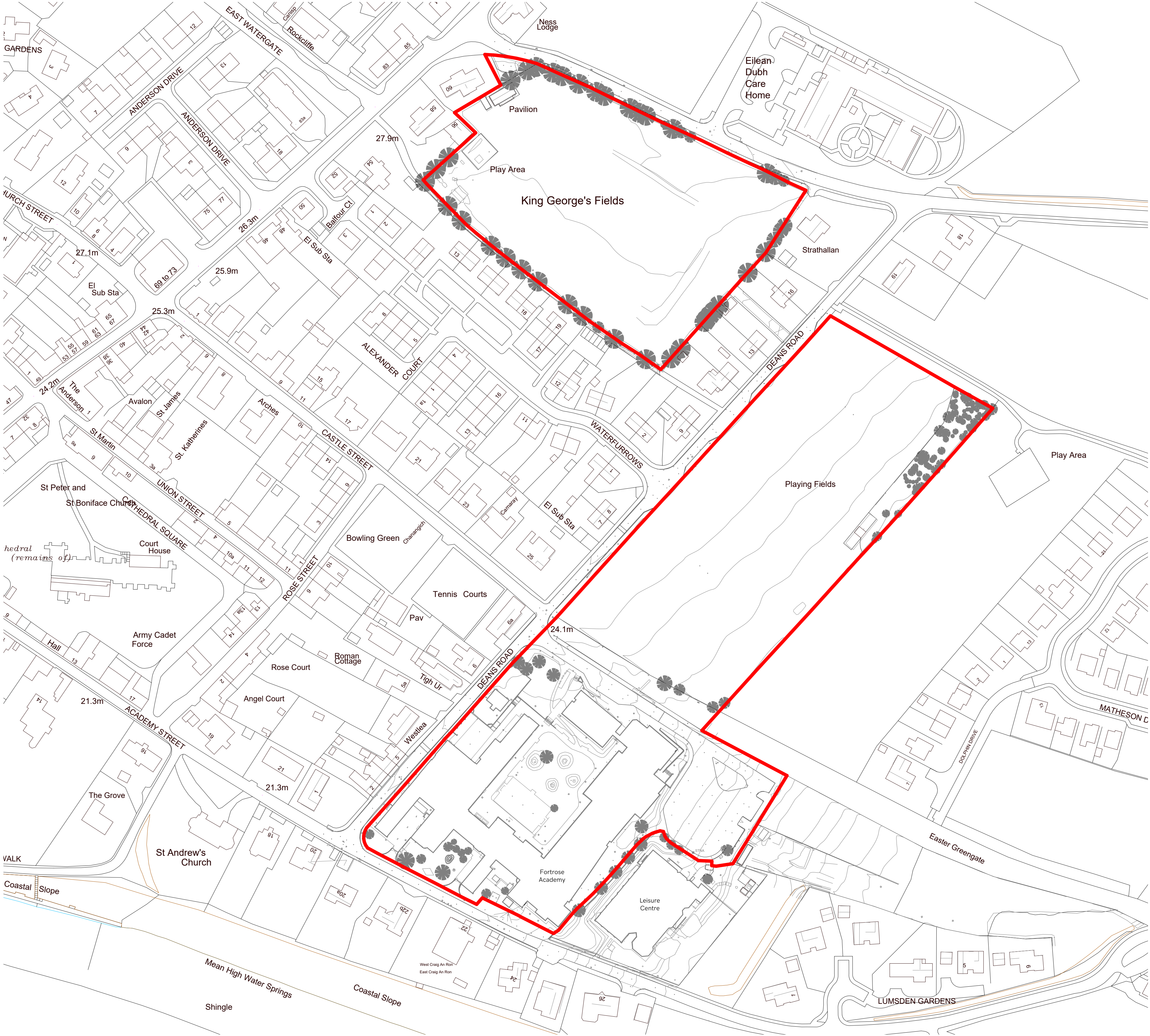
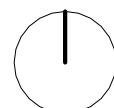
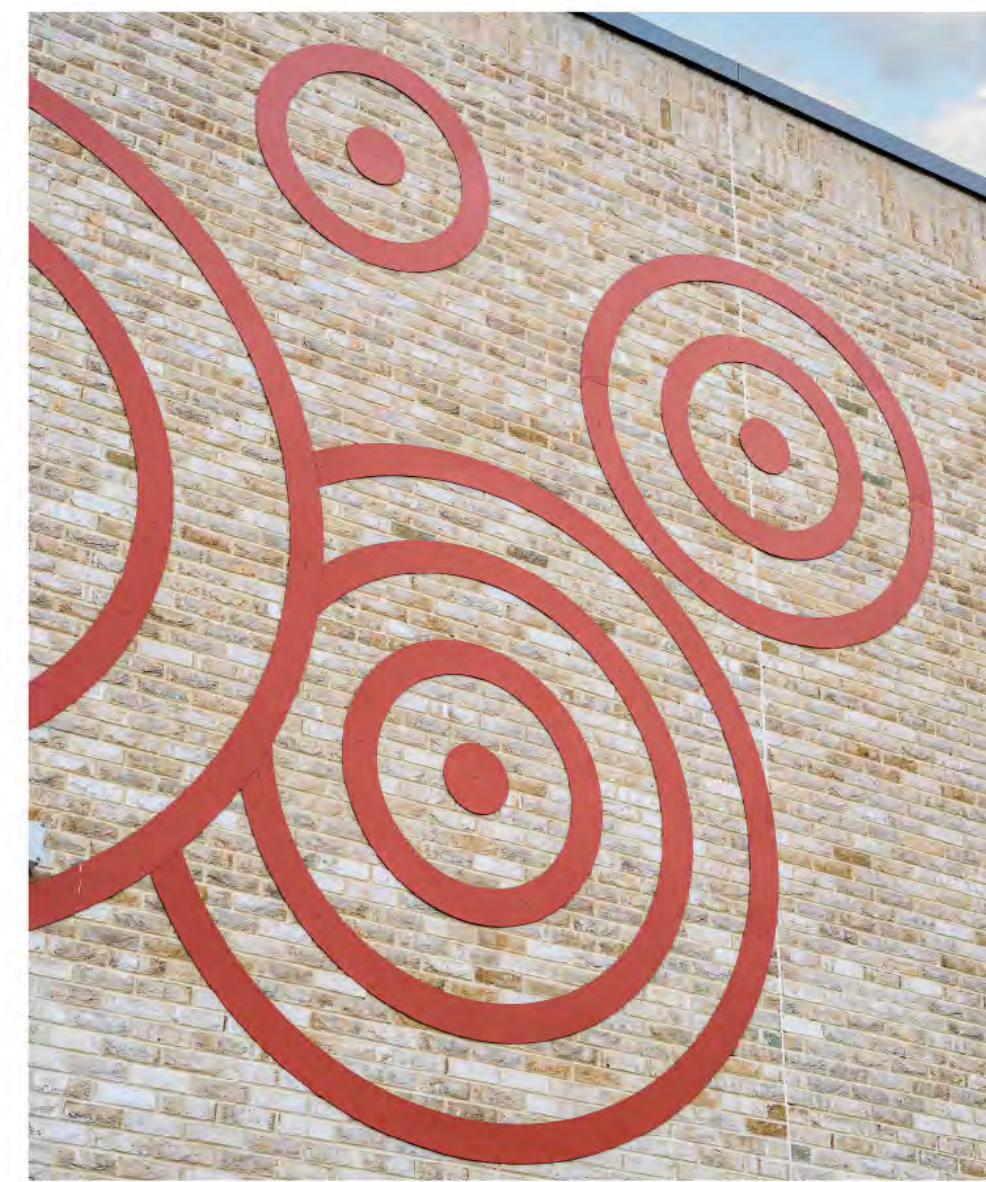
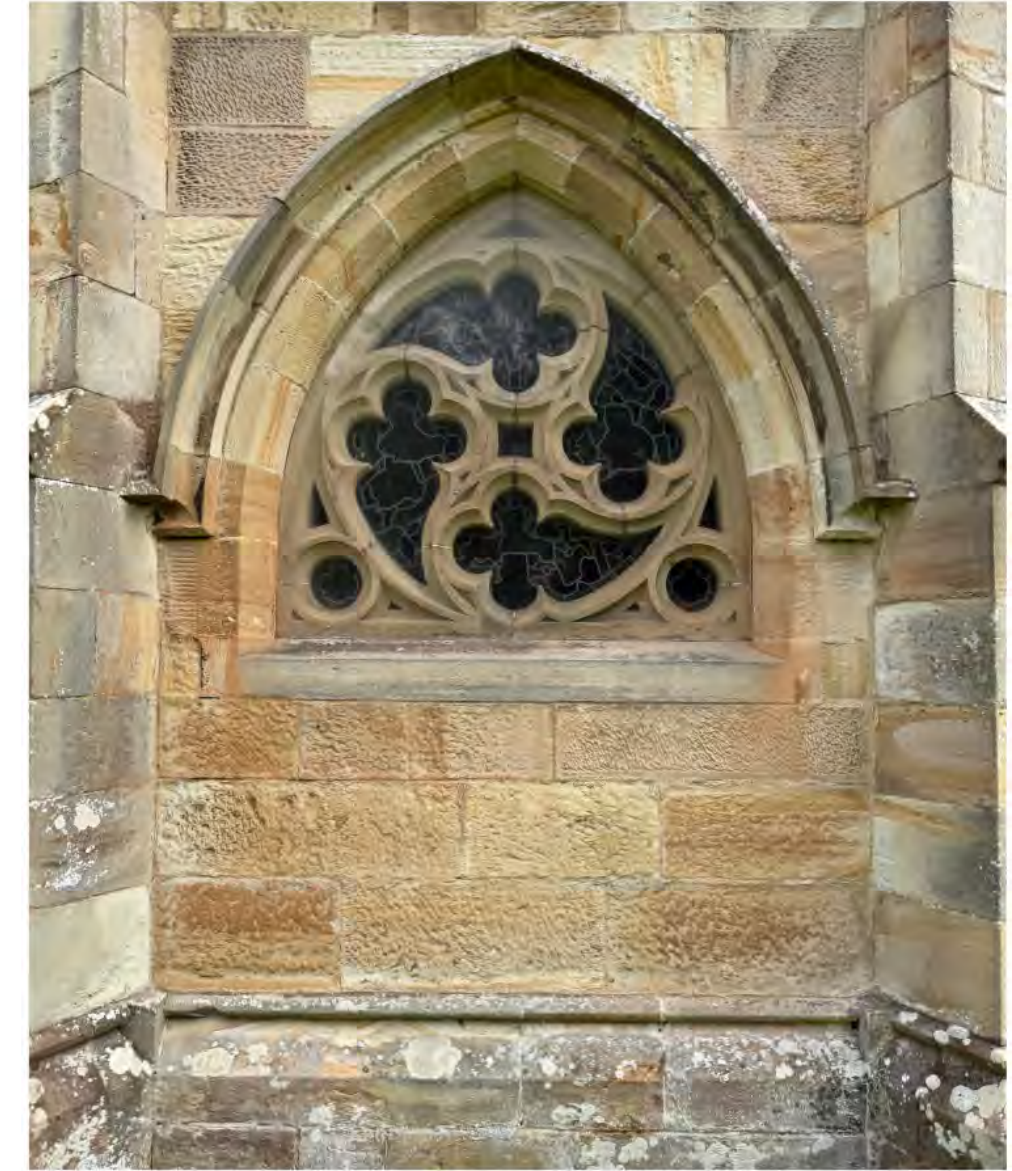




 Location Plan - Existing



Site Photos





1. Enabling Works (by THC Client)

2. Decant of Block K and Part of Block G

3. Asbestos R&D

4. Demolition of Blocks K, P and Part of Block G

5. Construction of Newbuild Extension & Associated External Services

6. Refurbishment Works to Block M (& Temporary Accommodation Units if Required)

7. Decant of Blocks B, C, D, G & H. Asbestos R&D.

8. Demolition of Blocks B, C, D, G & H and Refurbishment of Blocks E & J

9. External Works

Highland Investment Plan

The Highland Investment Plan (HIP) sets out £2.1 billion of capital investment over a twenty-year period, funded through the ringfencing of 2% of council tax annually or an equivalent revenue stream. This creates a long-term investment fund to address key infrastructure priorities across Highland Council, including transport and roads, schools and community facilities, and depots and offices, supporting the move towards a single public estate and an integrated community operating model.

Key Dates:

- Sept 2026

PAN Notice Submitted
- Oct-Nov 2026

Pre-Planning Public Events
- March 2027

Planning Application
- Autumn 2027

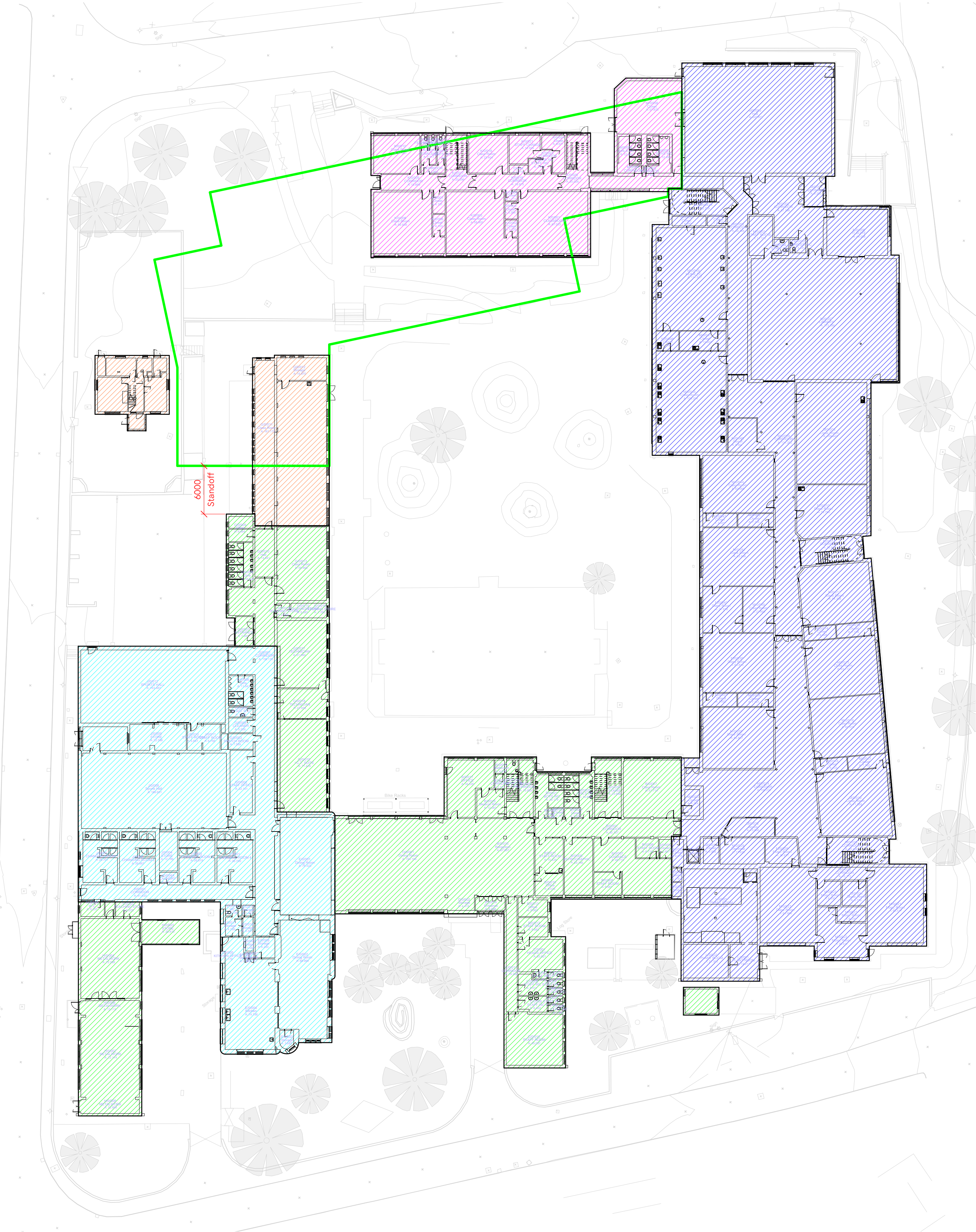
Construction Start
- Summer 2029

Newbuild Completion
- Autumn 2030

Refurbishment Completion

If you have any feedback on the project proposals please contact:

CLestates@highland.gov.uk

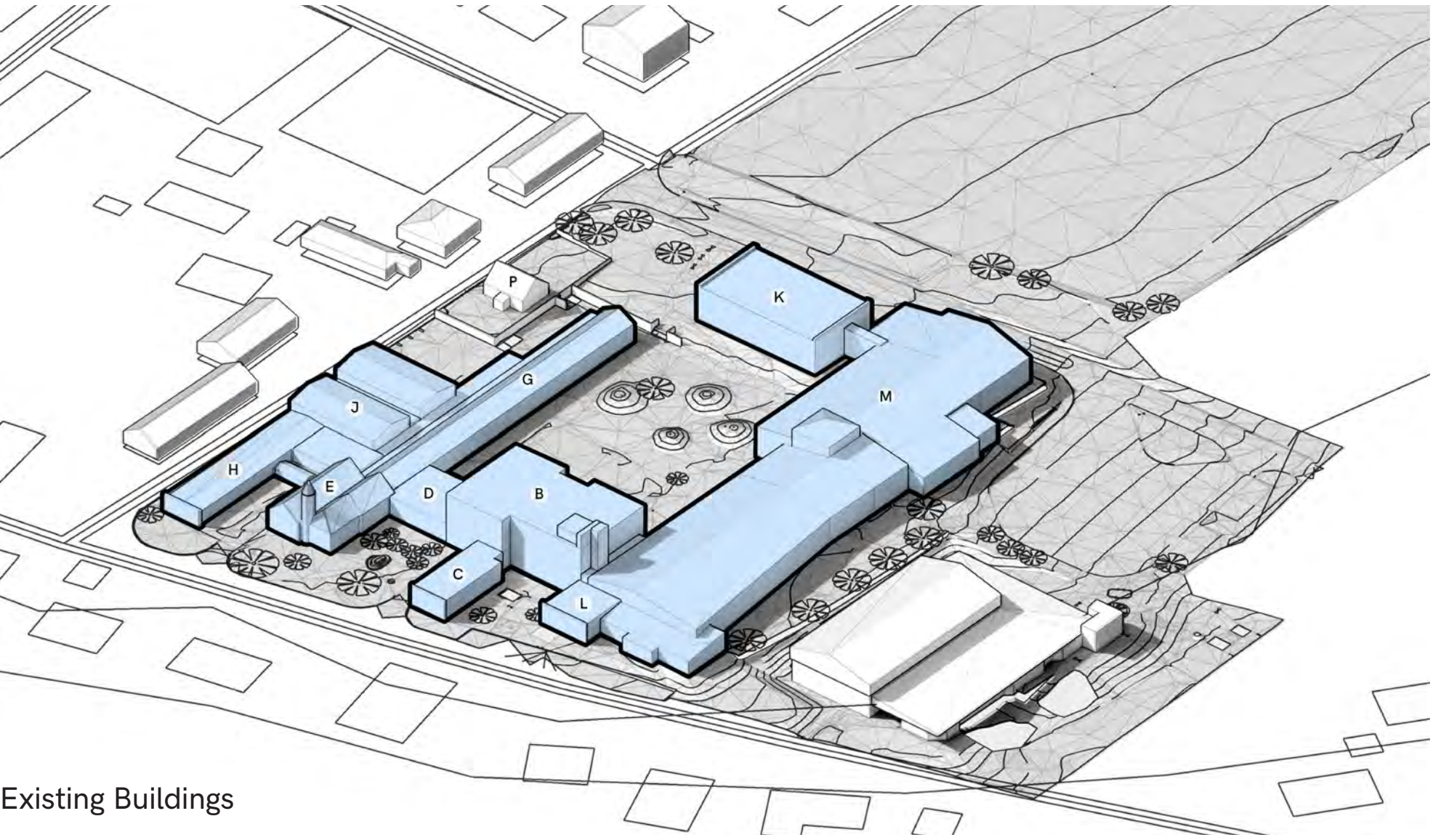


Phasing Strategy

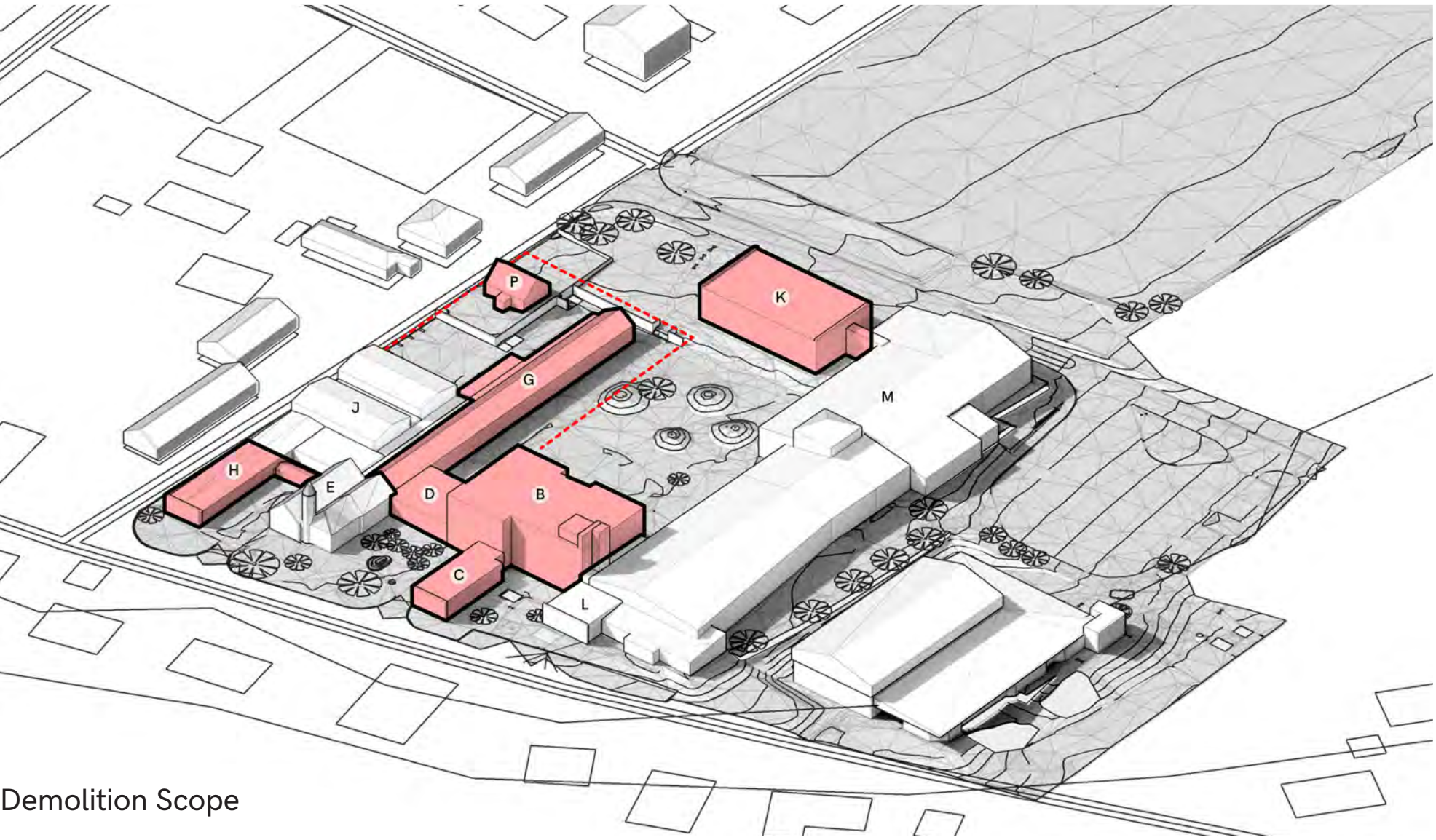
Highland Investment Plan

HIP25009 Fortrose Academy POD

Phasing



Existing Buildings

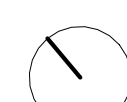


Demolition Scope



Proposed Massing



 Landscape Plan



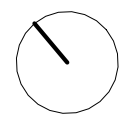
Precedent Images of External Environment



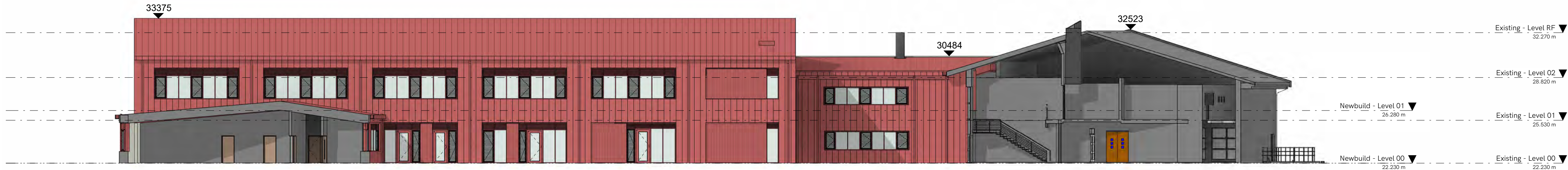


Departments

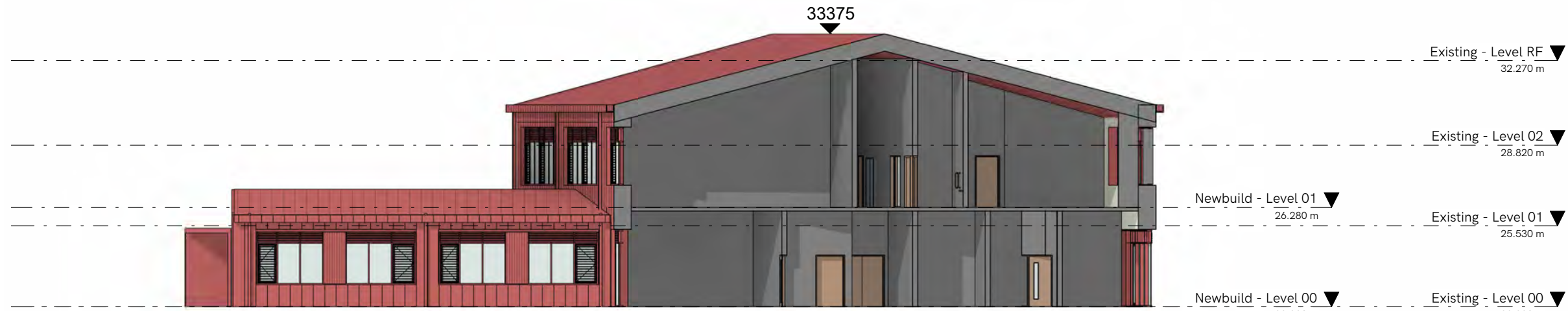
- ASN
- AUX
- CIRC
- CRAFT
- DINING
- GUIDANCE
- PE
- POD
- SCIENCE
- SEMH
- SERVICE
- STAFF



Floorplan - Newbuild Block - Level 01



Elevation 01



Elevation 02



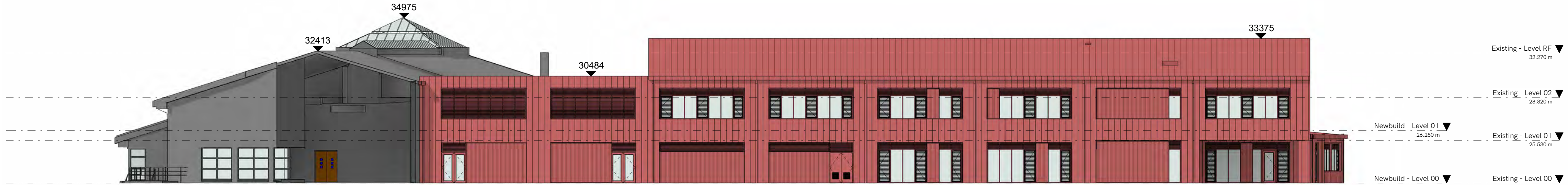
Elevation 03



Elevation 04



Elevation 05



Elevation 06

Elevations - Newbuild Block



Fortrose Cathedral - Red sandstone



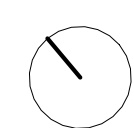
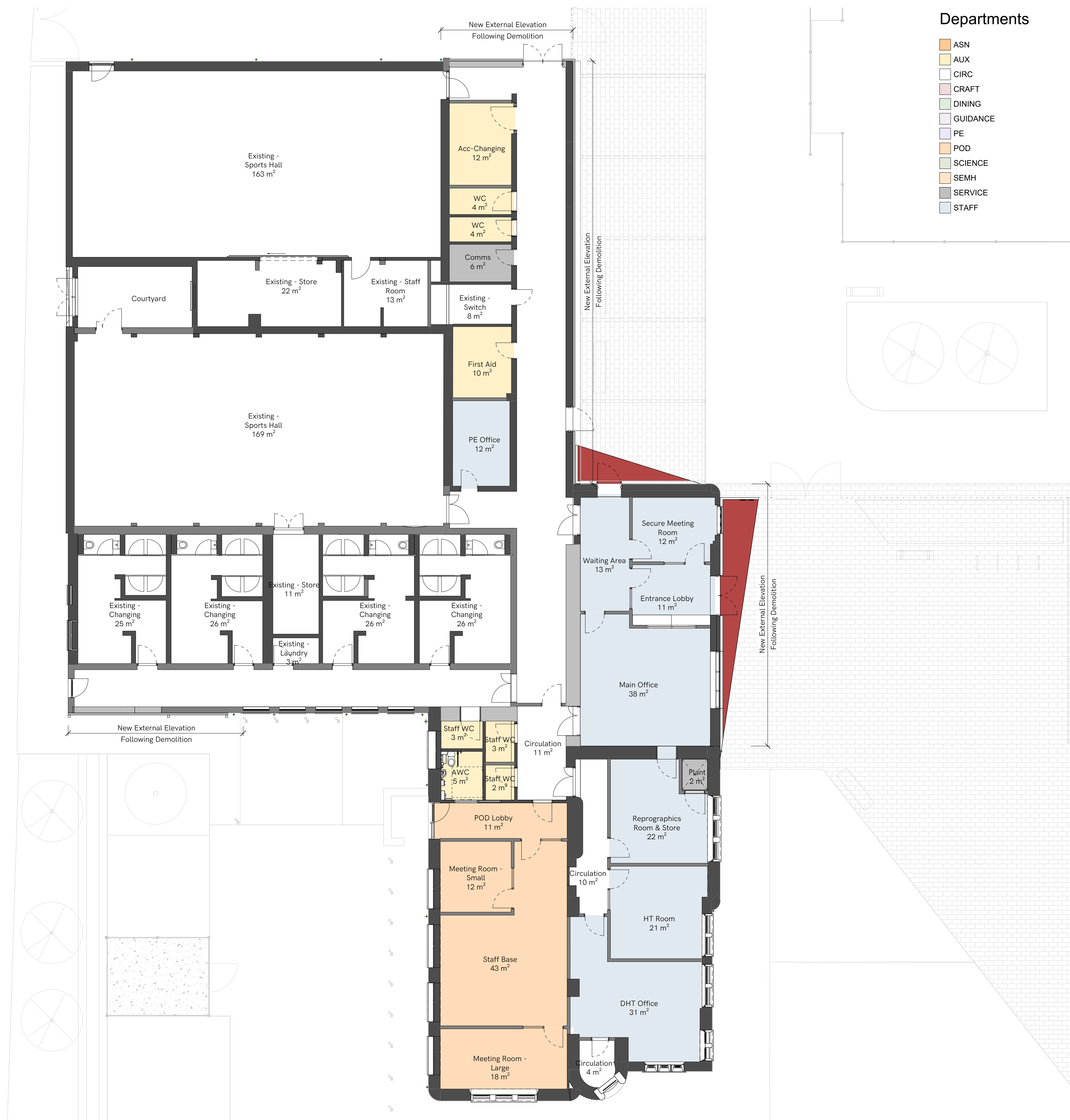
Fortrose village - Red sandstone, window frame and painted steps



Fortrose village - Red sandstone, cladding, window frames and gate posts.



Fortrose village - Red sandstone and entrance doorway



Floorplan - Existing Blocks J+E - Level 00



Existing Category C Listed Academy Building



Public Arrival Plaza - View from Academy Street



Newbuild Teaching Block - View from Deans Road