

Grandtully Development Project Information

June 2023



canoescotland.org

Background to the project

In September 2020 work started to investigate how additional facilities could be added to the site. This was based on:

- ◆ Steady growth in use of campsite and car park in preceding years
- ◆ Inadequate numbers of toilets and showers and an absence of changing rooms
- ◆ The 17 year old building of portable construction, having already had its floors replaced at the 10 year point, moving towards the end of its life in its current form
- ◆ Development of the SCA “Paddlesport For All” strategy with a focus on making sport more accessible for everyone and developing facilities that would serve everyone
- ◆ Intention to diversify SCA income and to be less reliant on government funding

Consultation with SCA members and committees - 2021

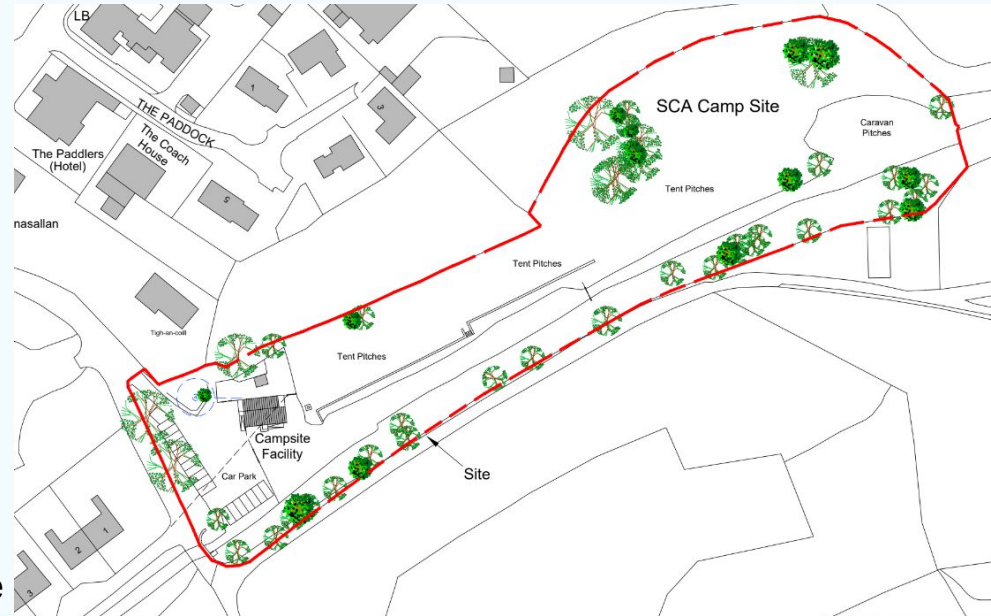
In order to ensure that the project would meet the needs of our current and future members, consultation work was carried out in 2021 via Zoom calls and an online survey

- ◆ Zoom consultation calls were carried out with committee members and individual members to discuss and refine the proposals
- ◆ Each SCA Equality Group discussed and inputted into the proposals
- ◆ An online survey was completed by 124 individuals from across different aspects of paddlesport - 60% of respondents named Slalom as their main discipline
- ◆ In addition to internal consultations, meetings were held with external organisations including Scottish Disability Sport and Paths For All

The site - 2003 to present day

- ◆ A small portable facility building, near the entrance for combined uses:
 - overnight camping
 - day use
- ◆ In total: 6 x showers, 6 x toilets and zero changing cubicles

Plan View of Current Site



Current project will deliver two separate buildings:

- ◆ Refurbished existing building for day use containing:
 - 6 x individual changing rooms
 - 5 x Toilets
 - 5 x Showers
- ◆ New-build facility in the middle of the site for overnight use containing:
 - 17 x Toilets
 - 15 x Showers
 - 1 x Changing Places Facility

Both with solar panels, heat pumps, insulation & mechanical ventilation and heat recovery

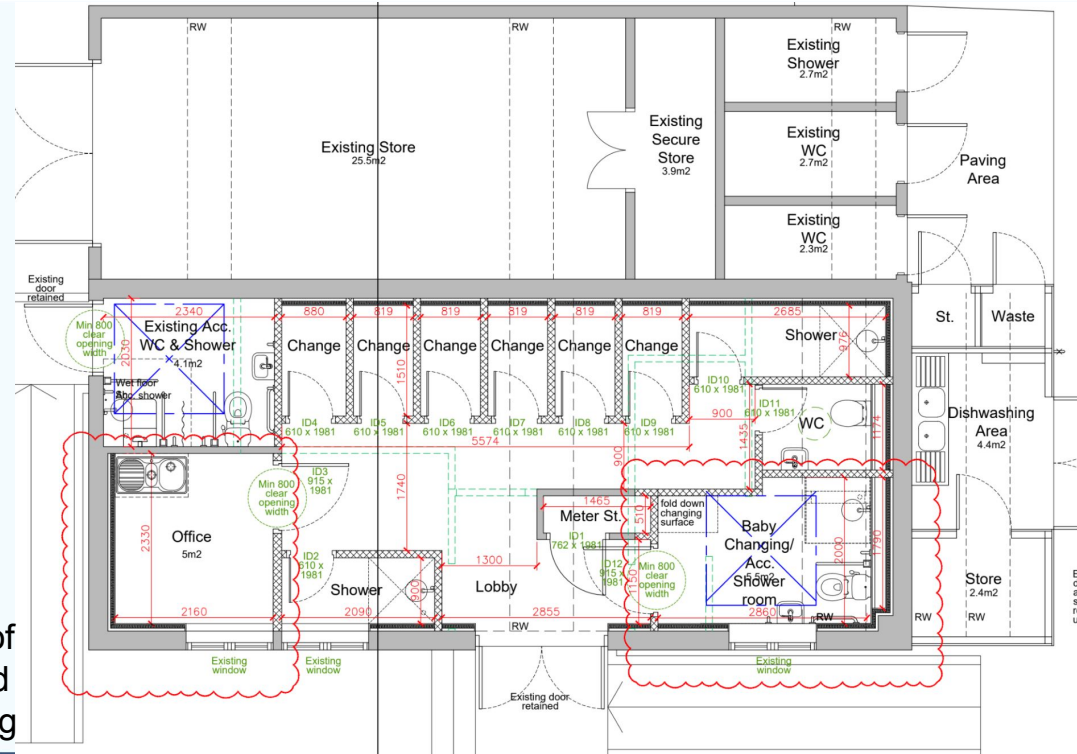
Existing Building



Project Concept: Refurbishment of existing building

- ◆ Accessible day use facilities with individual cubicles for changing rooms, baby changing, showers and toilets with sinks
- ◆ Insulated, efficient building with solid, tiled floor

Plan View of Refurbished Day Building



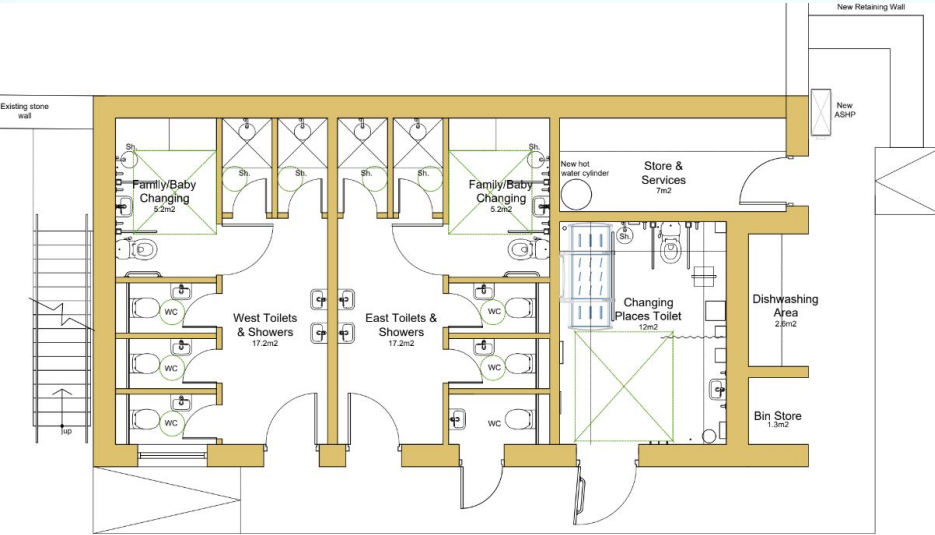
Proposed New Overnight Building

Proposed new Overnight
Shower/Toilet Building

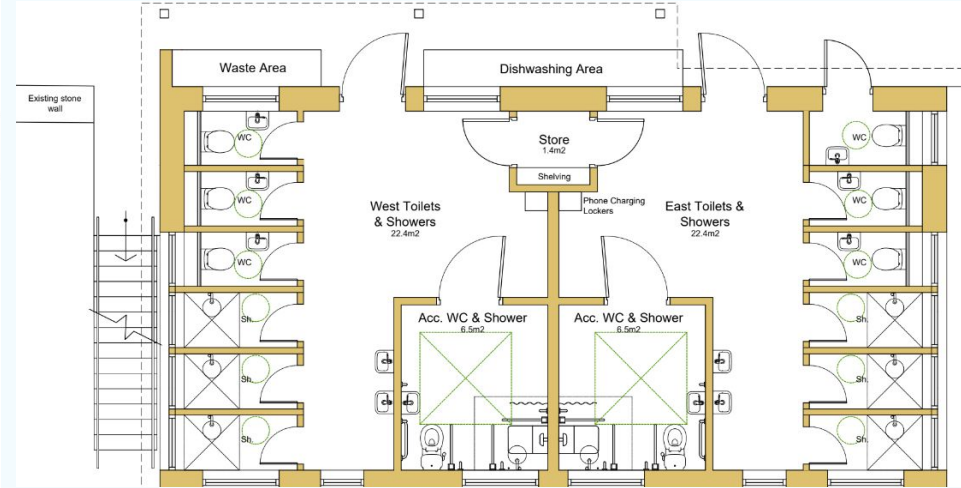


Project Concept: New Overnight Building

Plan View of Overnight Building Ground Floor



Plan View of Overnight Building 1st Floor



Cost and timing considerations

Cost considerations:

- ◆ Year on year Inflation - materials and labour costs continue to rise dramatically
- ◆ Perth & Kinross Council's planning condition regarding 10% carbon reduction
- ◆ Complexity and high cost of a private sewage treatment system - necessary because there is no mains sewage system

Timing considerations:

- ◆ A major grant, without which the project cannot be delivered, expires in March 2024
- ◆ This means building works need to be completed by February 2024
- ◆ The shortest project duration quoted by any of the 7 contractors invited to tender was 9 months
- ◆ Therefore work has commenced, as planned, in June 2023 in order to finish by the grant deadline
- ◆ Missing the opportunity to commence building works in June 2023 would mean risking losing funding due to not being able to finish the project by funding deadlines. If the funding were to be lost, the project would not be delivered

Timescales

- ◆ Project initiated: September 2020
- ◆ Project consultations: January - March 2021
- ◆ Planning Permission approved: 16 August 2021
- ◆ Building Warrant approved: 27 February 2023
- ◆ Decision not to accept campsite bookings beyond May 2023: October 2022
- ◆ Tender documents issued: 17 March 2023
- ◆ Tender responses received: 2 May 2023
- ◆ Planned construction start: 19 June 2023
- ◆ Planned project completion: 1 March 2024
- ◆ Final major grant claim dates: February - March 2024 (already extended by 1 year)

Proposed phase 2 of project: not yet confirmed

- ◆ The main project aim remains to increase and improve showers and toilets etc.
- ◆ A further new building, which would contain training rooms, a drying room and small office, for which planning permission and building warrant has been obtained, has been postponed until sufficient additional funding is received.
 - It is possible that its construction can be approved Autumn 2023, in which case it could be delivered in parallel with the works already underway
 - It could be added at a later date without the need for the site to be closed or impact use of facilities

Arrangements during construction phase

- ◆ There will be parking for day-use throughout
- ◆ No overnight stays are possible on any of the campsite and car park
- ◆ Other nearby campsites, some as close as 4 miles away, are:
 - Aberfeldy Caravan Park
 - Inver Mill, Dunkeld
 - Milton of Fonab, Pitlochry
 - Faskally, Pitlochry
- ◆ There are no toilets on site. The nearest [publicly accessible toilets](#) are in Aberfeldy
- ◆ We will keep you updated on progress via the SCA website and via social media and we look forward to having you stay at the site after the work is completed