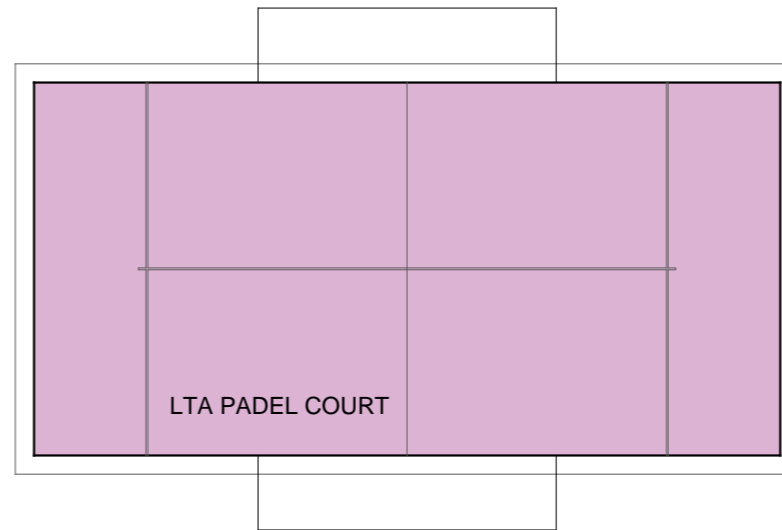
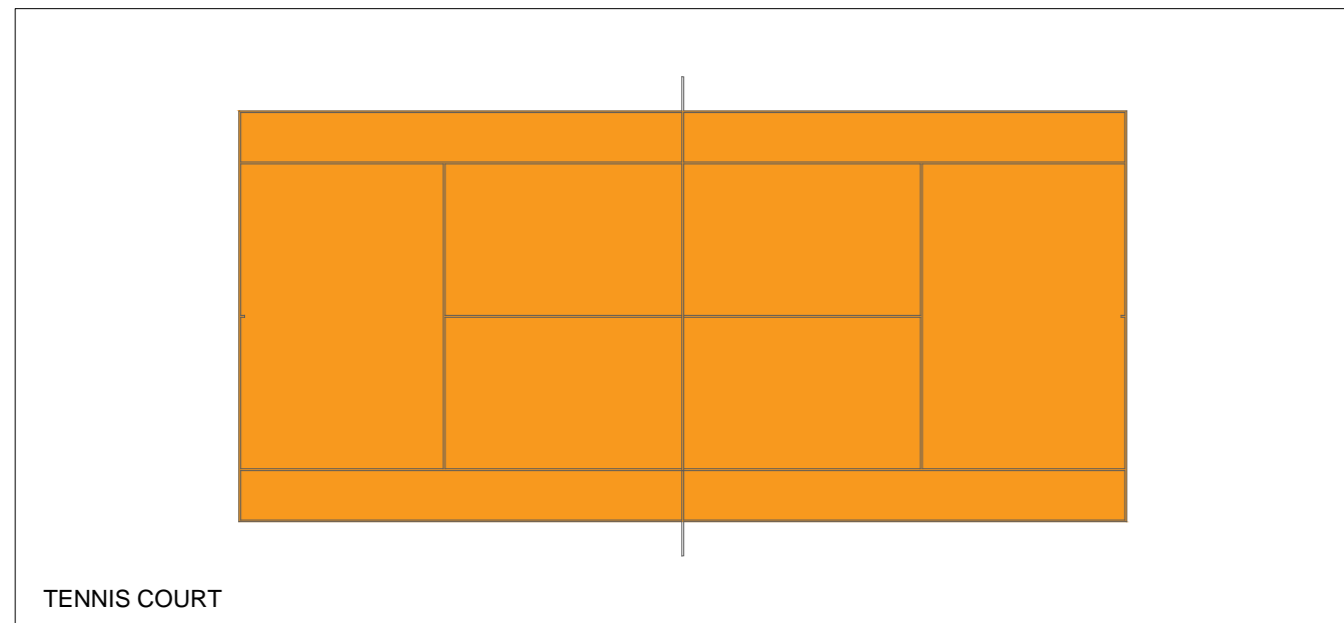
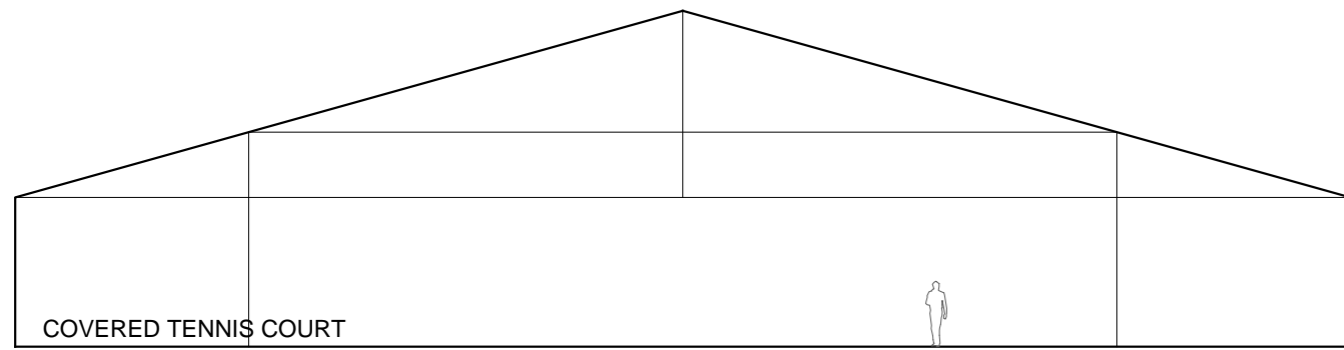
Design options were developed in collaboration throughout the design sprint and tested adjacency planning, spatial organisation of the external areas, checking what could and couldn't be included from the schedule of accommodation. Throughout the discussion all options were modelled in 3D so the board could fully understand the scale, massing and implications of the design decisions that led to a spatial strategy emerging that could be developed further and be used as a basis for the upcoming members consultation at the Family Fun Day. It was agreed that the restricted space at the rear of the sports club needed to be fully surveyed to ensure the preferred option was based in reality and impact on neighbouring properties could be minimised.

Design Sprint 02 Agenda

Welcome and Introductions	
Set the sprint goal	
Review the brief and initial design intent	<i>Overview of DSC aspirations for the project and identify key stakeholders and dates.</i>
Review Schedule of Accommodation	<i>Review and refine Schedule of Accommodation</i>
Lighting Demos and Prototype	<i>Attendees will develop sketch proposals to address key challenges.</i>
Collate	<i>Agree preferred design options to take forward for development.</i>
Next Steps	<i>Agree next steps/actions to allow preferred option(s) to be identified in Design Sprint 03</i>

3.2 Schedule of Accommodation

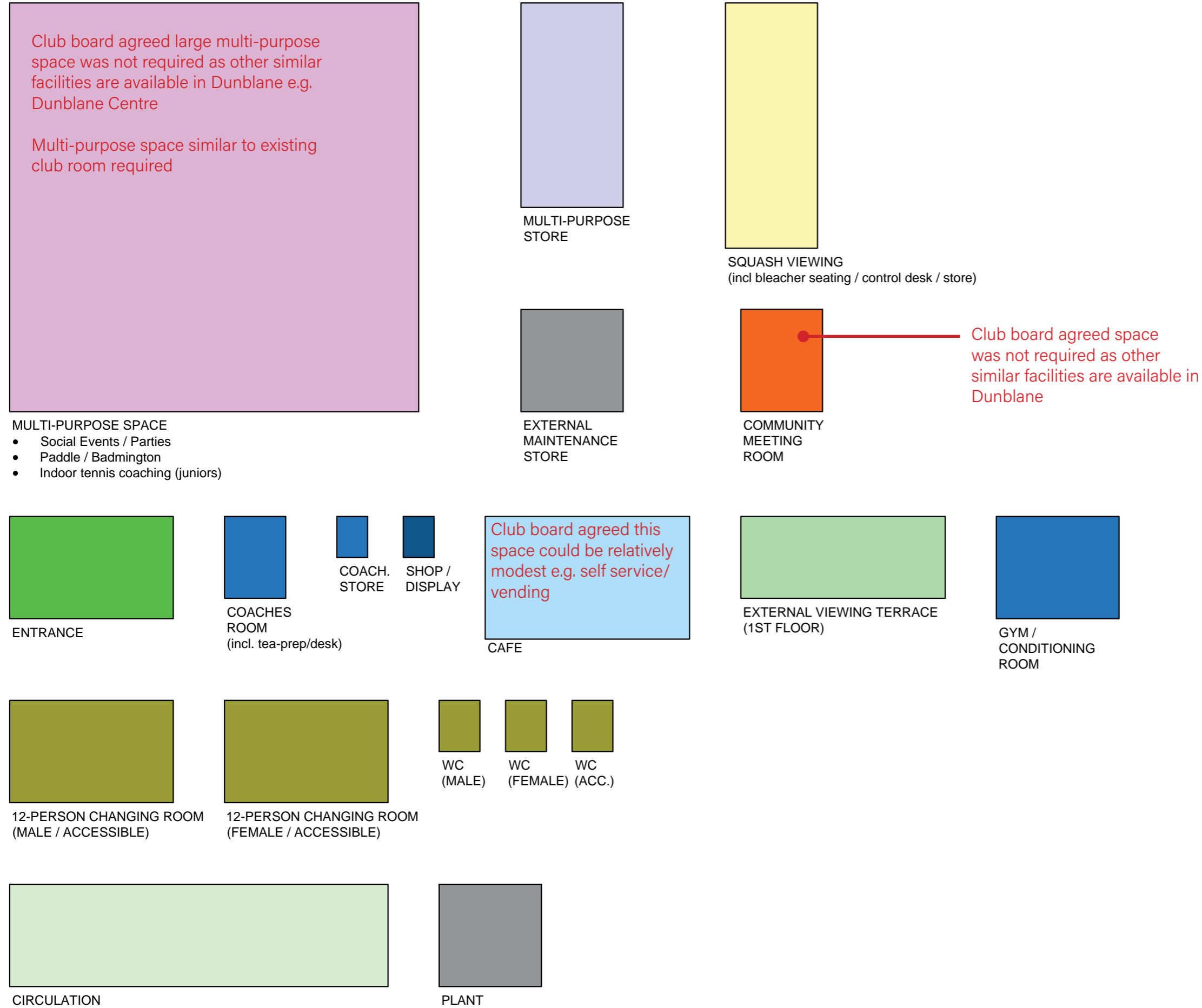
Racquet Sports Areas



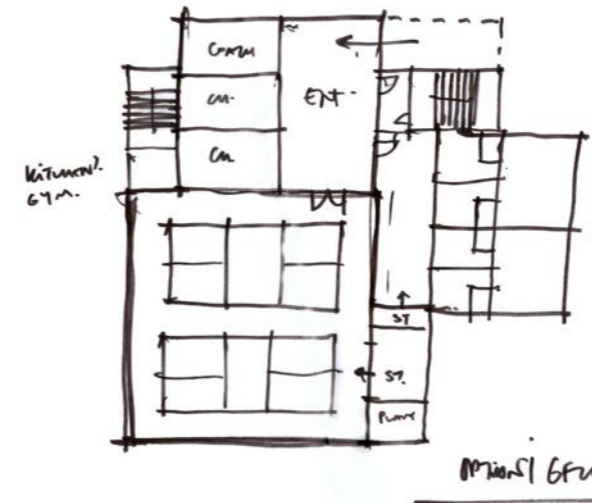
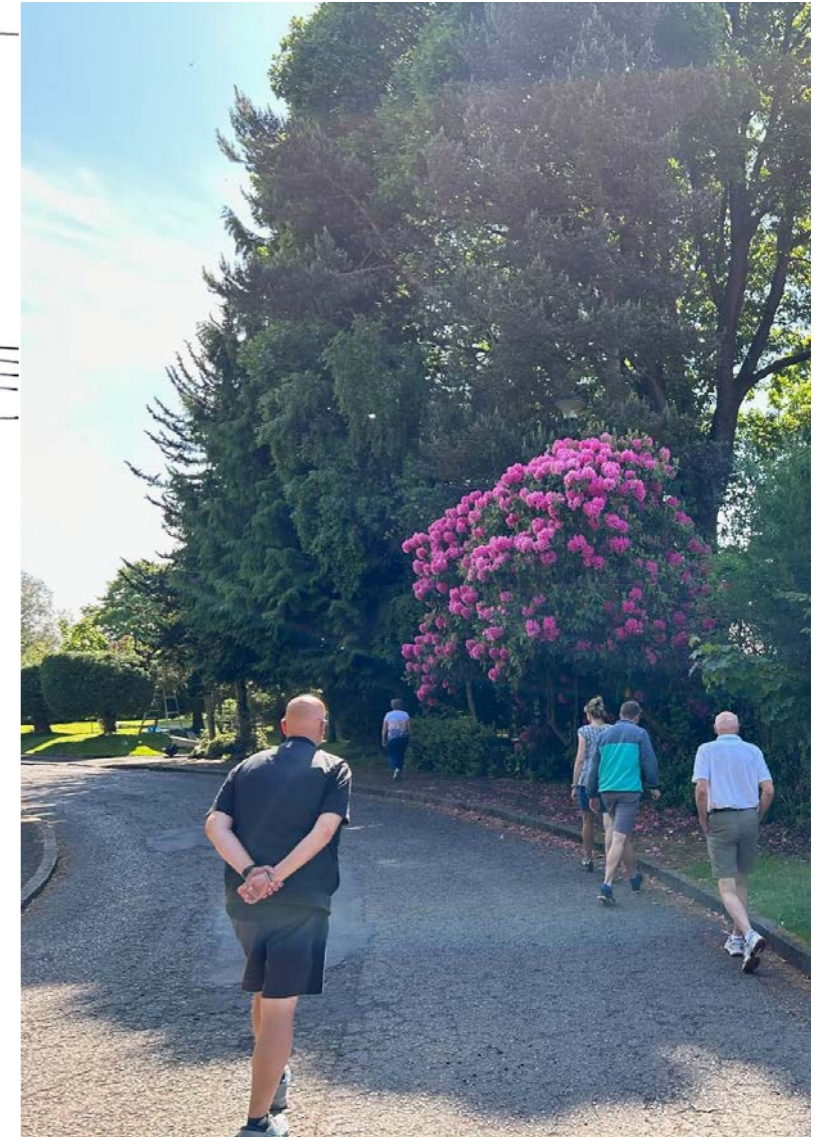
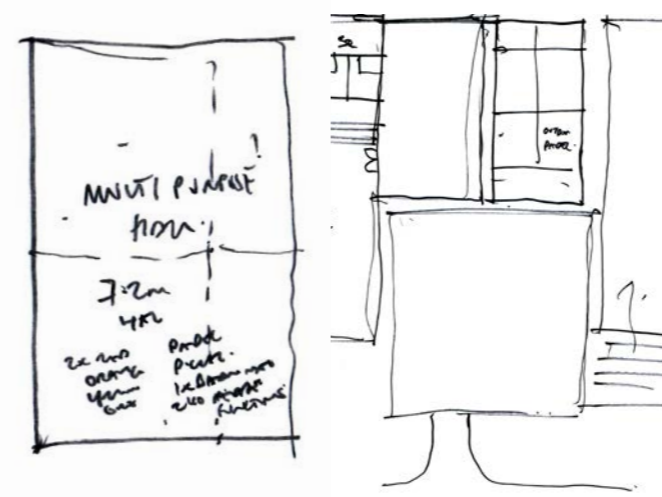
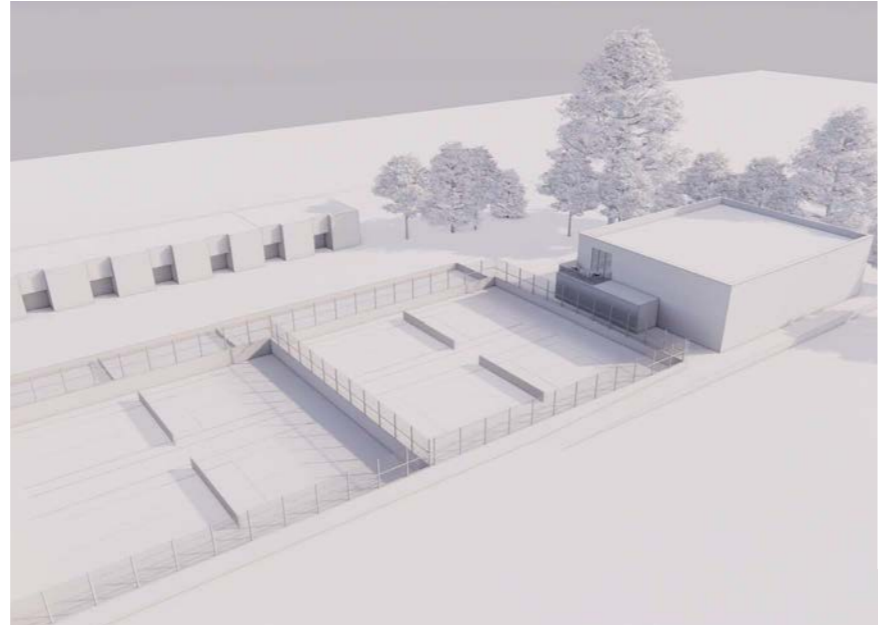
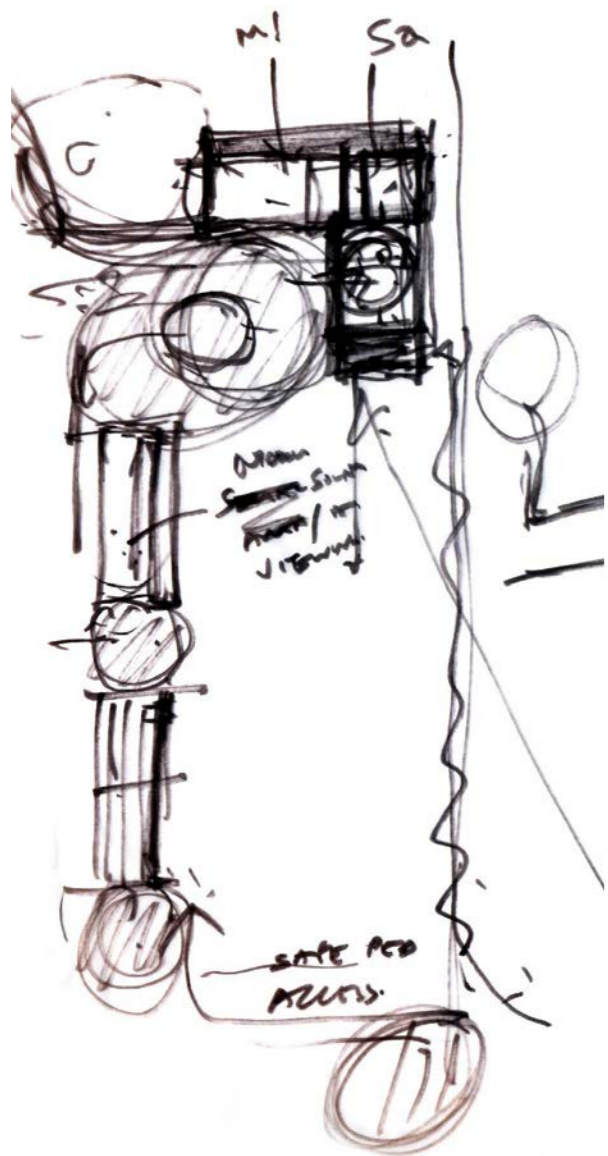
Club board agreed large covered tennis court was a lower priority than paddle ball and pickleball offering.

3.2 Schedule of Accommodation

Internal Building Areas



3.3 Design Development Process



3.4 Design Sprint 02 - Next Steps

The following actions/ideas were agreed to be taken forward at Design Sprint 02

- Review how the current car park can be utilised for viewing both the mini and tennis courts
- Topographical survey to be undertaken to fully understand the site boundaries and constraints
- Develop design options for consideration in Design Sprint 03



Members and Community Consultation

4.1 DSC Family Fun Day Engagement

Dunblane Sports Club Family Fun Day (10th June 2023)

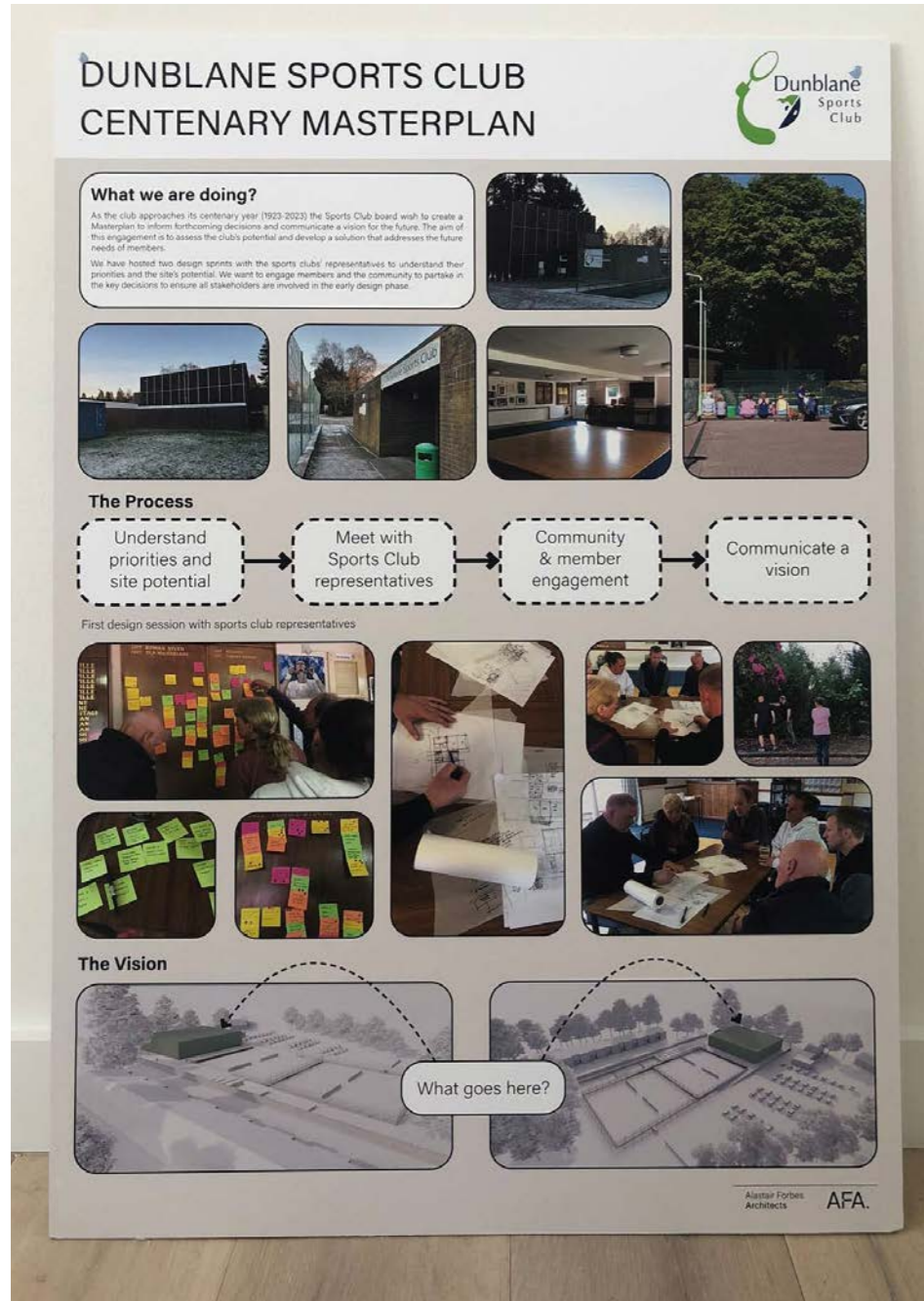
As part of Dunblane Sports Club's Family Day, AFA prepared information boards outlining the masterplan process and asked members and attendees to provide comments and suggestions to guide the design process and develop a solution that addresses the future needs of members.

The boards, feedback and summary are included in the following page and the learnings and points raised will be central to the design development process.

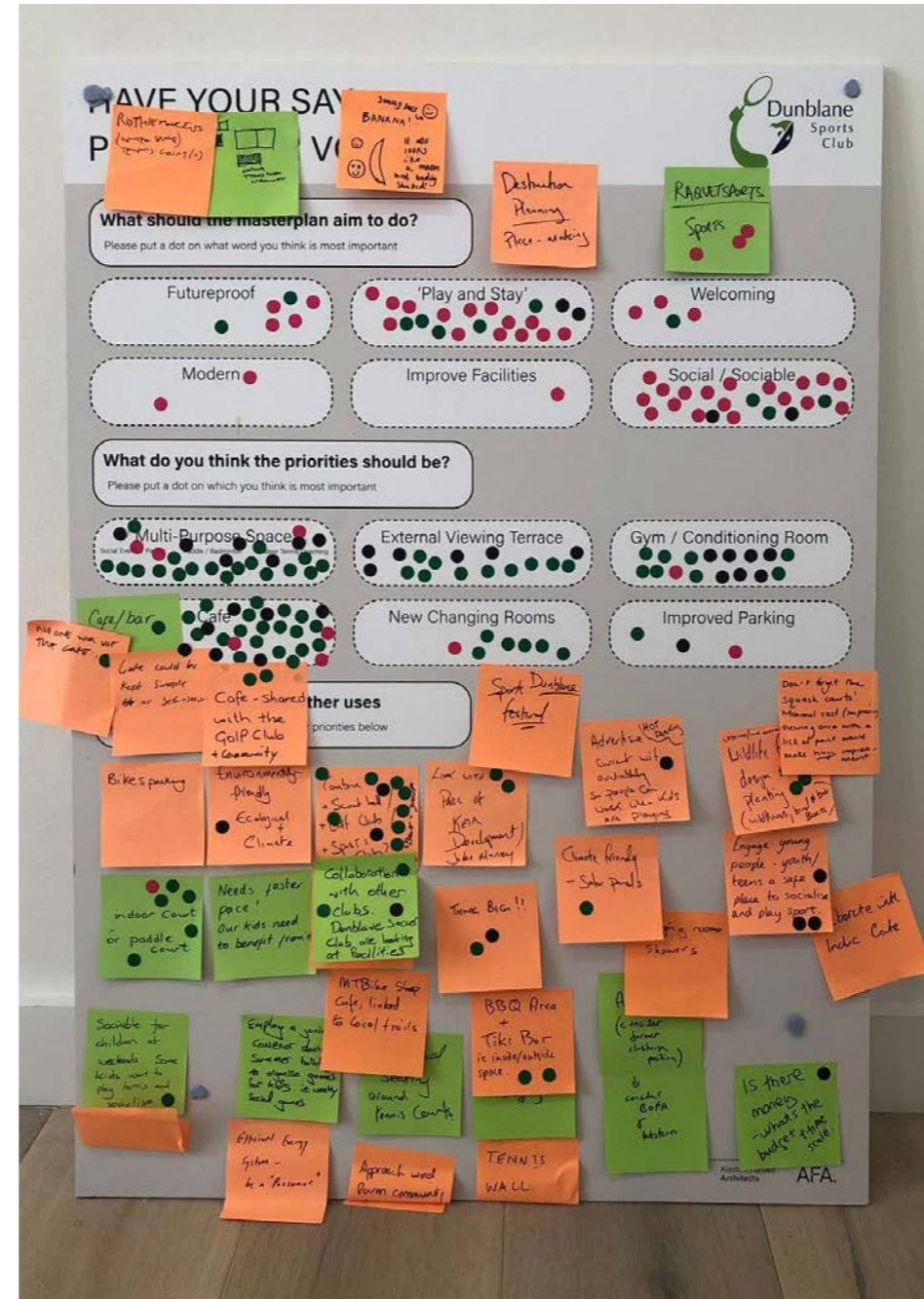


4.2 Interactive Consultation Boards

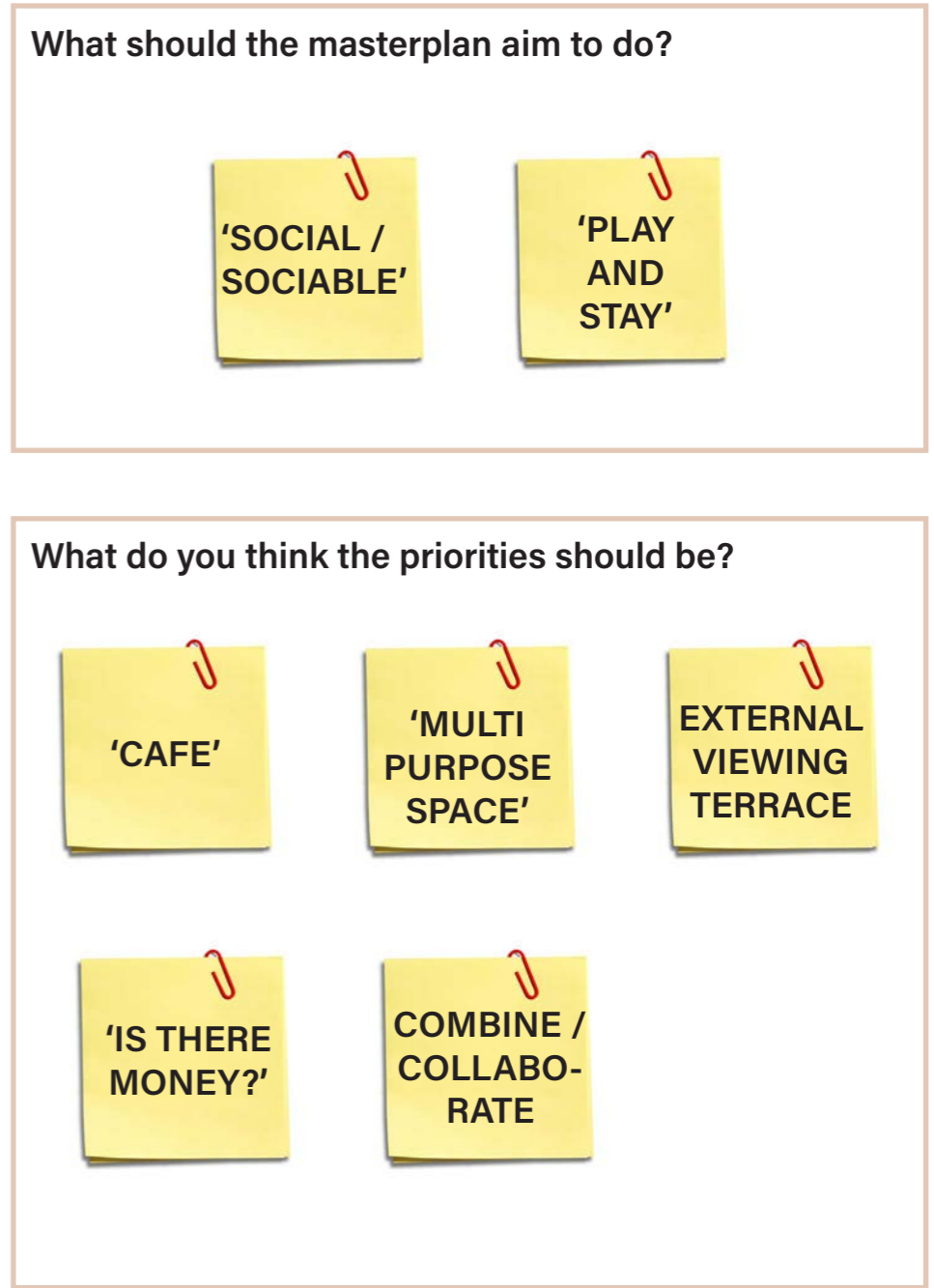
Consultation Board 01



Consultation Board 02



Feedback Summary



4.3 Consultation with other Community Organisations

Throughout the duration of the feasibility study engagement with local organisations regarding the proposed masterplan design has been carried out and summarised below. At this stage it has not been possible to consult with all stakeholders identified but it is planned that this engagement and consultation will continue as the project progresses to ensure all views are sought and where possible reflected in the Dunblane Sports

Engagement below is listed in chronological order only.

Dunblane Centre

Comments were received from Dunblane Centre representative at the Family Fun Day and were included in the previous section and feasibility design considerations.

Dunblane Soccer Club

Date: 21st June 2023

Location: AFA Office, High Street Dunblane

Attendees:

Scott Bottomley (Chairman)
Alastair Forbes (AFA)

Key feedback:

- Dunblane Soccer Club currently have 550 members (450 kids) over 22 teams
- Over next 20 years it is projected that the playing 'pyramid' increases.
- The club currently train and play at various locations across the area. They are currently discussing potential options for new purpose built facilities with specific requirements including area/floodlights and pitch types.
- It was agreed that the requirements are very different for each club but there may be potential collaboration for the conditioning room/gym space (older boys and girls), similar to how Riverside FC have access to the gym at Stirling University
- Dunblane Soccer Club intimated their support of the DSC Masterplan and appreciation for the opportunity to discuss the DSC Masterplan design.

Dunblane New Golf Club (DNGC)

Date: 31st August 2023

Location: Dunblane New Golf Club

Attendees:

Lesley Blair (DNGC Chair)
R McLuckie (DNGC Club Manager)
Alastair Forbes (AFA)

Key feedback:

- Primary concern is impact on golf club parking which is limited even for own member requirements. Proposals must not have any impact on DNGC parking and actively discourage use of DNGC parking by others
- Would be preferable if 4 no spaces at golf club side of car park could be relocated to main car park if possible

- DNGC requested consideration is given to defining and strengthening the boundary between the two clubs and designing out pedestrian access to Sports Club through DNGC car park due to safety concerns. AFA described new safe, well lit footpath from roundabout pavement along north of courts. This was seen as a benefit and preferred option for pedestrians
- Consideration also required to construction and phasing so no impact on DNGC operation(s).
- DNGC acknowledged golf practice nets currently site on DSC land and would initiate the process to identify where to relocate these and move.
- DNGC intimated potential for their pro shop to also sell tennis club items if helpful to DSC
- DNGC intimated their support of the DSC Masterplan and appreciation for the opportunity to discuss the DSC Masterplan design.

Dunblane Scout Group

Date: 14th September 2023

Location: AFA Office, High Street Dunblane

Attendees:

Kenneth McDonald (Group Scout Leader)
Alastair Forbes (AFA)

Key feedback:

- It was agreed that the Scouts requirements are very different from the Sports Club but there may be the following opportunities to engage further
 - Water quality if shared supply
 - Gate access link to new footpath
 - Pavilion uses incl. Guides
- Dunblane Scout Group intimated their support of the DSC Masterplan and appreciation for the opportunity to discuss the DSC Masterplan design.

Dunblane Sports Club Centenary Dinner

Date: 6th September 2023

Location: DoubleTree Dunblane Hydro

Summary:

AFA presented a summary of Feasibility Study and outcomes to members and attendees at the DSC Centenary Dinner.

Topographical Survey

5.1 Topographical Survey

Due to the restricted nature of the site and establish accuracy for the proposals AFA commissioned a topographical survey.

This survey was carried out on 13th June 2023 by 4Site Surveys.



GENERAL NOTES

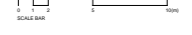
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Legend

AV - Air Valve	MC - Manure Cover
BT - Benchtop	MM - Manhole
BT - British Telecom Cover	MM - Manhole
B - Bellend	MP - Manhole Post
C - Cover (unknown service)	MB - Manhole Ring
CL - Cell Level	OM - O.S. Benchmark
CDL - Columns	OW - Overhead Wires
CT - Cable Telecom Cover	OT - O.S. Trip Point
D - Drain	P - Post
DK - Drain Kerb	PM - Parking Meter
EC - Electricity Cover	PK - Electric Pole
EL - Earth Level	RE - Reading Eye
EP - Electricity Pole	RL - Ridge Level
ER - Earth Rod	RS - Road Sign
FI - Fire Hydrant	SP - Sign Post
FL - Floor Level	SR - Sign Notice
G - Gully	T - Tally
GC - Gas Cover	TRE - Tree
GO - Post Office Box	TL - Traffic Lights
GT - Gas Trolley	TR - Telegraph Pole
I - Inspection Cover	TV - Cable T.V. Cover
IL - Insect Level	VP - Vent Pipe
KL - Road Left Bellend	WC - Water Cover
LB - Lighting Bellend	WH - Wall Head Level
LL - Lintel Level	WL - Water Level
LP - Lamp Post	WM - Water Meter
LT - Lighting Tower	WT - Water Tally

SURVEY STATIONS

Station	Eastings	Northings	Level
AF01	278504.104	701075.305	78.071
AF02	278525.473	701116.153	78.132
AF03	278485.297	701074.866	77.325
AF04	278484.245	701038.601	79.887
AF05	278475.538	701053.349	79.214
AF06	278449.486	701082.048	77.124
AF07	278453.468	701093.375	76.962
AF08	278443.476	701074.339	76.961
AF09	278446.022	701055.872	77.386
AF10	278439.520	701053.945	77.233
AF11	278451.561	701047.535	78.299
AF12	278470.919	701039.743	80.368

Revision	Description	Date	Check

INFORMATION

AFA Atalair Forbes Architects First Floor 23 High Street Dunblane Perthshire FK15 0EE info@afarch.co.uk www.afarch.com	Project DSC Centenary Masterplan Client Dunblane Sports Club Drawing Title Topographical Survey Drawing No. Project ID: Original Zone Level Topo Rata Number DSC - AFA - 00 - ZZ - DR - A - 5000 AFA Project No. 22025 Drawing No. 1-200 Name Remotes 50 P0

Design Sprint 3

6.1 Design Sprint 03 - Summary

Overview

The third DSC sprint allowed the project team to co locate for a concentrated period (2 hours) to review and develop the design options.

Date: 28th July 2023
Location: Dunblane Sports Club

Attendees:
DSC: Mr. S. Milne (Chairman), Mrs. B. Beattie (Treasurer & House Convener) Mrs. M. Carroll (Secretary) Mrs. E. Morson (Membership Secretary) Mr. W. Perrie (Squash Convener) Mr. R. Gallagher (Tennis Junior Convenor) Mrs. N. Wishart (Social Convener) Mr. M. Goundry (Squash Convenor), Mr. S. Fleming (Coach)

AFA: A. Forbes, S. Bryan
Apologies Mr. P. Wilson (Tennis Convenor),

Design Sprint Goal

Ensure a social, inclusive, modern, welcoming club.

Summary of Findings and Process

The focus of this design sprint was to review the 2no shortlisted design options as below and illustrated in the following pages:

- **Option A:** New Build
- **Option B:** New Pavilion building and refurbish and extend the existing sports club building

Both options were considered in detail and refinement of each identified to be carried out. It was unanimously agreed by the Sports Club board that Option B was the preferred option to be taken forward.

Design Sprint 03 Agenda

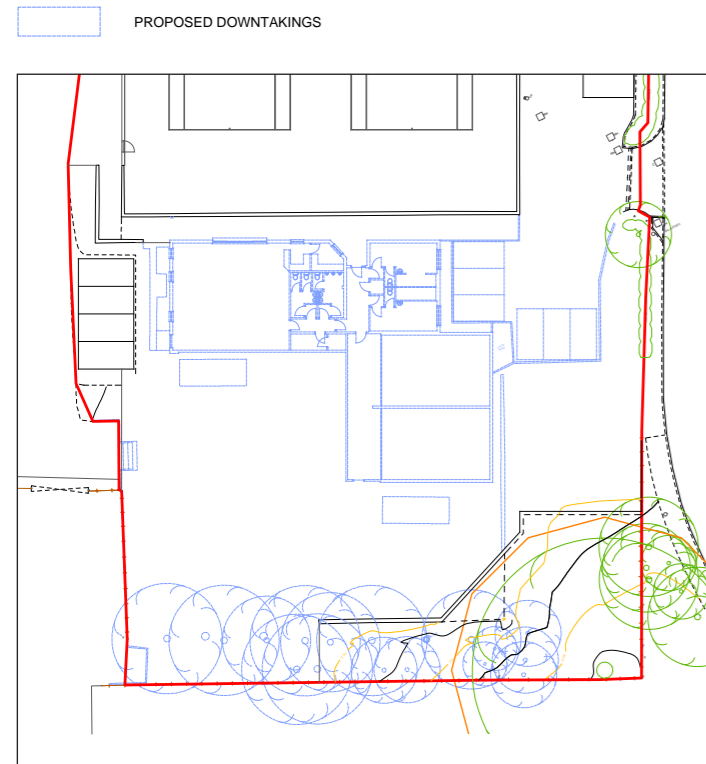
Welcome and Introductions	
Set the sprint goal	
Review the recent consultation	<i>AFA to provide update on recent meetings with local organisations to date</i>
Review design options	<i>Attendees will review design options and assess against the briefing criteria</i>
Collate	<i>Agree preferred design option</i>
Next Steps	<i>Agree next steps</i>

6.2 EXISTING SITE LAYOUT



6.3 OPTION A - NEW BUILD

New Build Gross Area:
1,015 sqm



6.3 OPTION 1 - NEW BUILD

Advantages:

- Extensive new indoor facilities
- Maximises use of land to rear of existing building
- Highly visible from roundabout to 'advertise' sports club
- New, high construction environmental performance including renewables
- Building facilities are on single level to aid disabled access
- Provides large internal hall for coaching in wet weather
- Provides internal areas for racquet sports (albeit subject to schedules uses of hall)
- Provides new squash facilities
- Provides first floor viewing terrace at bottom end of courts

Disadvantages

- High capital cost in single phase (CAPEX)
- High running costs (OPEX)
- Construction duration would be disruptive to club operation/use
- Building orientation and shading
- Visual impact on neighbours
- Large construction disruption to neighbours
- Car parking is reduced and maintains non compliant vehicle movement
- Does not create areas for external pickleball and paddle ball
- Retains external 'corridor' in front of building
- Does not maximise viewing areas to courts

Through discussions with the club board and members, this option was discounted due to limitations including construction phasing, minimal viewing area over tennis and mini courts and high capital and operation costs.



6.4 OPTION 2 - DESIGN APPROACH

Option 2 is based on creating 2no smaller buildings and create a 'campus' approach to the site. A new timber pavilion is proposed on the north end of the car park in the location of the historical Sports Club pavilion (shown opposite). The second building would be a remodelling of the existing building with the squash courts retained and built around. The existing club room would be demolished to provide space for new pickleball and paddle ball courts. This option is described and illustrated in the following pages.



A 1950 photograph, looking down from the golf club towards the Fourways roundabout with the Dunblane Hydro in the background. The tennis courts were opened in 1923 and are still very popular but their stylish pavilion has not survived the years and the houses of Ochlochy Park now occupy the grassy bank behind it. The putting green was constructed in the 1930s but has now disappeared under the tarmac of the golf club's car park. However, a small putting practice area has been retained near to where the photographer was standing.

Reference 'Old Dunblane' with Ashfield, Kinbuck and Sheriffmuir' by Bernard Byrom, Page 28

6.4 OPTION 2 - 'PAVILION'

Advantages:

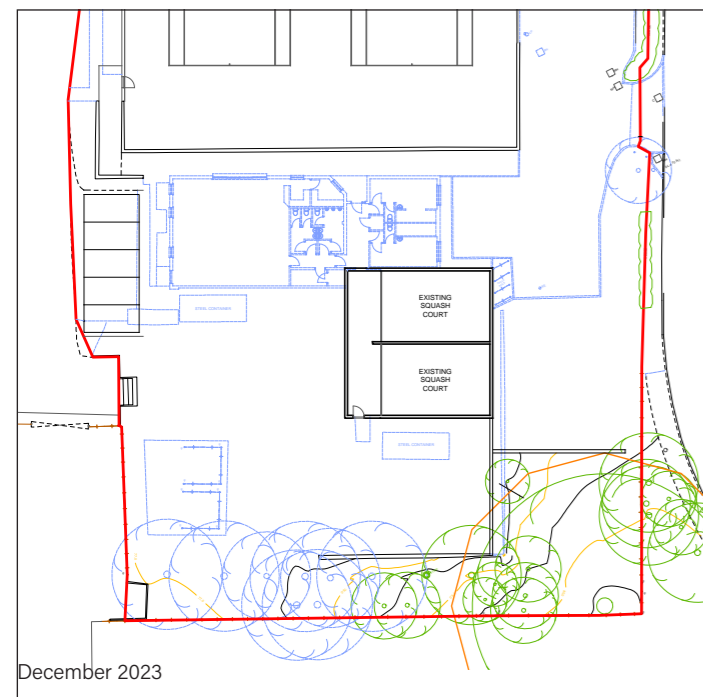
- Appropriately scaled new indoor facilities
- New pavilion can provide social / 'stay and play' requirements
- Utilises land to rear of existing building
- Capital costs can be phased
- New, high construction environmental performance including renewables
- Disabled requirements are provided throughout
- Provides extensive covered viewing areas that maximise viewing areas to courts
- Construction duration can be phase to reduce disruption to club operation/use
- Building orientation and shading
- Limited visual impact on neighbours
- Phased/minimised construction disruption to neighbours
- Compliant car parking and numbers provided
- Creates areas for external pickleball and paddle ball
- Reduces external 'corridor' in front of existing building
- Provides safe routes

Disadvantages

- No internal tennis facility incl. coaching in wet weather

Through discussions with the club board and members, this option was agreed as the preferred option

PROPOSED DOWNTAKINGS



December 2023



Dunblane Sports Club Centenary Masterplan

6.5 POTENTIAL PHASING

The diagrams opposite illustrate the potential phasing of the overall masterplan to minimise disruption to the operation and use of the Sports Club and break expenditure down into stages.



Existing Site Layout



Phase 1: Erect Pavilion and alterations to form new car park and safe access footpath



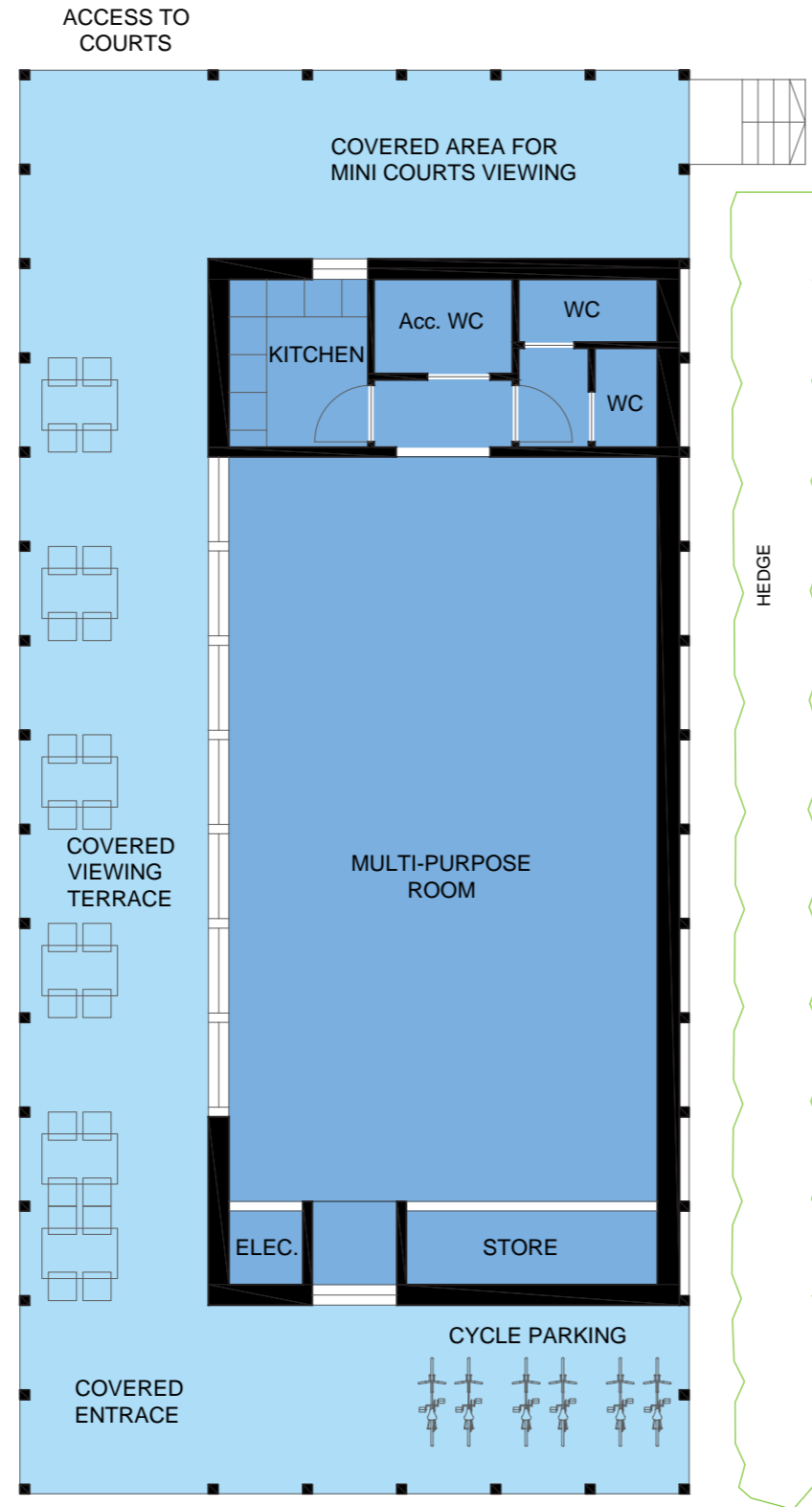
Phase 2: Demolish Club Room and erect Pickleball and Padlle ball Courts



Phase 3: Refurbish and extend existing building. Squash courts remain in existing location.

6.6 OPTION 2 - PROPOSED FLOOR PLANS 'PAVILION'

Preliminary floor plan and massing study illustrated opposite

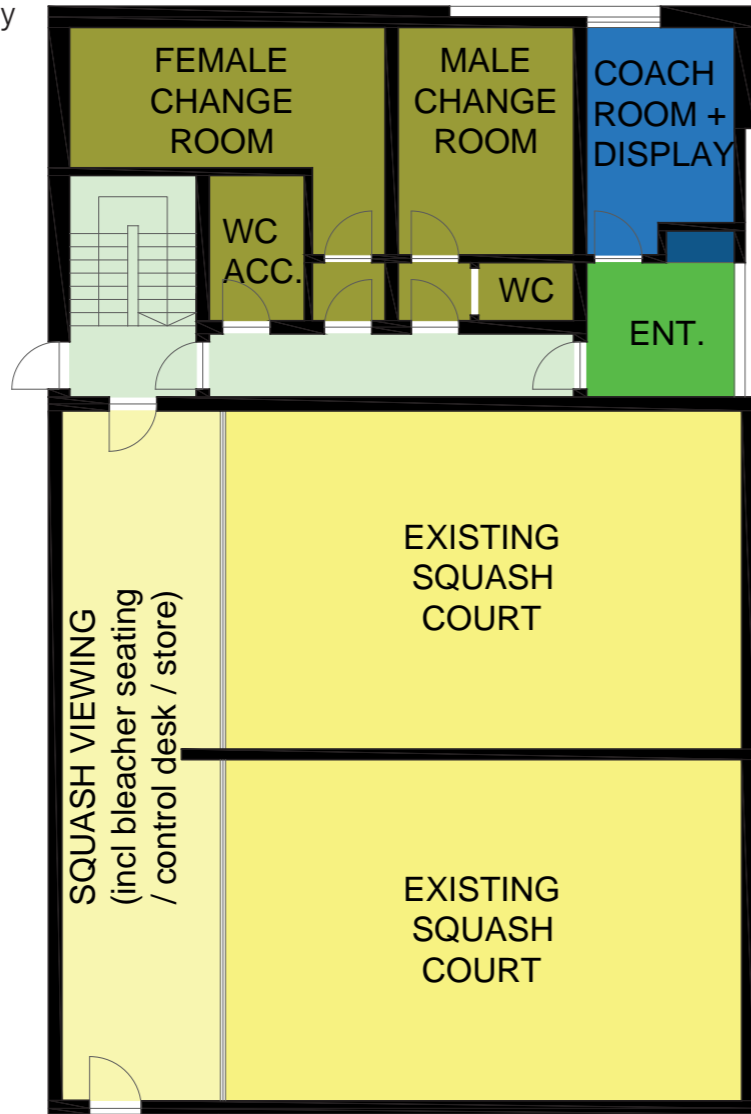


Proposed Ground Floor Plan

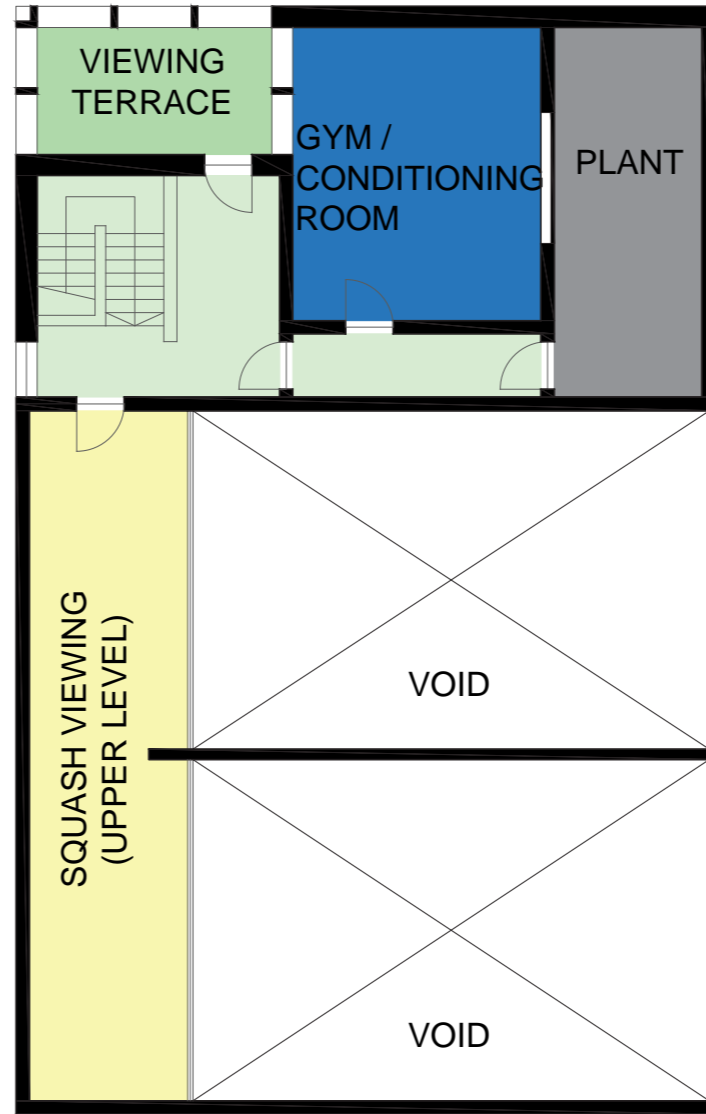


6.6 OPTION 2 - PROPOSED FLOOR PLANS 'REFURBISHED EXISTING BUILDING'

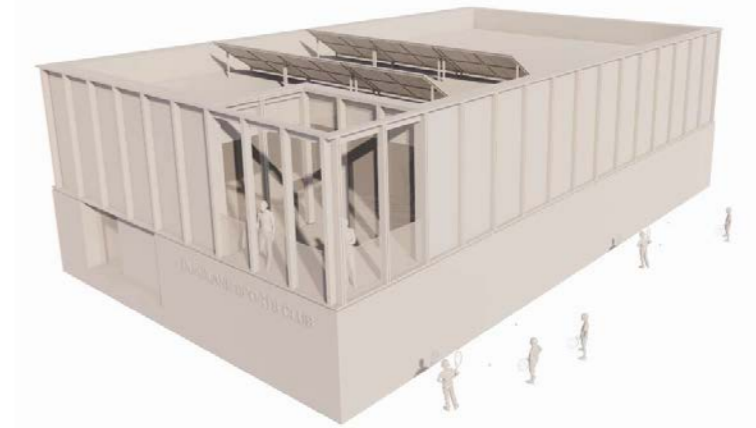
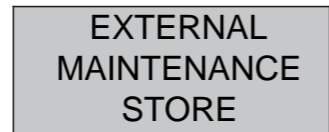
Preliminary floor plan and massing study illustrated opposite



Proposed Ground Floor Plan



Proposed First Floor Plan



6.7 OPTION 2: CROSS SECTION THROUGH NEW PAVILION

The diagram opposite illustrates the new Pavilion height is at the level of the existing hedge to negate impact on neighbours.

A green roof is proposed on the Pavilion roof for biodiversity, habitat and ecology benefits and visual interest to neighbouring properties.



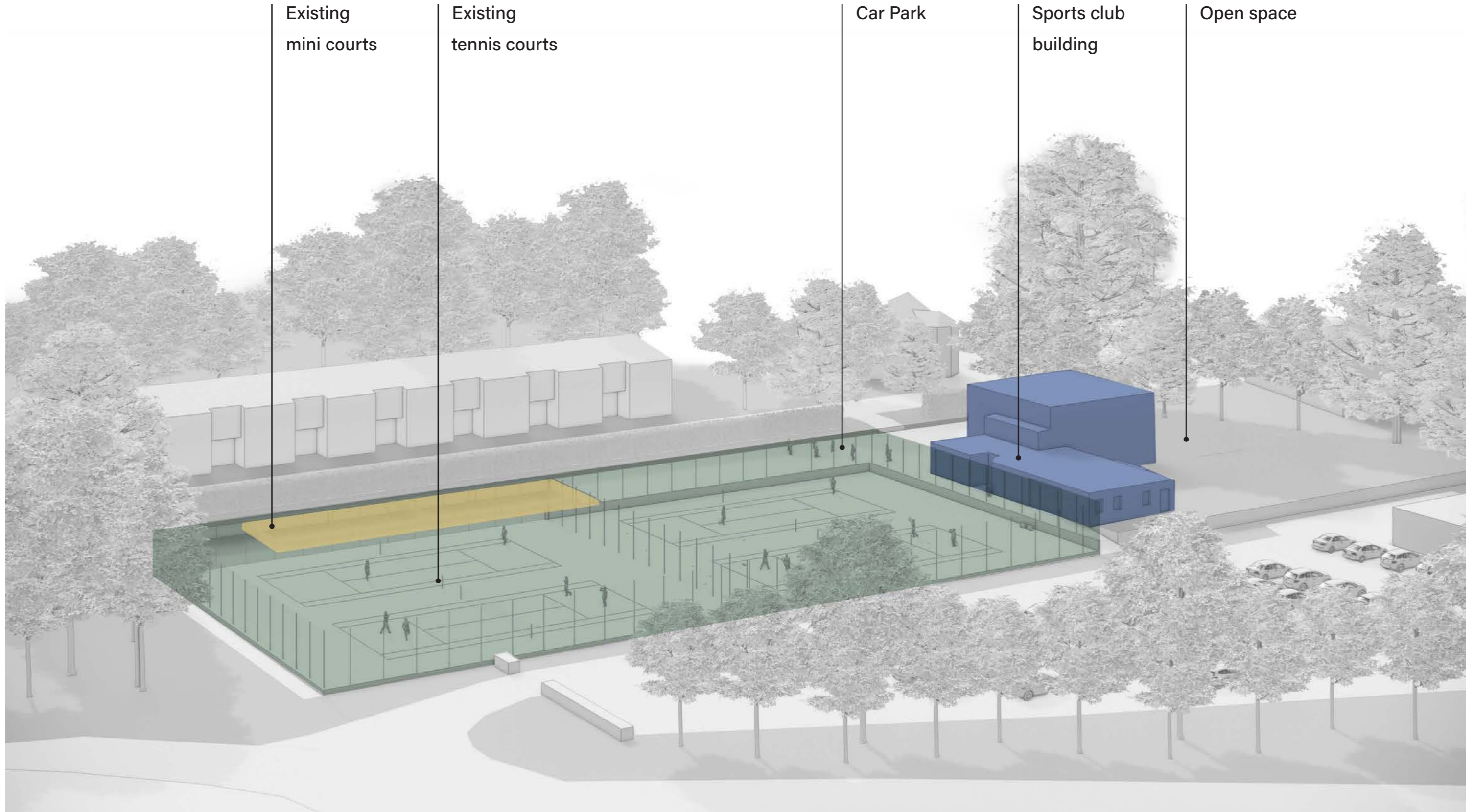
6.7 OPTION 2: ELEVATION OF NEW PAVILION

The diagram opposite illustrates the new Pavilion height is at the level of the existing hedge to negate impact on neighbours.

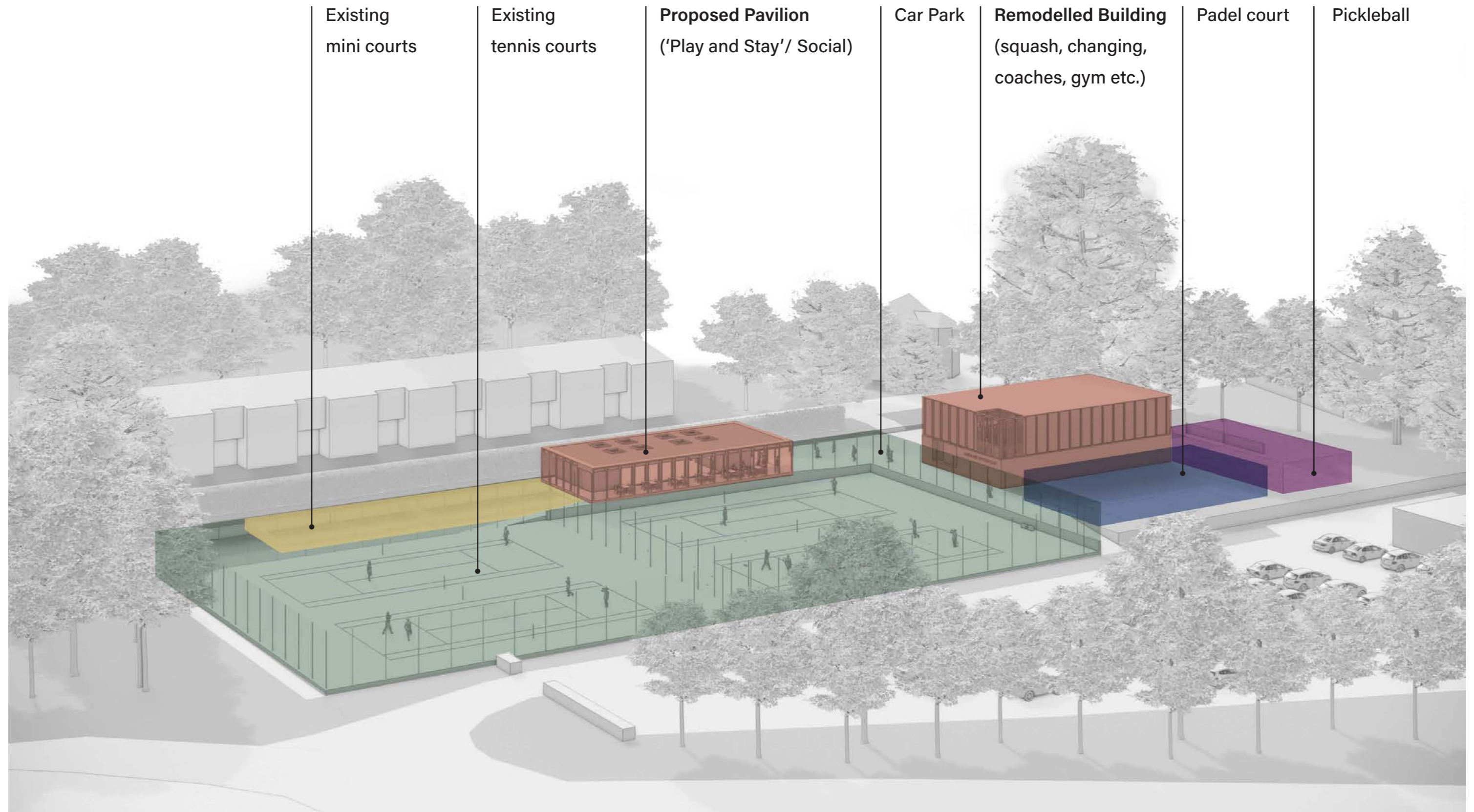
A green roof is proposed on the Pavilion roof for biodiversity, habitat and ecology benefits and visual interest to neighbouring properties.



6.8 OPTION 2: EXISTING AERIAL VIEW



6.8 OPTION 2: PROPOSED AERIAL VIEW OF MASTERPLAN



6.9 OPTION 2: PROPOSED VISUALS



Aerial view



Aerial view

6.9 OPTION 2: PROPOSED VISUALS



View from tennis courts towards pavilion and sports club



View from tennis courts towards sports club

6.9 OPTION 2: PROPOSED VISUALS



Sports club entrance view



View from neighbouring houses along Ochloch Park

6.9 OPTION 2: PROPOSED VISUALS



Pavilion entrance view



View from sports club terrace

6.9 OPTION 2: PROPOSED VISUALS



View within pavilion terrace towards sports club



View within pavilion terrace towards mini courts

6.9 OPTION 2: PROPOSED VISUALS



View within pavilion multi-purpose space



View within pavilion multi-purpose space towards tennis courts

Architectural Visualisations

7.1 Visualisation 01



7.2 Visualisation 02



Next Steps

8.1 Next Steps

The following next steps have been identified by The Dunblane Sports Club Committee:

- Develop site layout and building proposals to next level of detail
- Review project programme, phasing and associated construction costs with Quantity Surveyor
- Assess financial and/or fundraising requirements
- Establish scope and costs to submit Planning Application for Option 2 (Preferred Option)

AFA.

First Floor,
23 High Street
Dunblane
FK15 0EE

+44(0)1786 643 677
info@afarch.co.uk
www.afarch.co.uk

Alastair Forbes
Architects

