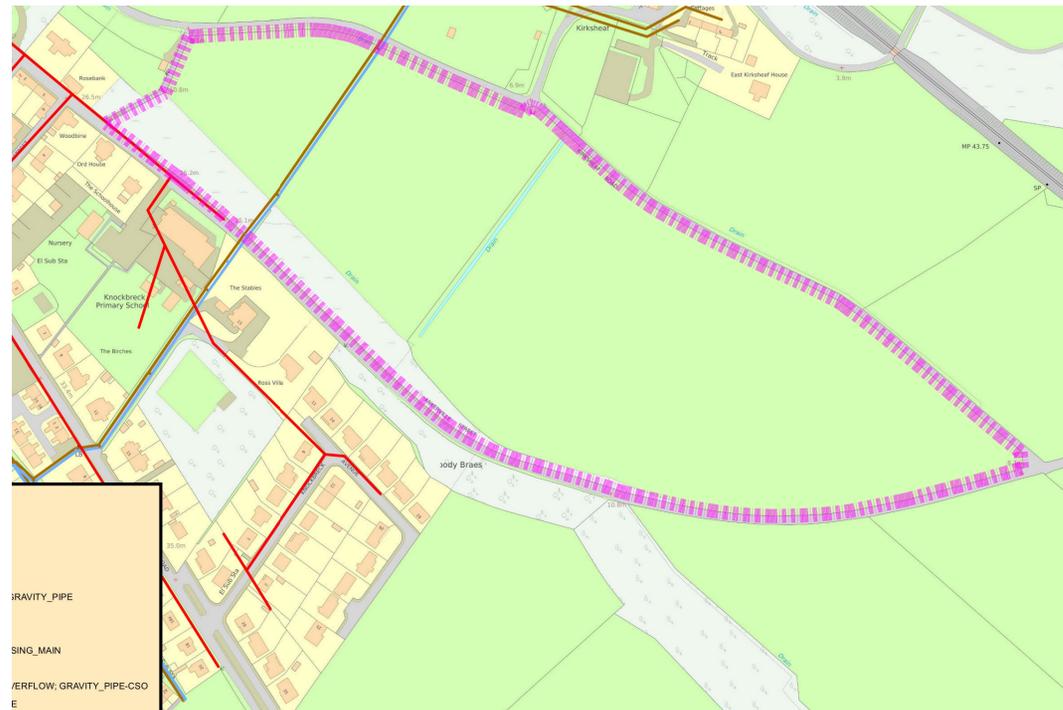




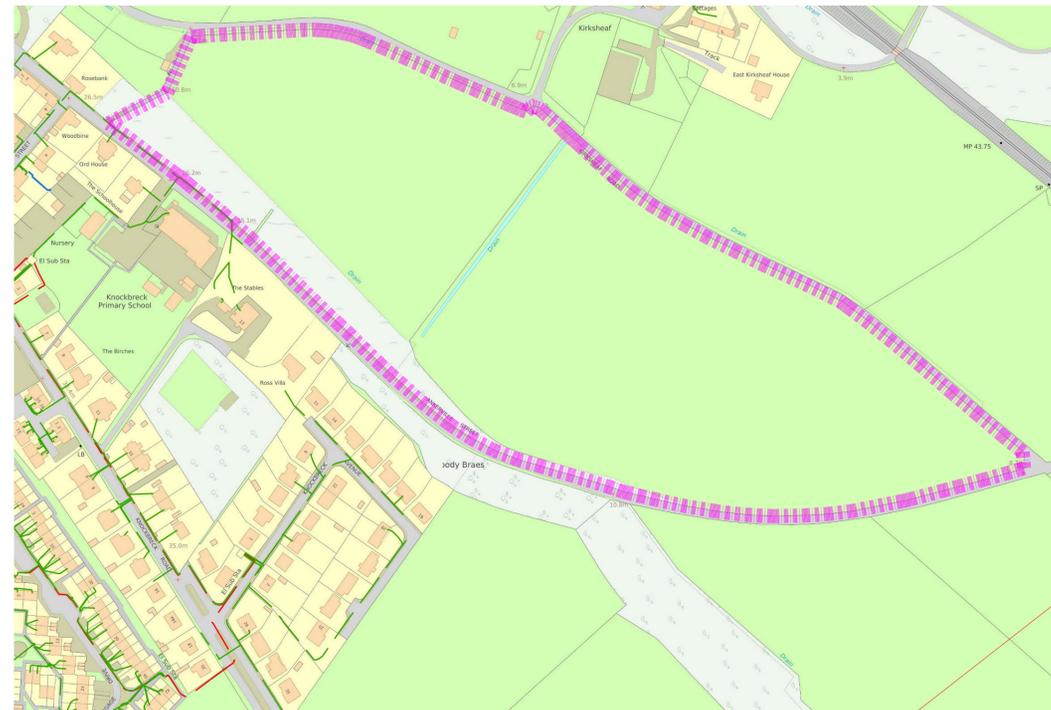
radon [0-1%]



flooding



water and drainage



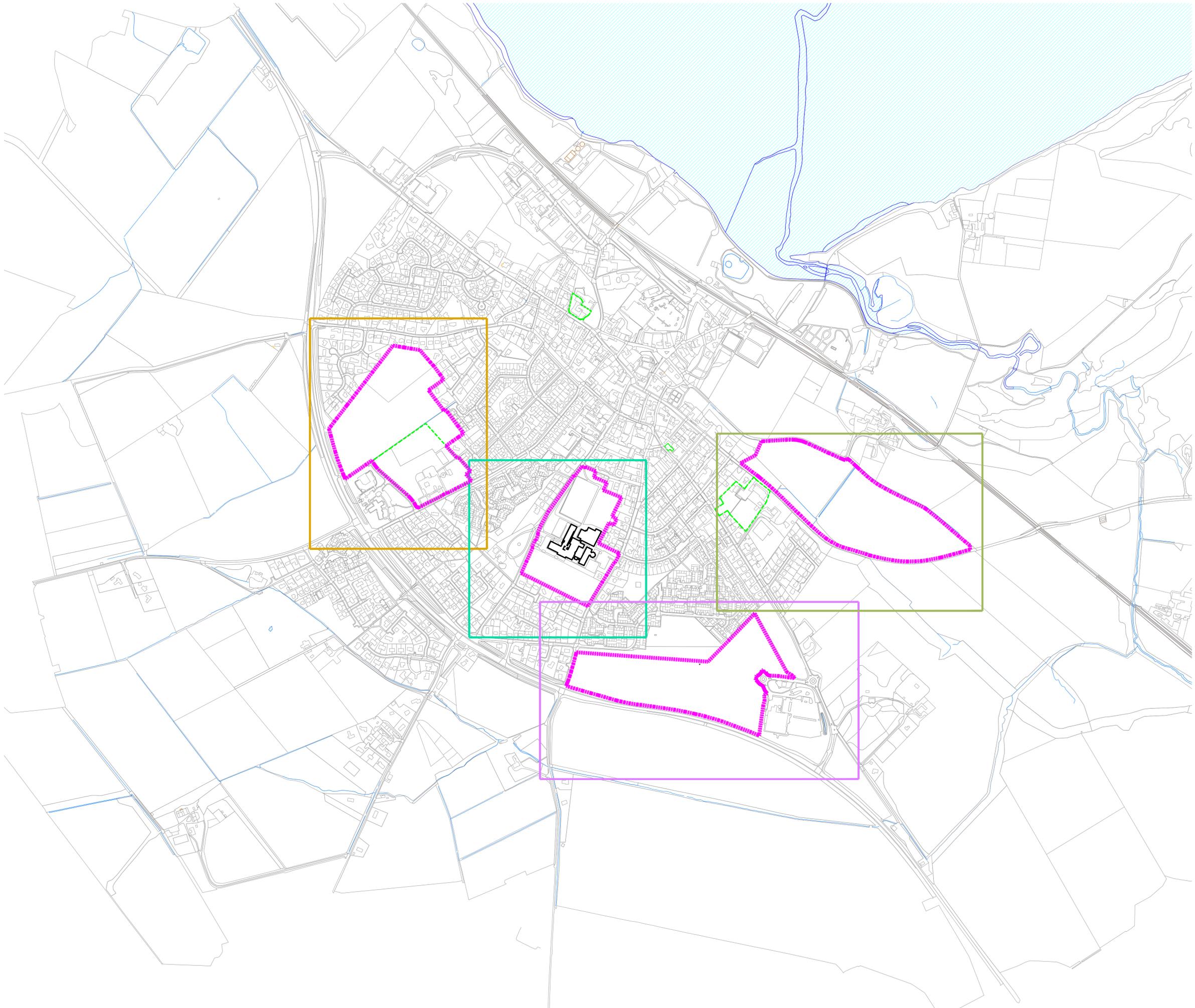
electricity

- combined sewer
- foul sewer
- surface water drainage
- mains supply water
- LV (overhead)
- HV (overhead)
- - - LV (underground)
- - - HV (underground)



DEVELOPMENT AND  
INFRASTRUCTURE SERVICE

|                  |                        |            |           |
|------------------|------------------------|------------|-----------|
| CLIENT           | care and learning      | SCALE      | varies    |
| PROJECT          | rain site appraisals   | DATE       | Oct. 2017 |
| CONTACT          | bruce ross             | DRAWN BY   | BR        |
| DRAWING TITLE    | site by kirksheaf road | CHECKED BY | -         |
| PURPOSE OF ISSUE | information            | PAPER      | A1        |
| DRAWING NUMBER   | CAL 15088 [A]          | SERIES     | sketch    |
| AGENT            | [A]                    | UNIQUE NO. | xxx       |
| REV              | -                      |            |           |



The Highland Council  
Comhairle na Gàidhealtachd

DEVELOPMENT AND INFRASTRUCTURE SERVICE

|                  |                |       |        |            |             |
|------------------|----------------|-------|--------|------------|-------------|
| CLIENT           |                |       |        |            | SCALE       |
| PROJECT          |                |       |        |            | DATE        |
| CONTACT          |                |       |        |            | DRAWN BY    |
| DRAWING TITLE    |                |       |        |            | CHECKED BY  |
| PURPOSE OF ISSUE |                |       |        |            | PAPER<br>A1 |
| DRAWING NUMBER   | PROJECT NUMBER | AGENT | SERIES | UNIQUE NO. | REV         |

## Brief

The project scope includes:

4 room nursery, with expansion potential for an additional room;  
 16 classroom primary, with expansion potential for two additional rooms;  
 Learning support, ASN, general purpose rooms;  
 Double court multipurpose hall;  
 Primary and nursery administration accommodation;  
 Internal and external storage;  
 External courtyards, secure play, access to central courtyard.

4 classroom special needs school, with expansion potential for an additional room;  
 Multi-sensory, soft play, snug provision;  
 Dining and life skills room;  
 Admin and ancillary accommodation;  
 External courtyard, access to central courtyard.

15 general teaching classrooms, tutorial room and open learning environment;  
 5 science labs, two specialist small labs;  
 2 home economics rooms;  
 2 craft rooms, 1 graphics communication and 1 engineering science room,  
 Art studios;  
 2 music classrooms, 4 practice rooms – 1 with recording facilities;  
 Pupil support and guidance provision;  
 ASN suite and SEBN (social, emotional and behavioural needs) unit;  
 Drama stage and dance studio;  
 Dining and catering facilities (to include primary pupils);  
 General admin, ancillary and storage provision;  
 Expansion potential for an additional 3 classrooms / labs.

4 court badminton hall and exercise studio;  
 Fitness suite and swimming pool;  
 Associated changing facilities;  
 Public library.

Plant requirements associated with the above, to include biomass boiler.

Parking and drop off provision;  
 Cycle and scooter storage;  
 External classroom facilities;  
 Play equipment;  
 1 floodlit Synthetic Grass Pitch [SGP];  
 1 floodlit grass pitch;  
 1 floodlit double tennis court;  
 1 floodlit basketball court;  
 Biodiversity and productive (i.e. planting) areas.

It is anticipated that the school will operate to standard HC opening hours. The nursery provision will likely be operation from 8am – 6pm, Monday to Friday. The community will have access to certain features during the day – e.g. library / swimming pool / halls, through management of an access control system. Out of school hours, public access will be extended to the sports pitches and throughout the community wing of the development.



## Transport, access and sustainability

The 3-18 community campus is seen as an innovative community building typology, creating a vibrant municipal facility for universal access.

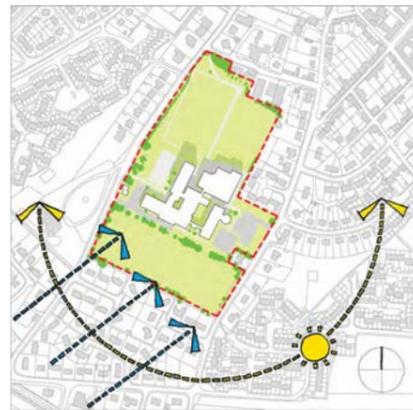
*The whilst the primary school catchment area is relatively proximate to the campus site (see orange lines opposite), the secondary catchment is more extensive.*

The school is to be designed to be a Nearly Zero Energy Building (NZEB), and highly energy efficient to run, using solar and environmentally friendly energy strategies (e.g. biomass heating). It is hoped that the environmental aspirations of the building can be met by the visitors to site in their preferred forms of transport (i.e. low impact, healthy).

The site will be visited on a daily basis by pupils and teachers, parents dropping off children, public visiting the community facilities, which will be available during the school day and out of hours, along with the staff of the facilities.

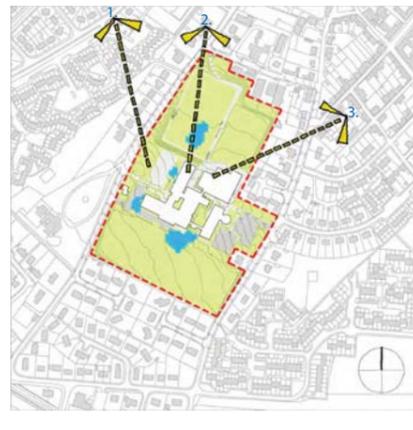
Community access will be available to the library, swimming pool, games fields, fitness and sports halls. Parts of the school will also be available out of hours (e.g. community access to the school theatre and dance space).

From working with the safer routes to school team and transport consultants, the design of the site access points and identification and improvement of accessible routes to site from across the town should encourage more pupils, staff and the general public to travel to site by foot or cycle.



- Sun Path
- Prevailing Wind Direction
- Vegetation

Diagram 1 - Wind And Sun



- Direction of Potential View
- Ground Prone to Flooding
- Topography



Diagram 2 - Topography And Potential Views



Diagram 3 - Boundary Context



- Extent of 20 mph Speed Limit
- Bus Layby Requires Widening
- Cycle Route on Road
- Pedestrian Route

Diagram 4 - Existing Traffic

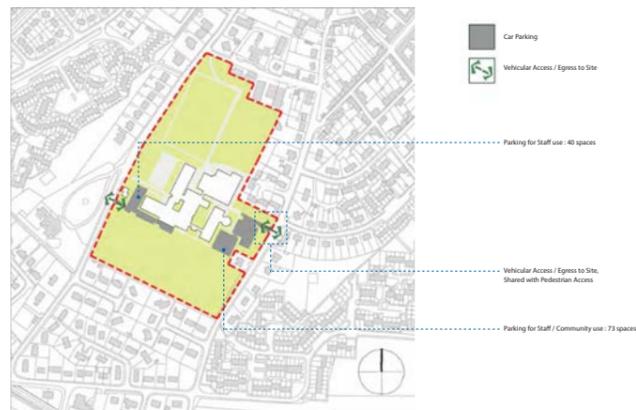


Diagram 5 - On Site Parking

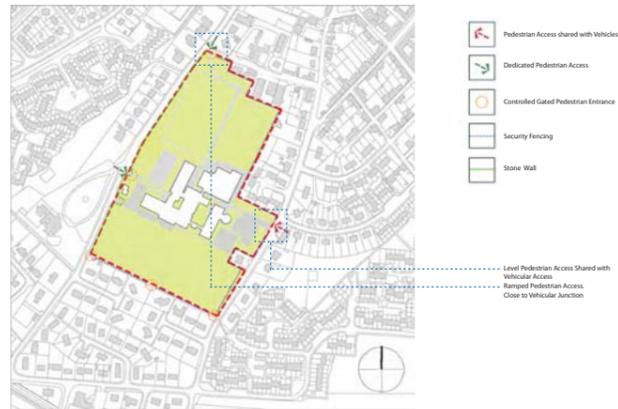


Diagram 6 - Non Vehicular Access



Diagram 10A - Analysis Of Existing Site Access Points

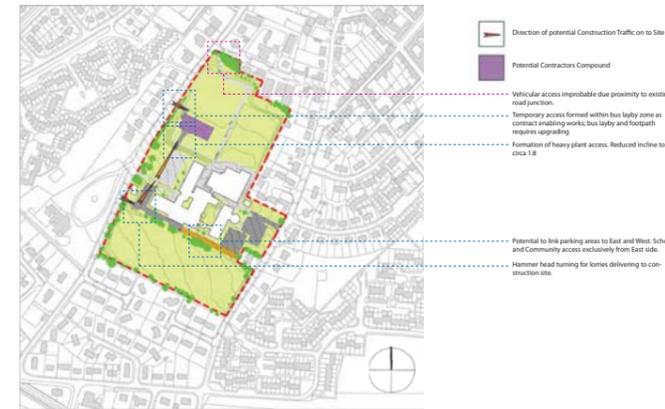


Diagram 10B - Amendments Required For Contractor Access From West

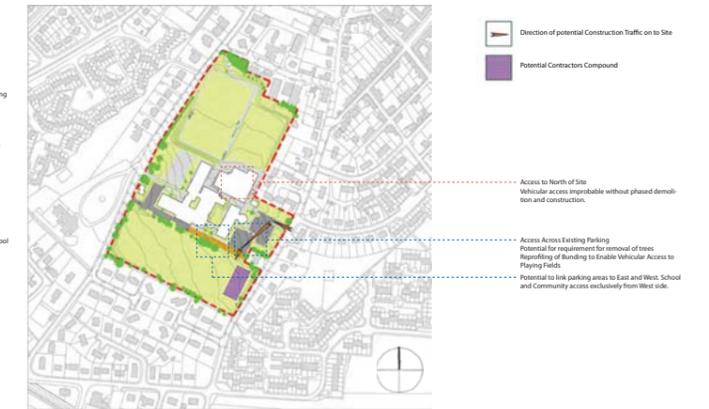
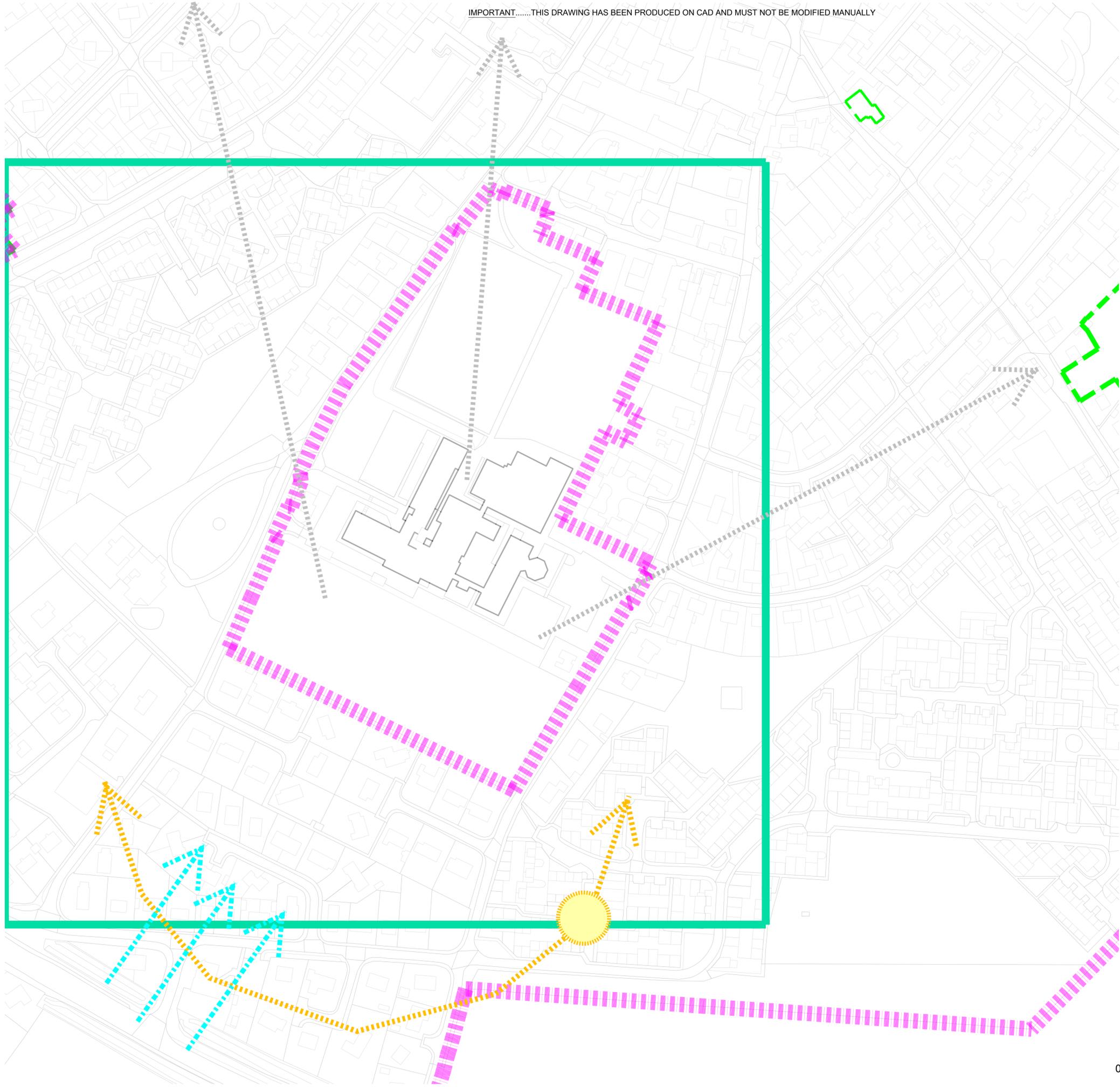


Diagram 10C - Amendments Required For Contractor Access From East

IMPORTANT.....THIS DRAWING HAS BEEN PRODUCED ON CAD AND MUST NOT BE MODIFIED MANUALLY

# outlook / orientation

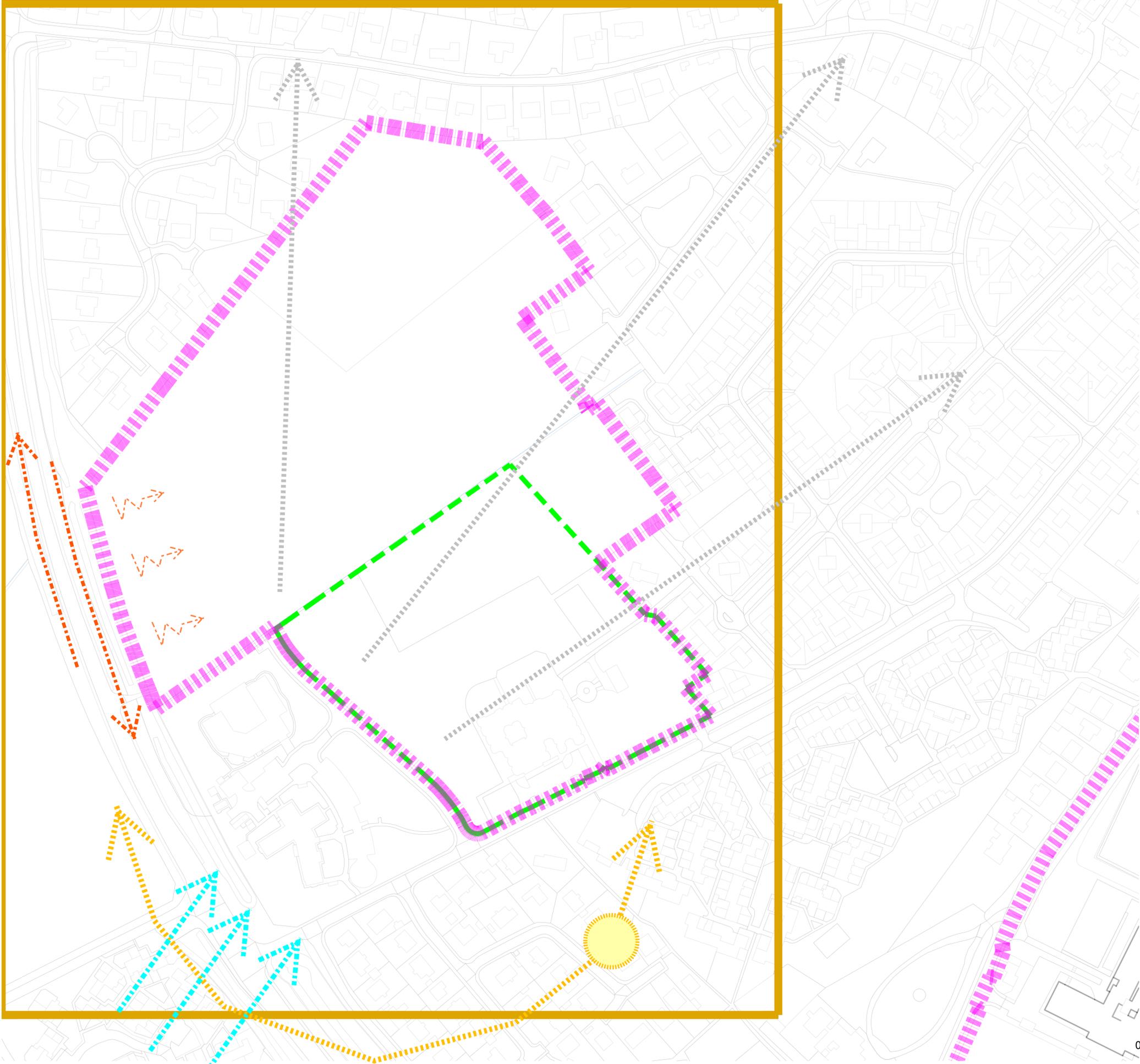


Site of existing TRA  
6.35Ha



|                  |                            |            |           |            |     |
|------------------|----------------------------|------------|-----------|------------|-----|
| CLIENT           | care and learning          | SCALE      | varies    |            |     |
| PROJECT          | tain site appraisals       | DATE       | oct. 2017 |            |     |
| CONTACT          | bruce ross                 | DRAWN BY   | BR        |            |     |
| DRAWING TITLE    | site of tain royal academy | CHECKED BY | -         |            |     |
| PURPOSE OF ISSUE | information                | PAPER      | A1        |            |     |
| DRAWING NUMBER   | CAL 15088 [A]              | AGENT      | SERIES    | UNIQUE NO. | REV |
|                  |                            |            | sketch    | xxx        | -   |

# outlook / orientation



Site of existing Craighill Primary  
(and additional housing land)  
10.62Ha



DEVELOPMENT AND  
INFRASTRUCTURE SERVICE

|                  |                           |            |           |            |     |
|------------------|---------------------------|------------|-----------|------------|-----|
| CLIENT           | care and learning         | SCALE      | varies    |            |     |
| PROJECT          | tain site appraisals      | DATE       | Oct. 2017 |            |     |
| CONTACT          | bruce ross                | DRAWN BY   | BR        |            |     |
| DRAWING TITLE    | site by craighill primary | CHECKED BY | -         |            |     |
| PURPOSE OF ISSUE | information               | PAPER      | A1        |            |     |
| DRAWING NUMBER   | CAL 15088 [A]             | AGENT      | SERIES    | UNIQUE NO. | REV |
|                  |                           |            | sketch    | xxx        | -   |

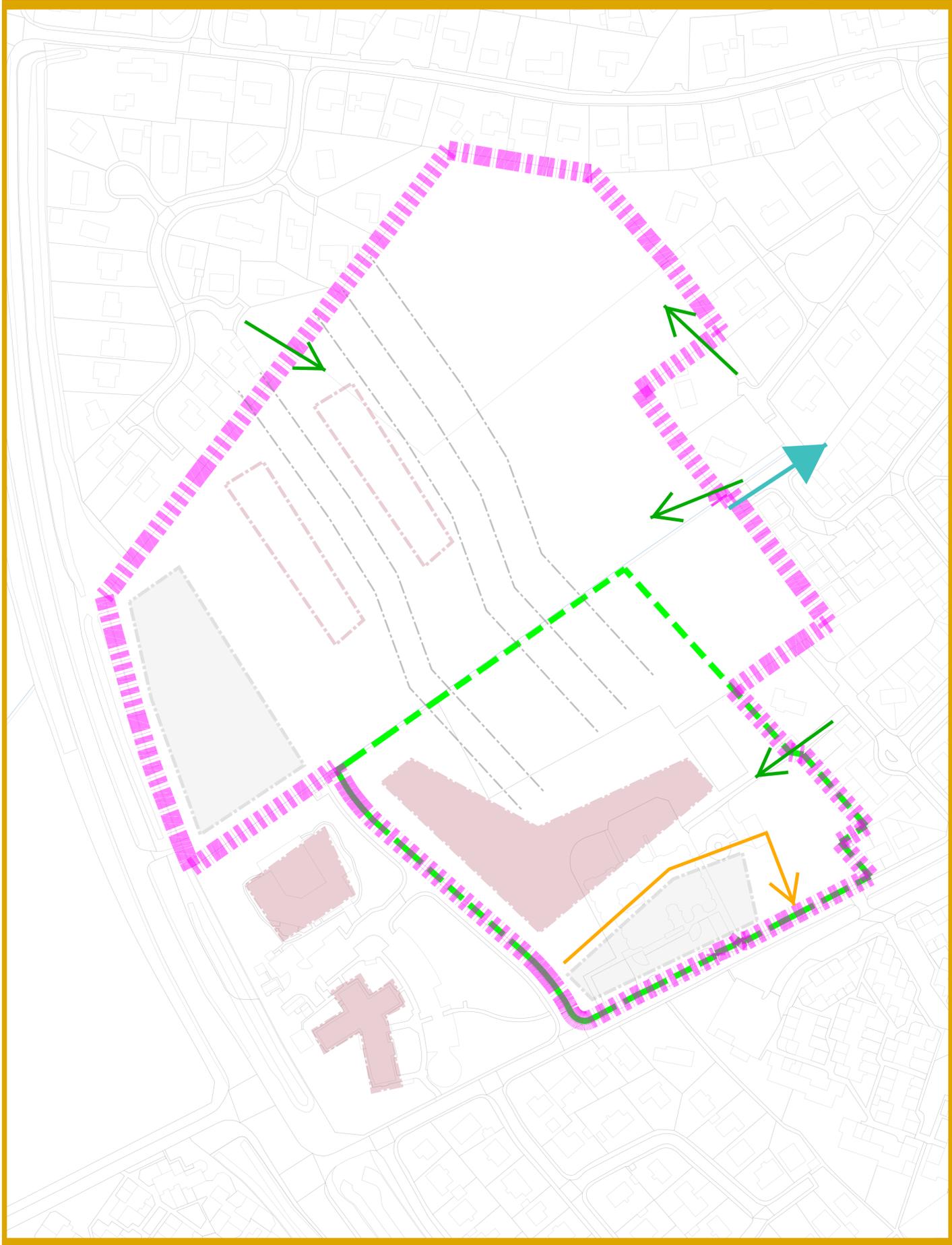


# potential/ considerations

## potential

- new civic hub;
- civic streetscape;
- pedestrian access from multiple approaches;
- vehicle access to site from various locations;
- proximity of local utility connections;
- clear topographic grain to site;
- phasing of development possible to maintain live school on site

Site of existing Craighill Primary  
(and additional housing land)  
10.62Ha



DEVELOPMENT AND  
INFRASTRUCTURE SERVICE



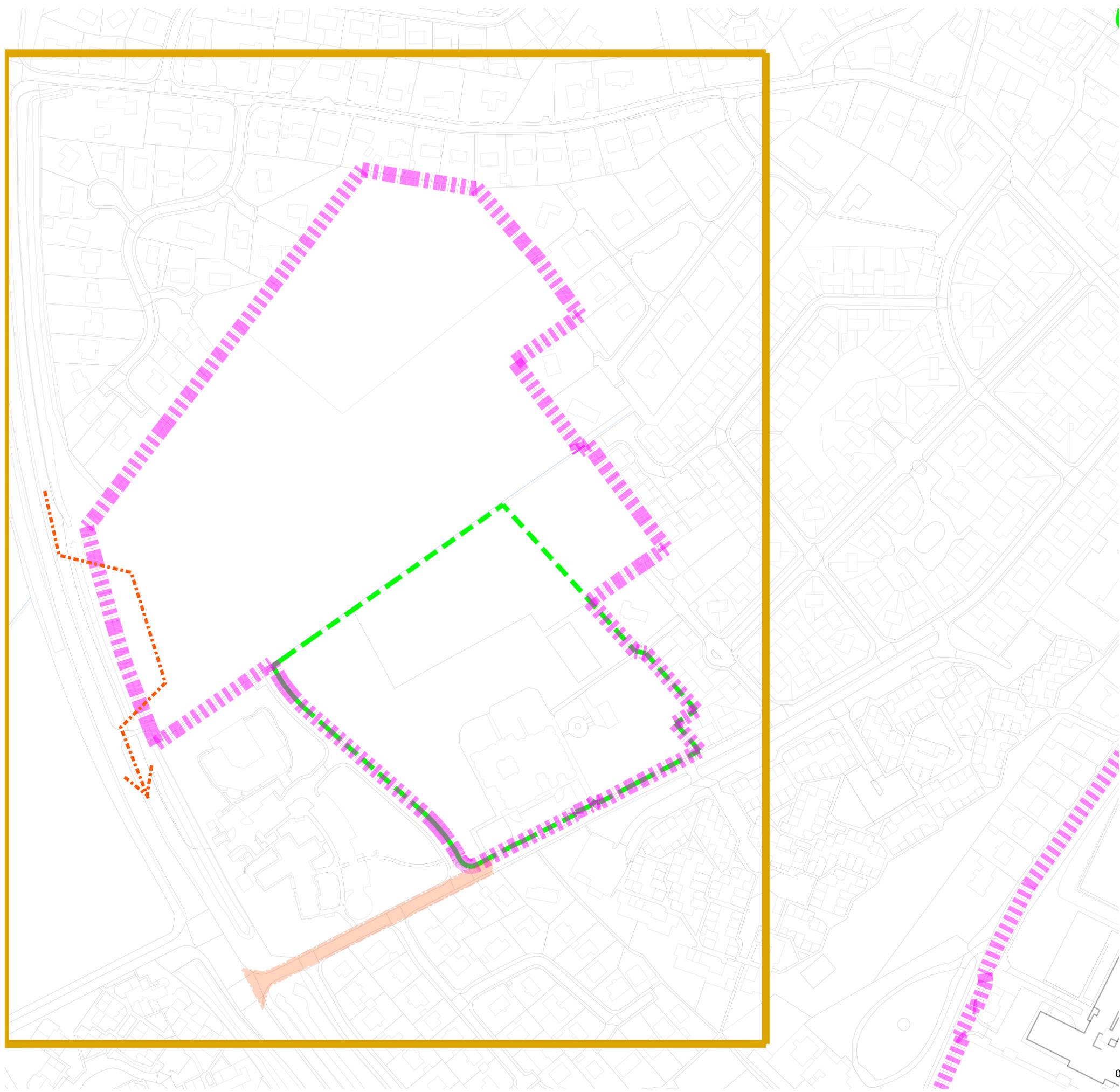
|                  |                           |            |           |
|------------------|---------------------------|------------|-----------|
| CLIENT           | care and learning         | SCALE      | varies    |
| PROJECT          | tain site appraisals      | DATE       | Oct. 2017 |
| CONTACT          | bruce ross                | DRAWN BY   | BR        |
| DRAWING TITLE    | site by craighill primary | CHECKED BY | -         |
| PURPOSE OF ISSUE | information               | PAPER      | A1        |
| DRAWING NUMBER   | CAL 15088 [A]             | AGENT      | sketch    |
|                  |                           | SERIES     | xxx       |
|                  |                           | UNIQUE NO. | -         |
|                  |                           | REV        | -         |

# potential / considerations

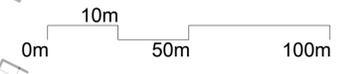
## considerations

Craighill Terrace junction with A9 needs further study;  
 presumption against new connections to A9 trunk road;  
 management of site levels

Site of existing Craighill Primary (and additional housing land)  
 10.62Ha



DEVELOPMENT AND INFRASTRUCTURE SERVICE



|                  |                |                           |        |            |           |
|------------------|----------------|---------------------------|--------|------------|-----------|
| CLIENT           |                | care and learning         |        | SCALE      | varies    |
| PROJECT          |                | tain site appraisals      |        | DATE       | Oct. 2017 |
| CONTACT          |                | bruce ross                |        | DRAWN BY   | BR        |
| DRAWING TITLE    |                | site by craighill primary |        | CHECKED BY | -         |
| PURPOSE OF ISSUE |                | information               |        | PAPER      | A1        |
| DRAWING NUMBER   | PROJECT NUMBER | AGENT                     | SERIES | UNIQUE NO. | REV       |
| CAL 15088        | [A]            | sketch                    | xxx    | -          | -         |