

SGOIL AN IOCHDAIR AGUS A CHOIMHEARSNACHD



PLAYING FIELD DEVELOPMENT FEASIBILITY STUDY

November 2000

**SGOIL AN IOCHDAIR
A' CHOIMHEARSNACHD**

**PLAYING FIELD DEVELOPMENT
FEASIBILITY STUDY**

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1. INTRODUCTION

1.1 Background

Sgoil an lochdair agus a' choimhearsnachd is a community group set up in partnership with several local groups and the school. The aims of the group are to provide development of sports facilities and their use and maintenance in the lochdair area. The need for facilities was to provide a catalyst for the formation of the group.

1.2 Brief

RPS Consultants have been commissioned by the South Uist Community Group, Sgoil an lochdair agus a' choimhearsnachd to produce a report supported by specifications and outline costings for the feasibility of development of sports and recreational facilities at two sites in lochdair, South Uist.

The two study areas are located at and the lochdair Primary School (Sgoil an lochdair) lochdair Community Hall (Talla an lochdair).

The objectives were set out in brief from Sgoil an lochdair agus a' choimhearsnachd for the two identified sites. This brief was further refined following consultations and a site visit.

Sgoil an lochdair

- To upgrade the existing playing field area for the provision of general sports facilities.
- To improve access to the area for toddlers.
- To overcome issues of flooding.
- To upgrade existing changing facilities in association with the school for the outside regular school hours.

Talla an lochdair

- To upgrade the existing football pitch and provide with stock proof fencing.
- To upgrade existing planting.
- To provide changing facilities independent from the Talla.
- To upgrade an existing grazing area to allow for occasional parking.
- Facilitate pedestrian access and circulation.
- To replace the existing septic tank.
- To improve signage.
- To improve the harsh microclimate of the site by the provision of windbreaks and shelter.

The community group also identified the desirability for pedestrian link between the two development areas. A four-mile circular pedestrian route was also identified. Areas suitable for tree planting along this route were highlighted.

1.3

Consultations

RPS began by reviewing the original consultations exercise carried out by Sgoil an Iochdair agus a' choimhearsnachd (Appendix 1) dated 1999. The community group brief was developed from this consultation process.

In addition to previous consultations RPS also discussed the brief, site issues and requirements with the following organisations and individuals:

- | | | | |
|---|----------------------|---|--|
| ➤ | Mairi Bremner | - | Local Councillor |
| ➤ | Patricia Morrison | - | Sgoil an Iochdair, Head Teacher |
| ➤ | Emma Beaton | - | Lioncliet Education Centre,
Sports Development Officer |
| ➤ | Ronnie McPhee | - | PTA Treasurer and Youth Club Leader |
| ➤ | Donald MacKenzie | - | Junior Football Club Leader |
| ➤ | Norma MacIntyre | - | Proposed Junior Athletics Club Leader |
| ➤ | Alisdair McFee | - | Secretary of the Talla Committee |
| ➤ | Father Roddy MacNeil | - | Treasurer of the Talla Committee |
| ➤ | Isobel MacDonald | - | Western Isles Enterprise |
| ➤ | Kate Dawson | - | Secretary of Sgoil an Iochdair and the
PTA |
| ➤ | Hannah Taylor | - | Comhairle nan Eilean Siar Planning
Officer |
| ➤ | Dave Ewart | - | Sports Scotland |
| ➤ | Mary Harman | - | SNH |
| ➤ | Nick Sandford | - | Woodland Trust
Public Enquires Officer |
| ➤ | Jon Hollingdale | - | Millennium Forest Initiative/Southern Isles
Amenity Trust |

Key issues identified from Consultations:

Sgoil an Iochdair

- The community group is negotiating a 75-year lease from the Council for the playing field area.
- Maintenance and supervision of playing and changing facilities to have independent access for community use separate from the running of the school.
- Vehicular access to the school area to be restricted in order to maintain a safe area for the children.
- Provision and access for toddlers to be improved.
- Flood Alleviation and drainage measures to be considered.
- Shelter/enclosure to be provided outwith main school building. Windbreaks formed from fencing, planting or walls or a combination of these could provide this.
- Storage area to be provided outside the changing rooms by the current bin store. Access to be available to the community outwith school hours.
- High demand for out of school use from Athletics, Youth Club and Junior football clubs year round and particularly between Easter and October.
- 200m running track desirable.
- 7 a-side football pitch
- A long jump pit is desirable
- The site fence will continue to be maintained by the Council.

Talla an lochdair

- Full size pitch to association standards desirable for inter-club matches. .
- Fencing/shelter and planting to be implemented.
- Maintenance required.
- Pedestrian accesses to be controlled and improved.
- Disabled access to be allowed for.
- Area for grazing/occasional parking to be provided with stock proof fencing (land to remain as crofting land used on loan subject to an agreement being drawn up)
- Whole development to be stock proof.
- Existing septic tank to be replaced and connected to the existing mains drainage outwith the site area to the approval of NOSWA.
- Self-closing pedestrian gates to be provided.
- Freestanding open sided shelters for sports viewing to be provided.
- Changing facilities, showering and storage to be provided for 2 teams.

Footpath Route

The proposed footpath has conflicted with the needs of the shareholders of the Special Commons. Two shortcuts are to be provided instead. Firstly, across the area at the junction of the road from Sgoil an lochdair to the main road and secondly, from the main round to the North at Carnan

This should be of an aggregate construction laid over terram 2000 and provided with timber edging. construction. Signage and interpretation along the 4-mile route will be included under the costing section.

Further to this an area a 30 metre length of timber raised walkway from the north road adjacent to the school would provide access to a proposed decking seating platform with railing over looking the Loch. This element of the proposals would also include tree planting.

2. SITE SURVEY

RPS visited the sites at the School, the Hall and 4-mile circular walk at the end of June 2000.

The purpose of these visits was to ascertain the following in order to inform the outline design.

- Soil analysis
- Soil make-up
- Degree of exposure
- Views in and out of the sites
- Analysis of existing topography
- Access to existing buildings
- Pedestrian and vehicular access and circulation
- Existing boundary treatments

Photographic records were taken, see Appendix 2 Site Survey photographs.

Whilst in the area RPS took the opportunity to visit existing examples of the following initiatives.

- Sports facilities at Lioncliet
- Tree planting areas
- Nature reserves with particular reference to access and signage
- Uist 2000 Cemetery development
- Uist 2000 Care and Repair schemes

3. KEY ISSUES IDENTIFIED FROM THE CONSULTANTS

3.1 Sgoil an lochdair

The existing external grass sports/playing area is virtually unusable for much of the year. The existing peat bog with exposed rocks combine with flooding from the nearby loch to render the use of the field very limited. It will be necessary to import substantial quantities of fill material to raise the levels of any proposals above the flood plain. Due to restricted space this raised ground level will need to be contained by retaining wall structures.

The site is exposed to salt laden winds creating a harsh environment and makes the establishment of any planting very difficult.

Access to the area for both primary school children and toddlers will require to be improved. Disabled access should be provided.

The existing school changing facilities are adequate but management outside school hours would be onerous. The facilities would benefit from upgrading and could be used without access to the main school building, so reducing the need for supervision.

A new storage facility is required.

3.2 Talla an lochdair

The existing football pitch has suffered from misuse. The pitch has been utilised for temporary parking during events. This highlights the need for alternative temporary parking measures to ensure misuse does not continue after improvements are carried out. Areas of the pitch reveal exposed rocks, sand and shells.

The hall is a valuable local resource and a focus for the community.

There are no existing changing facilities.

The existing field to the south of the Talla is not suitable for parking in its present state. A high specification for this area would not seem to be justifiable to allow for occasional parking only a few times a year. However, a lower specification may compromise the efficiency of this area for grazing the rest of the year.

3.3 Footpath Route and Tree Planting

Drainage and the incumbent expense of a granular material footpath across peaty areas may compromise the feasibility to extend the route in the future, in the event that more land becomes available. It is therefore proposed to provide outline costs and specification for timber boardwalk type footways for implementation across the wettest areas. This will be detailed as a unit cost as the extent may vary after a more detailed survey. In general the footpaths will be of aggregate construction, laid in consolidated layers over a layer of geotextile, terram 2000 with timber edgings 38 mm wide to retain the edges of the

footpath. The path will be a minimum of 2 metres wide to allow for disabled access and multiple users.

Areas were also identified by the Community as suitable for a viewing area and also for tree planting. The proposed viewing area is adjacent to the Loch over which the Sgoil an lochdair can be seen. The area is wet and so boardwalk, timber construction would be appropriate. Tree planting is proposed to the drier area adjacent to the existing housing, and also to an area to the north of the road.

Areas have been identified along the proposed route for tree planting to increase both the amenity and shelter.

3.4 General Comments

Signage to all areas of the proposals should be provided and consist of a uniform design. This design should respect existing interpretation and directional signage projects on the island.

Costs for provision of interpretation signboards to the 4-mile circular walk will be included.

We have been led to believe that drystane dyking may be considered as free issue, as stones from abandoned crofts may be reclaimed and labour schemes are encouraged as a source of skill training and employment. However, we will include for full pricing.

We will provide costs for drainage and retaining elements as separate items.

Stock proof barriers will be provided to all proposed elements. Prevention of mis-use is essential for the success of the scheme.

It is understood that maintenance organisation and costs are also key to the success of the scheme. Associated costs will be outlined.

4. PROPOSALS

4.1 Outline Specifications and Schedules of Work

Sgoil an Lochdair (to be read in conjunction with Figure No. 1)

Playing Field Specification

- Dismantle existing fencing and remove from site.
- Lay a layer 50mm deep stone over existing peat layer to minimise differential settlement.
- Raise existing ground level (allow for ½ overall site area) for the purposes of outline costing by 1.0m (i.e. minimum subbase depth 600mm beneath sports and play areas) to create level area to height of existing high-point. Level to be raised by infill with rock and stone. Material to consist of large, medium and fines to ensure adequate bonding.
- Import and spread suitable subsoil to a depth of 400mm.
- Import and spread topsoil to BS 3882 1994. Topsoil to be standard grade and of medium or coarse texture.
- Soil profile preferably to be laid in Autumn and left to consolidate over the winter period
- Drains to be cut preferably in spring using a trenchless digger and backfill with gravel to the underside of the topsoil.
- Drains to be laid at a depth of 650mm below finished ground level (i.e. 450mm into the subsoil) at a gradient of 1%.
- Lateral drains to be laid at 10m intervals. Perforated pipes towards a single lateral 110mm diameter and discharged into the adjacent loch.
- Provide a grill over the end of the outfall discharge point and set in concrete to protect from erosion and vermin.
- Provide a french drain to the perimeter of the whole playing area to intercept any water from outside the site area. Infill with gravel to ground level.
- Supply and plant native whips and feather trees at a density of 2/m². (See species list at the end of this section).
- Supply and install one pedestrian self-closing gate, galvanised metal.
- Construct a long jump pit 5m long by 2m wide with timber edging.
- Supply and plant shrubs to the school entrance area. Utilise existing topsoil, cultivate, fertilise and apply herbicide. Plant 4 shrubs per metre square. Feature curved stonewalling to be provided within planting area. Supply and install windproof fencing (this will be costed separately).

Changing Room Upgrade

- Allow provisional sum for repainting boys and girls changing rooms approx. Floor area 15 x 8m². All details to be to the approval of Sports Scotland.
- Upgrade existing shower area to be provided with a permanent central partition to form 2 separate shower areas. Strip out existing showers. Partition wall to be 100mm thick concrete block built up from the existing floor. Wall ends to be bonded to existing walls with Firfix channels. Render both sides of walls with cement sand render (1:3)

15mm thick, smooth finish. Supply and install ceramic tiles to the walls with dado, tile beads and skirting. Polysafe sheeting to floor then take up walls to 150mm high. Supply and install 6 no. showers with curtains and rails and associated plumbing. Allow for all trays, heads, valves, pushers and dividers.

- Supply and install lockers say 20 no. to each changing room.
- Form an external covered storage area 5 x 3 floor area 2m high with a pitched roof comprising 1 no. long new wall, 1 no. new short wall, complete roof structure and roof drainage, 1 no door and all lighting and power. Note this is to be built against 2 existing walls.
- Install 2 disabled ramps to replace the existing 200mm high steps connecting to the external area.

Talla an lochdair (to be read in conjunction with Figure No. 2)

Football Pitch

- Plough existing topsoil into existing sand and shell layer to a depth of 200mm.
- Remove all rocks brought to the surface.
- Import and lay additional suitable subsoil to a depth of 400mm.
- Import and lay topsoil to BS 3882 1994. Topsoil to be standard grade and of medium or coarse texture.
- Soil profile preferably to be laid in autumn and left to consolidate over the winter period.
- Drains to be cut preferably in spring using a trenchless digger and backfill with gravel to the underside of topsoil.
- Drains to be laid at a depth of 650mm below finished ground level (i.e. 450mm into the subsoil) at a gradient of 1%.
- Lateral drains to be laid at 10m intervals. Perforated pipes to 80mm diameter gathered towards a single lateral 110mm diameter and discharged to outfall.
- Provide a grill over the end of the outfall discharge point and set in concrete to protect from erosion and vermin.
- Provide a french drain to the perimeter of the whole playing area to intercept any water from outside the site area. Infill with gravel to ground level.
- Supply and install 2 sets of permanent in-ground fixed goal posts, galvanised and painted.

Proposed Occasional Parking Area to the South of Talla

- Skim existing surface to a depth of 4 inches. Store skim layer for relaying.
- Import and spread a layer of mixed size stone and replace skim layer. Mix in with underlying stone.
- Import and lay 100mm depth of topsoil.
- Apply fertiliser and fertilise/lime in accordance with recommendations from topsoil analysis and sow.
- Install perimeter french drain to whole area and backfill with gravel.
- Remove and replace to a lower level existing septic tank (waste from new changing facility to be connected to new septic tank).
- Supply and install stockproof fence and seven no. double vehicular galvanised metal stock gates where shown on drawing.
- Provide new entrance

- Provide new exit with associated walling. Box over the existing culvert.

Proposed Occasional Parking Area to the East of the Proposed Football Pitch.

- Cultivate existing surface and import 100mm of topsoil, cultivate, fertilise and grass seed. Provide 1 no. metal galvanised gate. (Note this area could be up graded to a bowling green in the future.)

Proposed Changing Facilities

- Construct new changing facilities, single storey for 2 teams, floor area 8 x 16 metres. All detailed specifications to be subject to the approval of Sports Scotland. Provide 12 no. showers (floor area 100m²). Allow for concrete block construction with render. Allow for site formation, foundations, underbuilding/substructure and underground services, floors, internal and external walls, roof, finishes, decoration, lighting, heating, power, services, fixtures and fittings and all sanitary requirements.

Permanent Parking Area

- Provide asphalt footpath connecting to proposed football pitch.
- Form new asphalt pedestrian ramp and self-closing pedestrian gate from football pitch to the parking area.
- Allow for removal of existing wall mounted 'Talla' sign and replace.
- Supply and construct drystone dyke 1200mm high 300mm wide where shown on the drawing. Footing to be 600 wide Make allowance for approx. 55m length to be retaining to 600mm high.
- Provide shelter bund to west end of football pitch.
- Supply and install 2 no. timber open fronted structures for viewing.
- Allow for signage at entrance.

Footpath Connections and Boardwalk Viewing Area (to be read in conjunction with Figure 3)

- Supply and construct drystone dyke 1200mm high, 300mm wide with 600mm wide footings adjacent to the road.
- Supply and install one no. timber stile.
- Supply and install larch timber boardwalk (raised 500mm, posts set in concrete). Supply matching hand rails to both sides.
- Supply and plant predominantly native whips and feather trees at a density of 2/m².
- Supply and install windproof fencing.

Interpretation to 4 mile Circular Walk

- Allow for 5 No. signboards.

WOODLAND TREE AND SHRUB MIX FOR ALL AREAS			
Common Name	Gaelic Name		Location
Lodgepole pine		<i>Pinus contorta</i>	Woodland Mix
Rowan	caorann	<i>Sorbus aucuparia</i>	Woodland Mix
Downy birch	beith-charraigeach	<i>Betula pubescens odorata</i>	Woodland Mix
Alder	fearna	<i>Alnus glutinosa</i>	Woodland Mix
Hazel	caltuinn	<i>Corylus avellana</i>	Woodland Mix
Aspen	critheann	<i>Populus tremula</i>	Woodland Mix
Goat Willow	suileag	<i>Salix caprea</i>	Wet Areas
Grey Willow/Common Sallow	suileag	<i>Salix cinerea atrocinerea</i>	Wet Areas
Eared Willow	seileach cluasach	<i>Salix aurita</i>	Wet Areas
Honeysuckle	uillean	<i>Lonicera periclymenum</i>	School shrub beds & woodland understorey
Broom	bealaidh	<i>Sarothamnus scoparius</i>	School shrub beds & woodland understorey
Ivy	eidheann	<i>Hedera helix</i>	School shrub beds & woodland understorey

5. OUTLINE COSTINGS

This is to be read in conjunction with Appendix 4

Outline costs were provided by KLM Quantity Surveyors, based on the specification and figure nos. 1-3

Cost Summary	Cost (£)	Extra over for importation from the mainland (£)
Sgoil an lochdair	829,598.50	498,526.00
Talla an lochdair	446,625.50	181,819.00
Footpath Links	9,625.00	-
Interpretation	9,000.00	-
TOTAL	1,294,849.00	600,345.00

Costings have been presented to show the extra over costs associated with importation of materials from the mainland. RPS have been advised that neither suitable topsoil nor subsoil is available on the island.

The majority of the costs for Sgoil an lochdair are attributable to the need to raise the ground levels above the peat and the flood plain. The retaining walls associated with this landraise in turn increase the costs considerably. Drystone facing has been included to these retaining elements for aesthetic reasons. These could be omitted without compromising the structural integrity.

The costs associated with the provision of a temporary area for parking within an area that is to remain crofting land adjacent to Talla an lochdair is also very high. Occasional use may prove not to justify this cost. Other temporary measures such as the provision of metal tracks may be considered more appropriate. The expense is due to the ground conditions. An alternative site with less onerous ground condition restrictions may also prove more viable.

Please note that connection to the mains drainage has not been costed as NOSWA had not responded to RPS queries at the time of printing this report.

South Uist is poorly served for sporting facilities. The demand in area for local facilities is high from many different groups, spanning the age spectrum.

Outdoor activities at the Primary School are severely restricted during school hours due to poor ground conditions. The provision of upgraded facilities would not only be a direct benefit to the school but would also benefit the wider community outwith school hours.

The existing football pitch at Talla an lochdair was found to be unusable in its present state. Even when upgraded, use of the pitch would be restricted without the development of changing facilities, of which there are presently none.

Other facilities proposed in association with this development such as the occasional parking area are necessary in order to ensure that the upgraded development would not be subject to the pressure of mis-use .

For the above reasons we consider that the costs of the proposals are justifiable in terms of community benefit. We would recommend that a phased implementation programme be adopted. The details of this phasing would be dictated by the priorities identified by the community.

APPENDIX 1 COMMUNITY SURVEY

Sgoil an Iochdair agus a'Choimhearsnachd

RESULTS OF COMMUNITY SURVEY

BACKGROUND

Sgoil an Iochdar agus a' Choimhearsnachd is a community group set up in partnership with several local groups and the school. The aims of the group are to promote development of sports facilities and their use and maintenance in the Iochdar area. The perceived need for facilities in and around Iochdar was the catalyst for the formation of the group.

Iochdar School serves an area from Peninerine in South Uist, to Griminish in Benbecula. Lionacleit secondary school lies in the northern part of the catchment area, in Benbecula. It has excellent sports facilities, available outside school hours to other groups. However, the primary school has had difficulty in arranging access within school hours, and has no suitable outdoor facilities of its own. The Iochdar Saints football team is the pinnacle of the local interest in football, but at present their home ground is unusable because of water logging and ruts.

We felt that there were problems of access to Lionacleit, particularly for some groups of the population. In addition, we did not know what interest there was in the Iochdar area for other sports, and whether new sports clubs might be formed.

METHODS

In order to assess how people in the catchment area of the school felt about local sports facilities, we circulated a questionnaire to all households. A sample questionnaire is attached. The form was designed to find out a little about respondents, and in particular, their age and area of residence. We also sought information about car possession and driving skills, to ascertain respondent's ability to go to Lionacleit after school hours.

The second section of the form asked general questions about whether people were satisfied with the facilities and their accessibility. It also asked general questions about the outdoor environment, both around Iochdar, and around their own area of residence.

The third section sought details about particular sports. We asked for details of which sports people were interested in, and whether they felt they had the facilities they needed, either locally, or elsewhere.

Finally, we asked people to append their comments. We asked people to write to us separately so that the questionnaire replies were anonymous.

Forms were distributed to all households on the electoral register in the postcode areas that represent Iochdar School's catchment area. 440 questionnaires were posted out. The number of households in the HS7 area slightly exceeded the number of households in the HS8 area. Forms could be returned by post, or to the school, Doctor's surgery, or to the church. The forms were distributed just before Christmas, and were collected back in by Valentine's Day.

RESULTS

Part 1: demography

143 people responded to our survey, 94 (65.7% of respondents) from South Uist, and 49 (34.3%) from Benbecula. 64 (44.8%) were male, and 74 (51.7%) were female. 5 (3.5%) were too coy to state their gender.

The age range of respondents was as shown below:

No reply	under 17	18-40	41-64	65 and over
44	34	33	30	2
30.8%	23.8%	23%	21%	1.4%

The age/sex analysis shows that the men were shy about their age on the form.

	No reply	under 17	18-40	41-64	65+	total
F	17	23	18	14	2	74
M	22	11	15	16	0	64

Only one disabled person identified himself or herself on the form. The information from such small groups cannot therefore help us to extrapolate results to encompass all over 65yr olds, or all disabled people in the area.

56 (39%) did not answer the question about driving, 60 (42%) stated that they could drive, and 27 (18.9%) that they could not. The under 17's (23.8%) cannot drive by law.

75 respondents (52.4%) identified themselves as living within 3 miles of Iochdar School.

Part 2: general information

110 people (76.9%) felt that Iochdar would benefit from an all-weather pitch. 29 (20.3%) were unsure or didn't reply, and 4 (2.8%) said no.

106 people (74.1%) would like to see more cycle/footpaths in their locality. 28 (19.6%) were unsure or didn't reply, and only 9 (6.3%) would not.

112 people (78.3%) thought that trees would improve their local environment, 27 (18.9%) were unsure or didn't reply, and 4 (2.8%) thought not.

In answer to the question about the adequacy of local recreation facilities, (q15) the overall replies are more evenly split. 50 (35%) were satisfied, 69 (48.3%) were not, and 24 (16.8%) were unsure or didn't reply.

Breaking this reply down by age, we found the following:

Q.15 "In your view are current local recreation facilities adequate for you?"

	Total in age-group	Yes	No	Unsure	no reply
<17	34(100)	6(17.6)	25(73.5)	0(0)	3(8.8)
18-40	33(100)	12(36.4)	19(57.6)	1(3)	1(3)
41-64	30(100)	15(50)	11(36.7)	3(10)	2(6.7)
65+	2(100)	0	0	0	2(100)

(Numbers in brackets are percentages of each age group holding each opinion, not a percentage of total number of respondents)

Breaking the same question down by postcode, we found the following:

	Total in area	Yes	No	Unsure	no reply
HS7	49(100)	19(38.8)	15(30.6)	4(8.2)	11(22.4)
HS8	94(100)	31(33)	54(57.5)	2(2.1)	7(7.4)

(Numbers in brackets are percentages of respondents in each postcode area)

In answer to the question "Do you use Lionacleit sports facilities?" (Q9), 82 (57.3%) replied yes, and 40 (28%) said no.

By age:

	Total	Yes	no	no reply
<17	34(100)	29(85.3)	3(8.8)	2(5.9)
18-40	33(100)	24(72.7)	8(24.3)	1(3)
41-64	30(100)	12(40)	14(46.7)	4(13.3)
65+	2(100)			2(100)

By postcode:

	Total	Yes	no	no reply
HS7	49(100)	32(65)	9(18.4)	6(12.2)
HS8	94(100)	50(53.2)	31(33)	13(13.8)

Question 10 asked how often did respondents use the facilities at Lionacleit.

The replies, by postcode were:

	Total using facilities	1	2	3	4+
HS7	32(100)	18(56.4)	5(15.6)	7(21.9)	1(3.1)
HS8	50(100)	18(36)	19(38)	3(6)	0(0)

By age:

	Total using facilities	1	2	3	4+
<17	28	8	13	6	1
18-40 16	11	5	0	0	
41-64 11	9	0	2	0	

Question 11 asked if Lionacleit had suitable facilities for the respondent's favourite activity. 76 said yes, 25 said no and 6 weren't sure. 40 did not reply.

By postcode:

	Total	yes	no	unsure	no reply
HS7	49(100)	26(53)	6(12.2)	2(4.1)	15(30.6)
HS8	94(100)	50(53.2)	19(20.2)	4(4.3)	21(22.3)

By age:

	Total	Yes	No	unsure	no reply
<17	34(100)	25(73.5)	4(11.8)	2(5.9)	3(8.8)
18-40	33(100)	23(69.7)	7(21.2)	0	3(9.1)
41-64	30(100)	16(53.3)	2(6.7)	2(6.7)	10(33.3)
65+	2(100)	2(100)	-	-	-

Question 12 asked if the facilities at Lionacleit were of a suitable size for the activities of the respondent. 90 (62.9%) said they were. This exceeded the number of people saying that they used the facilities.

Question 13 asked if respondents could go to Lionacleit when they wished. 32 (22.4%) said no, 32 (22.4%) did not reply, and 78 (54.5%) said yes. No one was uncertain.

Breaking this down by age and by post code, we find the following:

By age:

	Total	yes	no	no reply
<17	34(100)	20(58.7)	11(32.5)	3(8.8)
18-40	33(100)	23(69.7)	9(27.3)	1(3)
41-64	30(100)	20(66.7)	4(13.3)	6(20)
65+	2(100)	-	-	2(100)

By postcode:

	Total	yes	no	no reply
HS7	49(100)	31(63.3)	5(10.2)	13(26.5)
HS8	94(100)	47(50)	28(29.8)	19(20.2)

Part 3: named sports and activities

Question 18 asked about specific sports; were people interested in them, and did they have suitable facilities, whether locally or on the Southern Isles.

In order to analyse the 30+ activities listed and suggested, first of all we noted all activities where an interest was shown, grouping the according to their nature. For the most popular activities, some further analysis of the figures was performed.

a. Sports requiring an outdoor pitch or field:

Football (61 replies), shinty (30 replies), hockey (32), tennis (40), athletics (38), basketball (37), netball (25), golf (1), volleyball (1).

b. Indoor activities

Table tennis (33), martial arts (2) youth club (2) badminton (3) bowling (4) curling (1) swimming (58) squash (2)

c. Adventurous activities seeking facilities for storage of equipment, meeting and training areas:

Canoeing (37), Diving (34), windsurfing (32), climbing (36), riding (33) shooting (2), surfing (3)

d. Outdoor recreation benefiting from some provision:

Cycling (73), walking (80), ecology (28), bird watching (35), play parks (2)

16 activities attracted over 30 respondents. Some of these are outside the scope of our current planning, but never the less provide an insight into what clubs might form, and what facilities might be used.

The questionnaire also asked people about their opinion concerning the available facilities. The replies have been analysed by age and post code for the most popular activities.

Walking: (80 replies)

	HS7	HS8	<17	18-40	41-65
Total	23	57	13	29	21
Good locally	14	38	9	20	12
Poor locally	1	11	4	6	1
Good on isles	8	8	-	3	8
Poor on isles	-	-	-	-	-
No facilities	-	-	-	-	-

Cycling: (73 replies)

	HS7	HS8	<17	18-40	41-65
Total	17	66	20	21	15
Good locally	4	31	10	8	5
Poor locally	6	19	9	9	5
Good on isles	-	4	-	2	2
Poor on isles	3	1	-	1	1
No facilities	4	1	1	1	2

Football: (61 replies)

	HS7	HS8	<17	18-40	41-65
Total	14	47	15	14	12
Good locally	11	23	8	7	6
Poor locally	3	19	7	6	4
Good elsewhere	-	4	-	-	2
Poor on isles	0	1	0	1	0
None	-	-	-	-	-

Tennis: (40 replies)

	HS7	HS8	<17	18-40	41-65
Total	9	32	10	13	8
Good locally	3	12	5	3	1
Poor locally	-	12	4	4	4
Good on isles	1	4	1	2	2
Poor on isles	2	-	0	0	0
None	3	3	-	4	1

Athletics: (38 replies)

	HS7	HS8	<17	18-40	41-65
Total	8	30	14	12	6
Good locally	3	7	3	1	-
Poor locally	0	17	7	7	3
Good on isles	5	2	3	3	1
Poor on isles	-	4	1	1	2
None	-	-	-	-	-

Basketball: (37 replies)

	HS7	HS8	<17	18-40	41-65
Total	7	30	12	8	5
Good locally	5	17	8	4	-
Poor locally	1	2	2	-	1
Good on isles	1	1	1	-	-
Poor on isles	-	9	1	4	4
None	-	1	-	-	-

Canoeing: (37 replies)

	HS7	HS8	<17	18-40	41-65
Total	8	28	10	12	7
Good locally	4	6	5	3	1
Poor locally	-	1	-	-	-
Good on isles	1	5	-	-	2
Poor on isles	2	14	5	6	3
None	1	3	-	3	1

Climbing: (36 replies)

	HS7	HS8	<17	18-40	41-65
Total	5	32	10	11	8
Good locally	-	4	2	-	-
Poor locally	-	1	-	-	-
Good on isles	2	6	-	4	4
Poor on isles	2	16	8	5	3
None	1	4	-	2	1

Bird watching: (35 replies)

	HS7	HS8	<17	18-40	41-65
Total	6	29	5	9	13
Good locally	2	12	2	5	6
Poor locally	-	6	2	1	2
Good on isles	2	5	-	1	2
Poor on isles	2	5	1	2	2
None	-	1	-	-	1

Diving: (34 replies)

	HS7	HS8	<17	18-40	41-65
Total	7	27	28	21	22
Good locally	2	6	1	3	1
Poor locally	2	5	3	1	2
Good on isles	-	4	-	1	1
Poor on isles	2	5	-	3	2
None	1	7	2	4	2

Table tennis: (33 replies)

	HS7	HS8	<17	18-40	41-65
Total	2	29	6	12	6
Good locally	-	4	-	2	2
Poor locally	-	4	-	2	2
Good on isles	-	5	1	2	2
Poor on isles	-	6	3	3	-
None	-	1	-	-	-

Horse riding: (33 replies)

	HS7	HS8	<17	18-40	41-65
Total	7	26	8	9	9
Good locally	5	8	1	5	4
Poor locally	-	4	2	1	1
Good on isles	-	5	2	0	2
Poor on isles	2	8	3	3	2
None	-	1	-	-	-

Windsurfing: (32 replies)

	HS7	HS8	<17	18-40	41-65
Total	7	25	7	13	7
Good locally	3	7	5	3	1
Poor locally	1	-	-	-	1
Good on isles	-	8	-	2	1
Poor on isles	2	10	2	5	3
None	1	5	-	3	1

Hockey: (32 replies)

	HS7	HS8	<17	18-40	41-65
Total	3	29	11	7	6
Good locally	1	9	5	2	1
Poor locally	-	4	3	-	1
Good on isles	-	1	-	-	-
Poor on isles	2	4	1	1	2
None	-	11	2	4	2

Shinty: (30 replies)

	HS7	HS8	<17	18-40	41-65
Total	6	24	8	11	5
Good locally	3	2	1	2	1
Poor locally	-	7	4	3	-
Good on isles	-	-	-	-	-
Poor on isles	1	1	-	2	-
None	2	14	3	4	4

Ecology: (28 replies)

	HS7	HS8	<17	18-40	41-65
Total	3	25	5	11	6
Good locally	3	2	1	2	-
Poor locally	-	4	2	1	1
Good on isles	-	11	2	3	2
Poor on isles	-	4	-	2	2
None	-	4	-	3	1

Netball: (25 replies)

	HS7	HS8	<17	18-40	41-65
Total	6	19	3	7	4
Good locally	6	10	3	2	-
Poor locally	-	-	-	-	-
Good on isles	-	-	-	-	-
Poor on isles	-	5	0	3	2
None	-	4	-	2	2

ANALYSIS

Background and demography

The questionnaire was circulated as widely as possible. The replies show that the ages and gender of the respondents were fairly similar between Benbecula and South Uist. The number of households in Benbecula was marginally more than the number in South Uist. However, more people from South Uist replied (nearly 2/3 of all replies). This could either mean that people living in South Uist are more interested in sports and other out-door recreation, or that the perceived lack of facilities around Iochdar motivated them to reply. It is likely that both factors were operating.

About 1/4 of respondents (at least) were unable to drive, because of their age, and less than half confirmed that they could drive. 75 (over half of all respondents) said they lived within 3 miles of Iochdar School. This suggests that there is a reasonably large, interested population living within cycling or walking distance of Iochdar School, up to 1/2 of whom cannot drive, mostly because of their age.

General information

A large majority of respondents wanted more footpaths, cycle paths (74.1%) and tree planting in their area of residence. Given the high levels of interest in walking (80 [56%]) and cycling (73 [51%]), this type of development seems likely to be well supported and well used.

A similar majority supported the development of an all weather playing field at Iochdar School. However, working out what kind of facility this should be was less clear-cut. Analysing replies by age and by postcode, we found that people under 17 were the group least satisfied by current provision (73.5% of that age group). Similarly, those living in the HS8 postcode area were the most dissatisfied geographical group (57.5%)

Lionacleit secondary school provides facilities to the population of the Uists, mostly outside school hours. It has already been noted elsewhere that this has made it awkward for pupils at Iochdar primary school to use the facilities there, because the changing facilities etc. are in use by secondary school pupils. In addition, the full-size facilities are not always suitable for the younger pupils at the school.

One exception to this has been the access to the swimming pool, which has been available to 2 classes each half term on a once per week basis.

We asked about the use of Lionacleit school facilities. Analysing the data, we found that those under 17 are most likely to use the facilities at Lionacleit, and in those over 40, least likely. By postcode, proportionately more people living in Benbecula use Lionacleit regularly, compared to those living South of the causeway in South Uist.

When we looked at access to Lionacleit, above and beyond access to a car, we

found that over half (54.2%) of our respondents could not use the facilities at Lionacleit when they wanted to. Slightly more people from South Uist, and more under 17's felt their access was restricted.

When we looked at whether the facilities at Lionacleit suited people, we found that the number of happy people was similar between the 2 areas. The most dissatisfied age group was the 18-40 yr. olds. The over 40's were a very uncertain bunch. This supports the data that said this was the age group least likely to go to Lionacleit for sports.

For those people using Lionacleit sports facilities, we wanted to see how often people went. People in the HS7 area were more likely to attend more than twice a week, as were people under 17.

Named sports and activities

This part of the questionnaire turned up a few surprises, as well as identifying many areas for potential development.

a. Sports requiring an outdoor pitch or field.

The most popular activity in this group was football (67 replies), which was not a surprise. The Iochdar saints football team has been using the pitch at Iochdar hall for many years, and has 22 members at present. They have reformed under the name 'North End'. There is also a summer under-12 team in the Iochdar area. Interest was spread across the age groups. More dissatisfaction with local facilities was expressed in the South Uist area, supporting the move to upgrade the pitch at the hall, and providing small-scale facilities at the school.

Tennis (41 replies) was next, with 32 replies from South Uist. Interest here was amongst those under 40. Those under 17 were more likely to have access to good facilities. Perhaps there are tennis courts at Lionacleit School that could be used more effectively?

Athletics (38 replies) was again well supported in the South Uist area, and particularly in the under 40 age group. All of those dissatisfied with facilities live in South Uist.

Basketball (37 replies) was better supported in South Uist, mostly in the under 17s. Several of the members of the successful Lionacleit school squad are resident in Iochdar. By and large, those interested in Basketball were happy with the facilities provided. Those over 18 were more likely to be dissatisfied, again suggesting that the facilities at the secondary school could be used to meet this need.

Hockey data (32 replies) was unfortunately skewed because the question was accidentally inserted twice. We only analysed the first set of replies. Of those interested, the greater number live in South Uist aged under 17. Just under 1/2 were dissatisfied with facilities, including half of the under 17s.

Shinty (30 replies) again had proportionately more interest in South Uist, mostly in the 18-40 age group. 2/3 of those interested were not happy with the facilities currently available, either locally or further afield. This suggests that this could be further explored.

Netball attracted 25 replies, most of whom failed to state their age. Most of those interested were happy with their facilities.

For basketball, netball and tennis, the data suggests that Lionacleit School provides school age children with good facilities. The access for those over 18 seems less good. This may be multifactorial; certainly the school is keen to have full use made of the recreational facilities. Advertising might increase the public's awareness of what is available. There may be scope for the formation of an adults' basketball club.

For football, shinty, hockey and athletics, there seems to be a demand for facilities in the Iochdar area itself, both for children and adults. This suggests that any developments in this area should look at pitches that can be used for more than one sport.

b. Indoor activities:

Swimming (58 replies) and table tennis (33 replies) were both popular. The swimming pool at Lionacleit School is very busy, with well publicised opening hours, learners' classes and fun sessions. The widely passed comment has been that for those good at swimming there is no club to coach them on out of school, both for higher level swimming badges, and also for competition.

Table tennis was the favourite activity for 29 people in South Uist. Most of them were 18-40, but there were still several children and over 40's interested as well. There was a wide range of opinions concerning the suitability of facilities available. This seems an area fruitful for further development, perhaps with the introduction of a table tennis night on a regular basis, either at Iochdar School, Iochdar hall, or West Gerinish Community centre.

Bowling was not mentioned on the original questionnaire, which may be why we had few replies on the subject. However, there is a thriving bowling club in Iochdar, and another at Lionacleit.

c. Adventurous activities:

These recreational pursuits are grouped together, because although the Uists provide outstanding natural opportunities to enjoy them, they require the acquisition of skills, equipment, and likeminded company. Most of these needs are usually provided through clubs, where experienced members teach novices, and organise expeditions.

Canoeing (37 replies) again is proportionately more popular in South Uist, with the under 40's being more interested. Most felt that the facilities were poor on the islands. It is not clear whether this is the view of the

canoe club, which is based at Lionacleit school. It is worth consulting the club how they feel about their facilities.

Climbing (36 replies) is proportionately more popular in South Uist, with most respondents under 40. Most feel that facilities were poor in the islands as a whole. The outdoor centre in Lochmaddy offers some climbing. It is worth exploring the possibility of setting up a climbing club.

Diving (34 replies) is proportionately more popular in South Uist. The interest is spread across the age groups. 16 thought there were no facilities on the islands, and the majority thought facilities were poor. There are 2 dive clubs in the Uists, one being based in Benbecula. Both clubs are active. These results suggest that the clubs should publicise their activities better. They should be consulted if any further developments seem likely to benefit them.

Horse riding (33 replies) is proportionately more popular in South Uist. Interest is equally spread across the age groups. There seems to be no clear consensus about the facilities on the islands. There is a riding school in Benbecula, but although it is very popular, especially with schoolchildren at the weekend, the buildings are scheduled for demolition. In addition, the fencing and cattle grids in many of the townships have restricted access for riders. It seems likely that the grazings committees in all townships and the riding club will need to work closely together to improve access for riders, and to use the grazings sensitively.

Windsurfing (32 replies) is popular in both geographical areas, slightly more so in South Uist. The main age group showing an interest is the 18-40yr. olds. The facilities are widely held to be poor. There is scope for setting up a windsurfing club.

Windsurfing, canoeing, and diving all have similar needs. As well as a club meeting and teaching area, they need a place to wash down and store wet- and dry-suits, as well as boats, canoes and surfboards. The equipment needs to be transported to the water, necessitating a boat trailer or similar, particularly for larger expeditions. It might be worth considering the needs of these 3 groups, and possibly climbers too, together.

d. Other outdoor recreation:

Walking (80 replies) is by far and away the most popular activity. It is equally popular in Benbecula and South Uist, and across all ages. Most people are satisfied with current facilities, although 11 people in South Uist are unhappy (about 1/5th of South Uist walkers).

Cycling (73 replies) is the second most popular activity overall. It is proportionately more popular in South Uist, and popular with all ages. 28.9% of cyclists in South Uist were unhappy with local facilities, compared to over 34% of Benbecula cyclists.

Bird watching (35 replies) is proportionately more popular amongst South Uist respondents. Slightly more over 40's expressed an interest, and most

felt that facilities were good locally.

Ecology (28 replies) is very popular as an interest in South Uist. Interest was spread across the age groups, with more 18-40 yr. olds being interested. Most felt that facilities were good locally and on the islands as a whole. This reflects the presence of the SNH office in Stilligarry, and the Reserve at Loch Druidibeg.

These results suggest that any development that includes walking and cycle paths, with interpretative signs explaining environmental features and wildlife, would be widely supported.

SUMMARY

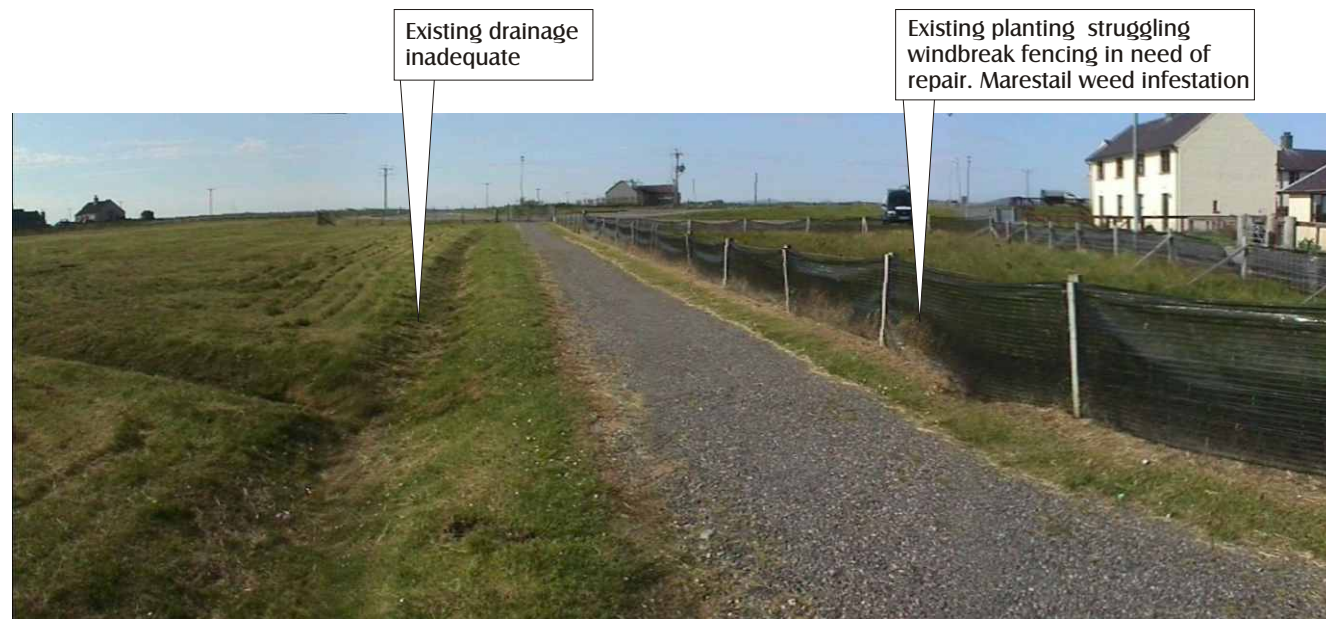
The questionnaire succeeded in eliciting a wide range of responses. The results have been illuminating, and have suggested a number of ideas. Some of the results will be helpful in supporting proposals for upgrading the recreational facilities in Iochdar. Other results suggest further developments and new ways of working. There is potential for the formation of several clubs. In addition, the results also suggest areas where facilities are underused, perhaps because of poor publicity and poor access.

With respect to the proposed developments, the questionnaire results support developing easy access facilities for children at Iochdar School. They suggest that a mini-pitch at Iochdar School should allow football, athletics, and perhaps hockey and shinty. It supports the upgrade of the hall football pitch, and also suggests that this pitch might usefully accommodate shinty and hockey. There is widespread support for tree planting and a cycle/footpath.

The possible developments have yet to be decided upon, and the proposed footpath depends on the grazings committee, and the individuals whose grazing it is. However, it would be popular with many people.

APPENDIX 2

SITE SURVEY PHOTOGRAPHS



Existing drainage inadequate

Existing planting struggling
windbreak fencing in need of
repair. Maretail weed infestation



Nearby freshwater loch
regularly floods site area

Existing fencing provides no
protection from the elements



Existing highpoint
above flood level

Approximate extent
of floodplain

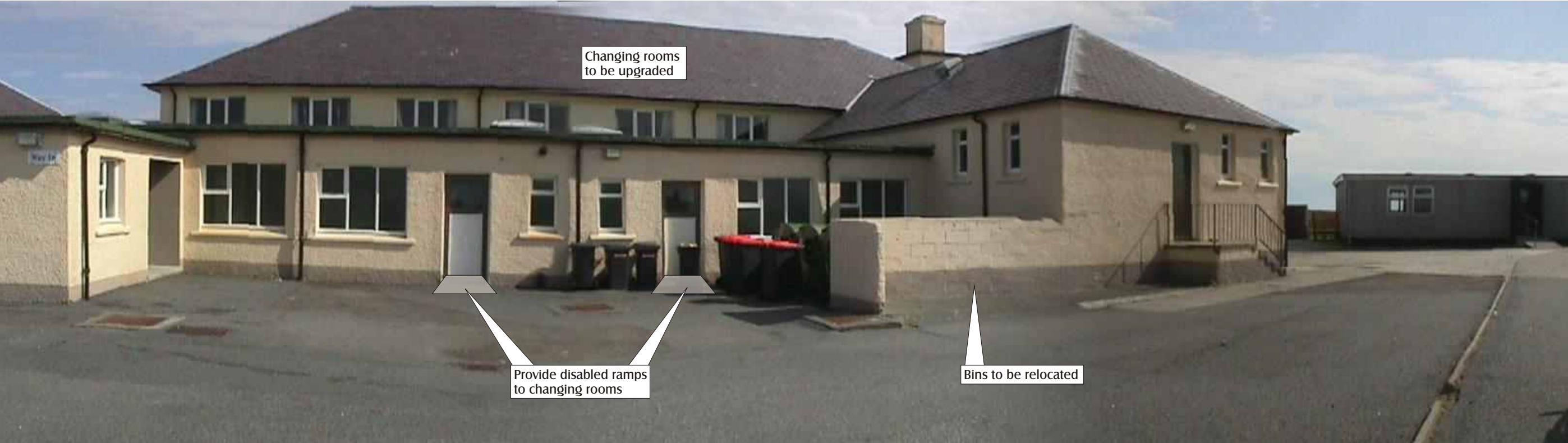
Saturated peat bog

SGOIL AN IOCHDAIR
AGUS A CHOIMHEARSNACHD
PLAYING FIELD DEVELOPMENT
FEASIBILITY STUDY

SGOIL AN IOCHDAIR
SITE SURVEY PHOTOGRAPHS
Page 1 of 2

Date	21 / 07 / 00	Checked	WS	Approved	EPY
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Freestanding changing facility to be provided to rear of Talla an iochdar



Field to be upgraded to allow for occasional event parking

Existing Talla sign to be replaced

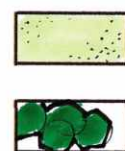


Existing vehicular and pedestrian entrance to Talla an iochdar

APPENDIX 3 PROPOSALS



**SGOIL AN IOCHDAIR
AGUS A CHOIMHEARSNACHD
PLAYING FIELD DEVELOPMENT
FEASIBILITY STUDY**



PROPOSED SPORTS
GRASS SEEDING

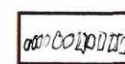
PROPOSED WOODLAND
& SHRUB PLANTING



PROPOSED SHRUB
PLANTING



PROPOSED WILDFLOWER
GRASS SEED MIX



FEATURE STONE WALLING PROVIDES
OPPORTUNITY FOR ARTIST'S INPUT



PROPOSED TERRACES WITH
DRYSTONE WALL FACINGS

FIGURE 1
SGOIL AN IOCHDAIR
OUTLINE SKETCH DESIGN

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**SGOIL AN IOCHDAIR
AGUS A CHOIMHEARSNACHD**
PLAYING FIELD DEVELOPMENT
FEASIBILITY STUDY







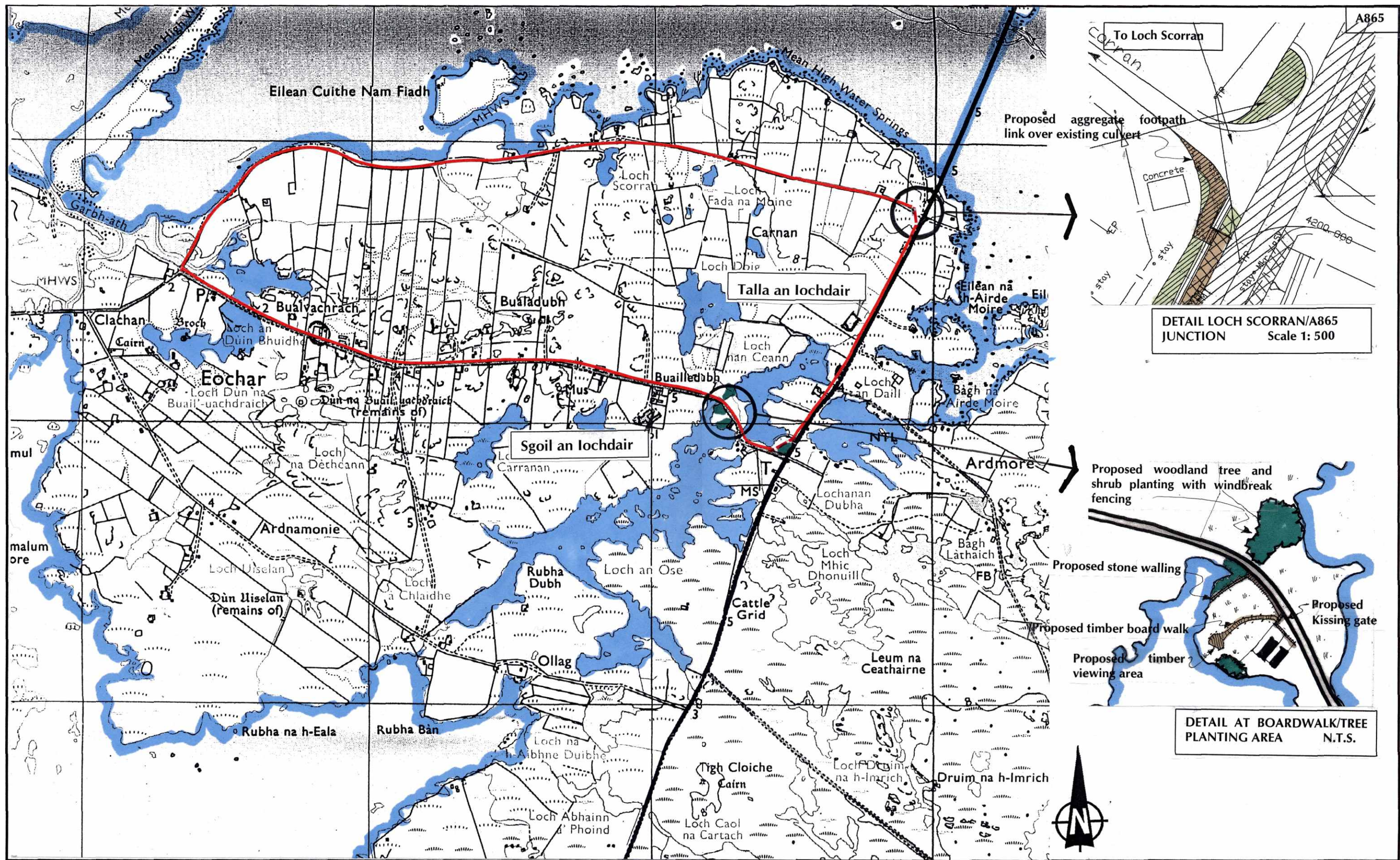
- | | | |
|--|---|---|
|  PROPOSED SPORTS GRASS SEEDING |  PROPOSED BUNDING TO FORM RAISED PITCH AND PROVIDE SHELTER |  GRAVEL PARKING AREA TO BE PROVIDED WITH KERB & UPGRADED |
|  PROPOSED WOODLAND & SHRUB PLANTING |  PROPOSED STONE WALLING (part retained) |  PROPOSED GRAZING / OCCASIONAL PARKING AREA |

FIGURE 2
TALLA AN IOCHDAIR
OUTLINE SKETCH DESIGN

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**SGOIL AN IOCHDAIR
AGUS A CHOIMHEARSNACHD
PLAYING FIELD DEVELOPMENT
FEASIBILITY STUDY**

- | | | | |
|--|---------------------------------|--|--|
| | PROPOSED BOARDWALK/VIEWING AREA | | PROPOSED AGGREGATE FOOTPATH WITH TIMBER EDGING |
| | EXISTING SURFACING UTILIZED | | PROPOSED TREE PLANTING GROUPS |

FIGURE 3
PROPOSED FOOTPATH ROUTE
OUTLINE SKETCH DESIGN

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THE ENVIRONMENTAL CONSULTANCY

APPENDIX 4

OUTLINE COSTINGS

**SOUTH UIST
PLAYING FIELD FEASIBILITY STUDY
SCHEDULE OF WORKS AND COST ESTIMATE – OPTION 1**

OUTLINE COSTS		Unit	Quantity	Rate (£)	Cost (£)
1.	Preliminaries and Provisional Sums				
1.1	Costs associated with specification preliminaries @ 10%				130,584.90
1.2	Contingencies @ 5%				65,292.45
2.	Sgoil an lochdair				
2.1	Phase 1 Shrub and Woodland Planting				
2.1.1	Shrub Areas Remove existing turf, cultivate existing topsoil, herbicide, supply and plant shrubs(4 plants per metre squared), fertilise.	m ²	370	8.00	2960.00
2.1.2	Windbreak fencing to shrub area	m	102	45.00	4,590.00
2.1.3	Feature walling within shrub area, average height 600mm	m	105	60	6,300.00
2.1.4	Woodland Planting (allow only for ½ imported topsoil and mix in with existing)	m ²	500	10.00	5,000.00
2.1.5	Allow for making good of existing windbreak fencing	item	1	500	500.00
				Subtotal	19,350
2.2	Site Preparation				
2.2.1	Stone layer 50mm thick over site to minimise differential settlement. Laid over existing peat layer	m ²	5,400	8.00	43,200.00
2.2.2	Take down and remove existing fencing.	m	200	2.00	400.00
2.2.3	7-a-side pitches/6 lane running track and adjacent higher specification grassed areas. Soil layers laid in autumn and left to consolidate over winter.				
2.2.4	Import suitable subsoil and lay 400mm thick (assume not available on the Island)	m ²	4,835	6.00	29,010.00
2.2.5	Import topsoil and spread in 200mm thick layer to BS 3882 1994, standard grade, medium or coarse texture.	m ³	42,030	4.50	189,135.00
2.2.6	Cultivate topsoil; herbicide, roll, grass seed and fertiliser.	m ²	4,835	1.00	4,835.00
2.3	Drainage to the Above Areas				
2.3.1	Cut drains in spring, with trenchless digger, backfilled with gravel to underside of topsoil, drains at 650mm below finished ground level (i.e. 450 into sub soil) at 1:6 gradient, 80mm diameter perforated pipes.	m	1,010	12.00	12,120.00
2.3.2	Cut drains in spring, with trenchless digger, backfilled with gravel to underside of topsoil, drains at 650mm below finished ground level (i.e. 450 into sub soil) at 1:6 gradient, 110mm diameter perforated pipes.	m	150	13.00	1,950.00
2.3.3	Form concrete outfall at hocn discharge point including stainless steel grill.	item			2,600.00
2.3.4	French drain to perimeter of playing area, excavate trench 500 wide x 1000mm deep. Infill with gravel wrapped in terrain.	m	250	20.00	5,000.00
2.4	Allow for White Lining	item			9,500

		Unit	Quantity	Rate (£)	Cost (£)
2.5	Allow for Goal Posts	item	2	900	1,800.00
			Subtotal		297,210.00
2.6	Wildflower Grass Areas				
2.6.1	Raise existing ground levels, infill with rock and stone, large medium and fines to ensure bonding, 550 thick layer.	m ³	2,290	8.00	18,300.00
2.6.2	Import topsoil and spread in 50mm thick layer supply	m ²	2,290	2.25	5,152.50
2.6.3	Cultivate topsoil herbicide, roll; wildflower grass seed mix; fertiliser.	m ²	2,290	1.00	2,290.00
			Subtotal		25,742.50
2.7	Woodland Planting				
2.7.1	Raise existing ground levels infill with rock and stone, large, medium and fines to ensure bonding, 350mm thick layer.	m ²	2,910	7.00	20,370.00
2.7.2	Import suitable subsoil and spread 150mm thick supply	m ²	2,290	3.50	8,015.00
2.7.3	Import topsoil and spread in 100mm thick layer.	m ²	2,910	5.00	14,550.00
2.7.4	Cultivate topsoil, herbicide, supply and plant native tulips/feather trees, fertilise (2 No. trees per m ²).	m ²	2,910	6.00	17,460.00
			Subtotal		44,681.00
2.8	Asphalt Paths				
2.8.1	Excavate 200 deep, dispose of excavations, 150 blinded hardcore.	m ²	95	20	1,900
2.9	Walls & Fencing				
2.9.1	Concrete retaining wall with drystone facing on concrete foundation, 750mm high. Straight sections. Curved Sections.	m m	215 180	250.00 495.00	53,750.00 88,750.00
2.9.2	Form field drains behind retaining walls 500 x 750 deep perforated pipe 100mm diameter, gravel surround wrapped in terran.	m	395	35.00	13,825.00
2.9.3	Allow for connections to outfall.	item			5,000.00
2.9.4	Windbreak fencing 1200m high, braced.	m	allow 500	45	22,500.00
2.9.5	Self closing pedestrian gate.	item	1	300.00	300.00
2.9.6	Timber edge kerbing to footpath	m	76	5.00	380.00
			Subtotal		387,005.00
2.10	Miscellaneous				
2.10.1	Form long jump pit, excavate and remove soil, sand infill and timber edging.	item	1	1,190	1,190.00

		Unit	Quantity	Rate (£)	Cost (£)
2.10.2	Changing room upgrade New central blockwork division partition, tiled both sides.	m ²	24	55	1,320.00
	Remove existing shower fittings and associated pipework.	item	6	50	300.00
	Supply and install new showers and associated plumbing.	item	6	1,000	6,000.00
	New shower curtains.	item	12	50	600.00
	New lockers for changing rooms.	item	40	75	3,000.00
	Allow for repainting of changing rooms.	item	1	5,000	5,000.00
2.10.3	Form new disabled access ramps to replace existing steps.	item	2	500	1,000.00
	Metal handrail and posts to ramps, painted	item	2	150	300.00
2.10.4	External covered storage area Overall size 5 x 3 x 2m high with pitched roof with lighting and power.	item	1	5,000	5,000.00
				TOTAL	829,598.50
3.	Talla an lochdair				
3.1	Football Pitch				
	Plough to a depth of 200; stone pick	m ²	10,650	2.50	26,625.00
	Subsoil: 400 thick	m ²	4,675	6.00	28,050.00
	Subsoil: 200 thick	m ²	4,675	4.50	21,037.50
	Cultivation.	m ²	4,675	1.00	4,675.00
	High quality grass seed	m ²	4,675	2.00	9,350.00
	Field drains	Sum			4,500.00
	E/o outfall	Sum			1,250.00
	French Drain: 500 x 1000 deep	m	300	20.00	6,000.00
	E/o connection to outfall	Sum			500.00
	White Lining	Sum			1,500.00
			Subtotal		103,487.50
3.2	Occasional Parking				
	Skim surface, store for reuse	m ²	8,526	4.00	34,104.00
	Import stone layer, mix it. 100 deep	m ²	8,526	2.00	17,052.00
	Import topsoil 100 deep	m ²	8,526	3.00	25,578.00
	Cultivate/fertilise/lime	m ²	8,526	2.00	17,052.00
	French drain; 500 x 1000 deep	m	215	20.00	4,300.00
	E/o connection to outfall	Sum			250.00
			Subtotal		98,336.00
3.3	Fencing				
	Windbreak fence	m	457	45.00	20,565.00
	Stock proof fencing	m	152	5.00	760.00
	E/o double vehicle gate	item	7	600.00	4200.00
	E/o self closing pedestrian gate	item	2	400.00	800.00
			Subtotal		26,325.00
3.4	Walls				
	Retaining wall.	m	55	220.00	12,100.00
	Free-standing walling 1200 high x 300 wide	m	175	300.00	52,500.00
	Take down and remove fencing.	m	310	5.00	1,550.00
			Subtotal		66,150.00

		Unit	Quantity	Rate (£)	Cost (£)
3.5	Soft Landscaping				
	Beef up planting area				
	2 plants/m ² @ £3 each	m ²	311	7.00	2,177.00
	Woodland Planting				
	300 topsoil (4 whips/m ² @ £2 each)	m ²	1,505	16.00	24,080.00
	Shelter Bund 600 high, on site material		Sum		1,000.00
				Subtotal	27,257.00
3.6	Footpaths				
	Asphalt footpath	m ²	105	20.00	2,100.00
	e/o ramp	item	1	350.00	350.00
	Timber edging to footpath	m	76	5.00	380.00
				Subtotal	2,830
3.7	Permanent Parking				
	Make good gravel 25 thick	m ²	1,188	5.00	5,940.00
	Kerb	m	120	15.00	1,800.00
				Subtotal	7,740.00
3.8	Drainage/Septic Tank				
	Remove septic tank	Item	1	1,000.00	1,000.00
	New septic tank	Item	1	4,000.00	4,000.00
	Allow for inspection chambers	Item	3	350.00	1,750.00
	New drainage to changing facilities		Sum		1,750.00
				Subtotal	8,500
3.9	Ancillaries				
	Proposed single storey changing facility 128m ²	item	1		96,000.00
	Proposed timber open front shelters 36m ²		2 No.	4,500.00	9,000.00
	Signage allowance	item	1		1,000.00
				Subtotal	106,000.00
				TOTAL	446,625.50
4.	Proposed Footpath/Walkway				
	Asphalt footpath	m ²	60	30.00	1,800.00
	Timber edging to footpath	m	60	5.00	300.00
				Subtotal	2,100.00
5.	Proposed Boardwalk Area				
	Raised timber board walk and viewing platform	m ²	80	45.00	3,600.00
	Drystone dyke	m	45	200	9,000.00
	Woodland planting	m ²	100	30	3,000.00
	Windbreak fencing	m	65	45	2,925.00
				Subtotal	18,525.00
6.	Interpretation to 4-mile circular walk				
	Allow for 5 no. Signage Panels.				
	Research and Copyrighting	Item			1,500.00
	Illustration, Design and Artwork	Item	5	500.00	2,500.00
	Printing and Manufacture	Item	5	700.00	3,500.00
	Mountings (wood) and Installation	Item	5	300.00	1,500.00
				Subtotal	9,000.00

Summary of Costs		Cost
1.	Preliminaries	
1.1	Costs Associated with Specification Preliminaries @ 10%	130,584.90
1.2	Contingencies @ 5%	65,292.45
A	SGOIL AN LOCHDAIR	
2.	Phase 1	19,350
3.	7-A Side-Pitches	297,210.00
4.	Wildflower Areas	25,742.50
5.	Woodland Planting	44,681.00
6.	Footpaths	1,900.00
7.	Walls/Fencing/Gates	387,005.00
8.	Miscellaneous	
8.1	Long Jump Pit	1,190.00
8.2	Changing Room Upgrade	16,220.00
8.3	Disabled Ramps	1,300.00
8.4	Storage Area	5,000.00
	TOTAL	829,598.50
B	TALLA A IOCHDAIR	
9.1	Football Pitch	103,487.50
9.2	Occasional Parking	98,336.00
9.3	Fencing	26,325.00
9.4	Walls	66,150.00
9.5	Soft Landscaping	27,257.00
9.6	Footpaths	2,830.00
9.7	Permanent Parking	7,740.00
9.8	Drainage/Septic Tank	8,500.00
9.9	Ancillaries	106,000.00
	TOTAL	446,625.50
10.	Footpath/Walkway	2,100.00
11.	Proposed Boardwalk Area	18,525.00
12.	Interpretation To 4 Mile Circular Walk	9,000.00
	GRAND TOTAL	1,501,726.35

Extra Over Costs Associated with Importation of Materials from the Mainland		Unit	Quantity	Rate (£)	Cost (£)
	e/o for item 2.2.4 - subsoil 400mm thick	m ²	4,835	17.60	85,096.00
	e/o for item 2.2.5 – topsoil 200mm thick	m ³	42,030	9.00	378,270.00
	e/o for item 2.6.2 – topsoil 50mm thick	m ²	2,290	2.50	5,152.50
	e/o for item 2.7.2 – subsoil 150mm thick	m ²	2,290	9.00	15,457.50
	e/o for item 2.7.3 – topsoil 100mm thick	m ²	2,910	5.00	14,550.00
			Subtotal		498,526.00
	e/o for item 3.1				
	subsoil 400mm thick	m ²	4,675	17.60	81,812.00
	topsoil 200mm thick	m ²	4,675	9.00	42,075.00
	e/o for item 3.2 – topsoil 100mm thick	m ²	8,526	4.50	38,367.00
	e/o for item 3.5 – topsoil 300mm thick	m ²	1,505	13.00	19,565.00
			Subtotal		181,819.00
				TOTAL	680,345.00
		GRAND TOTAL INCLUDING E/O IMPORT COSTS			2,182,071.35