

Proposals for new ASN provision

January 2018

Engagement Activity	Date	Output
Initial workshops – Merkland Parents	May 2017	Discussion of project development process
Initial workshops – Campsie View Parents	May 2017	Establishment of Working Group
Initial workshops – Merkland Staff	May 2017	Discussion of user requirements: <ul style="list-style-type: none"> • Learning and PE/activity spaces • Specialist spaces and circulation and shared space • Outdoor space and additional features
Initial workshops – Campsie View Parents	May 2017	
Launch of online survey and knowledge bank	June 2017	Provide information for parents on project development Gain input from parents who could not attend meetings
Working Group meeting 1	June 2017	Discussion of user requirements and outline design brief
Visits to Isobel Mair and Craigmarloch schools	August 2017	Gather information and understanding of national good practice
Working Group meeting 2	September 2017	Discussion of visits and further development of user requirements
Working Group meeting 3	October 2017	Discussion of options appraisal process, including stakeholder requirements
Working Group meeting 4	November 2017	Discussion of issues and concerns to be considered during project development and consultation

Project Brief

- Development of specialist ASN provision to replace Campsie View and Merkland Schools
- Provision to focus on needs of Tier 3 ASN pupils - children who cannot be educated within a mainstream school;
- Provision to improve learning environment, in line with user requirements in design statement
- Provision to accommodate 200 pupils – increased from 150 following roll review

Design brief

- Informed by parents, staff, and national good practice
- Aims to facilitate a full range of experiences, taking account of pupils needs
- Focus on translating best practice in school design into a specialist context, e.g.
 - Direct access to outdoor space from all learning spaces
 - Range of teaching and learning spaces - Small private spaces for 1:1 work, flexible space, classroom space.
 - Appropriate access to changing and toilet facilities for each classroom
 - Access to a range of learning environments including art, science, life skills and music.
 - Space for vocational education to be provided (e.g. café/restaurant, workshop, shop, etc.)
 - Dedicated spaces for development of life skills to be provided (home style space)
 - Soft / quiet areas for pupil relaxation.
 - Accessible and suitable access to specialist resources including sensory, art, music, hydrotherapy and physiotherapy suite.
- Focus on practical solutions to the needs of the population – transport, toilets, medical suite, hoists, hygiene, etc.

Feasibility Design & Site Options Appraisal

- Developed an indicative accommodation schedule for the new school and outline building layout;
- Estimated building size IRO 6100m²;
- Required site size, including playground and parking, IRO 14,000m²;
- 13 options long-listed which met the minimum required site size, inc. Campsie View - final shortlisted sites at Auchinairn PS and Waterside Road Playing Fields.

Size (5)	Optimum site area of 14,000m2.
Geography (4)	Preference for central point within authority area.
Feasibility (4)	Development-readiness of site, general feasibility and non-site constraints.
Planning (4)	compliance with local planning policy.
Site Conditions (4)	likelihood of poor ground conditions at site, topography, shape.
Accessibility (4)	Availability of sustainable transport links / proximity to main travel corridors / likelihood of significant alterations to junctions or surrounding transport infrastructure.
Legal (3)	Likelihood of legal risk or issues presenting a significant challenge to the development, e.g. common good.
Ownership (3)	Preference towards EDC-owned sites to maximise use of Council controlled land.

Perceived Site Constraints

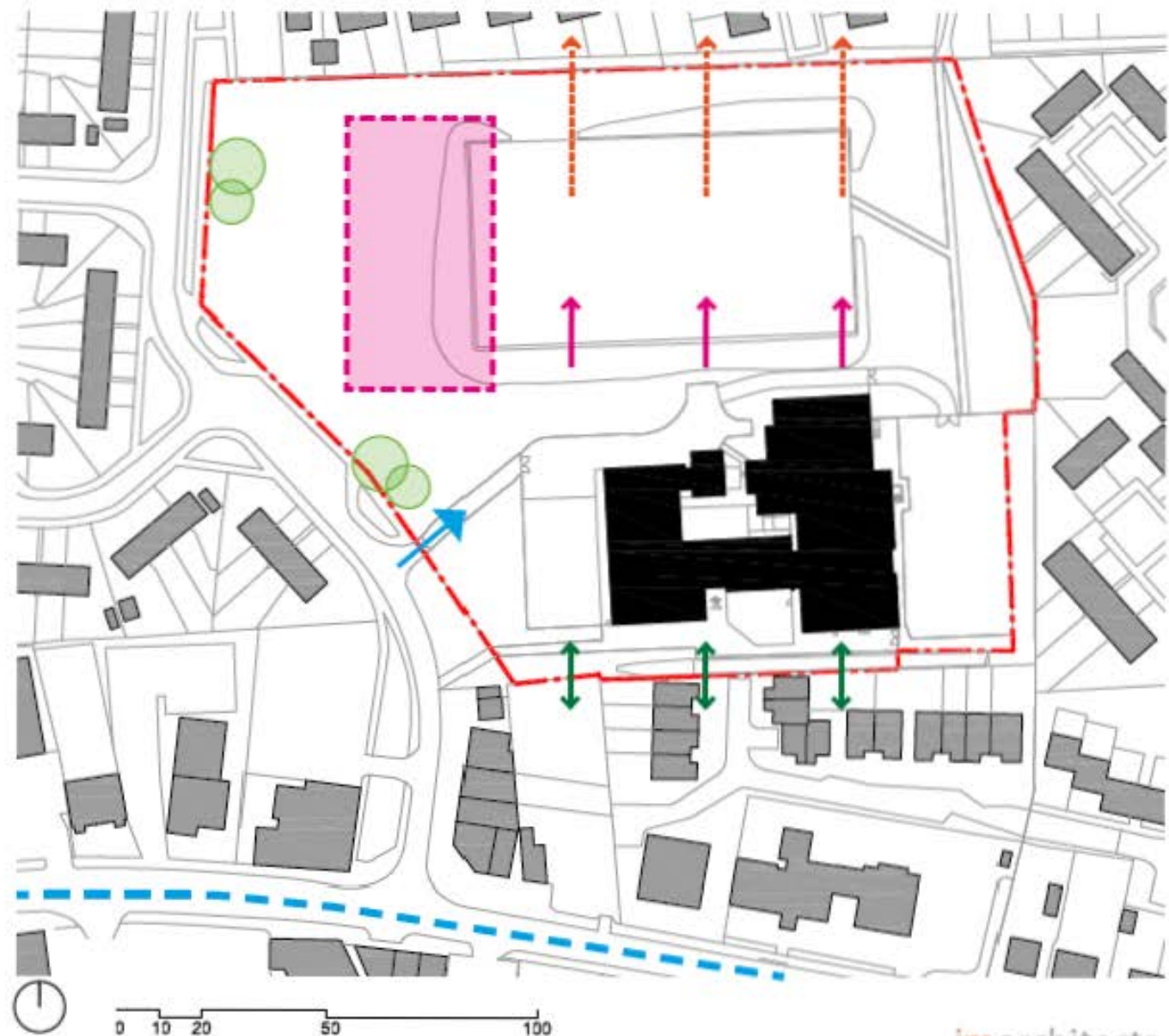
- Steep level change across the site may dictate location of the new building and hamper access / drop off.
- The topography of the site may burden the new building with expensive engineering solutions to achieve a barrier free building.
- New community facility under construction reduces site area considerably.
- Site is quite open and exposed to surrounding neighbourhood.
- Made ground due to level difference and new building work. Engineer to comment.

Perceived site opportunities:

- Good access from Auchinairn Road / Beech Road.
- The existing roads infrastructure of the site allows for an efficient way in and out of the site for cars and pedestrians.
- New community development would provide opportunity for shared facilities / encourage use by parents.
- Size of the site would allow the building to be set back from the road and create a sheltered environment.
- The existing Auchinairn School building is set for demolition, thus avoiding a tandem build scenario. The siting of the new school on this site will consolidate the concept of a community hub.

KEY

- SITE BOUNDARY
- MAIN ROAD ROUTES
- ↔ CLOSE PROXIMITY TO NEIGHBOURING PROPERTIES
- ➔ SOLE ENTRANCE FROM BEECH ROAD
- VIEWS OUT TO CAMPSIES
- ➔ STEEP FALL / LEVEL CHANGE ACROSS SITE
- APPROX LOCATION OF NEW COMMUNITY FACILITY (UNDER CONSTRUCTION)



10.1 SITE LAYOUT DIAGRAM

- TWO STOREY OPTION (STAFF & HALF OF ART / MUSIC)
- MUGA AND PARKING ON LOWERED PART OF SITE, OR RAISED NEW GROUND LEVEL
- PARKING: 108no. SPACES (80% STAFF / 12no. VISITOR)
- GIFA: 6056m² (30.28m²/PUPIL)

POSITIVE ATTRIBUTES:

- SITE LOCATION WITHIN EAST DUNBARTONSHIRE IS GOOD AND ELEVATED SITE POSITION ALLOWS FOR VIEWS OUT TO LANDSCAPE.




- ALLOWS FOR RELATIONSHIP WITH NEIGHBOURING COMMUNITY CENTRE

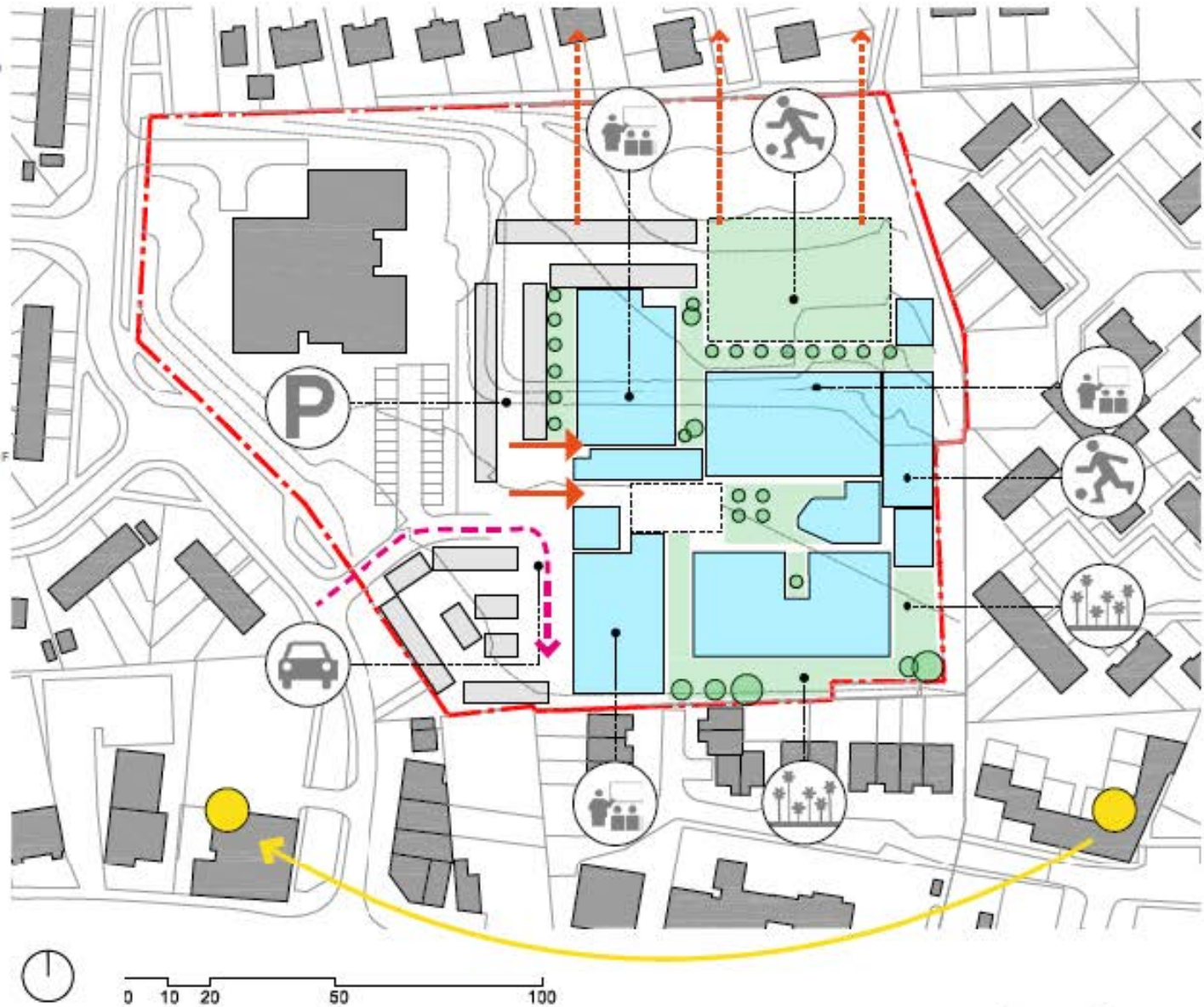
NEGATIVE ATTRIBUTES:

- SHARP LEVEL CHANGE TO NORTH OF SITE WILL REQUIRE EXTENSIVE GROUND ENGINEERING.

- LEVEL CHANGE MAY COMPROMISE DESIGN AND USABILITY OF PLAY/PITCH FACILITIES BY PUPILS. LIKELY REQUIREMENT FOR RAMP CIRCA 20m IN LENGTH TO MAKE 2m LEVEL CHANGE.

KEY

-  VEHICLE ACCESS / DROP OFF ROUTE
-  MAIN ENTRANCES
-  VIEWS OUT TO LANDSCAPE
-  80no PARKING SPACES (80% STAFF + 12no. VISITOR)
-  TEACHING ACCOMMODATION
-  SHARED SPORT ACCOMMODATION
-  PLAYGROUNDS / LANDSCAPING
-  DROP OFF POINT



Size (5)	16,020m2.
Geography (4)	Located in the Auchinairn area of Bishopbriggs, short distance from Auchinairn Road.
Feasibility (4)	Site hosts now closed Auchinairn Primary School. Future development would require demolition of the existing school prior to works commencing.
Planning (4)	Proposed development would be a continuation of the existing use on the site and therefore compliant with local planning policy. Neighbouring residential properties may object to the increased scale of development on site.
Site Conditions (4)	Significant level changes across site would require a substantial cut/fill of existing soil to reconcile. Results of site investigation from the neighbouring Auchinairn Place project identify shallow rock below ground.
Accessibility (4)	One means of access to site from James Dunlop Gardens. Proximity of neighbouring Auchinairn Place development will impact configuration and car parking capacity. Located near to main road with access to regular public bus service. Site level are such that the majority of open external spaces, including any all-weather pitch facilities, would require to be located at the northern half of the site and at a significantly lower point than the main school buildings. This will require significant ramps throughout the site to negotiate level changes.
Legal (3)	No known legal issues with site.
Ownership (3)	East Dunbartonshire Council.

1.4 SITE ANALYSIS & CONSTRAINTS

Perceived Site Constraints

- The main approach from Waterside Road is a busy/fast route. Currently there is a 20mph limit on Banhead Road, this would be the most likely entrance point to the site.
- There may be acoustic issues relation to road traffic noise although this could be mitigated in the design solution.
- Existing football pitch would need to be relocated.
- Sharp level change at the north boundary of the site. This would have to be avoided.

Perceived site opportunities:

- The extent of mature trees and extensive views across landscape gives the site a strong connection to the surrounding green space.
- The expansive format of the site presents great opportunity to create a strong external learning landscape.
- Size / openness of site allows for more opportunities to position and arrange new building as desired by client, less constrained by existing buildings / conditions.
- The majority of the site is broadly level and has an existing roads infrastructure which will assist in the planning the site for car parking and drop off.
- The location within EDC is good and with Kirkintilloch High School and Gartconner Primary schools nearby there is the opportunity to interact with other facilities.

KEY

- SITE BOUNDARY
- MAIN ROAD ROUTES
- |||| SHARP LEVEL CHANGE
- GRADUAL LEVEL CHANGE
- ENTRANCE/EXIT POINTS TO BANHEAD ROAD
- VIEWS OUT TO SURROUNDING LANDSCAPE



2.1 SITE LAYOUT DIAGRAM

- TWO STOREY OPTION (STAFF ONLY)
- PARKING: 108no. SPACES (80% STAFF / 12no. VISITOR)
- GIFA: 5975m2 (29.8m2/PUPIL)

POSITIVE ATTRIBUTES:

- SITE LOCATION WITHIN EAST DUNBARTONSHIRE IS GOOD AND CONNECTION TO SURROUNDING GREEN SPACE / LANDSCAPE
- ALLOWS FOR RELATIONSHIP WITH NEARBY HIGH SCHOOL AND PRIMARY SCHOOL

NEGATIVE ATTRIBUTES:

- SHARP LEVEL CHANGE AT WATERSIDE ROAD

KEY

-  VEHICLE ACCESS / DROP OFF ROUTE
-  MAIN ENTRANCES
-  VIEWS OUT TO LANDSCAPE
-  80no. PARKING SPACES (80% STAFF + 12no. VISITOR)
-  TEACHING ACCOMMODATION
-  SHARED SPORT ACCOMMODATION
-  PLAYGROUNDS / LANDSCAPING
-  DROP OFF POINT



Size (5)	Approx. 20,000m ²
Geography (4)	Site is located at Waterside Road, Kirkintilloch at the edge of Waterside Village.
Feasibility (4)	Site is currently leased to the East Dunbartonshire Leisure and Culture Trust. Consideration would be required to account for potential loss of revenue through loss of pitches.
Planning (4)	Development would be contrary to local development planning policy due to loss of greenspace. Likely that an equal alternative replacement provision would be required to be provided through planning conditions for the site. Site bordered by residential properties to the South and Waterside Road to the North.
Site Conditions (4)	Site is low-lying, bordered by roads at Waterside Road and Bankhead Road which are found at considerably higher level than likely FFL of a new building on the site. Site is immediately adjacent to a burn to the south and bordered to the West by an area of moss land.
Accessibility (4)	Vehicular access to the site is currently taken through Waterside Village itself via Bankhead Road. Pedestrian access is taken via a ramp to the East of the site, which links Waterside Road and Waterside Village. Alternative site access could be taken directly via Bankhead Road. This would require careful consideration of how the road level links with the FFL of the site.
Legal (3)	Potential common good risk would require further investigation should the site be considered a preferred option.
Ownership (3)	East Dunbartonshire Council.

Next Steps

Preferred site identified

- Outline formal consultation document drafted
- Approval required from Council to progress the project:
 - Formal Statutory Consultation;
- Capital funding – current estimated cost of the project £23m