REDEVELOPMENT OF FORMER BLACK ISLE EDUCATION CENTRE (RADDERY SCHOOL)

BUILDINGS – RE-USE AND REFURBISHMENT

OVERVIEW

The Raddery Campus contains a diverse range of buildings, all of which are capable of adaptation, refurbishment and improvement to meet diverse needs and functions. This report sets out to examine the possibilities of these buildings in relation to the proposed use of the campus as a centre for respite, recreation, relaxation, and restoration.

The buildings under consideration are as follows:

- Raddery House, the former Raddery School, latterly the Black Isle Education Centre.
- The former classroom blocks or huts, two in number, described as Office and Classroom Block, and Classroom Block
- Cottages
- The Coach House/Stables Flat
- The Sports Hall

Please refer to the site layout which identifies these buildings.

In addition, some consideration will be given to the opportunities which exist to develop high levels of energy conservation, sustainable heating and ventilation systems, and renewable installations.

RADDERY HOUSE

This is a historic building, having been erected in the 1800's and 1900's, and remains largely intact, although in a very poor state of repair, partly due to deterioration since becoming vacant, and partly due to wanton vandalism, which is ongoing at the present time. The main elements, external walls, roof structure, floor joists and partitions are largely in sound condition and capable of being reused or adapted.

It is believed that Planning Permission to convert this building into a respite centre (a general description, intended to encompass the varied uses which will be established) will be readily obtained, as there is already an assumption that the campus would be suitable for mixed use.

Raddery House is the centrepiece of the proposals, and will provide the following accommodation and facilities:

- Three Family Respite Holiday Units – self contained, self catering units, with external access, all located at ground floor. These will consist of one or two bedrooms, mini kitchen, sitting/dining area, and wet room bathroom/shower facility.

- Multi purpose Meeting room/ recreational space/ activities room at ground floor for dementia sufferers and others.

- Office/meeting room
- Toilets
- At first floor, a meeting room/office , and four bedsits for staff and carers

Access and movement within the building will be designed so that all areas are fully accessible. Provisions of the Building Standards (Scotland) Regulations, although fairly stringent, should be regarded as the minimum requirement in this instance.

Please see indicative plans (existing, ground floor, and first floor), showing how the building can be redeveloped to provide these facilities.

OFFICE AND CLASSROOM BLOCK

This is a timber framed and clad building, comprising a central office and toilet area, with a classroom either side – area 170 sq.m. some vandalism has occurred but the building is generally sound and watertight. Restoration works are required in conjunction with adaptation to meet new uses.

It is intended that it should be the first building to come into use, to provide facilities for volunteers and those working on the site, with an office/meeting room, two classrooms, and refurbished toilets, including accessible facilities. Accessibilty throughout including entry, in the form of a ramp, will also be installed

CLASSROOM BLOCK

This is a timber framed and clad building – area 163 sq.m.

It is located in an area which enjoys south facing panoramic views of the surrounding countryside. As such, it could be considered as an ideal location for a café, and is capable of adaptation to this purpose. Renovations could include the installation of a glass frontage, to capitalise on the views. Accessibility is again of prime importance, with ramped access and accessible toilets for public use.

COTTAGES

There are two semi detached cottages, having a total floor area of 224 sq.m. The building is of masonry construction with slated roof (traditional construction). Having been used partly as a store, the interior is in a state of disrepair. But restoration to habitable accommodation is feasible and affordable.

It is proposed that two self catering rental holiday units should be established. Careful consideration will be given to ensure that layout and accessibility are designed to facilitate use by wheelchair users and those with poor mobility.

A figure not exceeding £100,000 has been suggested as adequate for works incorporated in restoration and adaptation.

COACH HOUSE STABLES FLAT

This building dates from the 1800's and is of traditional construction. Vandalism has occurred to a degree. It is believed that some asbestos based building materials are present and will have to be removed in accordance with legislation.

The proposed use after renovation is community purposes, including facilities for young carers, and for the Kirrie Connections project. KirrieConnections is a dementia friendly community hub funded by the Life Changes Trust.

SPORTS HALL

A large freestanding purpose-built facility, with a floor area of 253 sq.m. It is of modern 'industrial' construction, and as it has been well secured, has not suffered attacks from vandals. It is heated, with a lpg fired system.

This facility can be brought back into use readily, and will provide an opportunity for use by campus users, for recreation, sports, and wellbeing, guests, and community groups on a rental basis.

HEATING, VENTILATION AND ENERGY CONSERVATION

Given that substantial renovations will be required to varying degrees in all of the buildings, the opportunity exists throughout the campus to address issues such as climate change, energy conservation, renewable energy, and 'future-proofing'.

These goals can be achieved in a number of ways, including:

- High levels of insulation to walls, floors, roofs, and glazing
- Heating systems utilising heat pumps, either ground or air source
- Mechanical ventilation and heat recovery systems (MVHR)
- Solar panels to provide hot water, and also electricity through photovoltaic (PV) panels

Planning permission was granted 2011 for the installation of a wind turbine, but this has not been installed. The output would have been 5kw from a 12m high mast. It is debatable whether the cost of such an installation could be justified owing to the relatively low output.

Detailed consideration of all available technologies will be required, and a co-ordinated approach to the entire campus would be desirable. A district heating scheme could be considered appropriate, unless it is felt that individual solutions would be preferable for each building. Relative costs of all possibilities should be considered.

5 November 2022