

# **30th Anniversary Isle of Mull Rugby Club Improving Facilities for Mull**



27th October 2009

# TABLE OF CONTENTS

- 1) The History of the Garmony Facility
- 2) Improvements to the Isle of Mull's Sports Facilities
- 3) Illustrations of the Major Problems
- 3) Proposed Works
- 4) Conclusions and Support

# The History of The Garmony Facility

## WHAT IS AT GARMONY?

Garmony, on the Isle of Mull, is the name of the place where the outdoor sports facilities are situated. The existing facility consists of: Twin playing pitches both on the same level and adjacent, two team changing rooms and showers, referees changing room, multipurpose community room, training floodlights and a small players car park.

## THE HISTORY OF THE FACILITY

The establishment of outdoor sports facilities has been achieved by the efforts of The Isle of Mull Rugby Club. The Club was founded in 1978. Unlike other Hebridean islands where shinty or soccer predominate, rugby is the island game. The answer to why this is is historical. The Mull secondary school was, until relatively recently, a Junior High School. Many local children attended boarding schools where rugby was strong. The founding of a Mull Rugby Club provided a base to pull players from all over the Island together.

**Unfortunately back in 1978 Mull had no sports facilities of any kind.**

It became apparent after a few years of play, that to maintain enthusiasm and remain established, the Mull Club must have facilities. Eventually the novelty of sharing single baths, cleaning endless cow pats from a farmers fields or dodging landing planes (we tried playing on the airfield) wears thin! The Rugby Club then embarked on a long-term campaign to build these facilities. This campaign had Island wide support and would be for a facility available to all users. As flat fields on Mull are uncommon the pitches had to be built from scratch. Garmony was chosen as the site because it is centrally situated on Mull and between the two main ferry terminals. This allows visiting teams, off island sports coaches and all local users easy access to the facility. The pitches were constructed in 1989 followed by the changing rooms in 1994. Unfortunately all this was achieved before the introduction of the lottery and as such was always on a tight budget. The drainage for the pitches was upgraded several years ago but the poor state that the changing rooms still has to be addressed.

## USERS OF THE FACILITY

The Garmony facilities are available for all sports. For example they are used and have been used by: Rugby, soccer, shinty, hockey, motor cross, the half marathon, athletics, the Senior and Junior Mull Schools Sports days. The list continues to rise. A sample of user organisations are: Isle of Mull Rugby Club, Inter-village soccer, The Mull Car Club, Active Schools, Argyll and Bute Sports Development Officers, Tobermory High School, the six Mull Primary Schools and the Salen Resource Center.



One of the many "Gatherings" at Garmony



Two pitches built from scratch. Note the surrounding land

# Improvements to the Isle of Mull's Sports Facilities

**Major problems:** The existing facility is cold and uninviting, the changing area is shoddy and the showers work intermittently due to silting from the poor private water supply. This water supply is also temperamental and often fails Argyll and Bute health and safety testing. The kitchen is small and inadequate, there is no cleaners store, dangerous steps lead down in height from floor level of the building to the standing and access area, the inside front door is a single door creating severe bottlenecks when the facility is busy, there is no disabled access to the facility, more car parking is desperately required.

## Ongoing works and Proposed works

### Water Supply

Establish a suitable water supply for this public building.

**Action:** *Working with Argyll and Bute Council. Work almost completed.*

### Renewable Energy Source

Install renewable energy source for showers, heating etc..

**Action:** *Working with Community Energy Scotland. Options being explored.*

### Changing Rooms and Associated Facilities

Improve window, wall and door insulation to increase heat retention. Make room for storing tables and chairs. Make cleaning store with sink for mops etc. Make lock-up store. Make NEW kitchen at front of clubhouse. Make single door entrance into NEW twin door, double door entry hall. This gives a much safer exit and greatly improves heat retention. It will also be a good place for a community notice board and for shelving for muddy boots. Refurbish changing area and replace clogged showers if required. Make NEW shop and Mull Lottery ticket "booth" for income generating. Make NEW area in front of clubhouse which is level with clubhouse doors. This removes the dangerous steps down from changing rooms and entrance. It also eliminates the ongoing problem of supporters congregating on the steps in front of main entrance/exit from clubhouse creating a fire hazard. This improvement allows disabled access to be provided at either side of clubhouse. Make NEW shelter at pitch level under front edge of decking for team replacements, coaches, medical staff etc. Mull can suffer extreme weather conditions especially wind and rain. Make NEW communications hub, loudspeakers and scoreboard, for pitches. This will be of particular beneficial for school sports days etc.

**Action:** *Planning permission and Building Warrants obtained. Capital cost funding to be raised.*

### New Car Park

Due to usage of the facility the police have requested that we provide a new car park at the rear of the club house. This will require the purchase and levelling an area of rough ground, in-filling etc.

**Action:** *Land purchased from Forestry Commission with help of Awards for All. Planning permission obtained. Capital cost funding to be raised.*



Children from the mainland enjoy a Sports Camp

## STRUCTURAL PROBLEMS

The facility was build prior to lottery funding, by community effort, on a very tight budget.

The surface rendering used white silicon sand mined at Lochaline. The was the only sand available at the time. The sand was too fine and has cracked in many places over time. Weatherproofing is severely compromised and the insulation of the walls is badly affected.

There is a also general need to improve thermal insulation to the walls and roof. For example there is none over at least 50% of the roof space.

The windows are showing considerable signs of rot and need modern double glazing to improve the heat retention of the building.

Due to an elevated internal floor steps, lead down from the front door and the two changing rooms. This is very dangerous, particularly when players leave the changing rooms wearing boots.

The specification of this facility is below modern standards for a well used public building.



## COMMUNITY USE PROBLEMS

### The facility is suffering from problems of the best kind - excessive use

Last year a visiting team made an official complaint because the showers were not working again! The new water supply is almost completed. This will allow the changing rooms to be upgraded.

The steps to and from the changing rooms are a magnet to casual seating. This often causes blockages to participants coming and going. The steps are also a physical barrier to inclusive community sports use i.e. the disabled, the elderly, and younger sports participants.

The steps at the main door are a great place to stand and watch the pitch. This blocks the entry and exit from the building causing a safety hazard.

At bigger events players and spectators spill from the standing area down the grass slope onto the pitch. This interferes with the matches and erodes the bank supporting the building. This was partially solved by building a leaning fence but this reduced the standing area to such an extent that the flow of users to and from the building is severely compromised.

Parking is insufficient. We have regular disabled spectators for which there are no designated parking spaces.



Supporters Block the Changing Room Exits



Bank Erosion



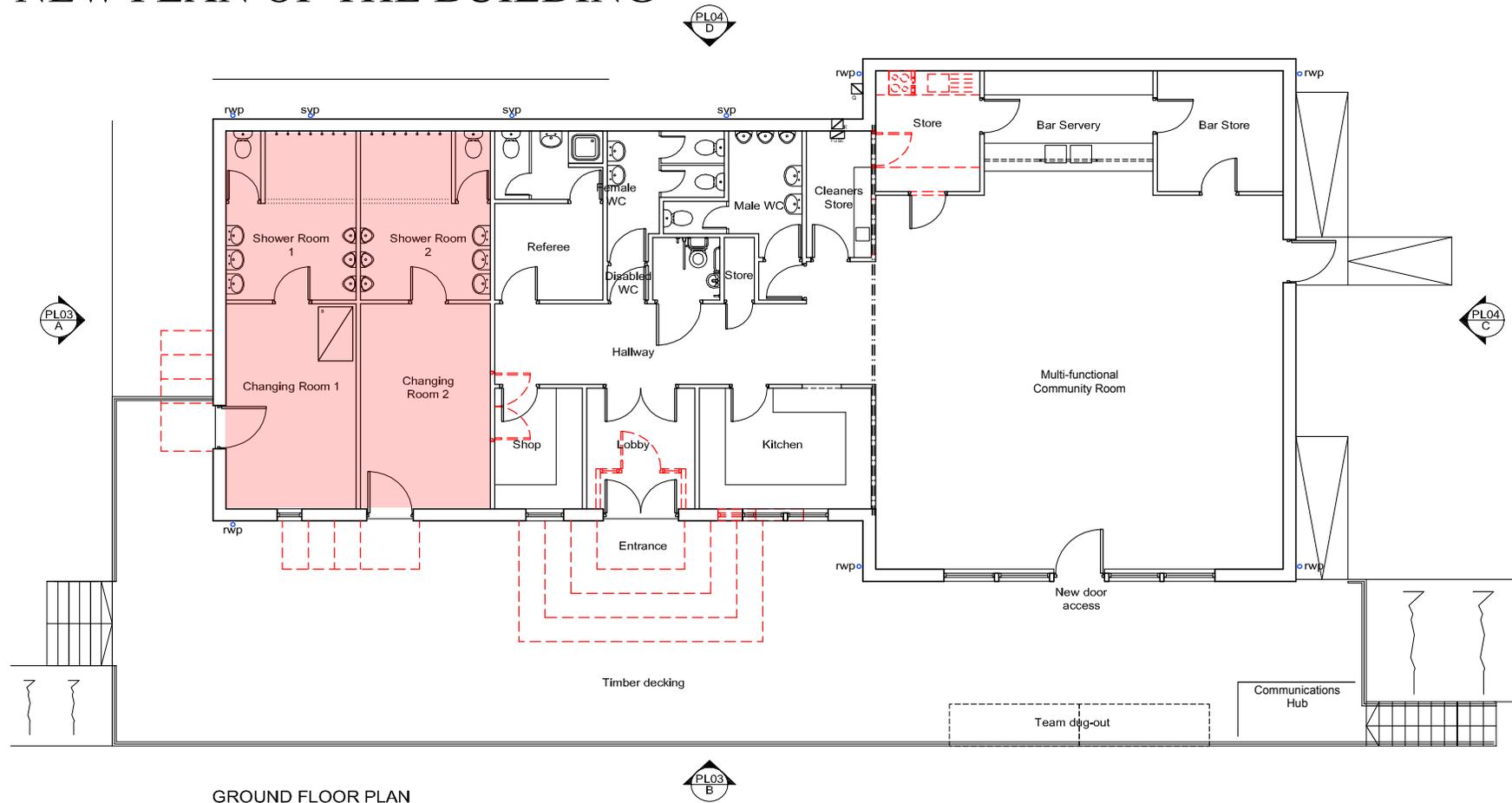
Supporters spill down the front onto the pitch



The leaning fence has helped but has reduced space in front of the facility causing an exit problem and potential fire hazard

# THE PROPOSAL

## THE NEW PLAN OF THE BUILDING



GROUND FLOOR PLAN

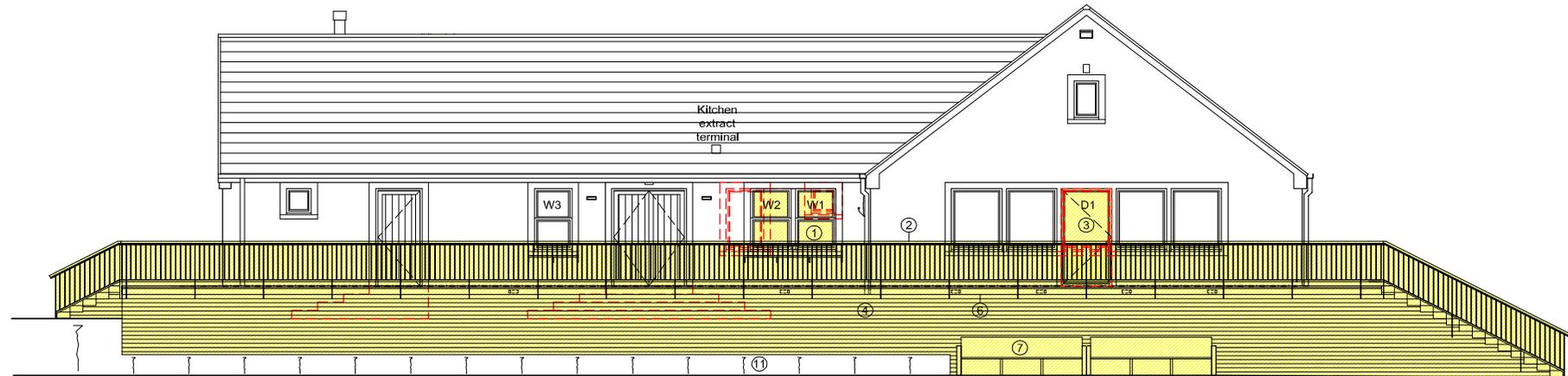
**Identified problem areas are shown in red** The new decking removes the dangerous steps from the entrance and changing rooms. The changing rooms are to be made good. The single door into the hallway is replaced with double doors. The new double door lobby is a much more efficient design for retaining building heat during the winter. The kitchen is moved from the rear to the front of the building. The new kitchen is larger and more accessible. With the front exterior ground level being the same as the interior floor level a new door access is introduced at the front of the multi-function community room for times of high use (for example the school sports day). All the badly insulated rotten windows and doors are to be replaced. The faulty render is to be replaced. The new shop will greatly assist in fundraising to run the facility. The new cleaners store and table store room will allow for the maximum diversity of users. The deck area provides a safe space in front of the building for supporters and contributes to a protected dugout for players during winter use. Suitable disabled access is now provided.

RevA 21.01.09/rh Boundary shown, proposed deck adjusted

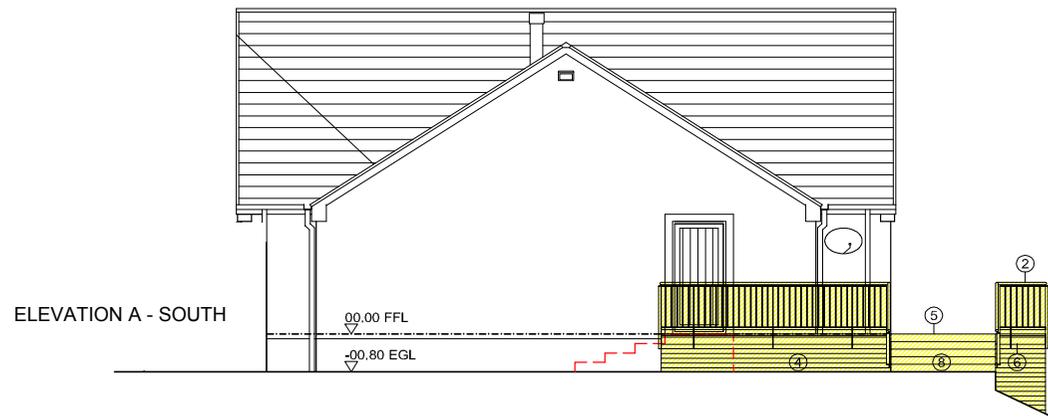
<b>CiAO</b> City Architecture Office	
4 Caledonian Place, Edinburgh, EH11 2AS	
tel: +44-(0)-131-337-1578; fax: +44-(0)-131-337-2015	
www.cityarc.co.uk	
Project:	Improvements to Mull Rugby Clubhouse Garmony, Craignure, Mull PA65 6BA
Drawing:	Proposed Ground Floor Plan
Scale:	1:100
Drawn by:	rh
Purpose of Issue:	Drawing No:
PLANNING	0812 PL02 -

# THE NEW ELEVATIONS OF THE BUILDING

ALL DIMENSIONS TO BE CHECKED ON SITE AND  
ANY DISCREPANCIES REPORTED TO ARCHITECT  
DO NOT SCALE FROM DRAWING



ELEVATION B - EAST



ELEVATION A - SOUTH

- Material Key:
1. New timber framed double glazed window / servery
  2. Timber handrail on steel balustrading
  3. New timber framed pattern 10 glazed door
  4. Masonry retaining / infill wall
  5. Millboard decking on continuous concrete structure
  6. Millboard fascia
  7. Team dug out seating
  8. Precast concrete steps

RevA 19.03.09/rh terrace amended

**CiAO** City Architecture Office  
4 Caledonian Place, Edinburgh, EH11 2AS  
tel: +44-(0)-131-337-1578; fax: +44-(0)-131-337-2015  
www.cityarc.co.uk

Project:	Improvements to Mull Rugby Clubhouse Garmony, Craignure, Mull PA65 6BA		
Drawing:	Proposed Elevations: Elevations A & B		
Scale:	1:100	Drawn by:	rh
Purpose of Issue:	WARRANT	Drawing No:	0812 GA03 A

The elevations show the new raised exterior floor area that resolves the safety and access issues associated with the facility. Entry to the changing areas are now safe and accessible to all users. The surface of the raised area will be anti-slip surfacing i.e. Millboard or duradeck. Building warrants with specifications for full public use have been granted. Compliant protective barriers, steps and ramps around the external areas are all part of the proposals. The player dug out can also be seen. This gives protection from the prevailing westerly winds and rain which can give rise to extreme Mull weather. The exterior servery for the new kitchen is also illustrated. This will greatly help on busy sports days.

# THE NEW CAR PARKING FOR THE FACILITY

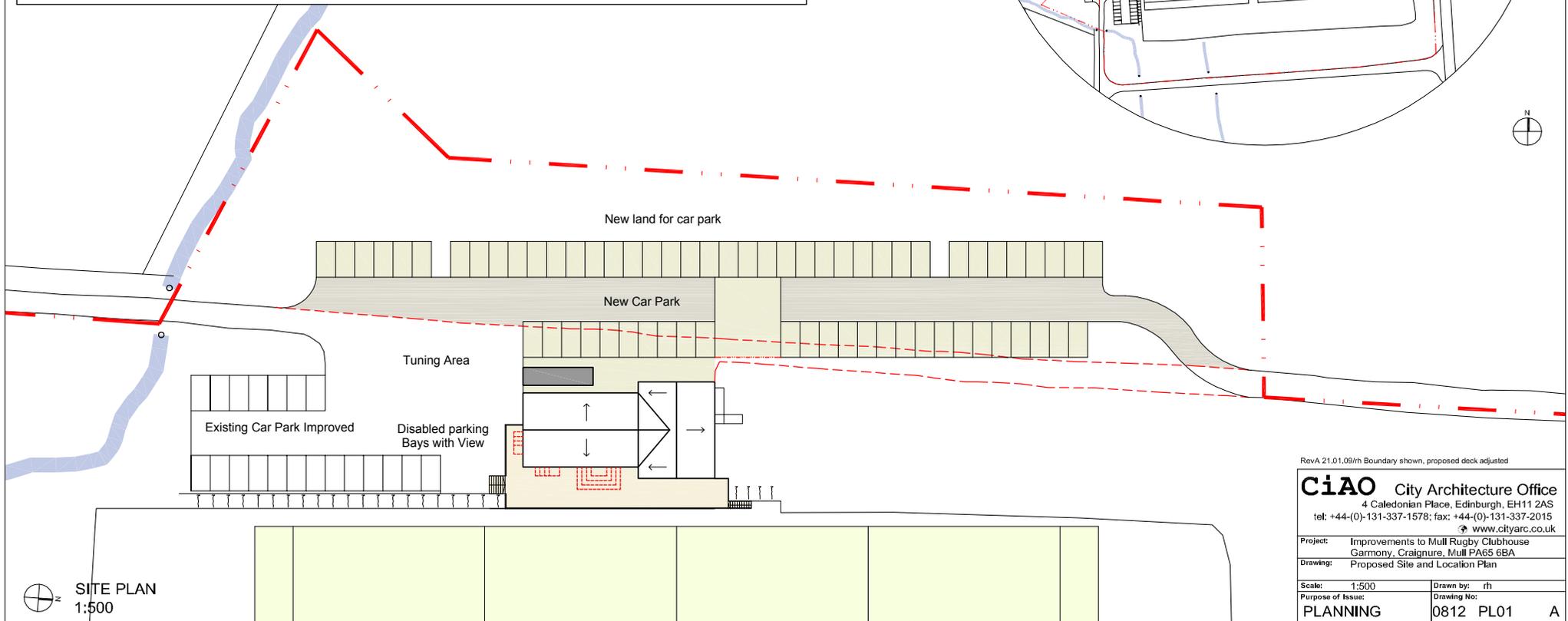
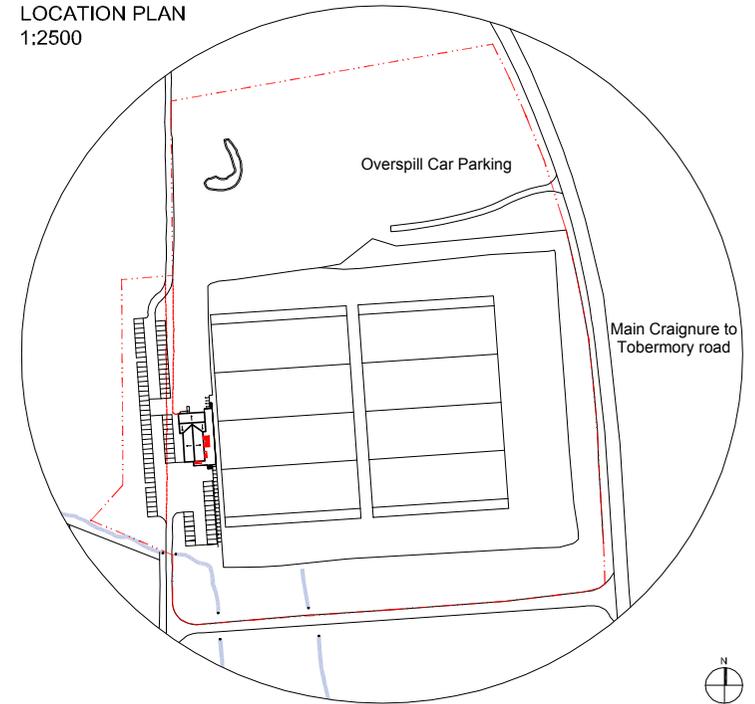
The existing car parking for the building is inadequate. Any large event at the facility requires overspill from the main road into a field. The police are unhappy with this arrangement as the entrance to the overspill parking is near a corner on a fast section of the main road. Since this facility was built the police have requested we provide parking suitable for a busy community facility.

This year, with the help of a grant from Awards for All, the area of ground behind the clubhouse has been purchased from the Forestry Commission (Shown with the thicker dotted red line).

Having the new parking area will allow the existing parking to be improved. Solid surfacing will provide for disabled parking bays, car park markings, a turning and unloading area. The area will have full external lighting to help safe wayfinding. This makes the facilities accessible for all particularly in the winter months.

ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO ARCHITECT DO NOT SCALE FROM DRAWING

LOCATION PLAN  
1:2500



RevA 21.01.09/rh Boundary shown, proposed deck adjusted

**CiAO** City Architecture Office  
 4 Caledonian Place, Edinburgh, EH11 2AS  
 tel: +44-(0)-131-337-1578; fax: +44-(0)-131-337-2015  
 www.cityarc.co.uk

Project: Improvements to Mull Rugby Clubhouse  
 Garmory, Craignure, Mull PA65 6BA  
 Drawing: Proposed Site and Location Plan

Scale: 1:500	Drawn by: rh
Purpose of Issue: PLANNING	Drawing No: 0812 PL01 A

Representational view  
from the new facility.  
Scotland at it's best!



# Conclusions

Improving the existing facilities at Garmony is the first part of a staged development. In November 2008 the Mull Rugby Club engaged City Architecture Office to produce a Feasibility and Outline Design Report. The club wanted to investigate making Garmony a Central Hub for sporting development on Mull. In their report headed “Mull RFC Improvements” the development is taken in phases to the conclusion of incorporating a Multi-use Sports Hall on the Garmony site. This is a sensible and practical objective as there is no Sports Hall on Mull. For reference to High School at Tobermory only has a games hall which is below the statutorily required dimensions.

This development is essential to the health and well-being of sports and outdoor activities on Mull. The Garmony facility is the focus of Sporting activity on Mull. The Isle of Mull is a thriving community with a population that is starting to experience considerable growth. Predicted improvements to the ferry service and the upgrading of main arterial road to Mull will further fuel these changes. It is therefore significant to emphasise that the Garmony facility is not only important for the present local population it is important for a growing user base on The Island of Mull.

## Support for the Project

### 1) Feasibility and Outline Design Report

City Architecture Office “Feasibility and Outline Design Report” 28th November 2008

(please note some aspects of this report have now moved on. For example after subsequent meetings with Community Energy Scotland the use of wind-power to run the complex is being investigated as opposed to wood chip).

### 2) School News Paper

Tobermory High School “THS Press” August 2009

This edition of the High School news paper features the extensive use of the Garmony facility for the Primary and Secondary school sports.

### 3) Governing Body Report

Scottish Rugby Union “Annual Report” 2007/08

The attached page from the above Report shows Mull RFC being featured in the “Chief Executive’s Review” for best practice.

### 4) Nationally Recognised Event

National Newspaper “The Scotsman” Wednesday 14th May 2008

The attached page shows the “Isle of Mull Rugby Sevens” rated as second best in the world attended by ex-international player Roger Baird.

