

Kinlochbervie Community Company

Draft Design Principles

14 February 2017

At its meeting held on 14 February 2017, the Board of Directors considered the survey results to date, the community feedback at the two public meetings and informal conversations with local residents.

The outcome was a set of design principles for the future development of Loch Clash Pier.

1.0 General

1. The overall pier development should be called the Loch Clash Stopover.
2. The sea is our main attraction and any development should be focussed on the sea.
3. The project should have **two** main uses: (a) space for tourist information/heritage centre/broadband access/meeting place **AND** (b) bunkhouse accommodation.
4. Because of significant local concern about damaging existing business, the project should **not** include a café or retail space at this time.

2.0 Site Design

1. The pier should be principally a public space that happens to have a community-owned self-sustaining commercial component.
2. The community must feel a sense of ownership over the entire pier.
3. Local people and visitors should feel equally welcome to experience the pier – enjoy the views, fish, go down to the shore etc.
4. The final Loch Clash Stopover should have three components – (a) camper van site (existing), (b) the new building with both private and public uses and (c) public outdoor space.
5. The pier is currently used by some small fishing boats and the need for access to the far end of the pier should be accommodated in the site design; the opportunity to observe actual fishing activity on the pier enhances the project's attractiveness.
6. The long-term redevelopment of Loch Clash should also involve restoring the slipway in order to provide good public access to the shore (on foot and for boat launching); this is a future project.

3.0 Parking

1. The impact of parking provision must be minimised.
2. It must be established as soon as possible how many parking spaces will be required by planning authorities.

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4.0 The Building

1. The building should be 2 storeys – this will minimize the footprint on the pier, provide better view opportunities and leave more of the pier available for public use.
2. The building should “fit in” with other buildings on Loch Clash and should be in scale with those buildings.
3. The only existing historical buildings at Loch Clash are two former salmon bothies and a traditional croft house.
4. Either could be a model for a new building but Board members preferred one that would suggest the pier’s industrial past (fish landing, processing and selling).
5. The former Eddrachillis Fishing Station building south of Scourie could be a possible model.

5.0 Main Uses

1. Based on feedback from the community, the project should contain two main uses only.
2. The two uses are: (a) a bunkhouse and (b) a dedicated space for tourist information, heritage displays, broadband access and a place to meet.

6.0 Bunkhouse

1. The bunkhouse should be small and manageable; we should not overbuild.
2. The bunkhouse should have up to 24 beds (but no less than 16).
3. The bunkhouse should have ancillary uses (small self-catering kitchen, toilets, communal space, drying room, covered area for bicycles) and space for a warden.
4. Shared facilities are preferred as it is not the Board’s wish to compete directly with area B & Bs.
5. Consideration should be given to a divers’ compressor room with access to the outside.

7.0 Tourist Information/Heritage Centre

1. The area for tourist information/heritage centre/broadband access should be for both visitors and local people.
2. The heritage centre should focus on static displays for reason of practical management.

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3. Displays could include information on fishing, information on the area's maritime history (e.g. the nearby 16th century Spanish ship wreck) and interactive displays (e.g. location of fishing boats in the Minch in real time).
4. While the sea is the principal focus, the heritage centre could also include information on other themes; e.g. geology, crofting history etc.
5. The North West Highlands Geopark has expressed interest in maintaining a presence in this space.
6. There should be space for temporary exhibits.
7. A tourist information point is essential; there is none now.
8. Broadband access is essential for visitors; broadband speeds outside the village centre are very poor and will not benefit from the current rollout of superfast broadband.
9. Consideration should be given to including some sort of "place to meet" – perhaps an area with seating, a fireplace and a coffee machine.

8.0 Café and Retail Space

1. Because of strong local opposition, the current proposal should not contain a café or gift shop.
2. Although these would normally be seen as excellent and appropriate uses, we must be careful not to damage local businesses.
3. The design should have sufficient flexibility that a café and small retail space could be added at a later date.
4. The Board will continue to work with local businesses about the possibility of including these uses at a later date.
5. If we do provide a facility that offers food in the short term, it should focus on something different – perhaps fish and chips.

9.0 Other Potential Uses

1. Consideration should be given to commercial facilities which support outdoor activities that are related to the sea – facilities for divers, kayak rental, etc.
2. There was little community support for office space and this should not be included (other than space for broadband access within the tourist information/heritage centre).