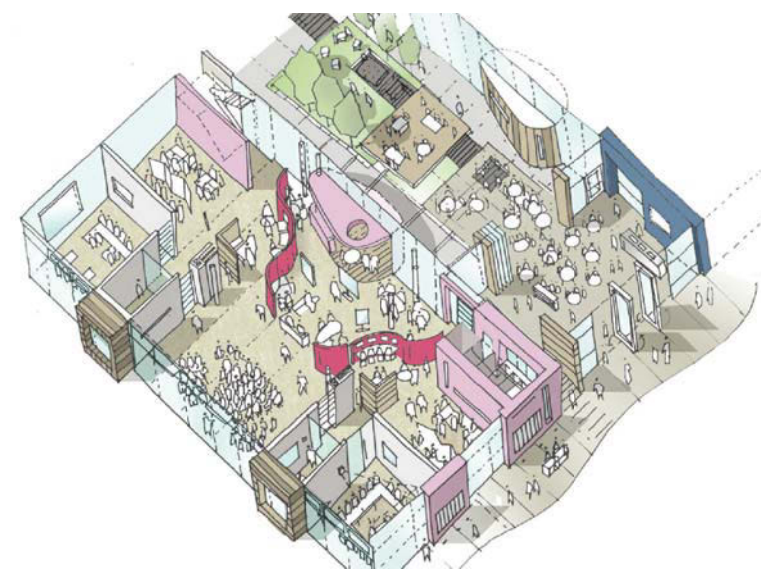


Sustainable Schools Estate Review (SSER)



- SSER is a five year process of review which underpins strategic investment in the school estate to deliver EDUCATIONAL BENEFITS - *“Putting our Children’s Education First”*.
- There are around 200 schools in the Highlands – the most of any Council in Scotland. Many of the buildings are not of the standard we would wish.
- SSER has already led to very significant investments in Fort William and Wick.
- Craighill, Knockbreck, St Duthus and Tain Royal Academy buildings are all in need of investment.

The 3-18 Campus - What and Why?



- Brings together pre-school, primary and secondary stages on the same site.
- An increasingly popular model across Scotland (e.g. used in Argyll and Bute, Dumfries and Galloway, Perth and Kinross).
- Designs recognise vital importance of safety and security, especially of younger pupils.

Benefits include:

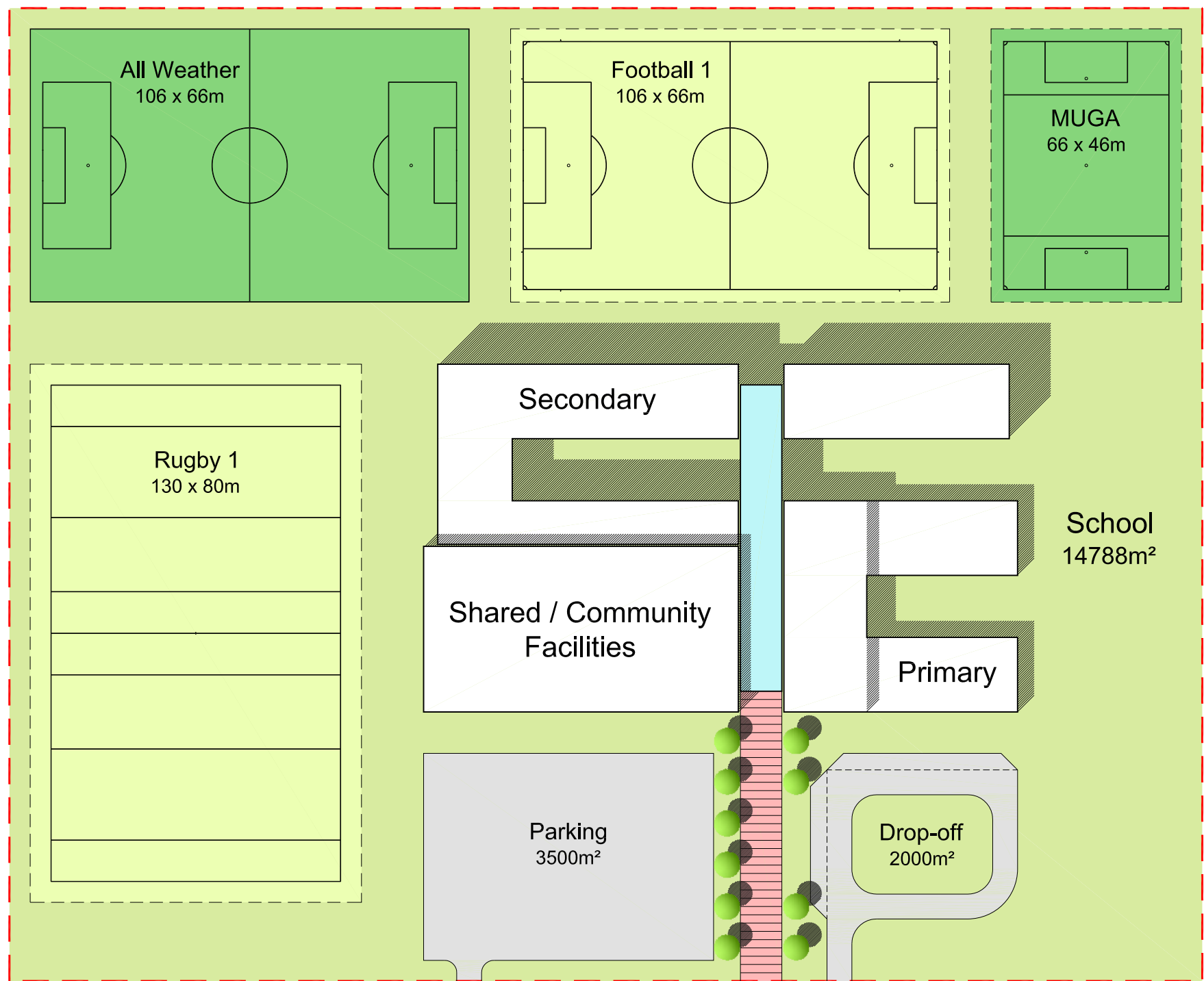
- Smoother transition between stages – better tracking of pupils, especially those experiencing challenges.
- Sharing of physical resources – easier for primary pupils to access facilities such as science, language labs and swimming pool.
- Liaison between staff – specialisms, professional development, supporting roles.

Tain - Sites Examined



1. **Tain Royal Academy**
Options with and without decant presented.
2. **Craighill Terrace**
Options with and without decant presented.
3. **Kirksheaf Road**
Option presented.
4. **St. Duthus School**
Site discounted due to insufficient site area.
5. **Knockbreck Primary School**
Site discounted due to insufficient site area.
6. **Croft Arthur**
Site discounted due to location and insufficient site area.

Exemplar Campus - brief developed as a diagram



GENERIC CAMPUS
6.80 Ha

New-build 3-18 campus

SECONDARY

Maximum Roll Projection

634 pupils

Area (based on SFT Metric)

8,242m²

PRIMARY (incl. 2 x 60 Nursery pupils)

Maximum Roll Projection

429 pupils

Streams

Two

Classrooms

16

Area (based on THC Accommodation Schedule)

3,746m²

ASN

Area

800m²

COMMUNITY USE

Area

2000m²

TOTAL

14,788m²

EXTERNAL SPACES

(Based on SportScotland guidance)

All Weather Pitch - 100 x 60m (106 x 66m with run-off)
Football Pitch Size 1 - 100 x 60m (106 x 66m with run-off)
Rugby Pitch Size 1 - 120 x 70m (130 x 80m with run-off)
MUGA - 60 x 40m (+ 3m run-off)

PARKING

150 spaces - approx. 3500m²

BUS TURNING & DROP OFF

2000m²

Option 1A - Tain Royal Academy (without decant)



- Access and parking require careful consideration
- Building very close to residential boundary



Option 1B - Tain Royal Academy (with decant)



- Access and parking require careful consideration



Option 2A - Craighill Terrace (without decant)



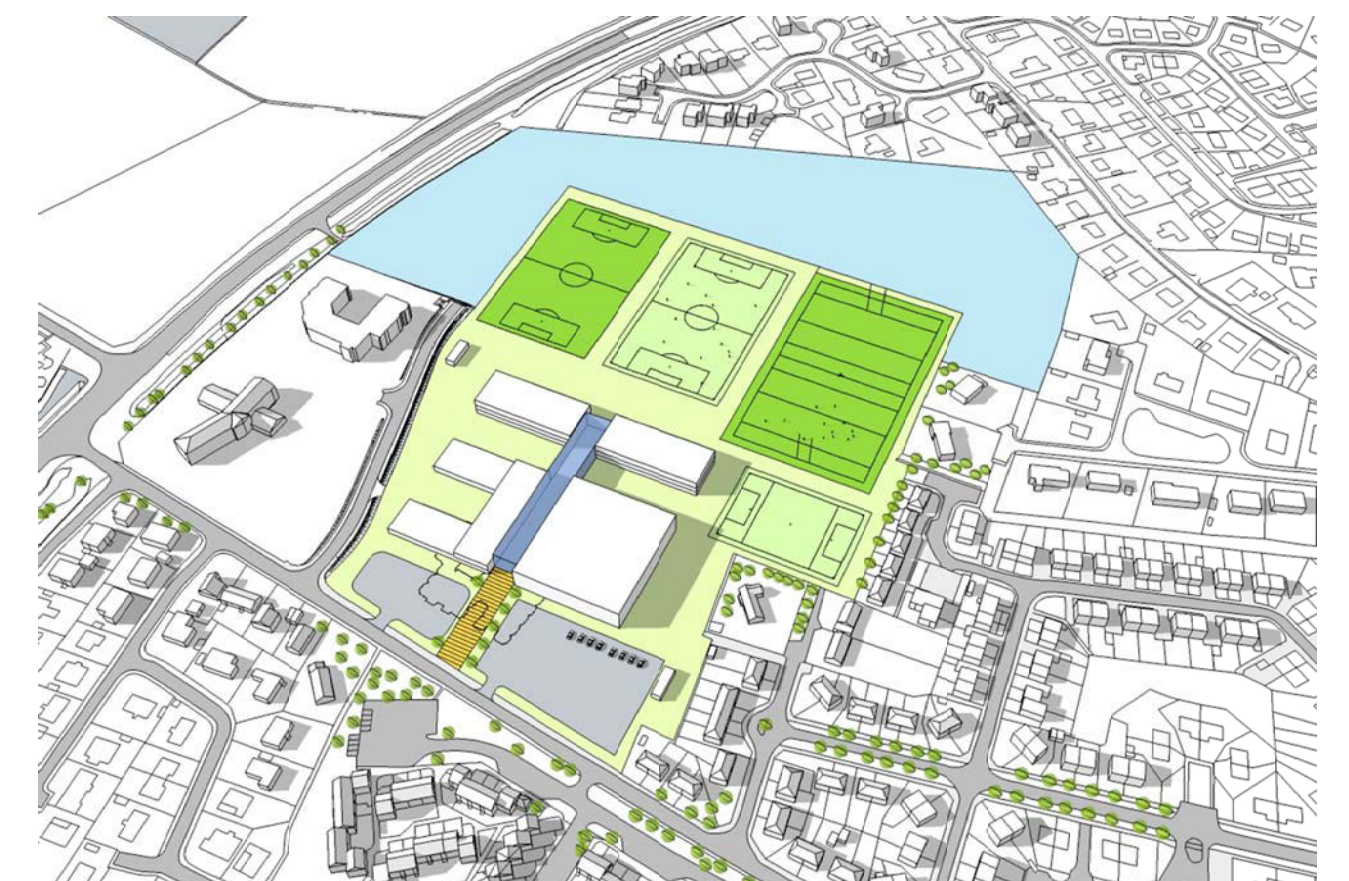
- Site levels and terracing require careful consideration
- Masterplanning opportunities
(suggested layout for illustration purposes only)



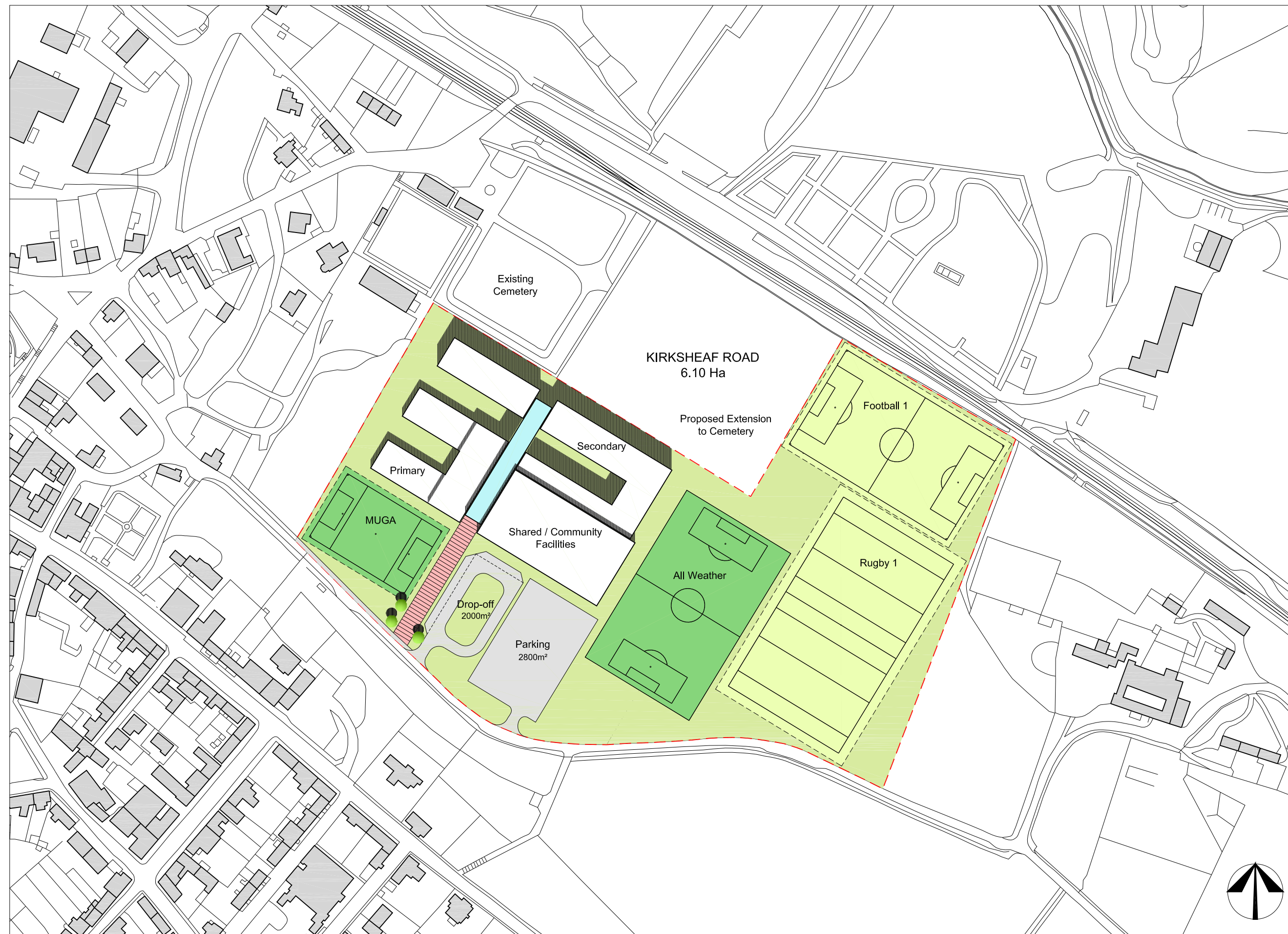
Option 2B - Craighill Terrace (with decant)



- Site levels and terracing require careful consideration
- Masterplanning opportunities



Option 3 - Kirksheaf Road



- Access routes are constrained
- Cemetery adjacent to school boundary
- Railway line close to proposed development
- Immediately adjacent land at risk of flooding

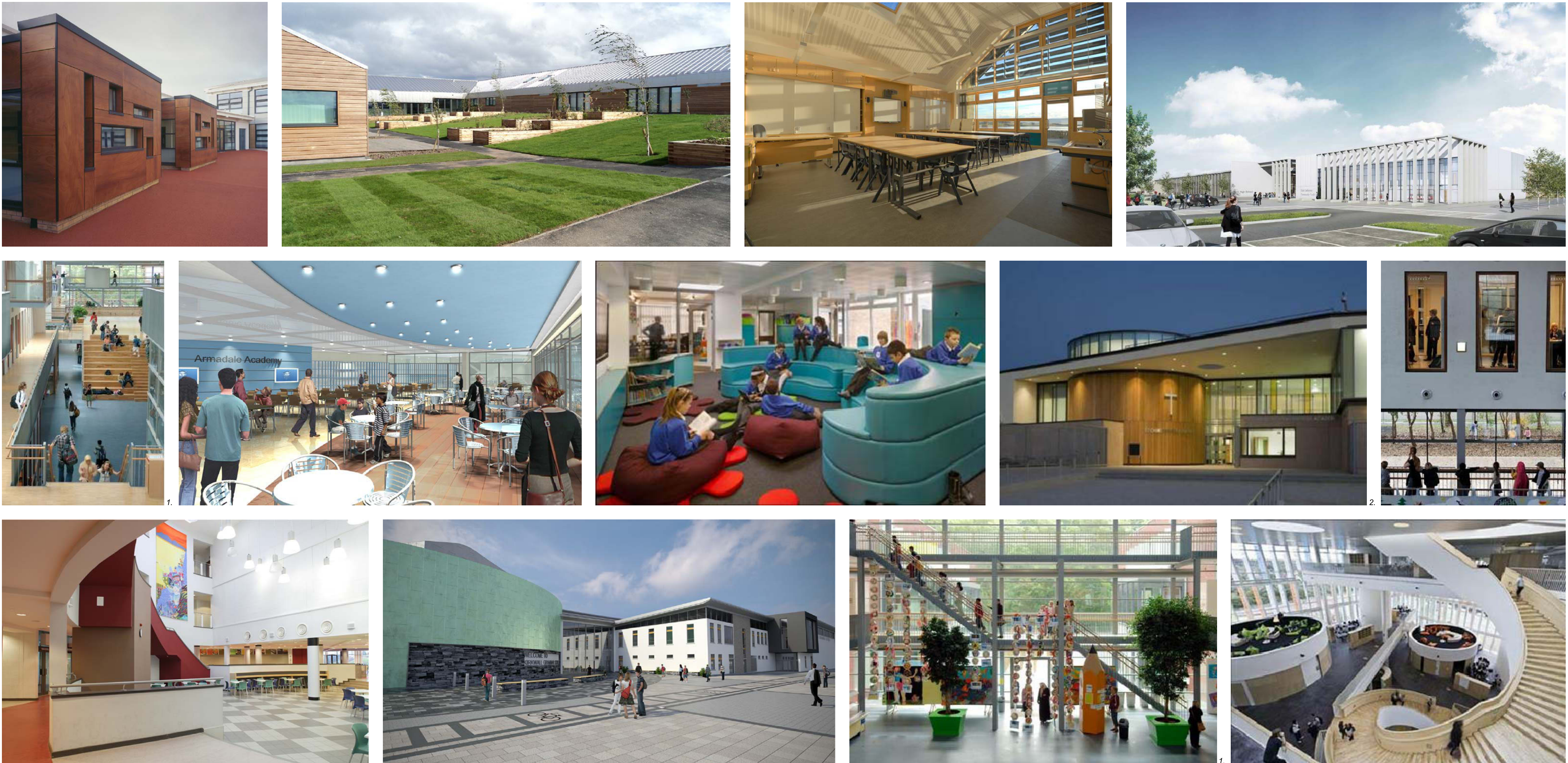


3-18 Campus - Inspirational Images



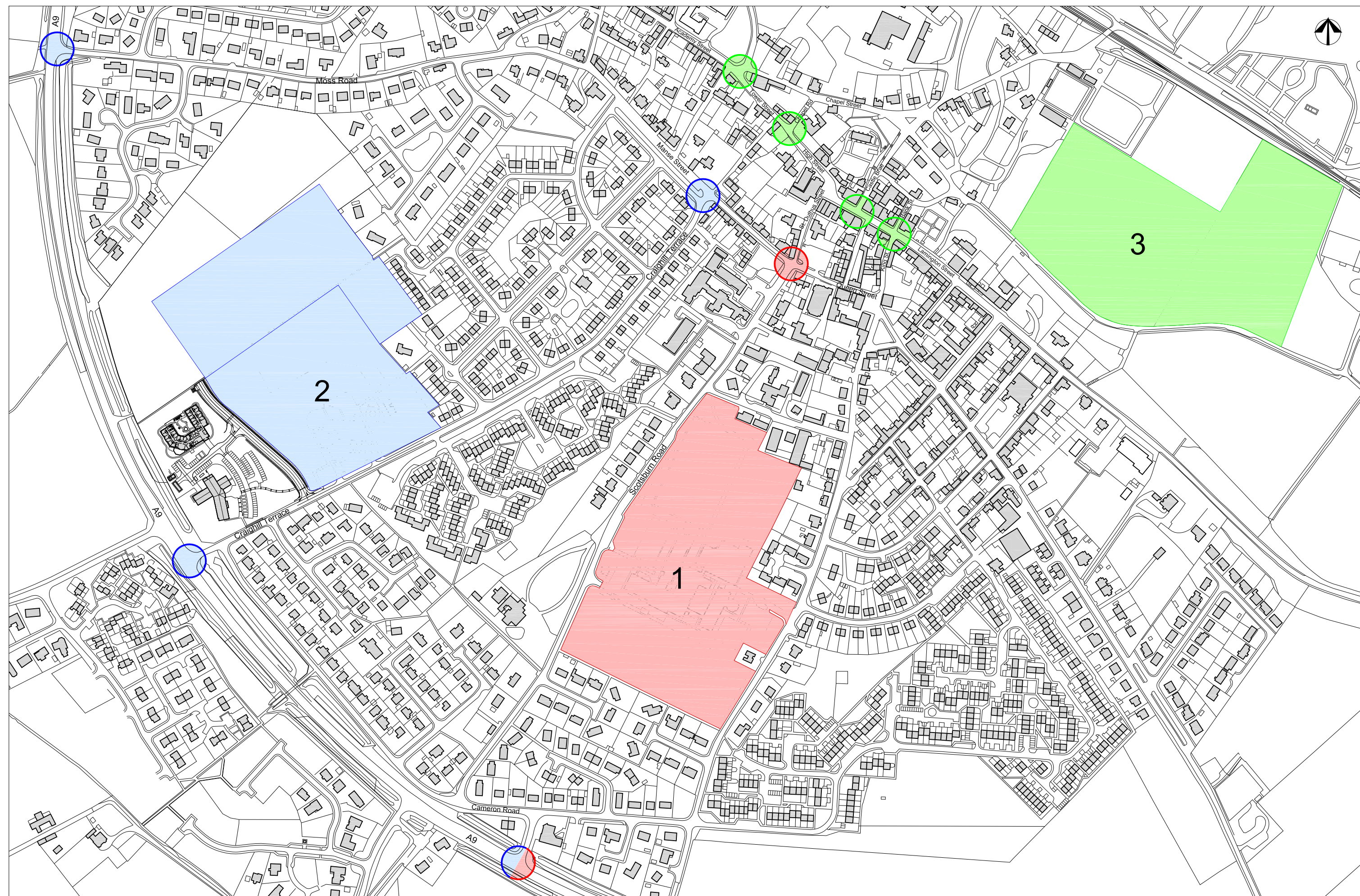
1. Atelier Pro, 2. Feilden Clegg Bradley, 3. 3XN

3-18 Campus - Inspirational Images



1. Atelier Pro, 2. Feilden Clegg Bradley, 3. 3XN

Transport & Infrastructure - Traffic Impact Studies



Option 1:

- Junction upgrade between Cameron Road and the A9;
- Junction upgrade between Scotsburn Road, Queen Street, Manse Street and St. Duthus Street.

Option 2:

- Junction upgrade between Craighill Terrace and the A9;
- Junction upgrade between Cameron Road and the A9;
- Junction upgrade between Moss Road and the A9;
- Junction upgrade between Craighill Terrace and Manse St.

Option 3:

- Junction upgrade between Bank Street, Lamington Street, King Street and High Street;
- Junction upgrade between Castle Brae and High Street;
- Junction upgrade between Chapel Road and High Street;
- Junction upgrade between Chapel Street, Tower Street and Academy Street.

Summary:

The greatest impact on the road network, in terms of additional cars, will be as a result of the proposed 3-18 facility located at site Option 3, Kirksheaf Road where there is currently no existing school compared to site Option 1, Tain Royal Academy and site Option 2, Craighill Terrace Primary School.