



Dufftown Clock Tower Community Meeting August 31 2022



DDCA
Dufftown and District
Community Association

This evening

- Background to the project
- Findings to date
- Get your input
- Discuss next steps and timings

Introductions and background

Dufftown and District Community Association

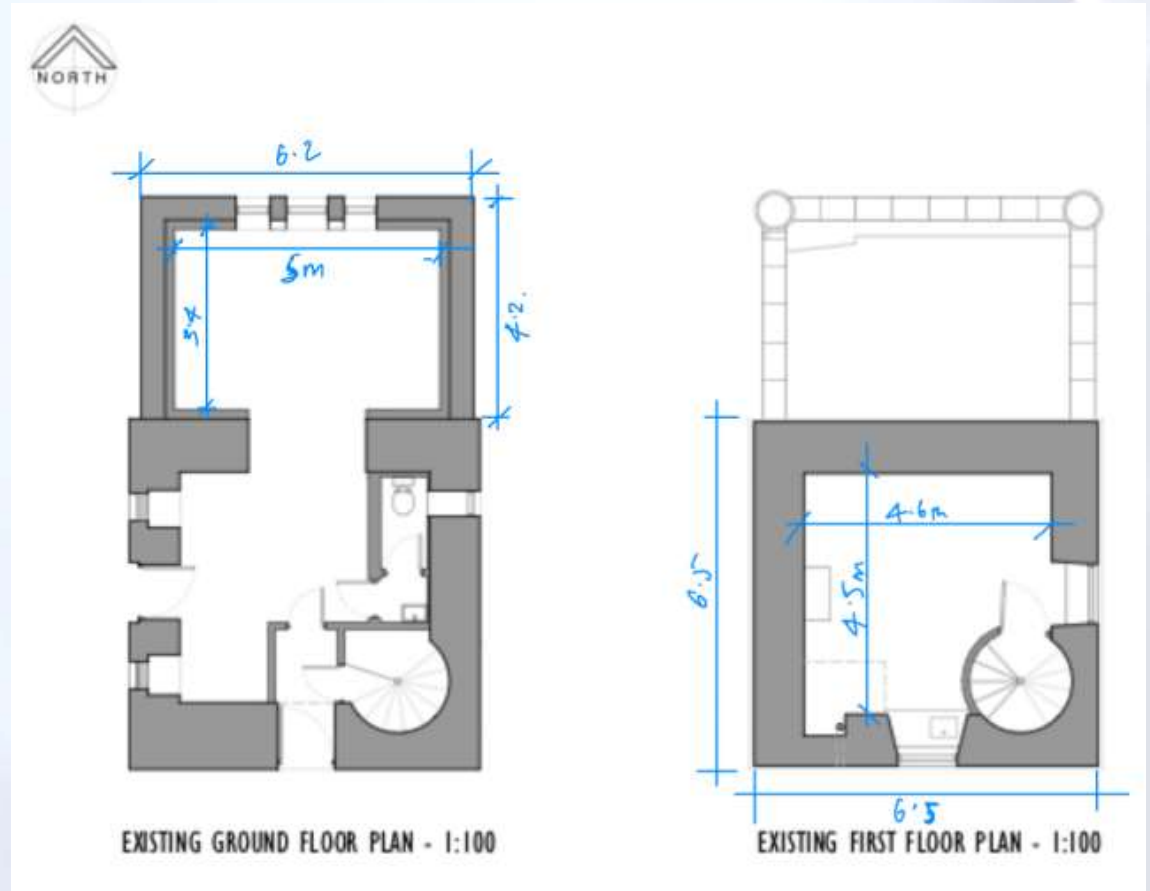
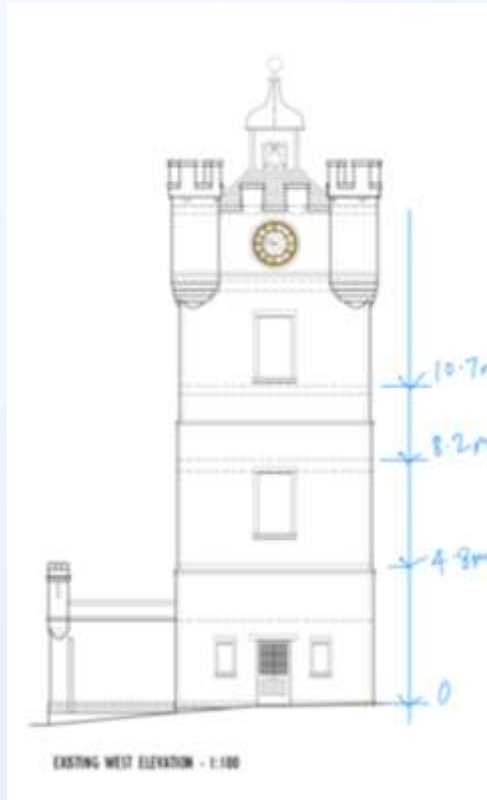
- Building owners and custodians since 25 March 2020
- Full conditions report completed April 2021 - £106,000 excl VAT
- Delfinity – about us
- Consultancy based in NE Scotland
- Funded by HIE through their Support for Communities Framework
- Experienced in community assets

Project brief

Project Outcomes

- Short report on outcome of community engagement
- Short report on review of market need and demand
- 3-Year Operational Income and Expenditure Cashflow Projections
- Capital Funding Framework/Action Plan

The Clocktower



Activities to date

- Review of available information
- Meeting with Moray Council planning and building control departments
- Site visit and meetings with some of the community organisations
- Initial assessment of options raised in the community engagement in 2017

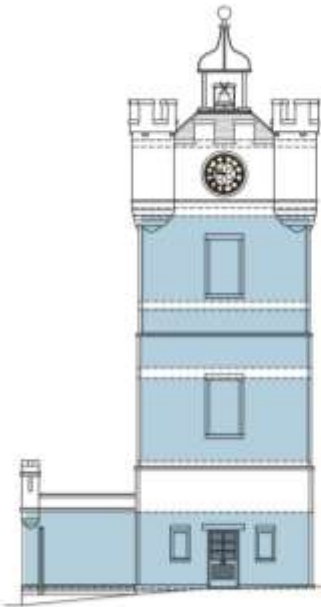
Findings

- Building has limitations for public use of upper floors
 - Height (over 7.5m) requires industrial sprinkler system for multi-user access OR external fire stair
 - Accessibility issues
- Feedback to date
 - Iconic heart of Dufftown
 - Sustainable future is the priority – need income stream
 - Community use is desired
 - Pragmatic and practical about use
 - Opportunities to make connections in Dufftown, for residents and visitors

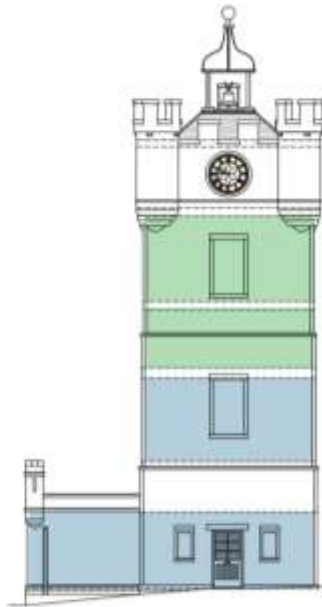
Connecting to Dufftown's assets



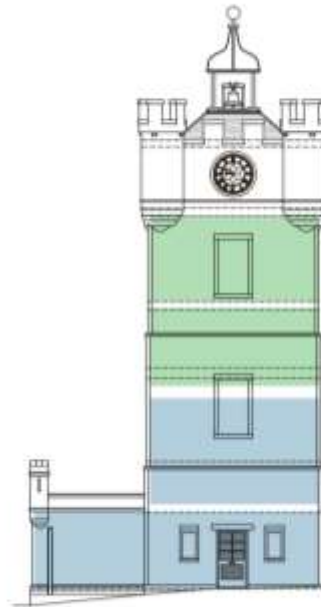
Options



Option 01
Entire building in non-domestic occupation
(museum / retail)

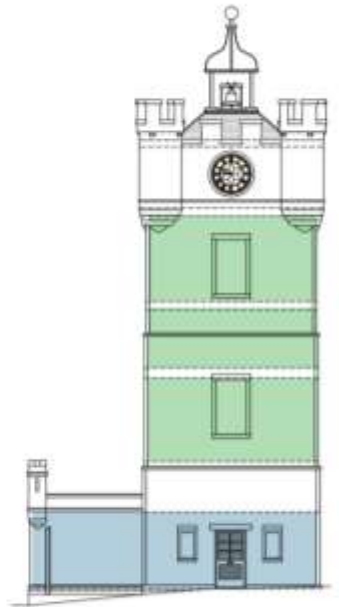


Option 02
Ground and first floors in non-domestic occupation
(museum / retail), second & third floors as holiday
accommodation



Option 03
Ground and first floors in non-domestic occupation
(museum / retail), second & third floors as holiday
accommodation. Floor levels rearranged.

PREFERRED OPTION



Option 04
Ground floor in non-domestic occupation (museum
/ retail), first, second & third floors as holiday
accommodation.

Options

Option 01

Entire building in non-domestic occupation (museum / retail)

Building regulations compliance:

2nd & 3rd floors would be non-compliant for a non-domestic use under the Building Regulations, and would require a bespoke fire engineered solution, with the installation of an automatic fire suppression system.

Feasibility:

Difficulty with access to upper levels (via tight turnpike stair). Automatic fire suppression system would be expensive to install.

Option 02

Ground and first floors in non-domestic occupation (museum / retail), second & third floors as holiday accommodation

Building regulations compliance:

Access to holiday accommodation would require to be separate from non-domestic areas - could use south entrance and existing stair with new fire-rated construction between stair and ground & first floors. New stair required between ground and first floors.

Feasibility:

New stair between ground and first floors would take up significant space internally - large floor to floor distance

Option 03

Ground and first floors in non-domestic occupation (museum / retail), second & third floors as holiday accommodation. Floor levels rearranged.

Building regulations compliance:

Access to holiday accommodation would require to be separate from non-domestic areas - could use south entrance to new stair. Separate stair required between ground and first floors. Allows level access between first floor and extension rooftop 'terrace'.

Feasibility:

Re-setting floor heights would be expensive. New stairs could be fully compliant, however, existing timber stair forms part of Listing. Opportunity to increase currently low ceiling height to second floor.

Option 04

Ground floor in non-domestic occupation (museum / retail), first, second & third floors as holiday accommodation.

Building regulations compliance:

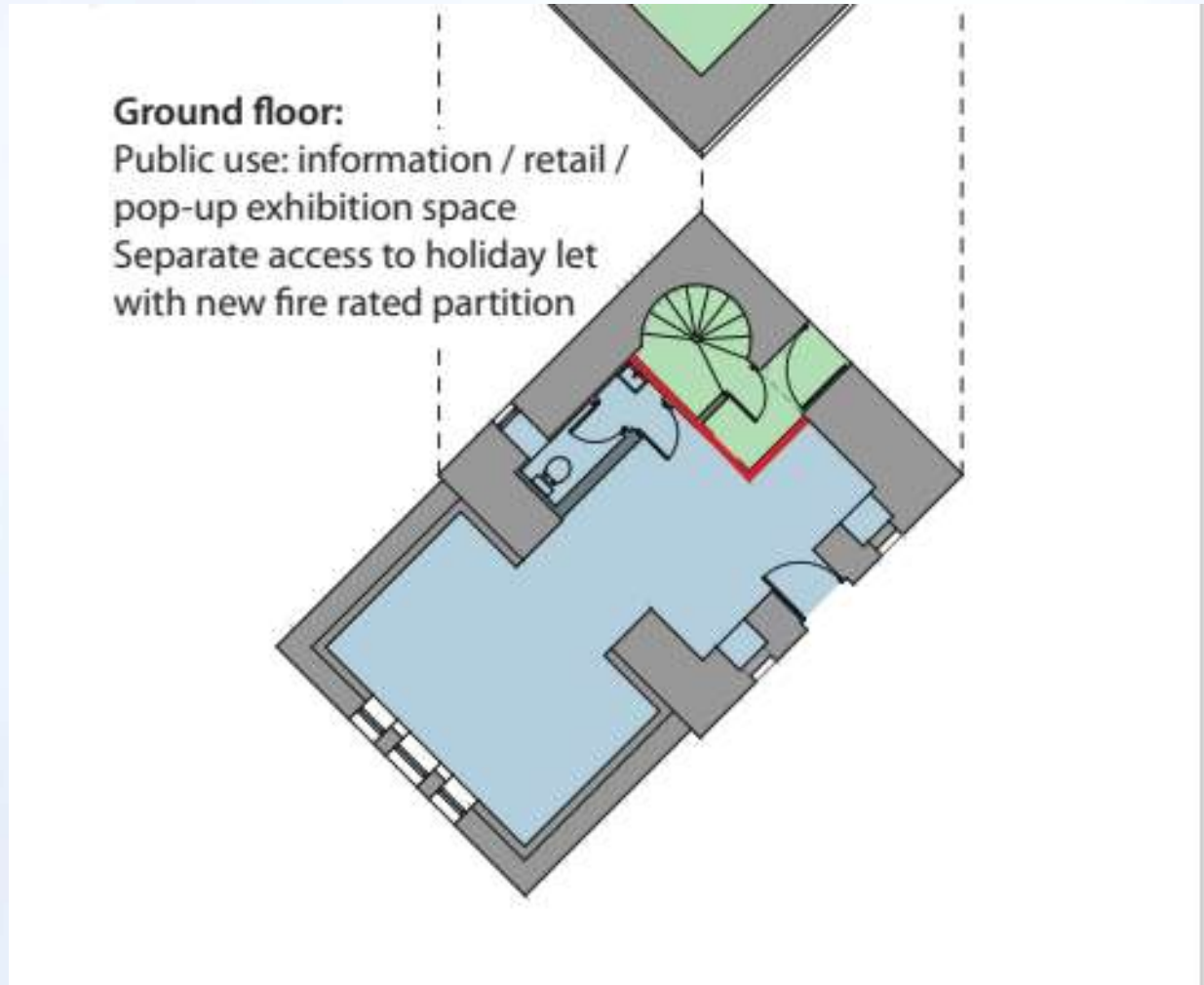
Access to holiday accommodation would require to be separate from non-domestic areas - could use south entrance and existing stair with new fire-rated construction between stair and ground floor.

Feasibility:

Most straightforward option, requiring some fire separation / upgrading works. Public areas are restricted to one level, limiting access issues.

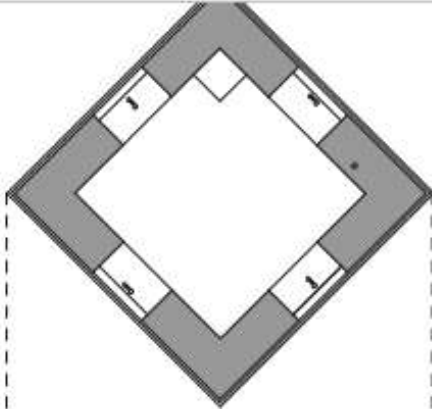
OCA

Outline drawings

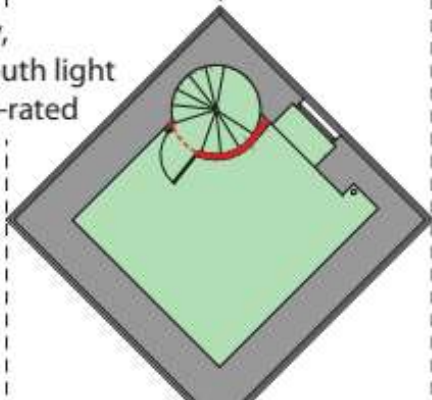


Outline drawings

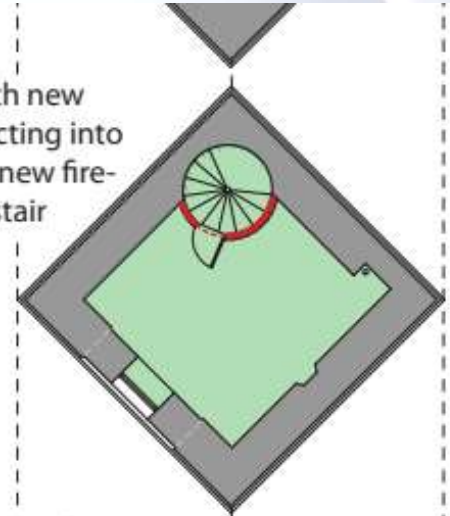
Fourth floor:
Clock mechanism -
no public access



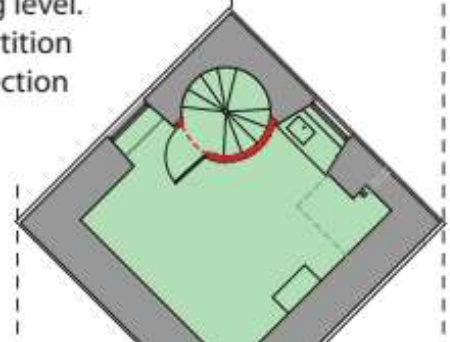
Third floor:
Living room / study,
benefitting from south light
and views. new fire-rated
partition to stair



Second floor:
Bedroom level, with new
shower WC connecting into
existing drainage. new fire-
rated partition to stair



First floor:
Kitchen and dining level.
new fire-rated partition
to stair & fire protection
to existing floor



Feedback from you

- Post-it comments
- Email to:
 - contact@delfinity.co.uk
 - viktorija@dufftowncommunity.co.uk
 - by 16th September

Next steps for Delfinity

- Incorporate feedback from this meeting
- Detailed financial assessment
 - Costings
 - Income and operating costs
- Identification of potential funding
- Report to DDCA by the end of September

How you can get involved

- Stay updated
- Written statement of support
- Join the Clocktower working group monthly meetings
- Volunteer group to clear out the clocktower
- Email Viktoria@dufftowncommunity.co.uk if you want to get involved with any of the above