

St. Fillans Community Council

PROPOSED NEW COMMUNITY HALL, ST. FILLANS

Pre Application Enquiry

SUPPORTING STATEMENT



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Background

St Fillans Community Council identified the need for a new Village Hall facility in the 2017 - 22 Village Development Plan, which was formally adopted by the Village via the Community Council. There are a number of issues with the existing hall and its facilities and, after consideration, it has been decided to look at the feasibility of building a new hall suitable to the modern requirements of the village.

The brief for the new hall will be honed through the feasibility process but, in principle, the hall should be a hub for local activities and will most likely have to cater for performances of all sorts (theatre / music / film) both seated and standing, private and local functions (potentially weddings, parties etc), regular local sports activities (as appropriate), local clubs and groups (cubs, guides, men's club etc), meetings (flexible and potentially small conferences) and should have supporting facilities appropriate for these functions including catering/kitchens, limited office space, suitable toilet facilities and storage. Parking as appropriate will also be required although the expectation would be that most hall users will walk to the hall from the village centre.

Several potential sites were identified within the village and the site at the War Memorial was selected as the preferred option after some initial analysis.

The principal reasons for the selection of this site were as follows :-

- It is unlikely that there are any other suitable uses for this site and therefore opportunities for new development on the other sites within the village are not being restricted.
- The site is easily accessed from the village but is not immediately adjacent to any domestic properties meaning that this site is likely to cause least disturbance to neighbours. This is further assisted by the band of mature trees between the site and the nearest houses.
- The excellent mature landscape setting with great views up the loch
- Good vehicular and pedestrian connections to the village
- The site size allows for sufficient parking, service access and turning, outdoor facilities where appropriate and allows for potential future extension or alteration of facilities
- All other sites have basic issues that render them inappropriate for the proposed development

The Site

The site is an area of land forming a small peninsula at the east end of Loch Earn immediately adjacent to the village of St Fillans. The site is connected to the heart of the village by an existing pedestrian footbridge at its north end which links to the main road between the Village Store and the Drummond Hotel.

The south Loch Earn road forms the boundary to the south side of the site and a new access can be formed in gaps between the trees along this boundary to provide a vehicular connection to the village and beyond and to allow access for fire and rescue vehicles, service vehicles and construction traffic.

There is a clearing at the centre of the site that is cocooned by trees to the south, east and west and has spectacular views up Loch Earn to the west. This is the preferred location for the proposed hall.

As well as providing an excellent setting and backdrop for the proposed new hall, the trees will shield the proposed building from most viewpoints outwith the site and will also help to reduce the levels of light and sound between the proposed hall and the village.

Although some areas of the site are identified as being at risk of flooding, there is no history of flooding in memory of the village and therefore a flood risk assessment will be commissioned as part of a feasibility process to assess the potential before any design work is commenced.

The Proposal

The proposed new hall would be a simple single storey building set in the existing landscape to take full advantage of the magnificent views up the loch whilst gaining the shelter of the existing wooded landscape. The design would be sympathetic to the setting and the intention would be to site the building in the existing clearing to minimise any loss of existing trees and natural habitat.

Sustainability and renewables will be key considerations in the development of the brief and the design.

The building would be set in the clearing with a possible terrace and a lawn area to the west to allow 'spill out' to the loch side when appropriate. The building would be sited to allow for an area for outdoor sports / leisure facilities and or a play park area to the north whilst parking would be split into smaller areas to help it set into the landscape in a natural way with some parking set within existing clearings in the trees. There would also be a service area for deliveries etc.

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