

## Introduction & Context

## Section 1

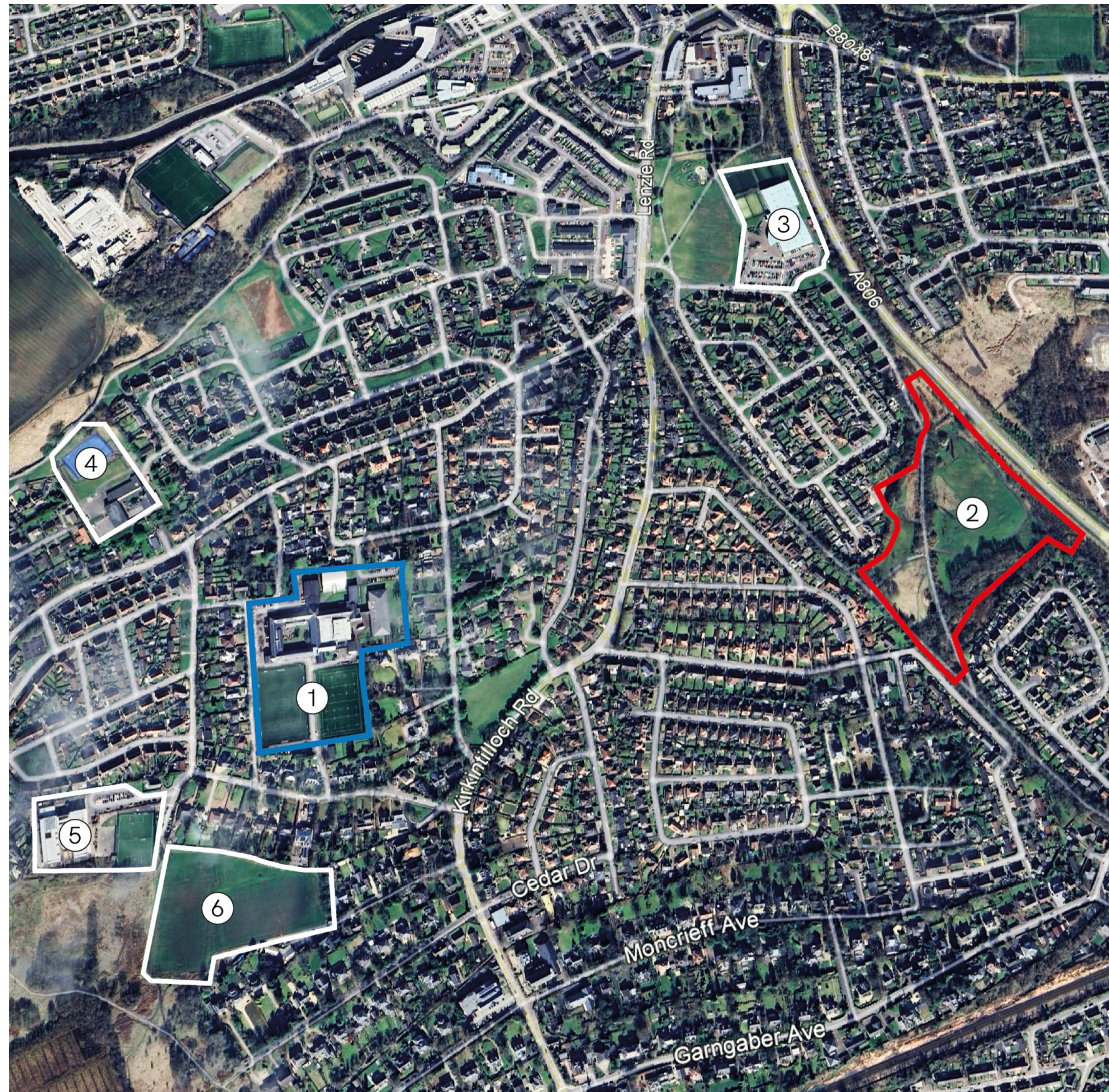
- East Dunbartonshire Council (EDC) intends to submit a planning application for the delivery of a modern secondary school on the Whitegates Park site to replace the existing Lenzie Academy located on Myrtle Avenue.
- Lenzie Academy remains East Dunbartonshire's only legacy secondary school and has been identified by Council Officers as a strategic priority for renewal through the Council's Capital Investment Plan.
- **As part of the formal planning process, a Proposal of Application Notice (PoAN) was submitted to EDC's Planning Service on 23rd May 2025 and this public exhibition is now being held in order to engage with the local community and stakeholders to seek feedback. A further public exhibition will be held in September 2025, where we will provide a further update on the proposals and set out how we have responded to feedback we received at this first event.**
- Lenzie Academy, founded in 1886, is a non-denominational six-year comprehensive school situated in the town of Lenzie in East Dunbartonshire to the north of Glasgow. The school currently has a roll of approximately 1348 pupils and serves the areas of Lenzie and South Kirkintilloch. This diverse mix ensures that the school is a rich and vibrant community where everyone's contribution is sought and valued.
- Unfortunately, the existing building presents many challenges, where Curriculum adjacencies do not support collaborative working and provide no flexibility or opportunity to collaborate for a range of learning activities. The movement on site and internally, sizes and daylight levels of the classrooms fail to promote well-being of the users. The fabric of the building is well worn, provides poor acoustic separation and demands higher maintenance. In addition, both pupils and teachers experience issues with the ICT, which has a significant impact on how the school operates and on what it can offer to the wider school community. While Lenzie Academy manages around these issues to deliver high quality teaching and learning, the current facilities do not support the modern, vibrant and inclusive vision Lenzie Academy has for its community.

### Schools and Key Recreational Spaces:

1. Existing Lenzie Academy
2. Proposed New School Site
3. Kirkintilloch Leisure Centre
4. Holy Family Primary School
5. Lenzie Meadow Primary School
6. Lenzie Rugby Football Club



Photograph of Lenzie Academy



Aerial View of Lenzie and Surrounding Area Highlighting Schools and Key Recreational Spaces



## Project Background & Site Selection

## Section 2

- The existing Lenzie Academy site extends to 39,870m<sup>2</sup>. This represents the second smallest secondary school site of the eight secondary schools in East Dunbartonshire, with Lenzie Academy having the largest pupil roll. For any new school project, officers will always seek to locate the new school on its existing site.
- However, the scale of the Lenzie Academy project is such that the existing school site cannot accommodate a modern school building with capacity for 1400 pupils, including parking and the required levels of outdoor space, in addition to two full size playing pitches necessary to ensure the school has the ability to deliver the curriculum now and into the future.
- Given that the current Myrtle Avenue site cannot accommodate the required new school, officers widened the site options appraisal to include alternative sites within the Lenzie area. A Feasibility Study (which has been published on the EDC project website) was carried out between February 2021 and September 2022. From this, Elected Members were asked to consider 10 options for the construction of a new Lenzie Academy, with one further option for the refurbishment of the existing school.
- A committee paper was prepared one month prior to the LEIP 3 funding application in October 2022. While the outcome of the report was initially expected in December 2022, the decision was not finalised until November 2023. Following this extended period, the project was reinitiated, and an updated report was presented to the Council in December 2023.
- **As part of the committee paper, the Council approved the progression of the Whitegates Park option, having given due consideration to all site constraints, impact on pupils and staff during the construction phase, location of the proposed new facility and impact on pupils in terms of increased travel distances, projected costs, programme, deliverability, site access, third party rights and dependencies, in addition to planning constraints and the impact on the environment. Elected Members made an informed decision to select Whitegates Park as the preferred site for the new school and officers remain of the opinion that the design work completed to date, which will be made public as part of these upcoming consultation events, will only serve to strengthen the validity of that decision.**

### Site Options:

#### 1. Boghead Road

- Area: 36,704m<sup>2</sup>
- Distance to existing school: 1.7km
- A new build on this site would be constructed independently, avoiding disruption to the current school.
- Located on the edge of the catchment area, which may result in a greater number of pupils requiring transport, potentially increasing car use.
- Proximity to Lenzie Moss raises environmental concerns regarding potential impacts during construction.
- Sewer connections likely to require pump stations.
- Mine shafts located to the north and south of the site, may require grouting works.

#### 3. Existing Site

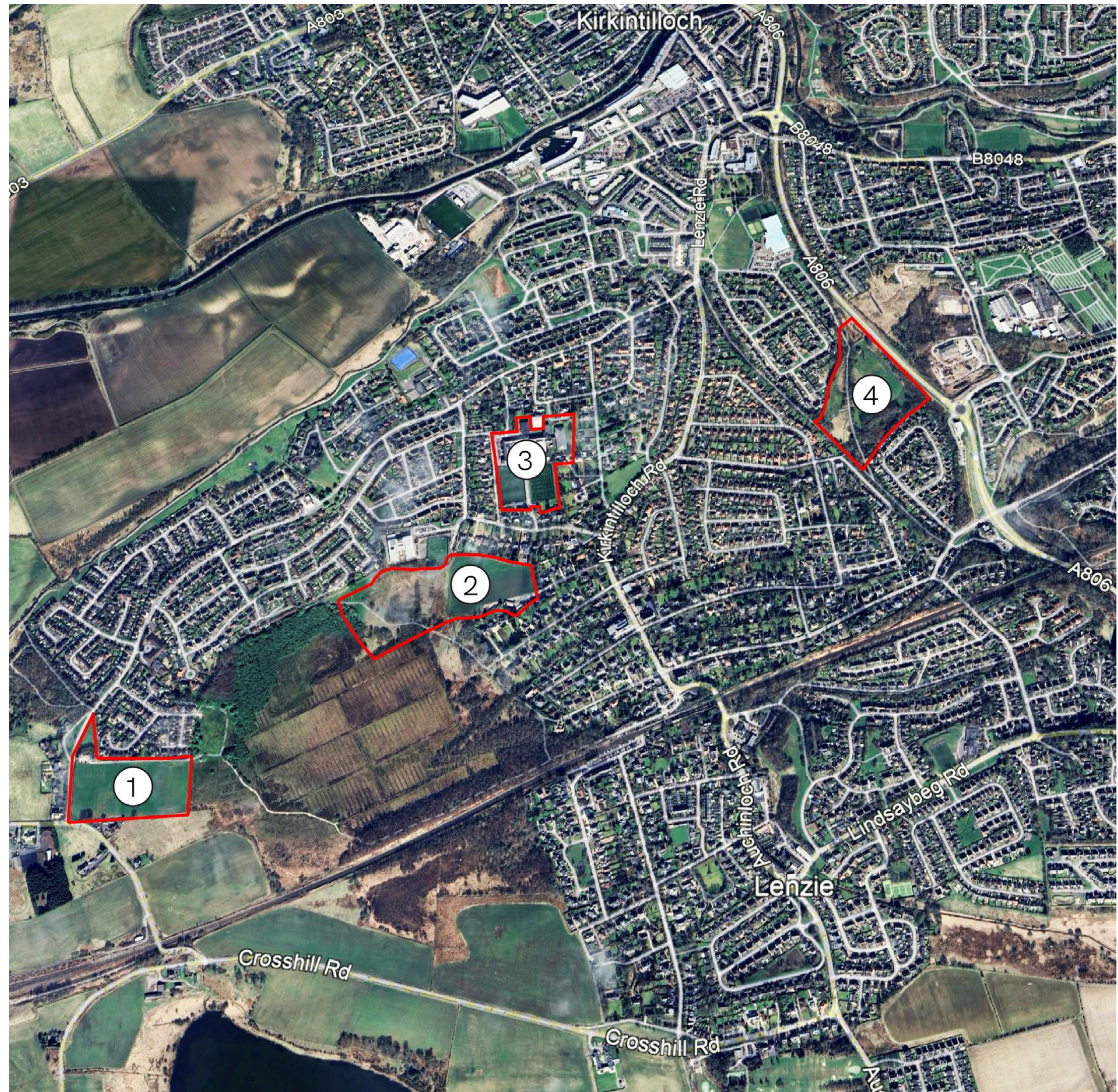
- Area: 39,870m<sup>2</sup>
- Distance to existing school: 0km
- The site presents significant challenges for delivering a modern curriculum through refurbishment alone.
- A phased construction approach would likely extend the overall project timeline.
- Outdoor space is currently limited and would be further constrained during the construction phase.
- Loss of pitches during construction, pupils and Lenzie Rugby Football Club would need alternative provision.
- Scale of new building would severely impact neighbouring properties and would likely be unacceptable to Planning.

#### 2. Lenzie Rugby Football Club

- Area: 76,041m<sup>2</sup>
- Distance to existing school: 0.6km
- The site lies within designated green belt land.
- A high risk of surface water flooding is identified at the boundary adjacent to Lenzie Moss and construction activities may have a negative environmental impact.
- Restricted access into site and shared route with Lenzie Meadow Primary School – impacting Lenzie Meadow MUGA provision.
- Potential disruption to Viewfield Avenue to upgrade mains water pipe to feed facility.
- Impact to Local Nature Reserve / Local Nature and Conservation Site.
- Site not owned by council and any proposed site access also out with council ownership.

#### 4. Whitegates Park

- Area: 52,053m<sup>2</sup> (excludes access road)
- Distance to existing school: 1.2km
- Access to site is challenging, new access road from DeafBlind roundabout required.
- The site is located within the Lenzie settlement area and benefits from potential sustainable transport connections.
- Single build, no disruption to school during construction.



Proposed Site Options Highlighted on Aerial View



## Planning & Policy Context

## Section 3

- The Local Development Plan comprises NPF4 (adopted February 2023) and the Local Development Plan 2 (adopted in November 2022).
- The site / local area is subject to the following relevant designations on the LDP2 Policy Map:
  - The site is designated ‘open space’ (Policy 13)
  - The site is a designated ‘Green Network Nodes – Recreation’ area (Policy 13)
  - The site is partially within (eastern edge) and adjoined to the east by an ‘indicative green network habitat link’ (Policy 13)
  - A small section of Native Woodland (Lowland mixed deciduous woodland) is in the SE edge of the site (Policy 17)
  - Strathkelvin Railway Path which adjoins the site to the SW is a designated Strategic Green Network Link and Green Network Access Link (Policy 13), a designated core path and a scheduled monument (Forth and Clyde Canal: Kirkintilloch – Auchinstarry Farm)
  - A conservation area (Beech Road/Garngaber Avenue) is located approximately 30m SW of the site (Policy 19).
  - A Townscape Protection Area is located 30m west of the site (Policy 19)
  - The land opposite the site to the east of the A806 Initiative Road is known as the Kirkintilloch Gateway Regeneration masterplan area (located between the A806 and Woodilee Road)

**Compliance with the relevant development plan policies will be fully considered and addressed within the planning application submission**

### LDP Policy 13 (Community Facilities and Open Space)

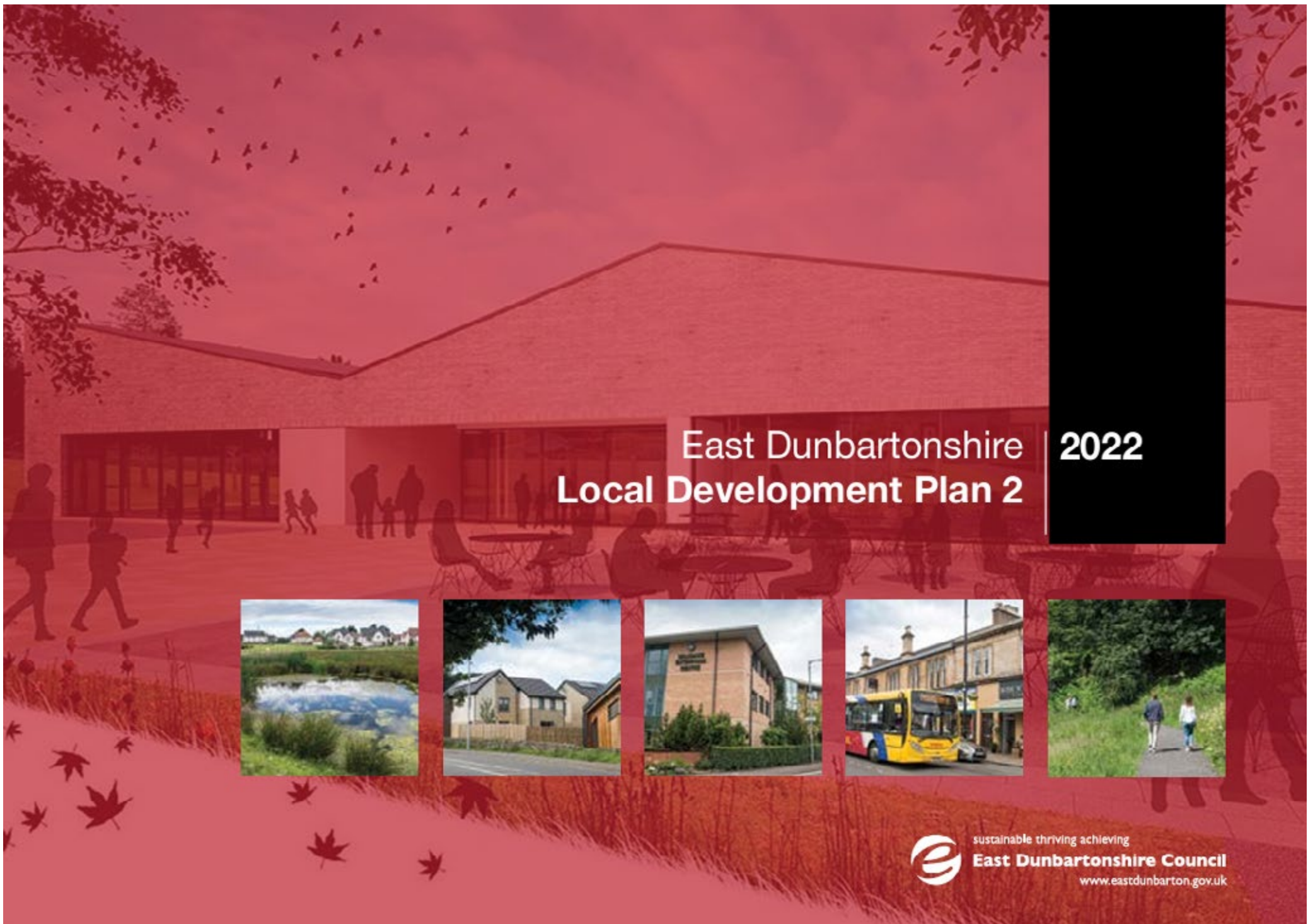
- LDP Policy 13 (Community Facilities and Open Space) states that proposals that would result in the loss or reduction of existing outdoor sports facilities or useable open space will be resisted except under 4 circumstances (A-D). Of relevance is criteria A, which permits loss if “Suitable replacement and enhanced facilities are provided in a location that is convenient and accessible for users”.
- In order to comply with this policy, the existing Lenzie Academy site at Myrtle Avenue will form a key element of the planning process when considering mitigation for the loss of Whitegates Park. The design development of the existing site will be progressed in tandem with the new Lenzie Academy project and will include some form of open space provision, landscaping, nature restoration and biodiversity enhancement of the site in addition to the provision of an informal football pitch, replacing the equivalent facility in Whitegates Park.
- Please see the ‘Offsite Proposals and Biodiversity Enhancement’ consultation board for further information in relation to the potential proposals at the existing Lenzie Academy site which will mitigate against the loss of Whitegates Park.

### NPF4 Policy 3 (Biodiversity)

- NPF4 Policy 3 (b) states that development proposals for major development will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention. Policy 3(b) goes on to outline several criteria which are to be complied with, including a requirement to provide significant biodiversity enhancements, in addition to any proposed mitigation.
- Biodiversity units will be delivered at Whitegates Park as part of the proposed development. Furthermore, the existing Lenzie Academy site at Myrtle Avenue will form a critical element of the planning process when delivering off-site mitigation as the proposed Lenzie Academy landscape scheme cannot entirely offset the loss of existing vegetation at Whitegates Park.
- Please see the ‘Offsite Proposals and Biodiversity Enhancement’ consultation board for further information in relation to the biodiversity enhancement proposals, which would collectively result in “significant biodiversity enhancement” (at least 10% net gain), as required by NPF4 Policy 3 (b).

### NPF4 Policy 21 (Play, Recreation and Sport)

- Policy 21 states that development proposals which result in the loss of outdoor sports facilities will only be supported under certain circumstances. This includes circumstance iii, which permits loss if the proposed development “meets a requirement to replace the facility which would be lost, either by a new facility or by upgrading an existing facility to provide a better quality facility. The location will be convenient for users and the overall playing capacity of the area will be maintained”.
- At the existing site, there is a football pitch and rugby pitch (although this is not full size which limits the ability to play competitive rugby at older age groups). The proposed development at Whitegates Park includes the provision of full-sized football and rugby pitches, therefore resulting in a betterment in this respect.
- Furthermore, as part of the mitigation proposals at the existing Lenzie Academy site (as outlined on the ‘Offsite Proposals and Biodiversity Enhancement’ consultation board), a new informal full sized football pitch will be provided, replacing the equivalent facility in Whitegates Park.
- In accordance with this policy, the proposed development will therefore result in the overall playing capacity of the area being maintained, in an equally convenient location.



Cover pages for NPF4 document and LDP document



## Site Opportunities & Constraints

## Section 4

### Opportunities

- Accessible within the settlement boundary of Lenzie and within close proximity to the existing Lenzie Academy site, limiting change for pupils.
- Sustainable transport links to the site.
- Surrounded by urban development, therefore in physical terms, the development will integrate well and not appear out of character.
- Size / openness of site allows for opportunities to explore the position and arrangement of the new building, as the site is less constrained by existing buildings / conditions.
- Potential to ensure that there is a strong framework and natural boundary, to the site, through retention of the bund and scrub vegetation between the A806 and retention of mature trees and vegetation to the other site boundaries.
- Building design with assembly and dining areas located at the heart of the plan and connected to the main entrance concourse encourages school community events and social functions.
- Single building form will improve departmental connections.
- No disruption to the existing school during construction.

### Constraints

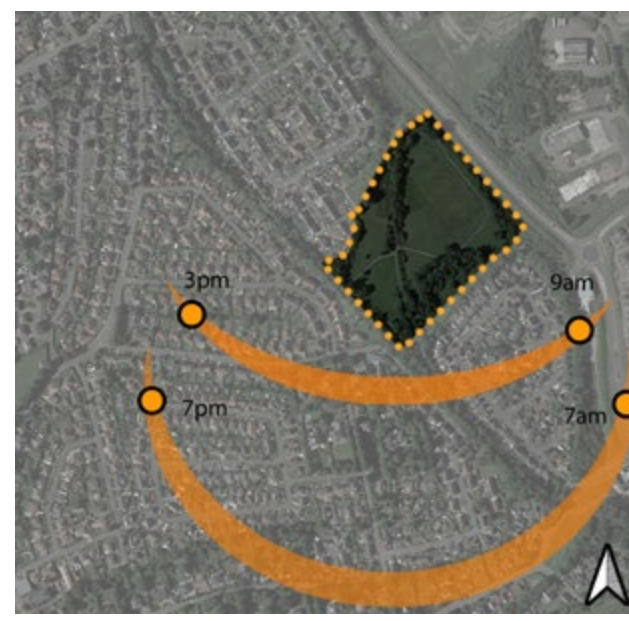
- Allocated as protected open space (Policy 13) in Local Development Plan 2 (LDP2).
- Loss of a community accessible open space.
- New road connection required from Initiative Road roundabout.
- Site landlocked between residential areas and by-pass road making the required school entrance less visible.
- The proposed development may be visible from some adjacent residential properties, however the design approach to be adopted will take cognisance of these and respond accordingly.
- The adjacency of the A806 may present acoustic challenges for the school in terms of opening windows.
- Invasive species present - Japanese knotweed, horsetail & cotoneaster.
- Ground contamination is evident and there is a requirement for a remediation strategy to be undertaken to support the development.
- A full list of opportunities and challenges can be found within the Feasibility Report on the Council project website.



Green Spaces



Topography



Orientation

Aerial View of Lenzie Highlighting Green Spaces, Topography and Orientation



Aerial View of Lenzie Highlighting Community Places and Spaces



# Site Overview

## Section 5

- The site, which is approximately 68,800m<sup>2</sup> in area comprises Whitegates Park in the north eastern edge of Lenzie.
- The site is adjoined to the north east by the A806 Initiative Road / Kirkintilloch Bypass, to the north west and south east by residential areas and to the south west by the Strathkelvin Railway Path. A residential area is located to the south west of Strathkelvin Railway Path.
- The site comprises open, amenity grass, and an informal football pitch.
- There are broad areas of semi-natural, semi-mature / mature broadleaved woodland located on the edges, and throughout the site. There are small areas of marshy grassland, tall ruderal vegetation and standing water within the site to the west, and a small watercourse that runs along the southern boundary.
- A series of paths, including a core path, cross and run along the eastern and southern boundaries of the site, the main one being a former siding of the Strathkelvin Railway. This treelined route passes through the centre of the site connecting Parkview Court, to the north west, with the Strathkelvin Railway Path to the south west.
- The site can currently be accessed by small maintenance vehicles only from Parkview Court to the north.



Aerial View of Lenzie Highlighting 0.5km, 1km & 1.5km Distances from the Proposed Whitegates Park Site



Aerial View of the Proposed Site at Whitegates Park Highlighting Existing Site Constraints



## Proposed Development

## Section 6

- The proposed development is for the erection of a modern secondary school to replace the existing Lenzie Academy located on Myrtle Avenue, Lenzie.
- The new school will provide capacity for 1400 pupils (necessary when considering the current roll and future projections), which requires the facility to extend to 14,000sqm to meet the criteria for obtaining Learning Estate Investment Funding (LEIP) from the Scottish Government.
- As we are still at the pre-planning stage, the design for the site and building(s) remains indicative as it is still being developed. This continues to evolve as we receive more technical information relative to site conditions and design requirements.

We expect to show a further updated design at the second public exhibition in September 2025. In summary, the proposed development is expected to provide:

1. 4 storey school building in the north eastern edge of the site
2. A new entrance from Initiative Road to the south east
3. A new access road with pedestrian footpath
4. Sustainable Urban Drainage System
5. Car parking, pupil drop off and bus drop off provision to the south of the school building is being reviewed through the planning process to ensure it complies with planning policy
6. Full sized artificial surface football pitch and rugby pitch to the west of the car park;
7. Horticulture garden and woodland to the west of the school building
8. A large, external covered area to the north of the football pitch for use as a flexible, outdoor, learning space to also include half size basketball courts
9. Long jump pit and opportunity for running track to east of the rugby pitch
10. Further outdoor seating and learning opportunities are provided by the inclusion of a quiet garden to the north of the school
11. Re-provision of existing core path from Parkview Court, along the north of the site providing a new link to the Strathkelvin Railway Path
12. Strathkelvin Railway Path
13. Woodland Garden/Play Area
14. Service access road
15. Footpath

The proposals aim to:

- Retain as many of the trees (and vegetation) on the site boundary and playground woodland as possible, to ensure retention of screening and separation functions.
- Achieve net zero operational and embodied carbon, through a commitment for the proposed development to be a certified Passivhaus\* project, and to also meet the Net Zero Public Sector Buildings Standard.

\*Passivhaus or Passive House is an internationally recognised building standard. It aims to reduce a building's carbon footprint and long-term operational costs whilst maintaining exceptional performance and comfort levels.



Indicative Site Plan Showing Building Mass and Adjacent Facilities



## Design Evolution

## Section 7

Site Zoning - site plan showing zoned areas

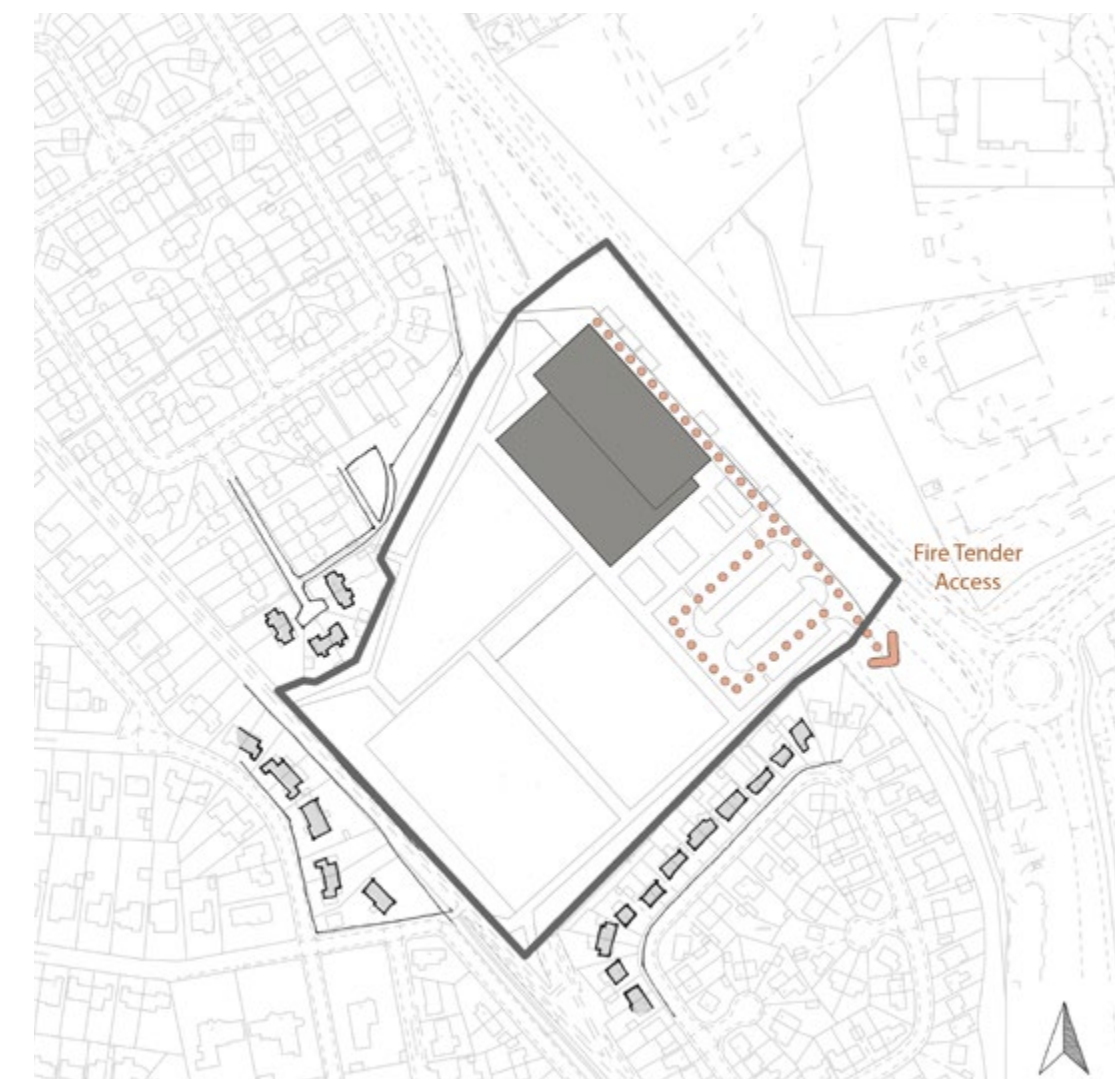


The school sits on the north corner of the site and provides:

- Outdoor Sport Provision
- Parking Provision
- Woodland Area
- Outdoor covered areas
- Pedestrian access around the school

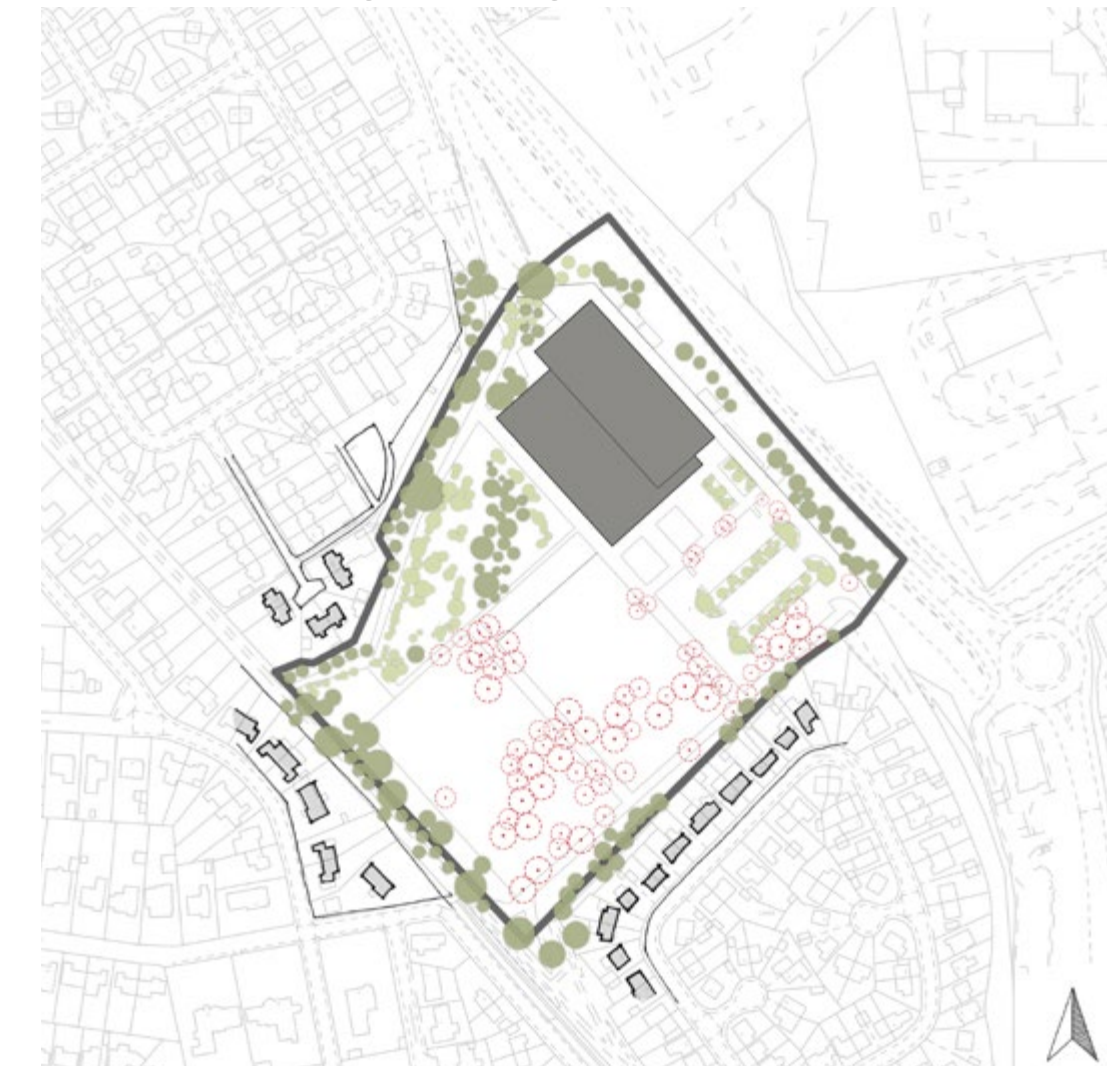
The school brings the local community together by providing a safe environment for children, promoting health and wellbeing and maximising overall academic performance.

Fire Tender Access - site plan showing access route for fire tender



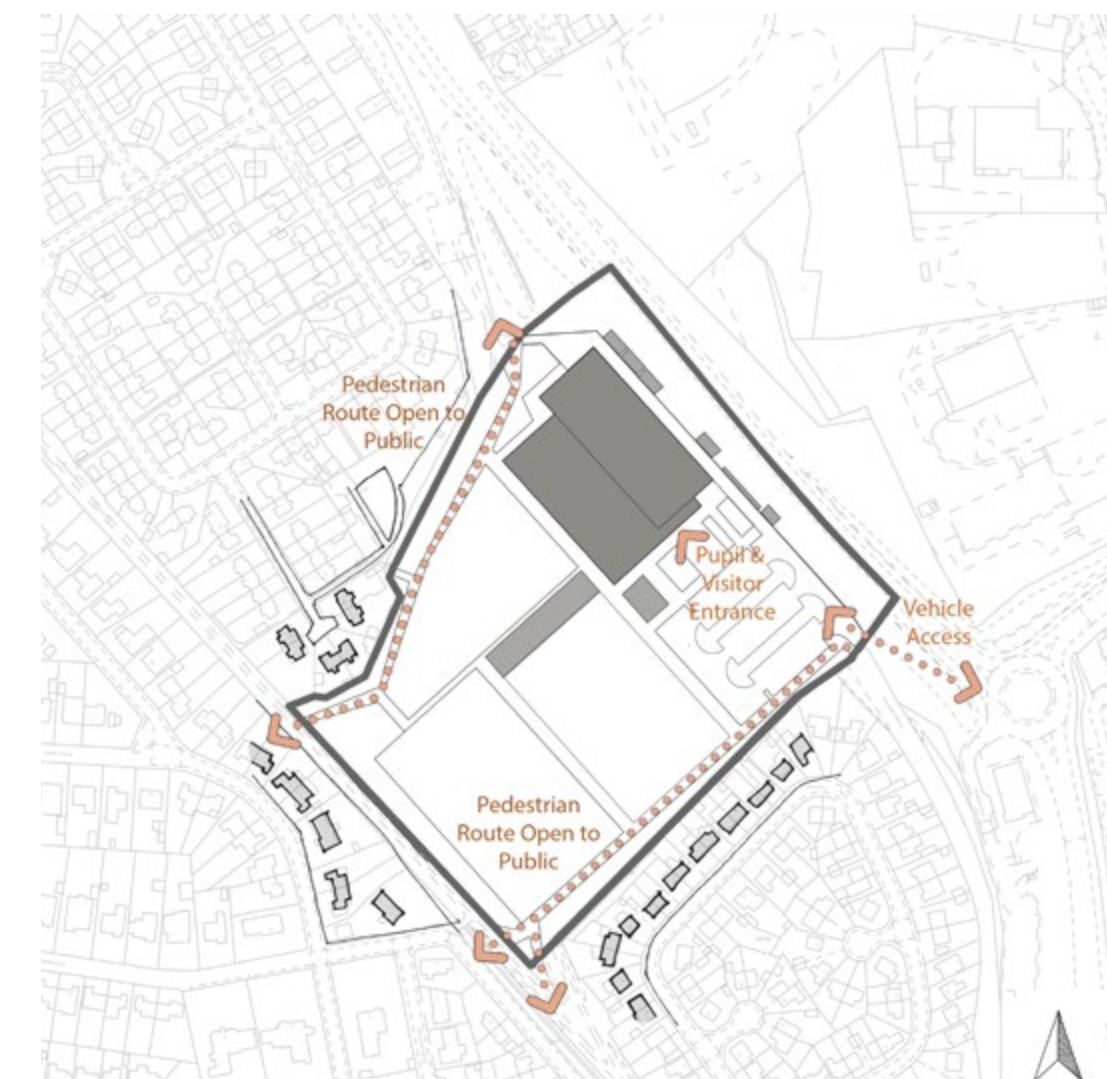
The new access road will provide access into the site for Fire Tender access. The car parking arrangement provides adequate space for manoeuvring of the fire tender. It is anticipated that there will primarily be access to two elevations.

Habitat & Existing trees - site plan showing proposed changes to vegetation



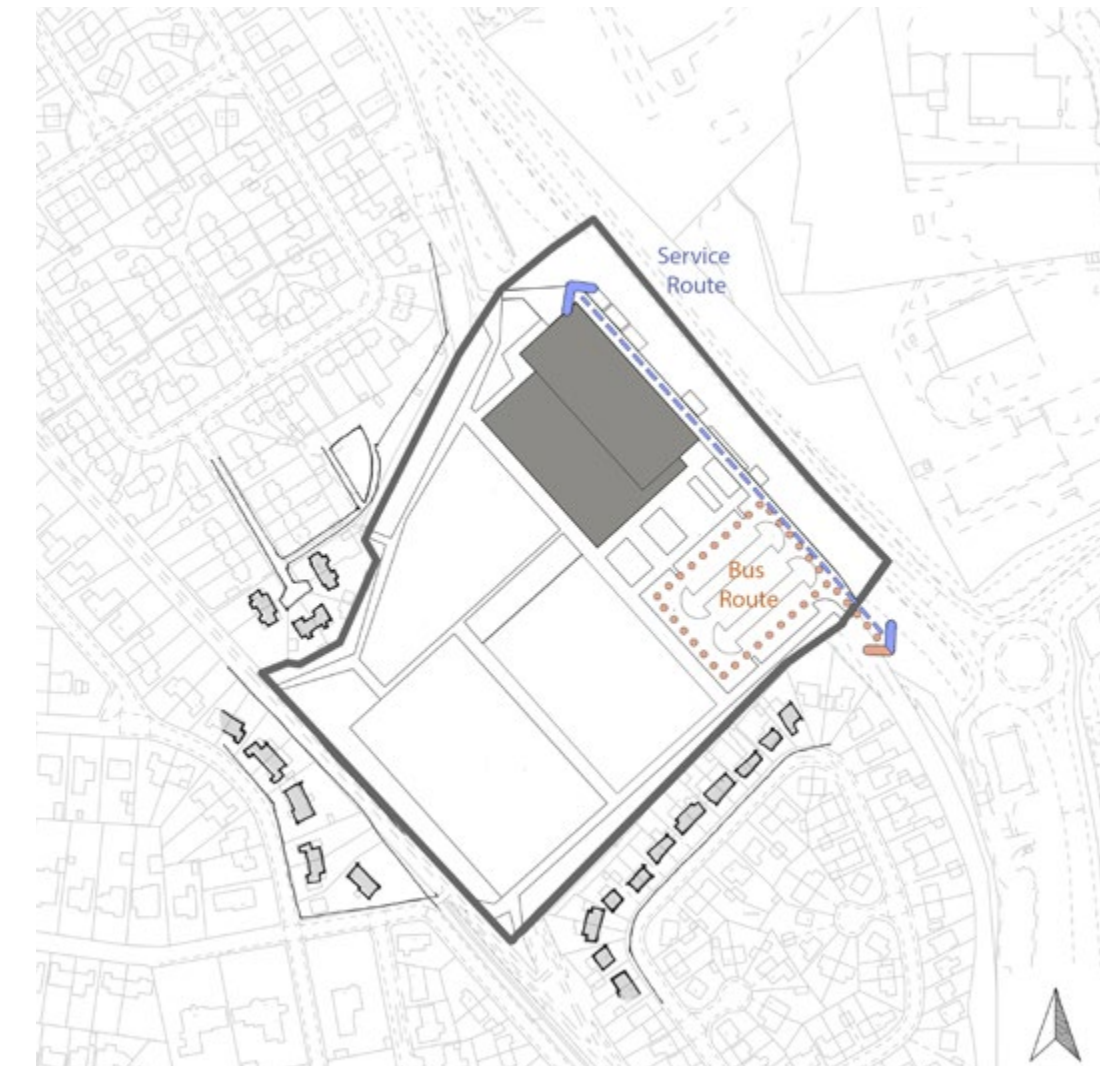
The site is currently rich with existing trees and mature vegetation. The proposal aims to keep as many existing trees as possible and not compromising an existing ecosystem within the site. Some trees will be removed as well as new trees being provided in order to preserve the open green space around the school. A tree survey will be done to assess every existing tree, considering its value in regards to age / condition.

Pedestrian & Vehicle Routes - site plan showing proposed changes to routes



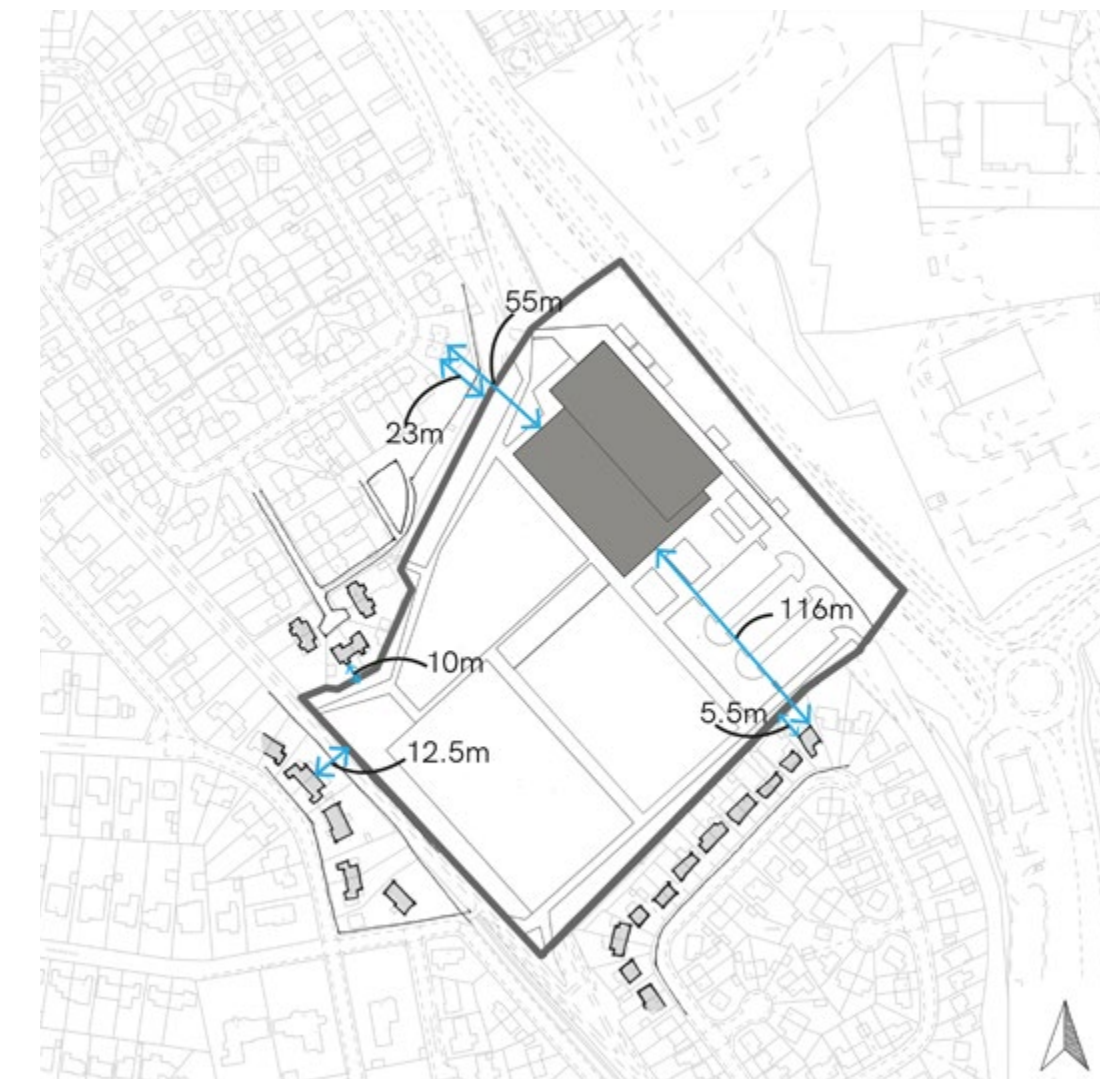
The new access road will provide access into the site for cars, service or emergency vehicles and school buses. From Strathkelvin Railway Path and Parkview Court three new pedestrian access points into the school site are proposed for pupils, staff or visitors. In order to maintain the right of access connection from Parkview to the National Cycle Network and Woodside Avenue / Laurel Avenue a new path is proposed alongside the north boundary connecting two pedestrian access points with the school outdoor pitches.

Bus & Service Access - site plan highlighting proposed service routes



A new access road formed at the roundabout for the Deafblind Learning & Development Centre (Neasham Drive) will provide access from the A806 Initiative Road to the school car park for bus drop-off, and to the new service access road running along the north eastern elevation of the school.

Distance to Neighbours - site plan showing distance to site boundary and building



The siting of the building and associated features - such as the car park, concourse, and sports pitches - has been carefully considered to respect the distances to site boundaries and neighbouring residential properties. This approach aims to minimise potential impacts on local amenity, ensuring the development integrates sensitively with the surrounding area.

Accommodation

Building massing arranged to provide suitable access to all the accommodation. Massing considers a compact building form to ensure form factor meets the Passivhaus criteria and provides a healthy environment for the building users and their well-being inside and outside the building.

Heights

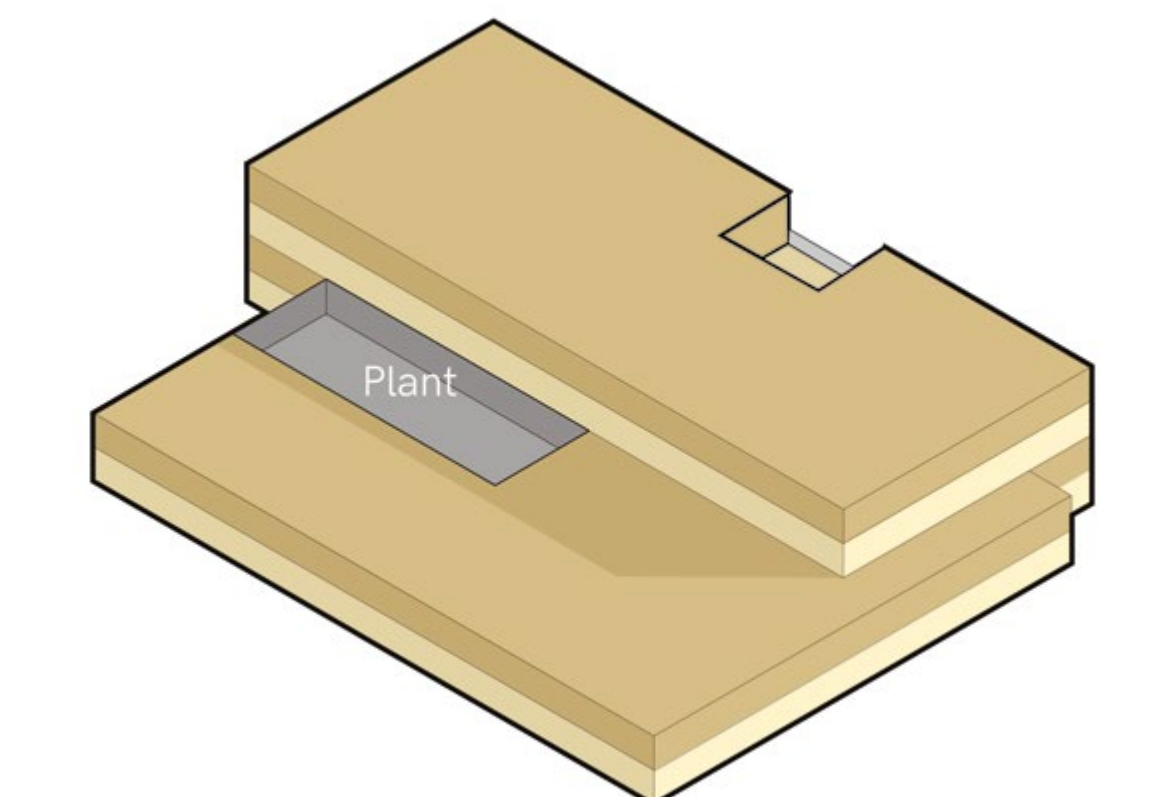
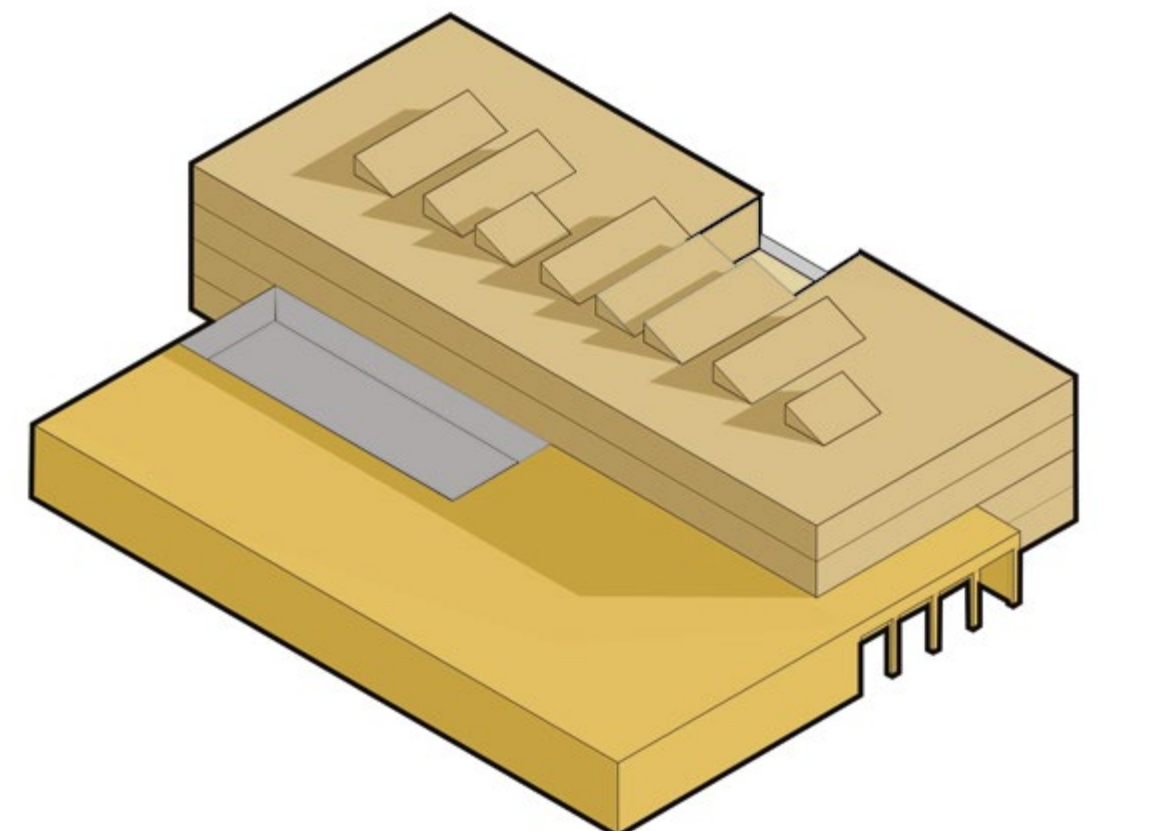
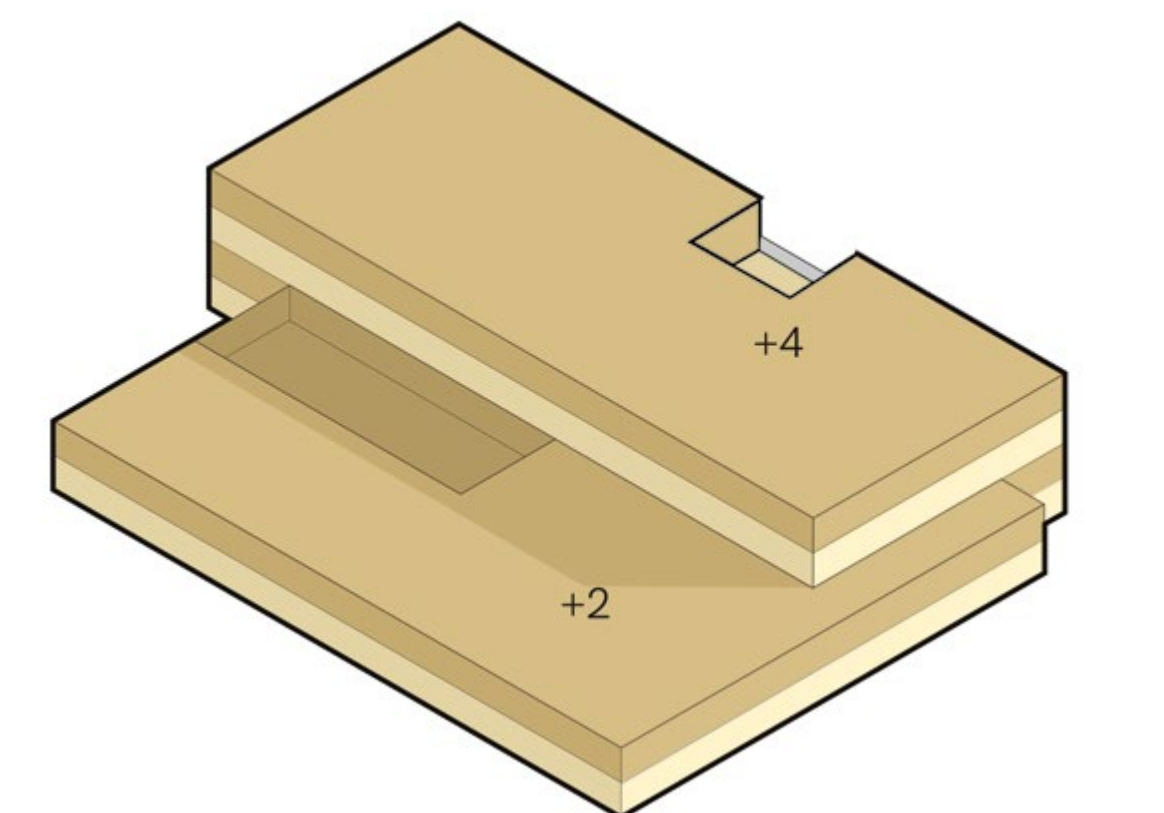
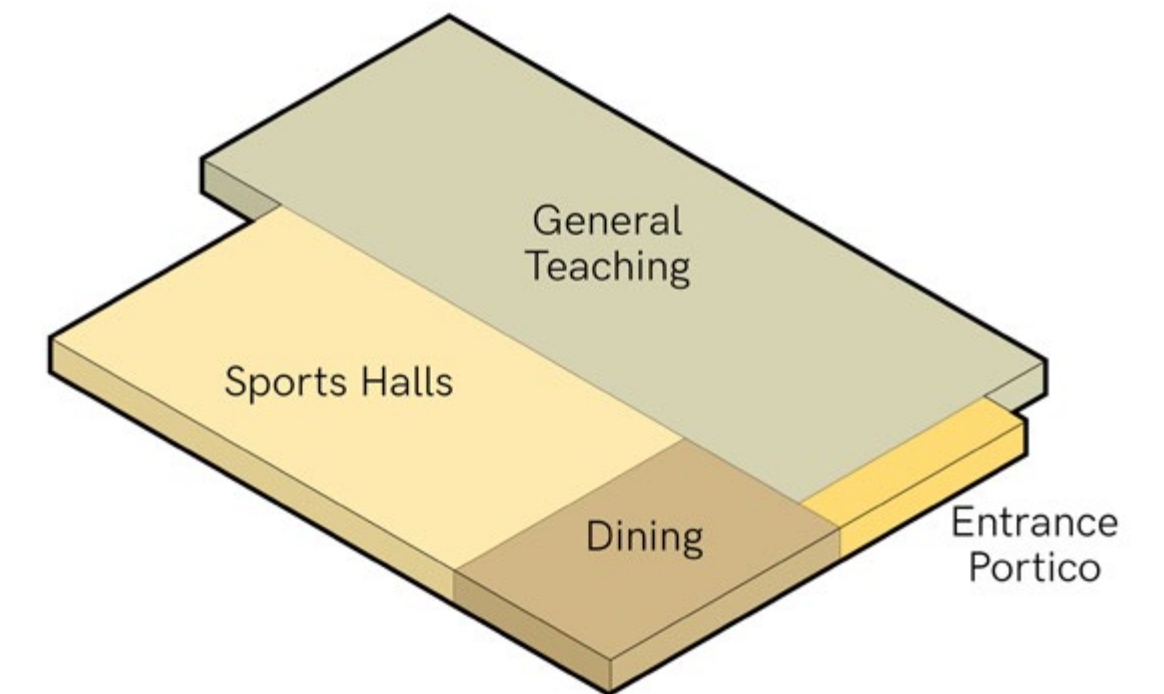
The accommodation is arranged in 2 and 4 storeys to reduce the impact of the footprint of the building on the site, maximising daylighting into teaching accommodation whilst maintaining a compact design solution. The reduced footprint provides adequate space on the site for the provision of parking, sports, and greenspace.

Geometry

The front elevation steps to face approach from the newly formed vehicular access to welcome visitors into the building. The elevation accessed by foot provides a small cover for users too. The sawtooth rooflights allow natural light deep down and across the heart of the building.

Plant

Plant has been situated discreetly on the rooftop of the 2 storey mass and further services are located outside the building adjacent to the north-eastern facade for ease of access & maintenance.





## Design Evolution

## Section 8

- Design is an iterative process, and these proposed layouts are the result of an extensive period of consultation with the project Stakeholders.
- As well as the interrogation of technical information, input from the community and end users is essential to input into the next iteration of the design evolution - this feedback will shape and refine the layouts as the proposed design continues to evolve.

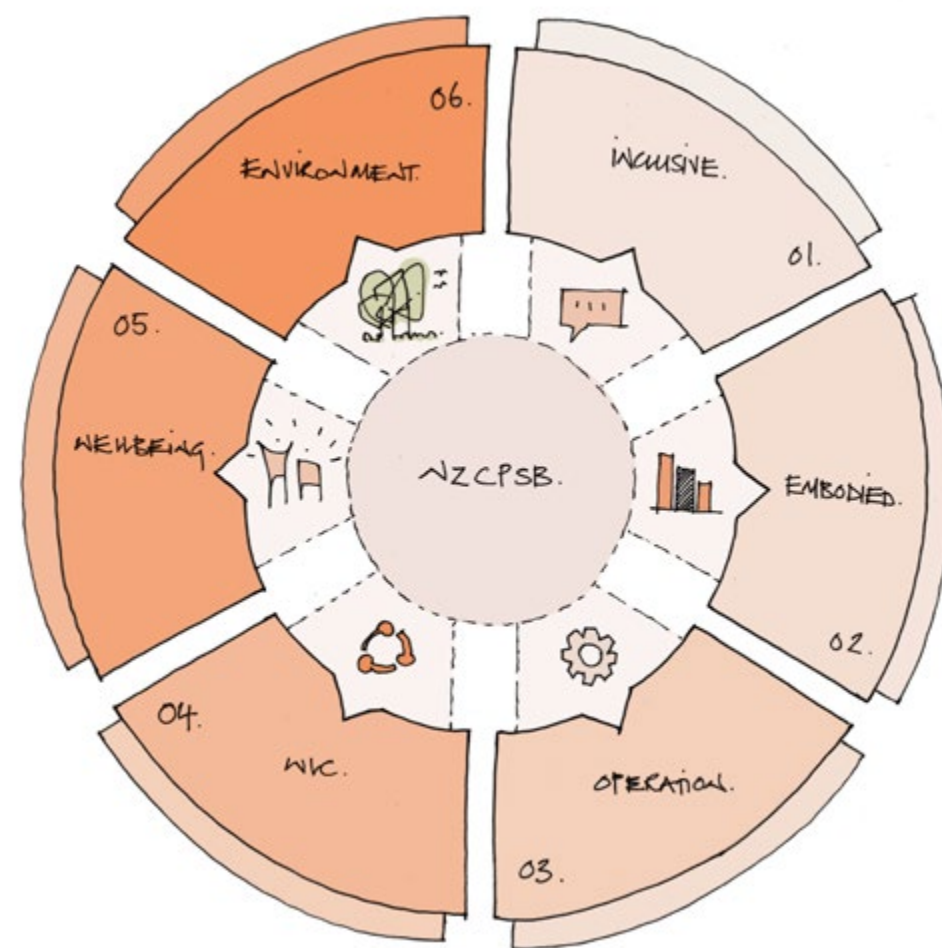


Illustration Identifying the Net Zero Public Sector Buildings Standard

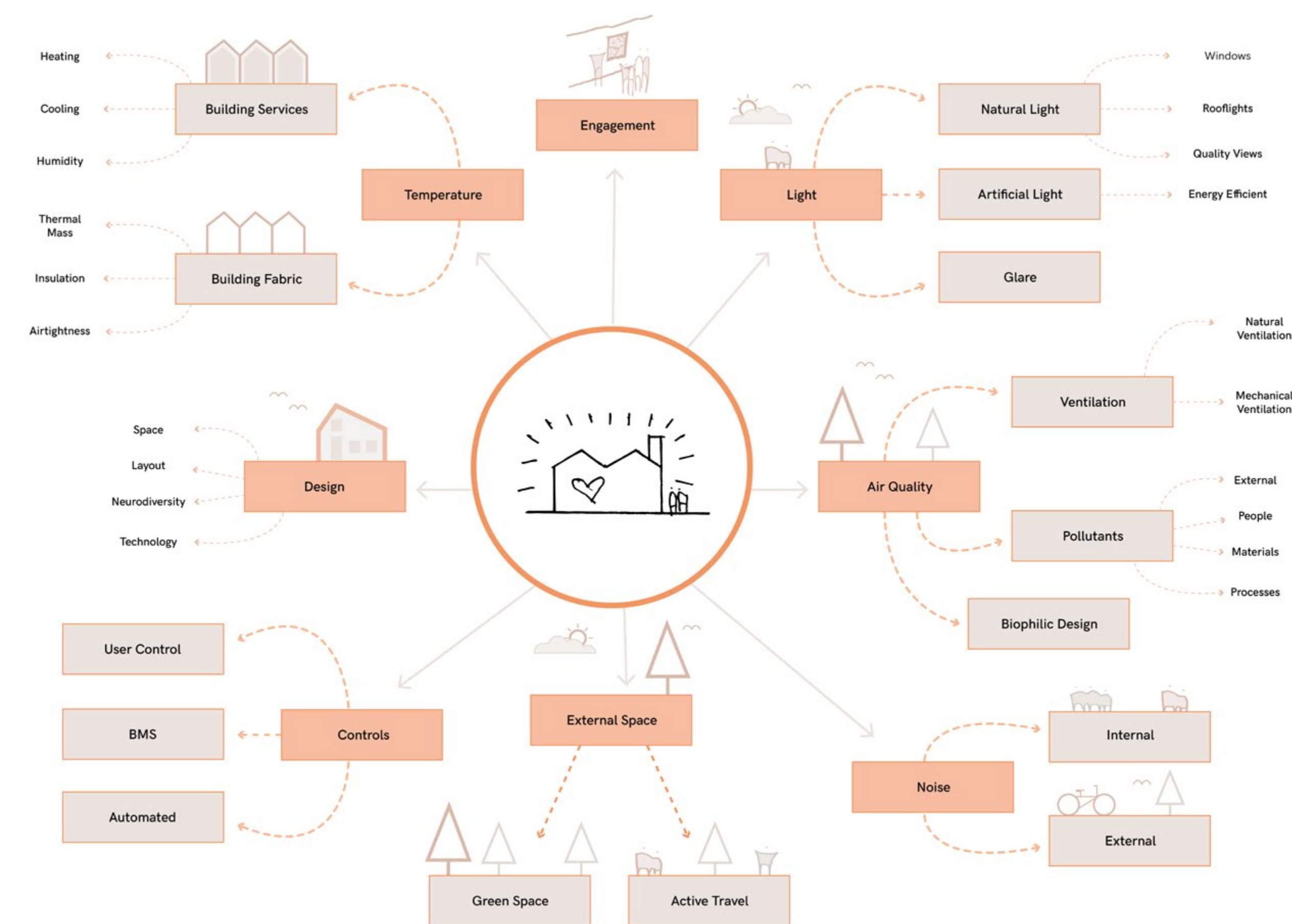
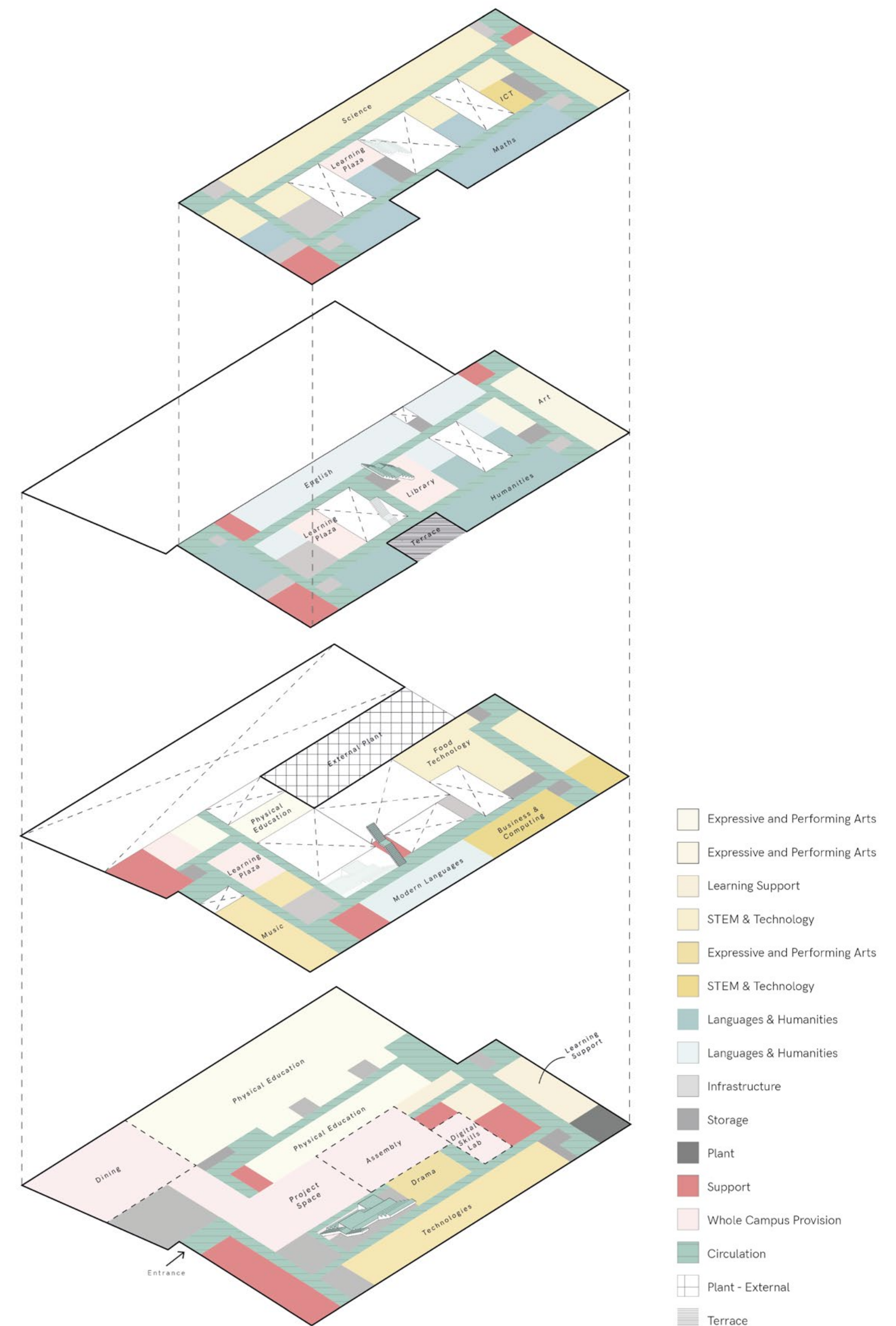


Illustration of the Wellbeing Benefits Achieved Through Passivhaus Design



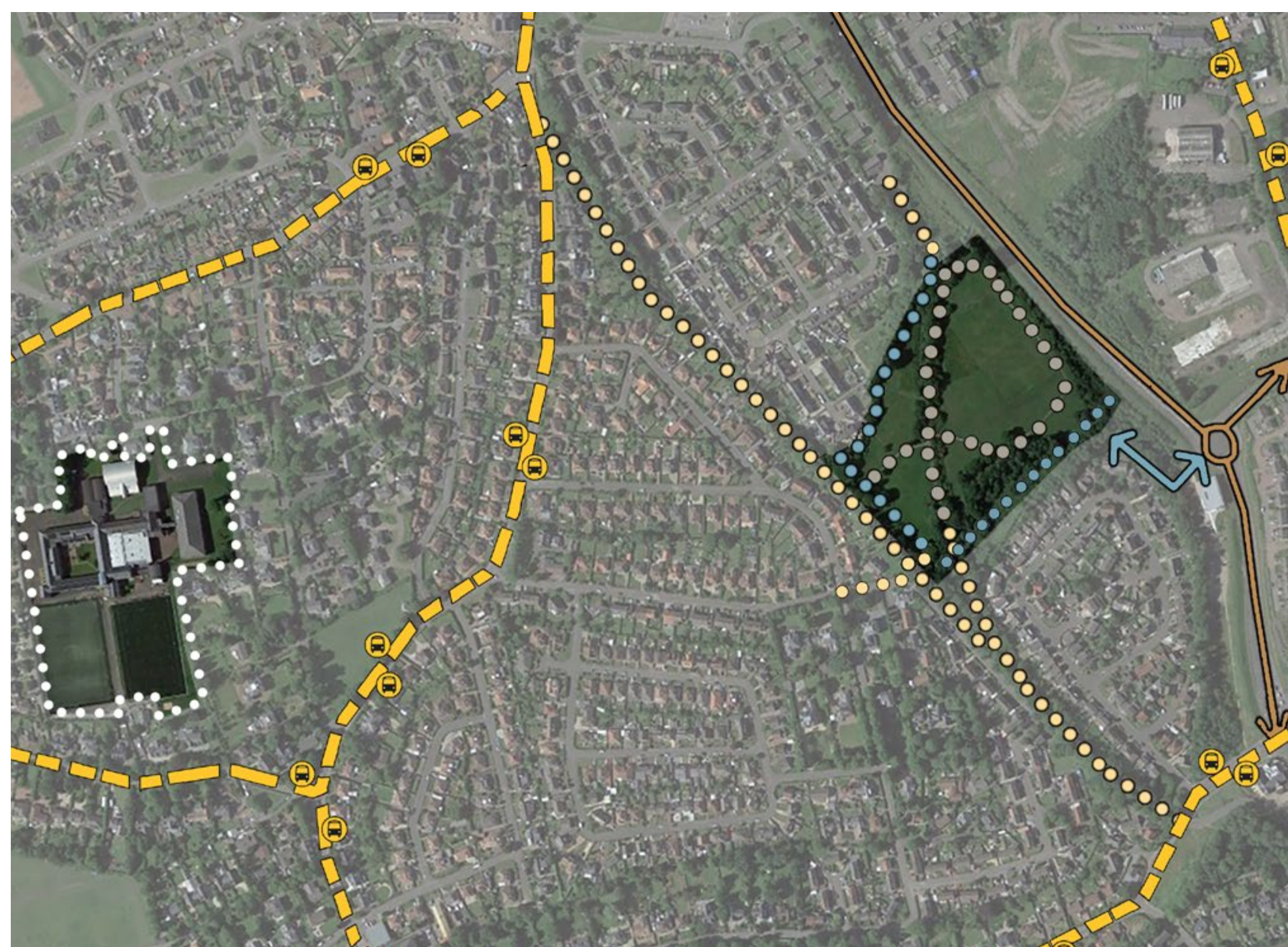
Axonometric Diagram Showing Floor Plans with Key Departments Annotated and Colour Legend Adjacent



## Access, Transport & Parking

## Section 9

- Vehicular access to the new site will be taken directly from the existing A806 Initiative Road Roundabout. Access will be available for cars, service vehicles and buses serving the school.
- The Transport Assessment will consider the requirement for parking / drop-off restrictions on surrounding residential streets and provide recommendations which will then be considered through the planning application.
- The provision of a pedestrian access route across to the new supermarket development is currently being explored. The proposals in this respect will be confirmed as part of the Planning Application.
- Pedestrian / cycle linkage will be made to Parkview Court to the northwest and to the Strathkelvin Railway Path to the southeast and southwest. This will ensure that the site is highly permeable by walking and cycling.
- Cycle parking and car parking will be provided on site as well as provision for buses and drop-off / pick-up activity.
- Development will be supported by a full Transport Assessment which will be informed by both traffic surveys and mode share surveys from the existing school. The Transport Assessment will calculate the trip generation potential of the development per travel mode.
- A traffic modelling exercise will be undertaken to ensure that localised traffic impacts can be accommodated on the road network. Any required mitigation will be detailed.
- Development will be supported by a Travel Plan which will seek to encourage both pupils and staff to travel to the site using sustainable travel modes.



Aerial View of Lenzie Highlighting Routes and Access



Site Plan Indicating Road Access Layout



## Environmental Considerations

## Section 10

### Flooding

- A Flood Risk Assessment is currently being prepared.
- SEPA indicative flood maps highlight areas of surface water and small watercourse flooding within the site that typically correspond with existing ditches, low points and open watercourses.
- The surface water drainage system for the proposed school will collect, treat and store all surface water run off during a 1:30 year plus climate change rainfall event and contain any overland flow in rainfall events up to 1:200 year. Access and egress from the site will also be considered in a 1:1000 year rainfall event.
- All surface water discharge will be coordinated and agreed with EDC Flood team, Scottish Canals, Scottish Water and, where required, SEPA.

### Ground Composition

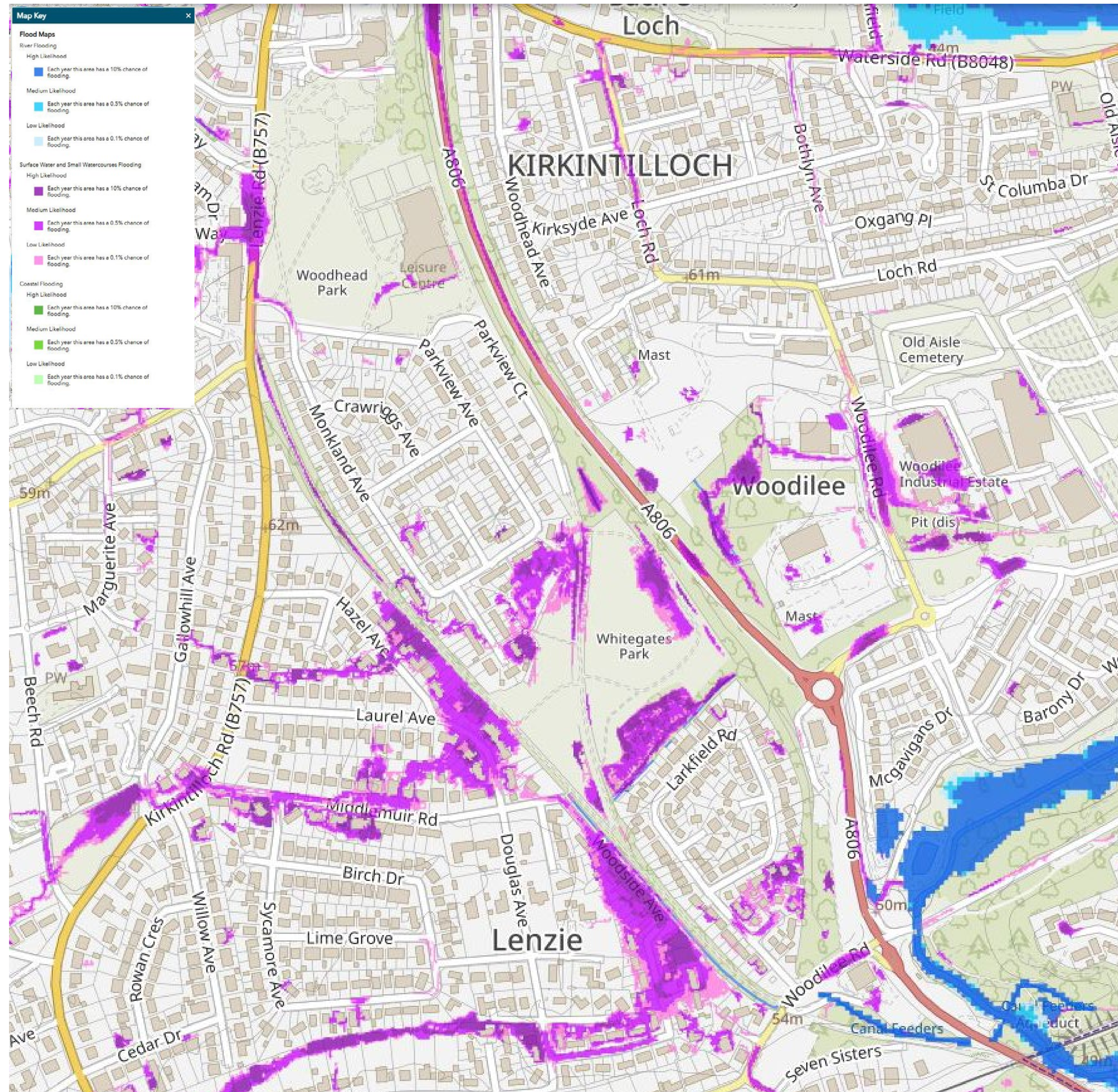
- Across the site, Made Ground was typically encountered as a granular material, and was recorded as a very loose to loose slightly silty gravelly sand. Towards the eastern part of the site, it was typically identified as a dark ashy material with anthropogenic inclusions of burnt shale, coal, ceramics and clinker. It is considered possible that Made Ground at the site is sourced from colliery (coal mining) waste.
- In some instances, Made Ground is found above a layer of peat, often 3m thick, subsequently underlain by silt/clay and then rockhead at approximately 7-11m depth. In areas of the site where Made Ground is to be covered by hardstanding (such as paved areas/paths) there is not considered to be a risk to the site end-users as the source-pathway-receptor linkages will have been broken.
- In areas of soft landscaping a clean capping layer and remediation strategy is recommended. The production of a site specific remediation strategy will be progressed and submitted as part of the planning process. Typical outcomes of this are the utilisation of capping layers formed from clean and inert granular materials or soil to form a barrier between users and any below ground contaminated materials.

### Learning Estate Investment Programme (LEIP)

- The funding requirements of the third iteration of the Scottish Future Trust's Learning Estate Investment Programme ensures that structural efficiency and material specification are prioritised by the inclusion of limitations on the embodied carbon content of the building structure.
- Designs must optimise structural spans, eliminate unnecessary mass, and avoid over-specification, all while maintaining performance and safety. As a result, there is an increasing shift toward using recycled materials and those manufactured through low-carbon or renewable energy-powered processes.

### Environmental Impact Assessment

- Given the nature, scale and location of the proposals, it is not anticipated that a formal EIA will be required. However, in order to confirm this, a Screening Opinion request was submitted to the Council on 21 May 2025. which provided a brief description of the nature and purpose of the proposed development and it's possible effects on the environment.
- The Screening Opinion request concluded that the likely environmental effects of the proposed development will not be significant when considered against the Selection Criteria set out in Schedule 3 of the 2017 Regulations, and an EIA is therefore not necessary. The formal Screening Opinion from the Local Planning Authority is due to be issued imminently.



SEPA Map Showing Areas at Risk of Flooding



## Offsite Proposals & Biodiversity Enhancement

## Section 11

- Consideration of the need for biodiversity enhancement has been a key area of focus for the design team.
- Although there is no definition of what constitutes a “significant biodiversity enhancement” as required by NPF4 Policy 3(b), it is generally accepted that this involves a minimum 10% uplift in biodiversity value, calculated in reference to the projected biodiversity value of the habitat after the development is completed.
- Biodiversity units will be delivered at Whitegates Park as part of the proposed development. New tree, scrub, shrub and grass planting will be incorporated as part of the landscape proposals to provide a setting for the school, an attractive arrival experience, a variety of external spaces for formal and informal school use and replace some of the existing vegetation.
- The proposed planting will be appropriate in scale and location and provide food sources and habitats for wildlife and insects. The plant species will be predominantly native species, in keeping with the local character and site conditions of the area but will also include ornamental varieties to provide additional seasonal interest, including the memorial tree which will be translocated to the new school site arrival plaza.
- The landscape proposals will also restore and enhance the existing ditch, to the southeast of the site. Following works to improve and provide the necessary drainage, new wet woodland and wetland planting will be introduced to further improve biodiversity.
- Furthermore, the existing Lenzie Academy site at Myrtle Avenue will form a critical element of the planning process when delivering off-site mitigation as the proposed Lenzie Academy landscape scheme cannot entirely offset the loss of existing vegetation at Whitegates Park.
- Through careful planning and design, the existing Lenzie Academy site will be redeveloped to accommodate a variety of new planting and habitat types to offset the loss at Whitegates Park and enhance and restore habitats at the Lenzie Academy site, likely including a pond and wetland area, mix of native and ornamental trees, scrub, shrub and grass species, and removal of the artificial playing pitches and replacement with neutral grassland.
- Please see ‘Option One’ and ‘Option Two’ for further information in relation to what proposals are being considered for this site. Feedback can be left on the consultation forms either in person, posted or on the Council website, please refer to details on the ‘Next Steps’ board.
- The above proposals would collectively result in “significant biodiversity enhancement” (at least 10% net gain), as required by NPF4 Policy 3 (b)



### Option One

- Removal of all school buildings.
- Provision of hardstanding areas for pedestrian access.
- Removal of the artificial playing pitches and replace with neutral grassland.
- Incorporate a pond and wetland area.
- Incorporate a mix of native and ornamental tree, scrub, shrub and grass species to create a variety of ecological habitats.
- Provide a variety of areas for informal play and recreation including the replacement of the informal football pitch at Whitegates Park.



### Option Two

- Removal of all school buildings except for the existing sports hall.
- Refurbish the existing sports hall.
- Provision of hardstanding areas for pedestrian access.
- Removal of the artificial playing pitches and replace with neutral grassland.
- Incorporate a pond and wetland area.
- Incorporate a mix of native and ornamental tree, scrub, shrub and grass species to create a variety of ecological habitats.
- Provide a variety of areas for informal play and recreation including the replacement of the informal football pitch at Whitegates Park.



## Supporting Information

## Section 12

The forthcoming planning application will be supported by a range of supporting studies that will individually assess potential environmental impacts on their specific topic areas. The final list will be agreed with the Planning Authority through pre-application discussions, but it is likely that the following supporting documentation will be submitted:

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation Report
- Existing and Proposed drawings
- Flood Risk Assessment
- Drainage Strategy and Design
- Transport Assessment
- Air Quality Assessment
- Noise Impact Assessment
- Phase 1 and 2 Ground Investigation Report
- Landscape Strategy
- Historic Environment Desk Based Assessment
- Tree Survey and Arboricultural Impact Assessment
- Energy / Sustainability Statement
- Ecology and Biodiversity Report



Three Dimensional Overview of proposed Mass+Form



## Next Steps

## Section 13

### What happens next?

- We hope that you have found the exhibition helpful.
- We would be grateful if you could complete a feedback form to ensure that your views are recorded and can be considered as the proposals are further developed. We are also looking for feedback with regards to the proposed options for the re-development of Myrtle Avenue as set out in the Offsite Proposals section.
- The Design Team will consider all comments received during the pre-application stage and details of how the proposed development has progressed during the consultation process will be set out in the Pre-Application Consultation (PAC) Report which will be submitted with the planning application.
- Please note that comments made at this stage are made to the prospective applicant only (East Dunbartonshire Major Assets Team) and are not formal representations to East Dunbartonshire Council as Planning Authority. Once a subsequent planning application is submitted, there will be a further opportunity to make formal representations to East Dunbartonshire Council as Planning Authority during the statutory planning determination period.

Please leave your completed comments form in the box provided or alternatively submit your comments:

- **By email – lenzieacademy@stantec.com**
- **Or by post – Stantec, 5th Floor, Lomond House, 9 George Square, Glasgow, G2 1DY**
- **Alternatively, you can complete an online feedback form that you will find on EDC's Lenzie Academy Project Page:**

<https://www.eastdunbarton.gov.uk/services/a-z-of-services/primary-secondary-and-early-years-education/secondary-school/lenzie-academy-rebuild/>



Please Scan for More Information

## Timeline



## Project Team

Client	Contractor	Planning Consultant	Architect	Civil & Structural Engineer	Transport Consultant
					
MEP Engineer	Landscape Architect	Passivhaus & Net Zero Consultant	FF&E Consultant	Project Management	
					