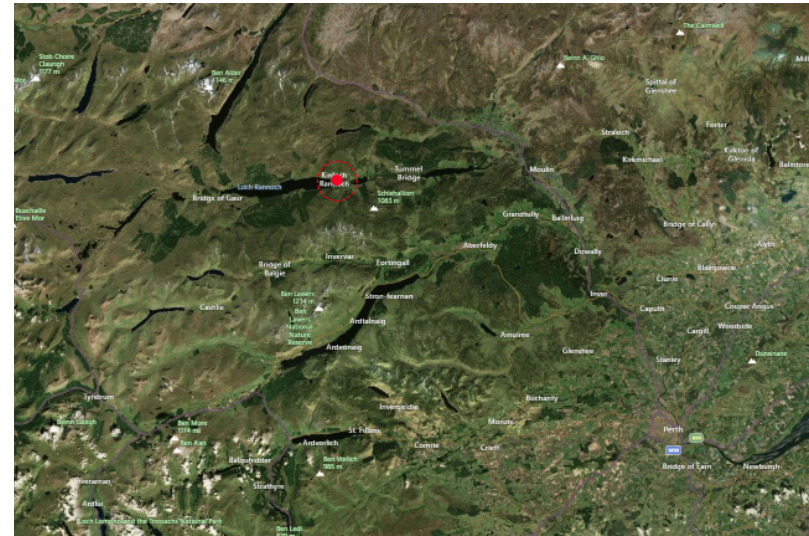
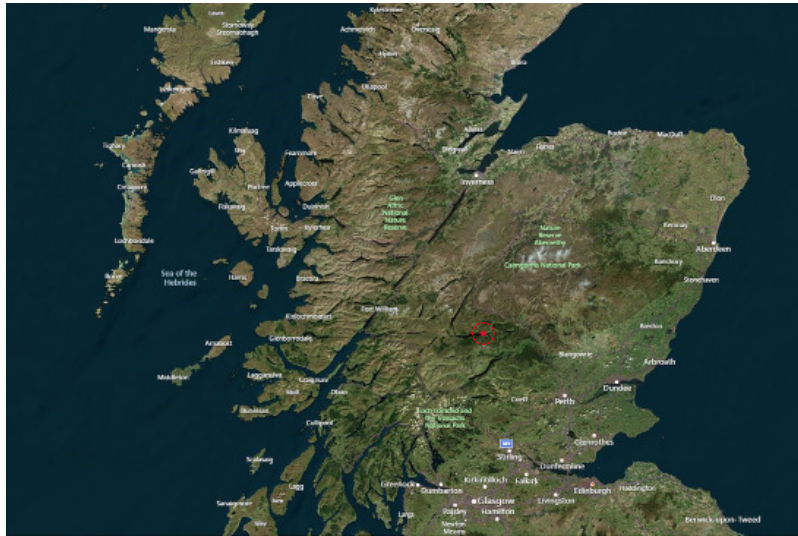




Rannoch Community Hub

Allt Mor Place, Kinloch Rannoch

Brief Development



location maps





aerial view of site + context





retaining wall

main building

boiler house & store

pedestrian gate to path

outhouse/store

fire pit & wooden structures

shed on concrete base of old classroom

parking

driveway

aerial site feature plan | 2624m²





context photos



site photos



existing footpaths



Client: Rannoch Community Trust

Location: Kinloch Rannoch Outdoor Centre, Allt Mor Place, Kinloch Rannoch, Pitlochry, PH16 5PQ

Budget: TBC

Design Team/Stakeholders: Rannoch Community Trust, Dunalastair Estate, studioEAST Architects

Brief:

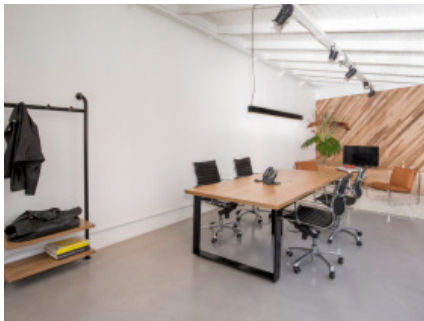
The aim of the project is to create a vibrant, community focused multi-use space that will serve a variety of different aspects of the local community whilst generating revenue through a community-owned bar & restaurant. The existing building – which was originally a school before becoming an outdoor centre - will be re-imagined to include a new schedule of accommodation with contemporary extensions forming a new entrance and seating area along with a new commercial kitchen space. The proposals will also aim to strengthen existing path networks in and around the site, providing new and improved connections to the space for the community.





1. Community Office & Community meeting room.

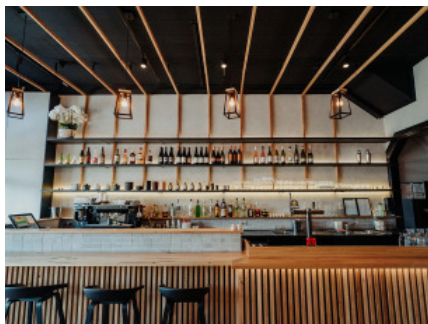
Given the very rural environment the local population is spread over a large geographical area with limited access to services and poor/non-existent broadband connections. Perth & Kinross Council have agreed to provide a Full Fibre Connection to the new hub with funding provided by Scottish Government. The community office will allow 25 identified community groups, local businesses as well as individuals, access to modern office facilities. The meeting room will be multi-functional, allowing business meetings, community services, as well as groups such as the mother & toddler group somewhere secure and private to hold meetings.





2. Bar & Restaurant

The village of Kinloch Rannoch has not had a “pub” for around 15 years. The 2016 community survey highlighted the need for a community social meeting point. The proposal is to offer brunch and evening meals along with a full selection of beverages, focusing on local and Scottish produce at a reasonable price for both local residents and visitors to the area. Music & events will be provided on a regular basis. While the hub does not require to generate a profit, it is assumed that the bar/restaurant will cover the running costs of the hub and that any profit can be used by the RCT for future community benefit.





3. Managers accommodation

The hub will provide local employment opportunities however, the need for professional and experienced management of the venue has highlighted the need to attract candidate to the position. The first floor will therefore be converted to provide a 1 bedroom management flat.

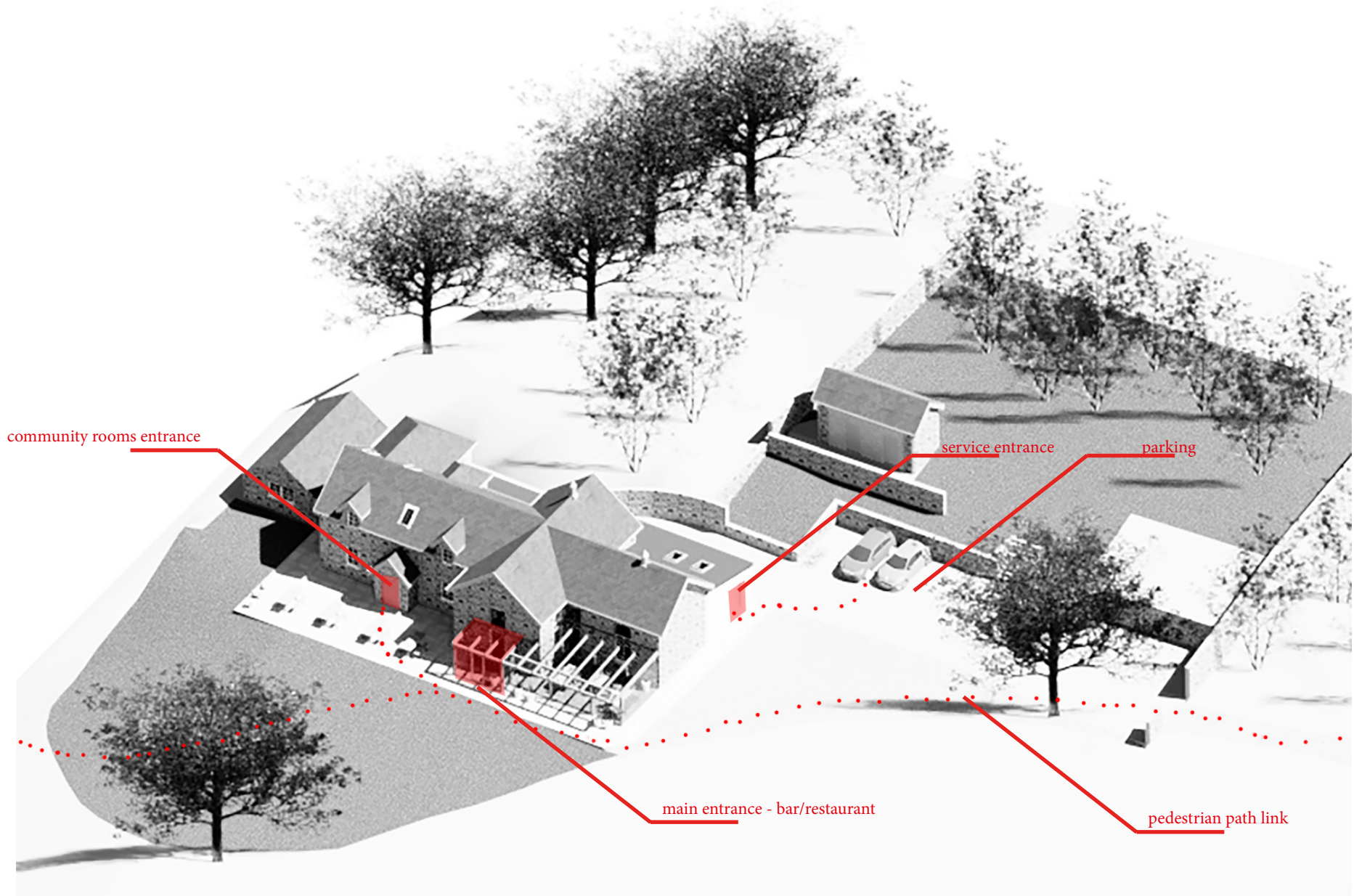


4. New Entrance

The existing building is accessed primarily from the east. In order to create a better circulation flow & provide some focus to the building, a new entrance is to be defined on the south elevation which will link to pedestrian routes through the site. The new entrance will create a modern addition to the existing building and a new focal point visible from the surrounding context.



site strategy



community rooms entrance

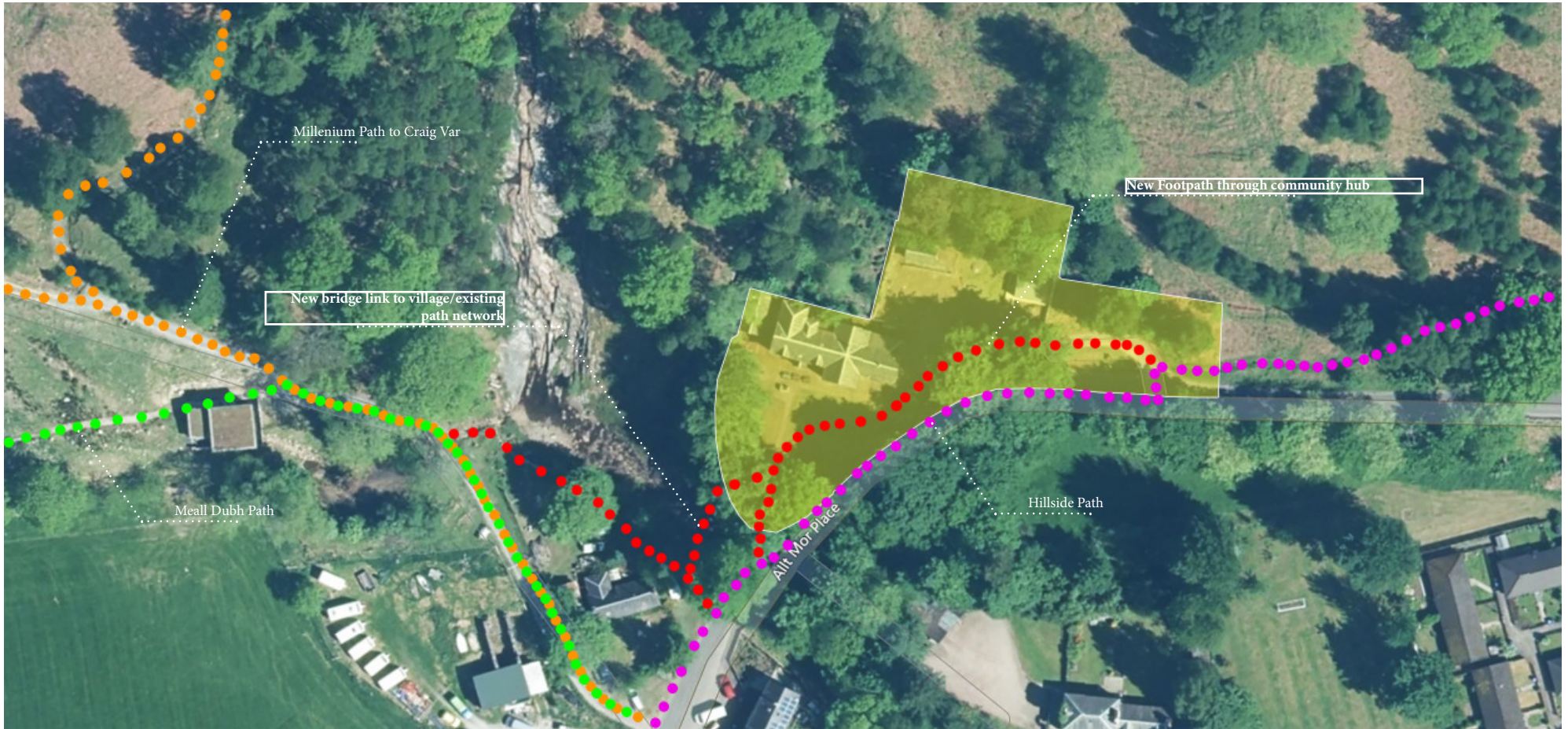
service entrance

parking

main entrance - bar/restaurant

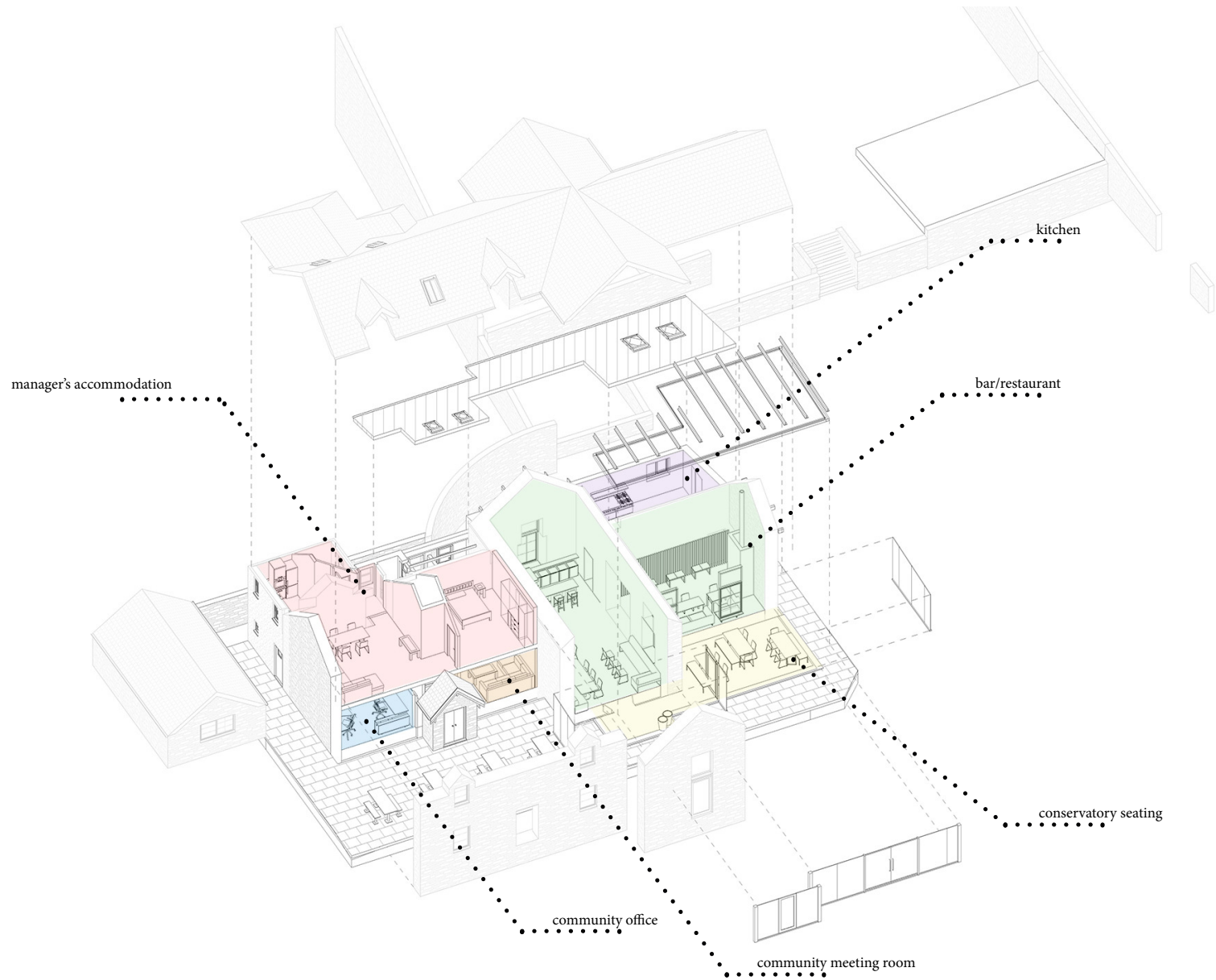
pedestrian path link

site circulation



existing + new footpaths





schedule of main accommodation



bar/restaurant perspective



community focus