

Consultation Report 1

Charleston Academy Campus Masterplan



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1.0 Background information

1.0 Background Information

Name of the scheme

Charleston Academy Campus Masterplan

Applicant

The Highland Council

Architect

Colin Armstrong Architects

M&E designers:

CDMM consulting engineers

Structural Engineers:

Fairhurst consulting engineers

Outline Brief

Outline phased masterplan for the redevelopment of Charleston Academy

Date

August 2022

1.0 Background Information

Why we need this building?

An Increasing school roll requiring for additional accommodation. Changes anticipated with regards to educational pedagogy. An ageing building in need of substantial building fabric investment. The opportunity to replace the existing school with a more energy efficient building.

The intention to develop on the greenfield site which offers the opportunity to construct a new phased school which addresses future school roll increase and other advantages to this approach are :

It's Less disruptive to the operation of the existing school whilst construction is ongoing and logistically more manageable and a safer solution.

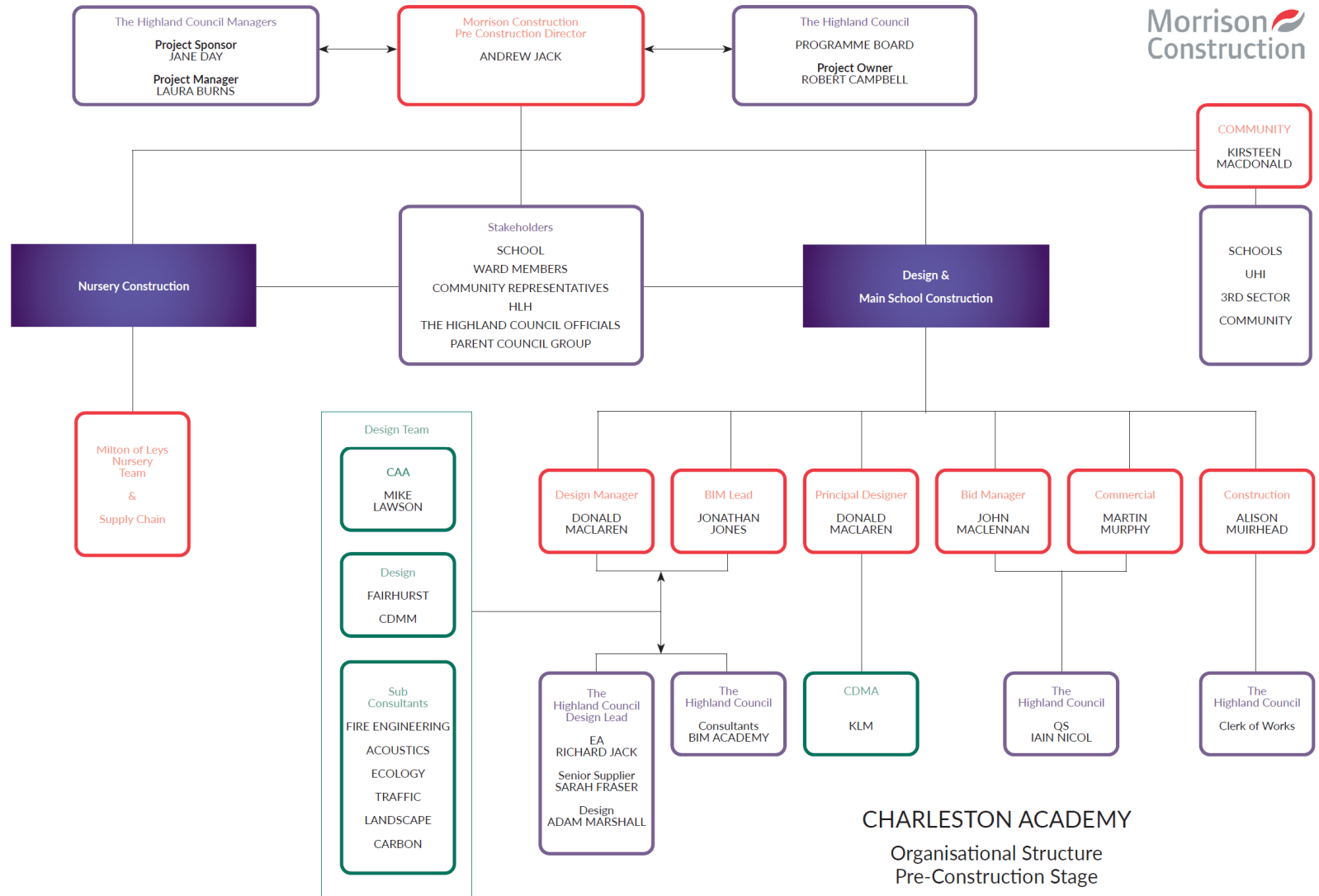
It will create improved and additional car parking long term

It will create a better quality and range of educational environments with more modern educational pedagogy.

It will offer better security, and

Offers the opportunity to design a more environmentally efficient building with sustainability one the key strategies of the development as well as the full demolition of the existing school in time.

1.0 Pre-Construction Organisational diagram



2.0 Site details

Site Details

The Charleston academy site has been fragmented by natural features and the core path which divides the site in to several areas. The site falls from its highest point at the west of the site down towards the canal.

The existing primary schools sits in the northern part of the site and is accessed via the north.

The community centre sits just below the primary school on the other side of the core path. The centre is accessed via the secondary school carpark.

The secondary school sits to the south of the community centre and is accessed via the south. It has a separate drop off and carpark.

The sports fields lie on the large area of land adjacent to the canal. This also forms a flood plain for the area. The fields are again separated by the core path network which runs west to east and north to south across the site.

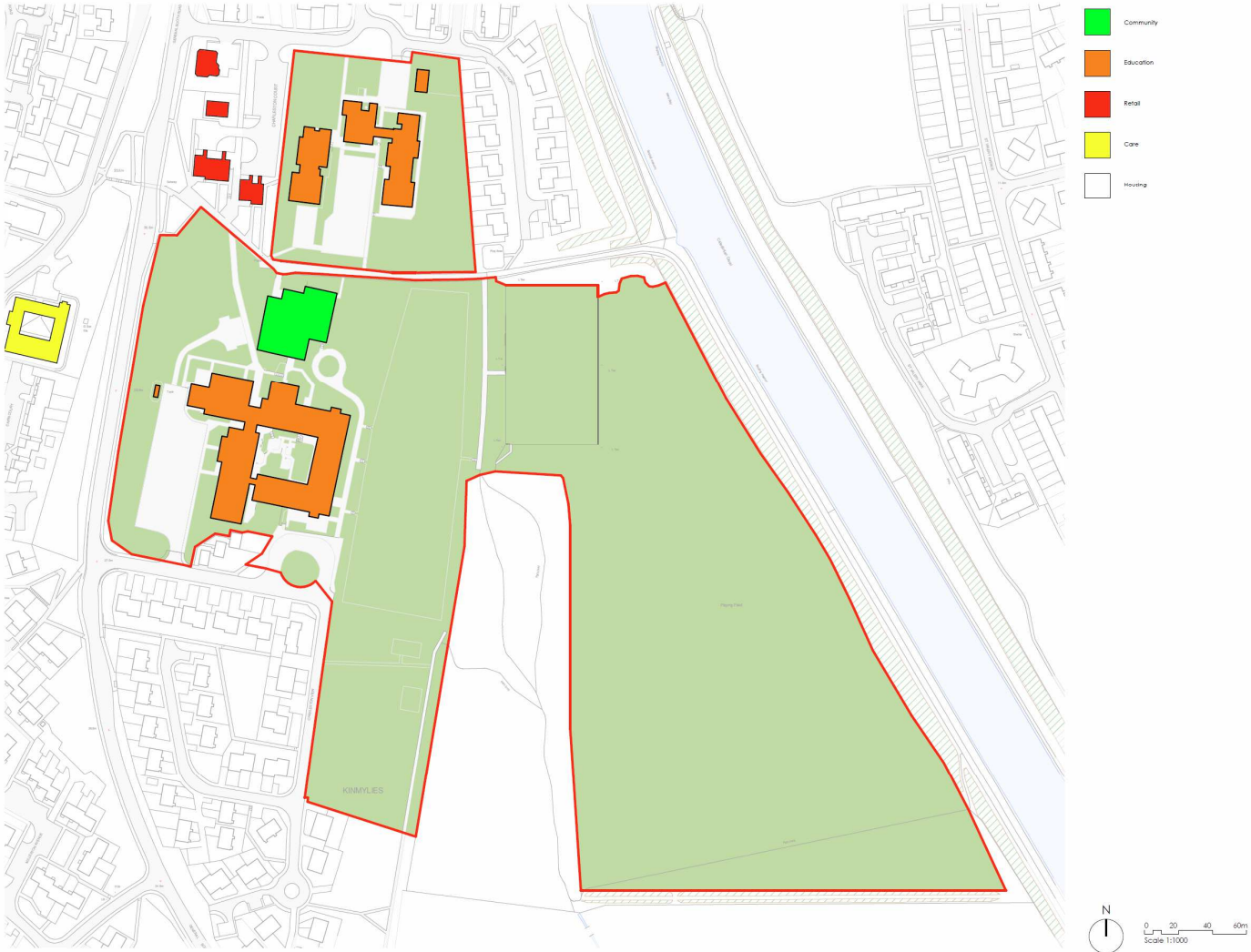
A long piece of land which currently which runs north to south across the site house a couple of small sports pitches.



3.0 Site and area appraisals

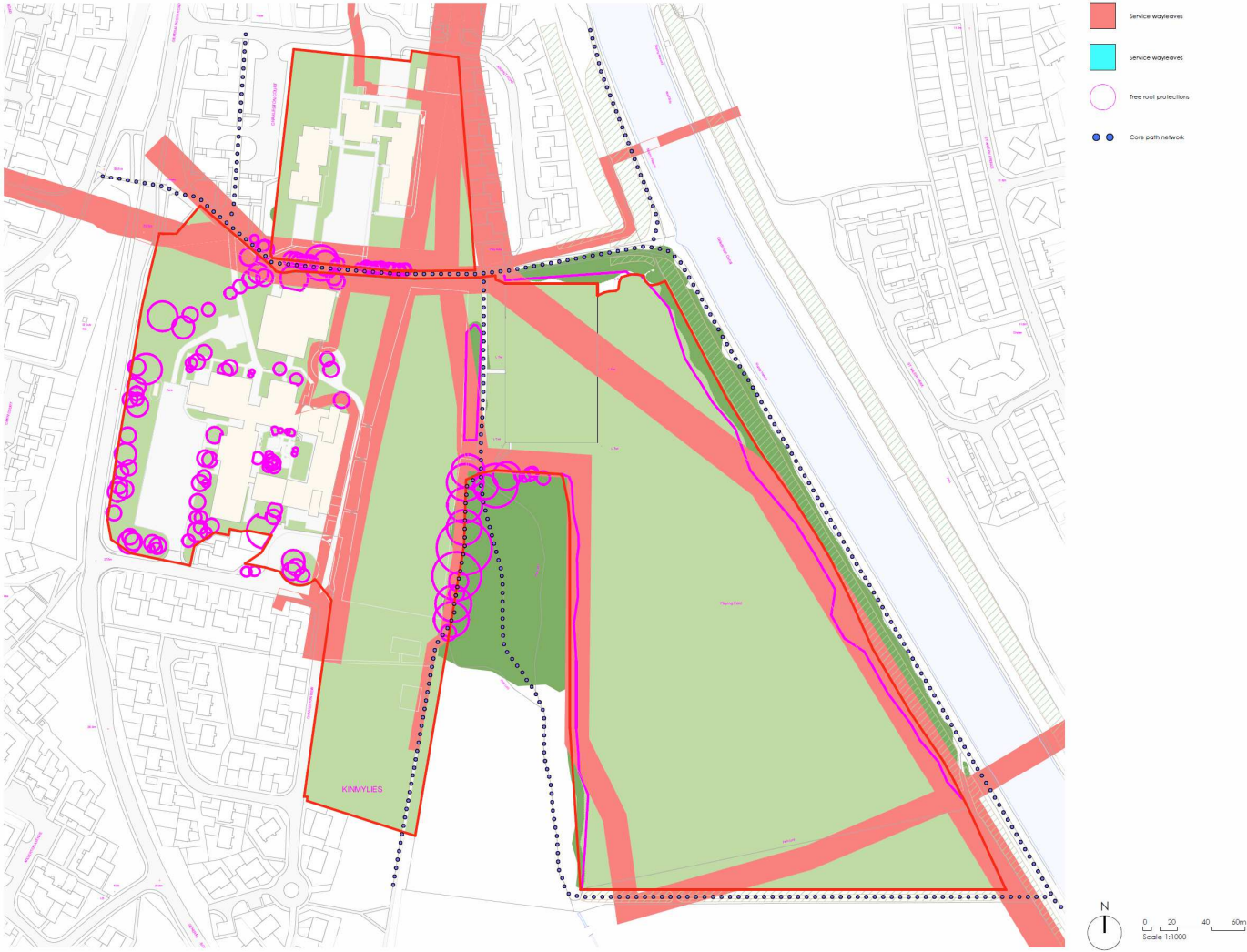
Site and area appraisals

Land Use



Site and area appraisals

Legal Restrictions



Site and area appraisals

Access



Site and area appraisals

Topography



Site and area appraisals

Views



Site and area appraisals

Environmental



Site and area appraisals

Public Transport



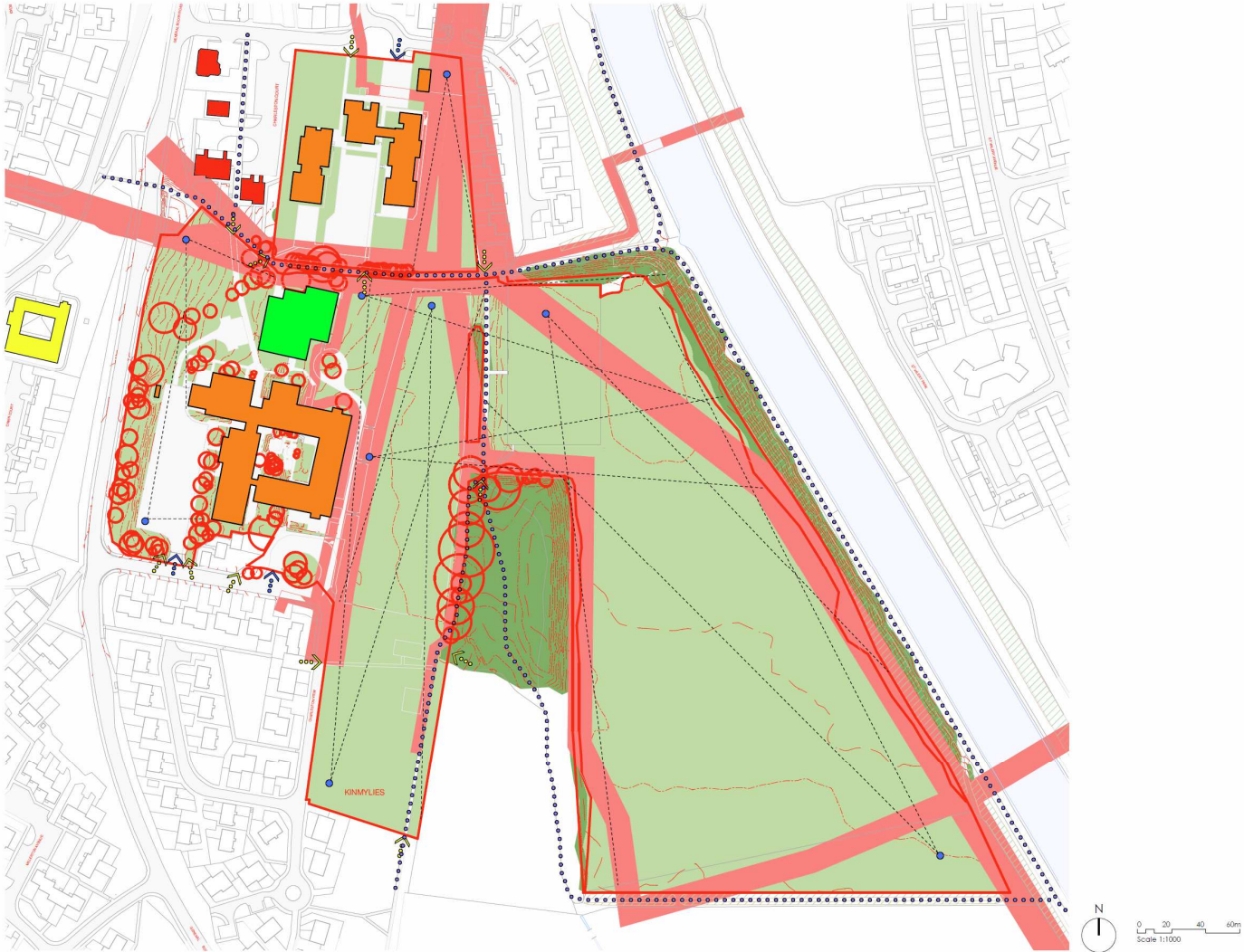
Site and area appraisals

Trees & Vegetation



Site and area appraisals

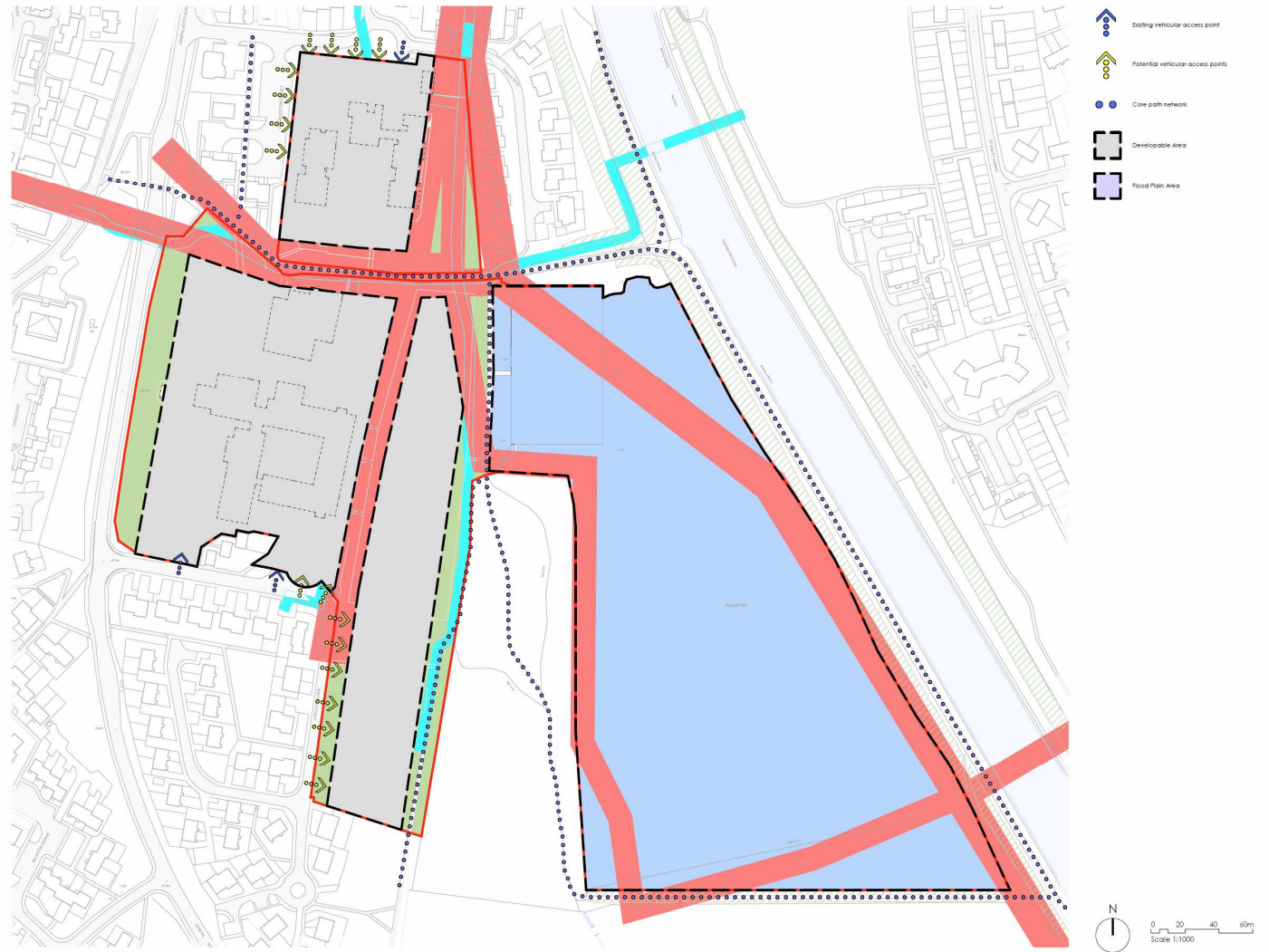
Combined Analysis



4.0 Design principles

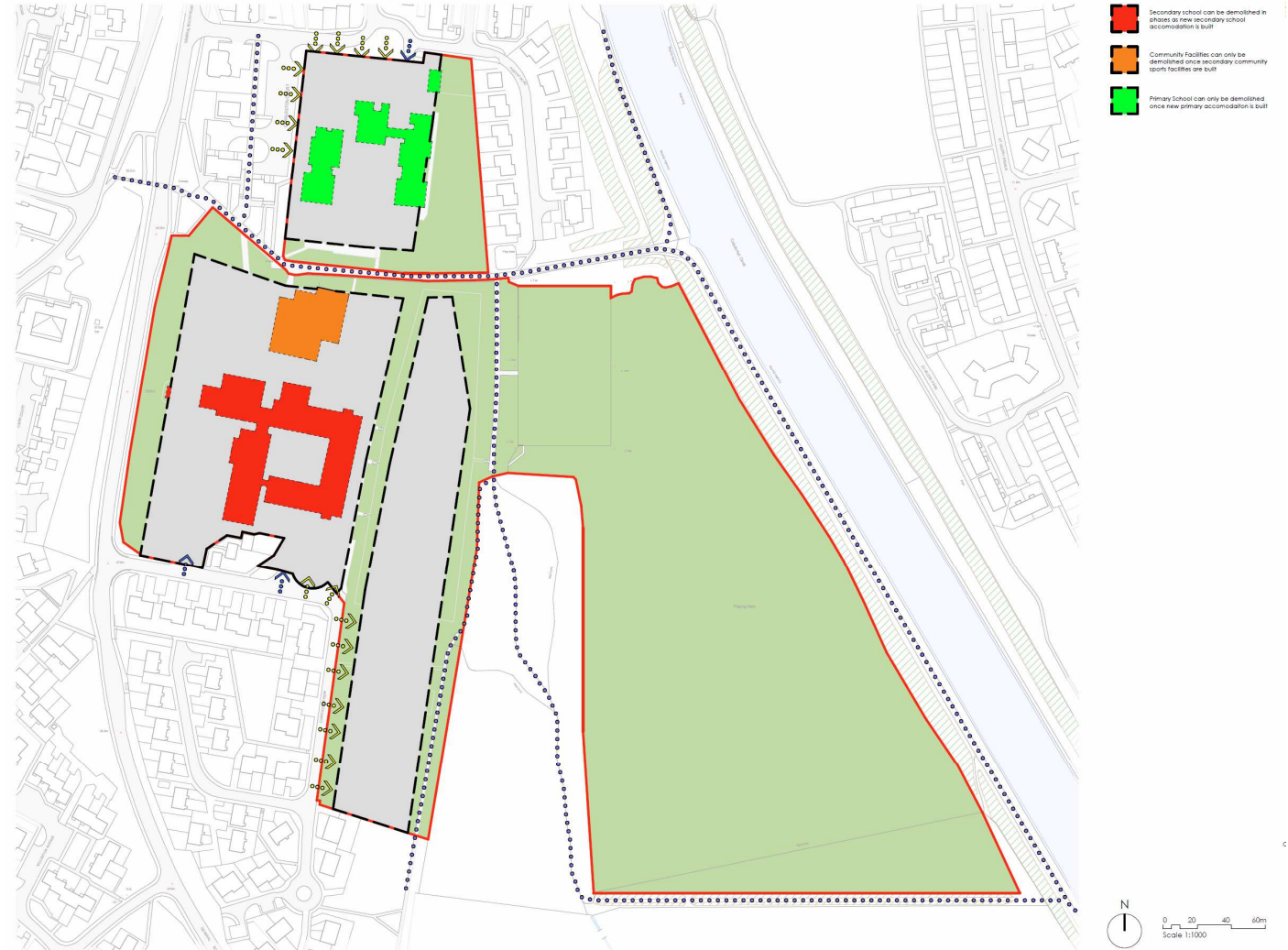
4.0 Design Principles

Zoning Principles



4.0 Design Principles

Phasing Principles



5.0 Design solution

Phasing Plans

Existing campus



Phasing Plans

Construct Nursery



Phasing Plans

Construct phase 1 of new academy



Phasing Plans

Phase 2 Construction



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Phasing Plans

Demolish existing academy



Phasing Plans

Construct parking and landscape



Phasing Plans

Construct new sports hub



Phasing Plans

Demolish community centre



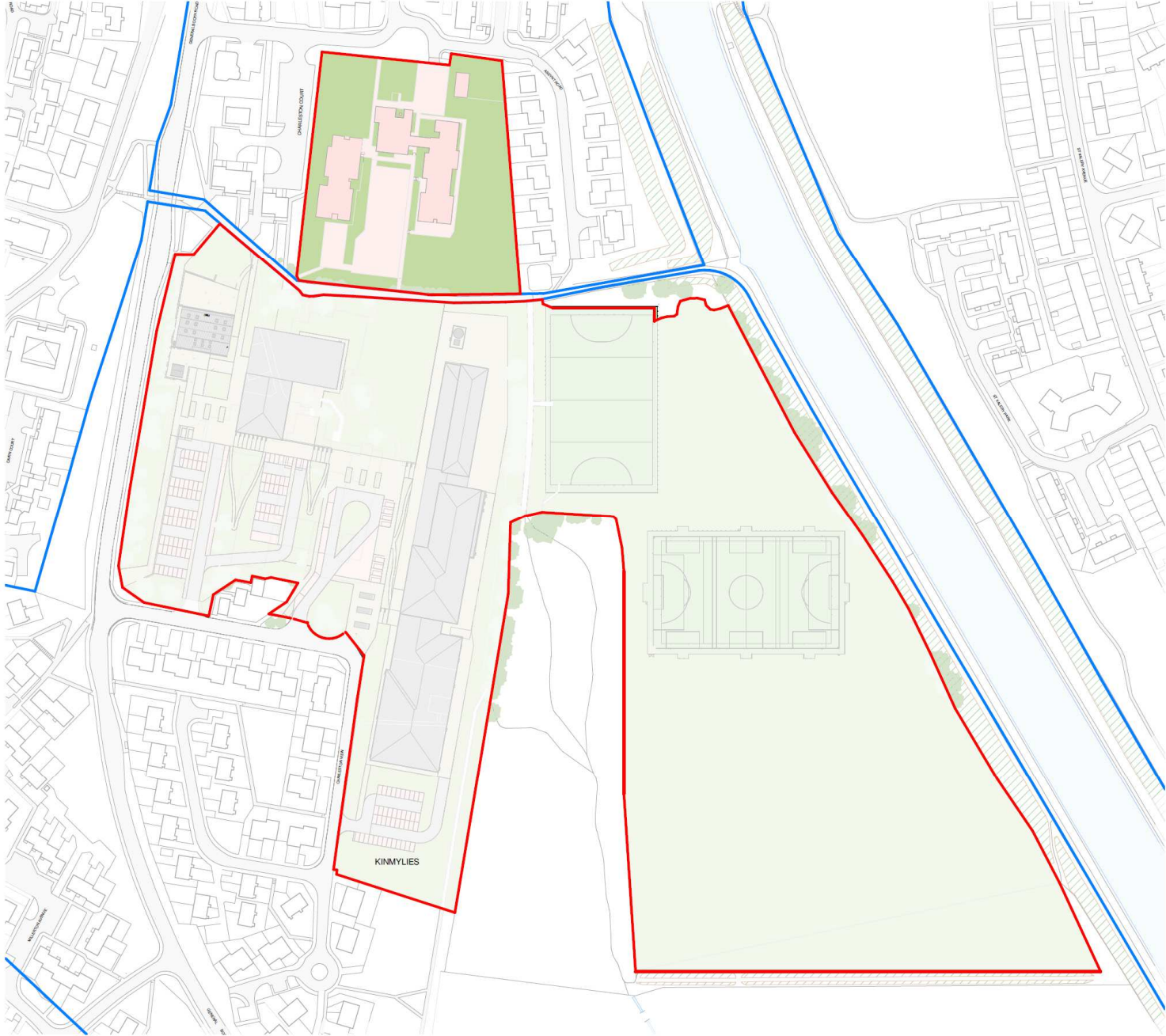
Phasing Plans

Construct new Primary



Phasing Plans

Demolish existing primary



Phasing Plans

Proposed Masterplan



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6.0 Indicative 3D views

7.0 Indicative 3D views



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7.0 Phase 1 Nursery

2.0 Site details

Description

The existing site lies to the east of the North west of Charleston academy on area of sloping ground which falls down from the road towards the community centre.

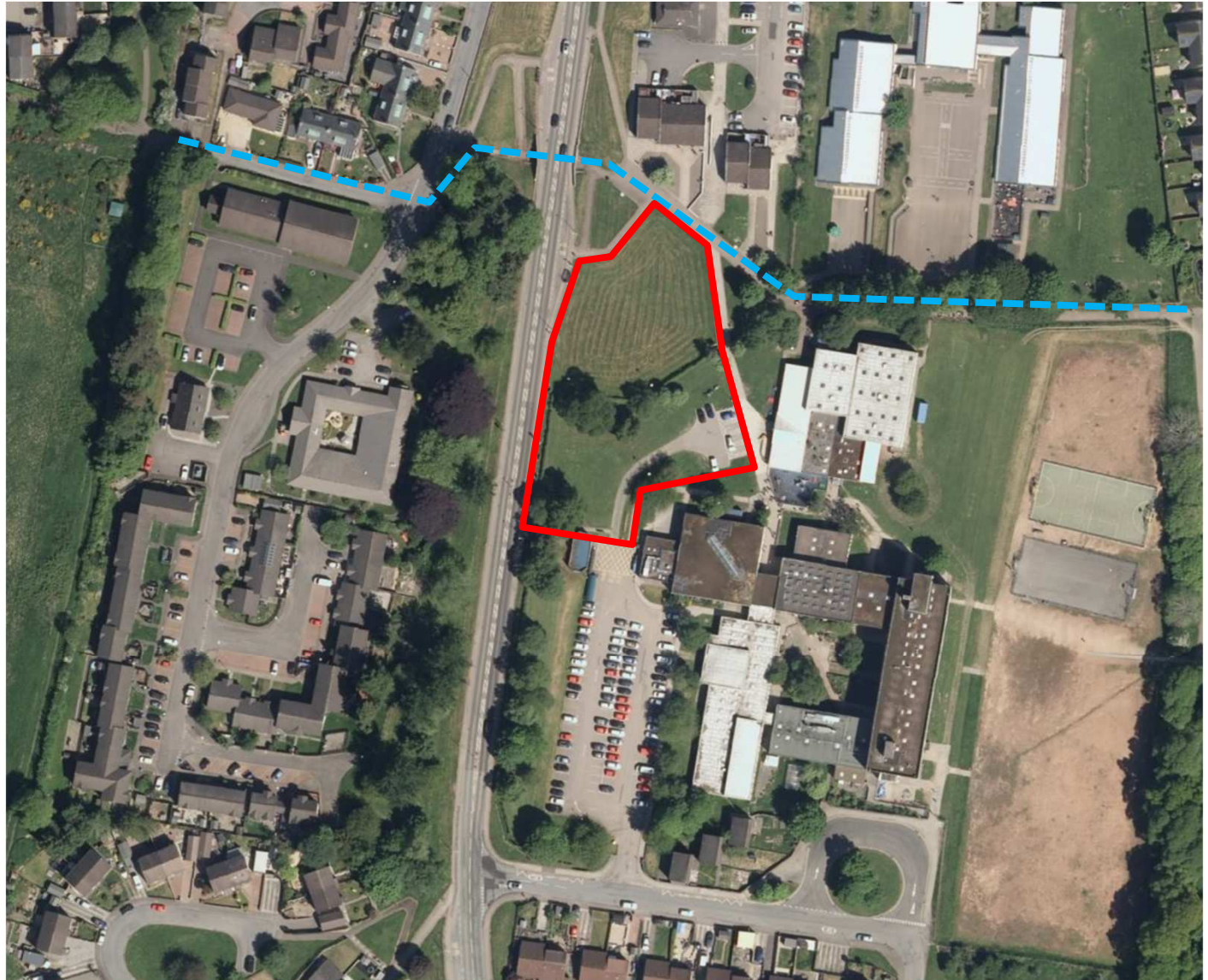
The site is mostly laid to grass has 5no. trees and a hedge which cuts across the site.

To the south lies the existing parking associated with Charleston academy. To the east lies the community centre and parking bays which can be accessed by a single track road off the main school carpark.

To the north boundary lies a core path which links Kinmylies to the west to down to the Canal and beyond.

Ownership

The site is entirely in the ownership of the Highland council



Site and area appraisals

Proposed Complete Charleston Masterplan

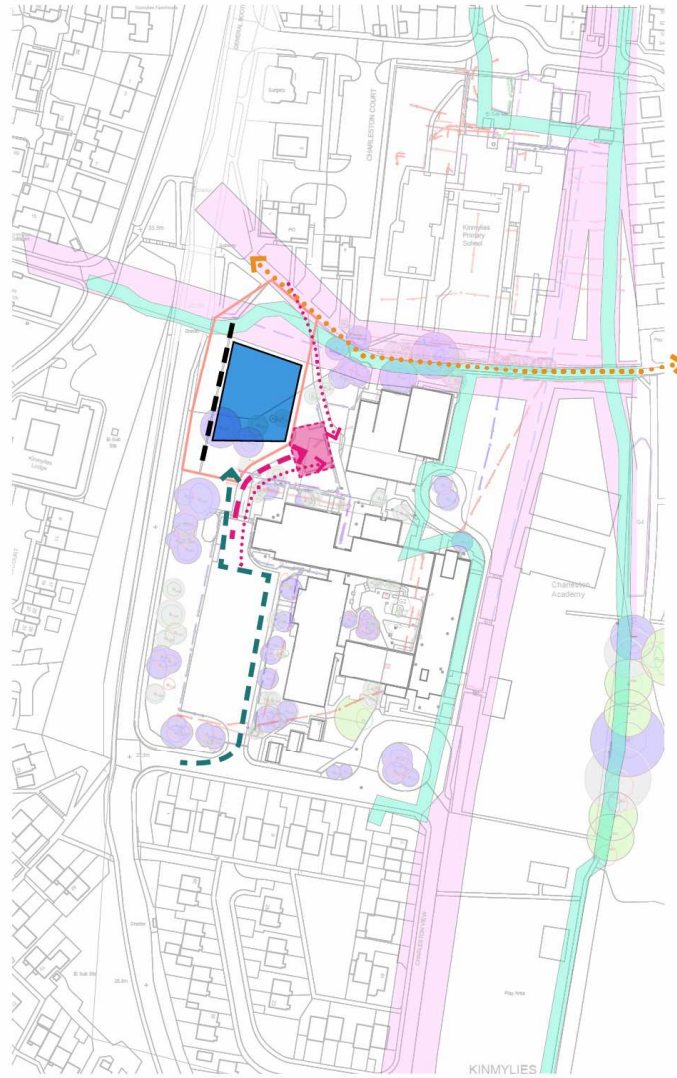


5.0 Design Solution

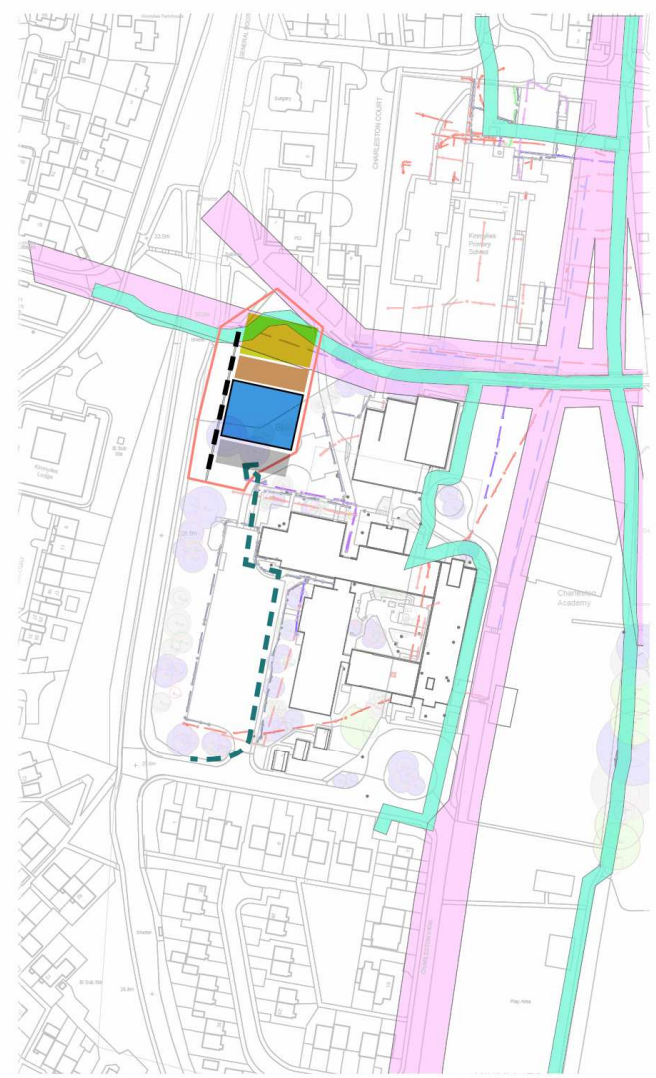
The various site constraints restrict the available space for building on. It is therefore proposed to introduce a level platform to the fullest extent feasible which will be set at a level to balance the requirements of access with the complexity and cost of any required retaining structures.

As access will be from the south (both currently and the future as per the master-plan), it is proposed that this is where the entrance will be. This then suggests a logical diagram where the building itself forms a barrier between the public facing areas (access/car park) and secure play areas. The area to the north which is sterilised for building on can then serve as an extension of the play space landscaped for informal play.

The proposed nursery design has been heavily influenced by the recent completion of Milton of Leys nursery which provides an optimum building form for both energy and design. Prior to this other building forms were tested however the proposed design trumped in both form and function.



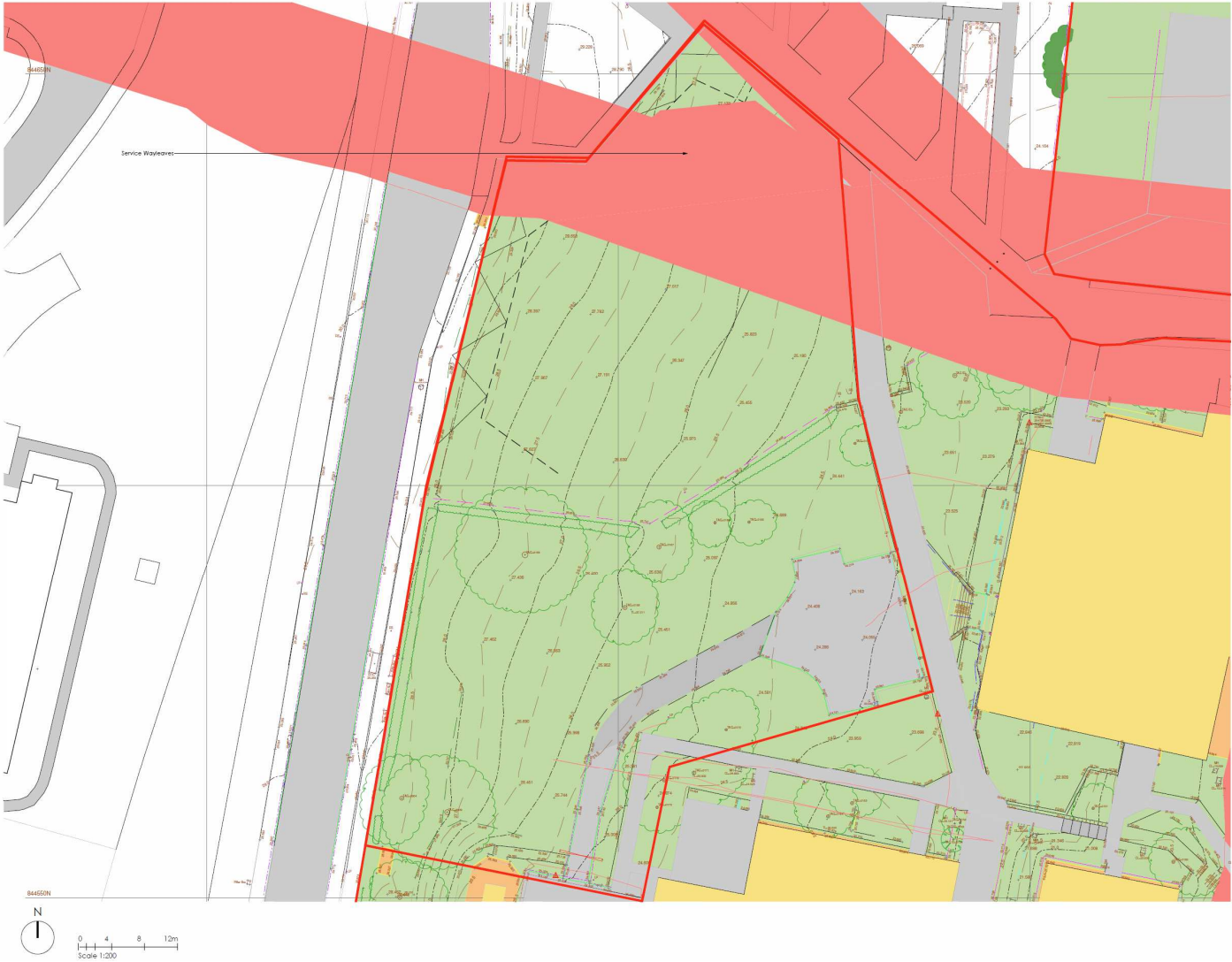
CONSTRAINTS



SITE CONCEPT

5.0 Design Solution

The site plan highlights the existing constraints of the site and wayleave areas associated with underground services to the north.



5.0 Design Solution

The proposed layout is a direct response to the site constraints and opportunities.

The building mass is positioned in a respectful manner to relate to the existing school in terms of its orientation and mass.

Challenging existing site levels mean that a retaining wall has been utilised to form a level platt which will allow for accessible access to the building and form a sheltered play area to the rear. Beyond the retaining walls the land slopes gently back to its original height respectfully using the sites natural contours to its best ability given the access and service wayleave requirements.

The building adopts a low dual pitched roof form which helps to bed the building within its surroundings.

A proposed path will form a connection to the existing school main carpark which will be utilised by the nursery. The sports centre parking will be expanded to form a new accessible carparking space which will allow sensible access within easy reach for anyone with disabilities.

A bike and buggy store has been positioned on approach to the new building. A further separate toy store has also been provided within the play ground. External plant will be positioned close to the plant room between the retaining wall and building in a secure yard.

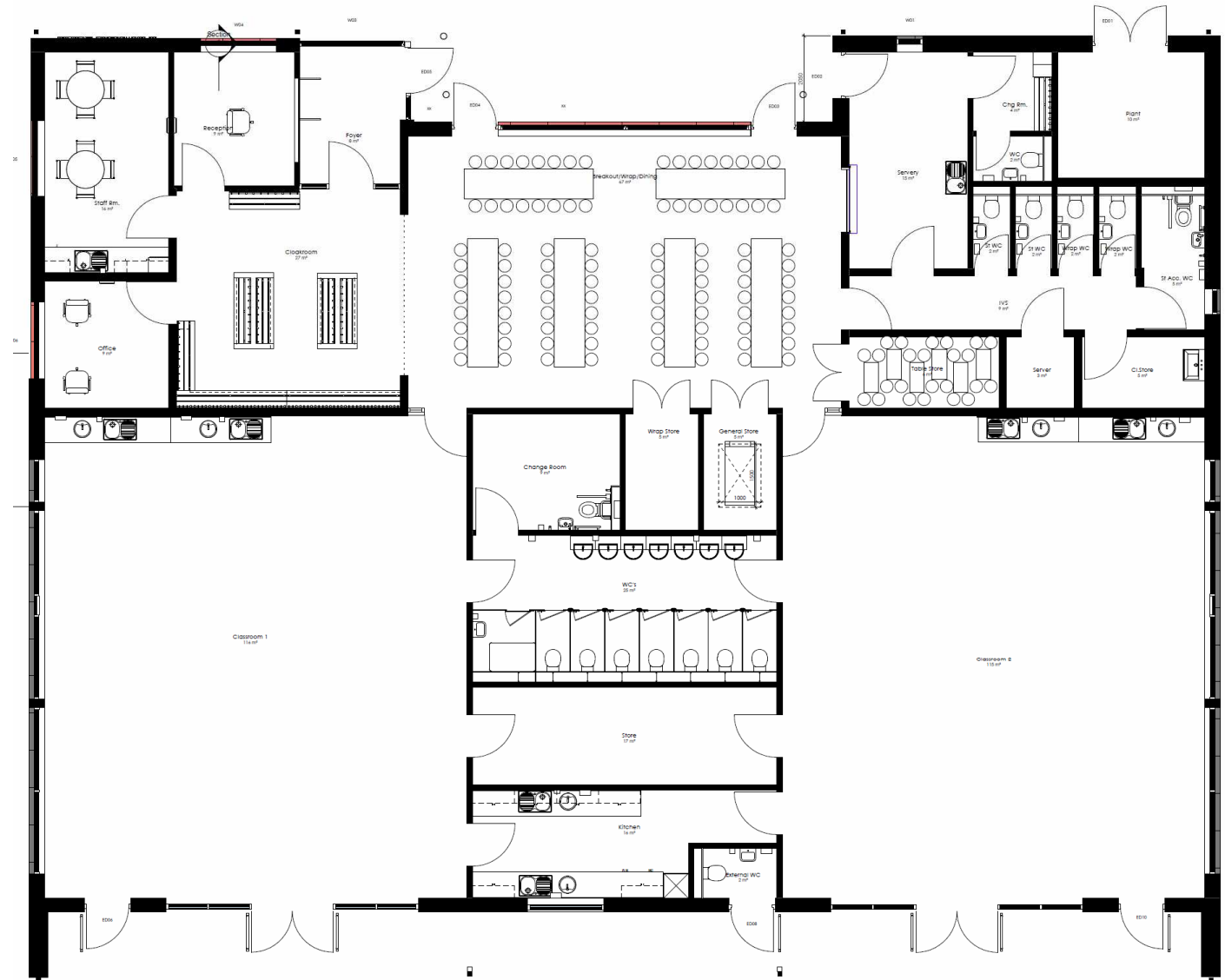
Bins, waste and recycling are currently combined for the Charleston campus and pick up is taken form the main academy carpark. It is proposed that the nursery will also feed into this collection point.



5.0 Design Solution

The efficient nursery design has been informed by design aspects which minimises the use of corridors and forms a relatively simple building form which is efficient and clear.

The building will be fully accessible with level access and suitable changing/toilets facilities as required.



7.0 Indicative 3D views



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