Kirkliston High School

Edinburgh City Council

Edinburgh | August 2023

acp

Viability Report

Contents

01 *Executive Summary*

01.1   Executive Summary & Brief
         Kirkliston High School

Community consultation held in response to future capacity issues at Queensferry High School has identified a preference for a new secondary school to serve Kirkliston.

ADP have been commissioned to test the viability of the current Kirkliston Leisure Centre site as the location for a new secondary school.

Working Brief

+ The school will have capacity for 600 pupils with the potential to extend to serve 1200 pupils as part of a second phase of works.

+ The site is to act as a community hub for Kirkliston. The exact provision of community facilities is to be confirmed but the proposals will provide community sports facilities and could also include a public library (shared with the school) and flexible spaces for community run meetings, workshops and classes.

+ The proposals are to be designed based on Passivhaus principles with the possiblity of achieving full Passivhaus certification.

+ Due to the area available on the site, options are being explored for the location of off site playing fields.

+ Provision of outdoor learning has been identified as a key aspiration for the school.

02

The Site

02.1   The Site
Kirkliston Town Context

The site is located to the west of Kirkliston town centre, within the settlement boundary. It is bounded on its western edge by the M90 motorway and on all other sides by low density 1-3 storey residential development. The site currently houses the Kirkliston Leisure Centre, a linear 2 storey building situated at the centre of the site, associated outdoor sports facilities, car parking and a recycling centre. The new Kirkliston Primary School annex is currently under contruction directly to the north. The site is in council ownership.

Proposed Kirkliston High School Site

Kirkliston Primary School annex site (under construction)

Existing Kirkliston Primary School

Kirkliston Town Centre

Kirkliston Community Centre

Green Spaces

Motorway

Primary Vehicular Route

Secondary Vehicular Route

Town Limits

15 Minute-walk Radius

Bus stop
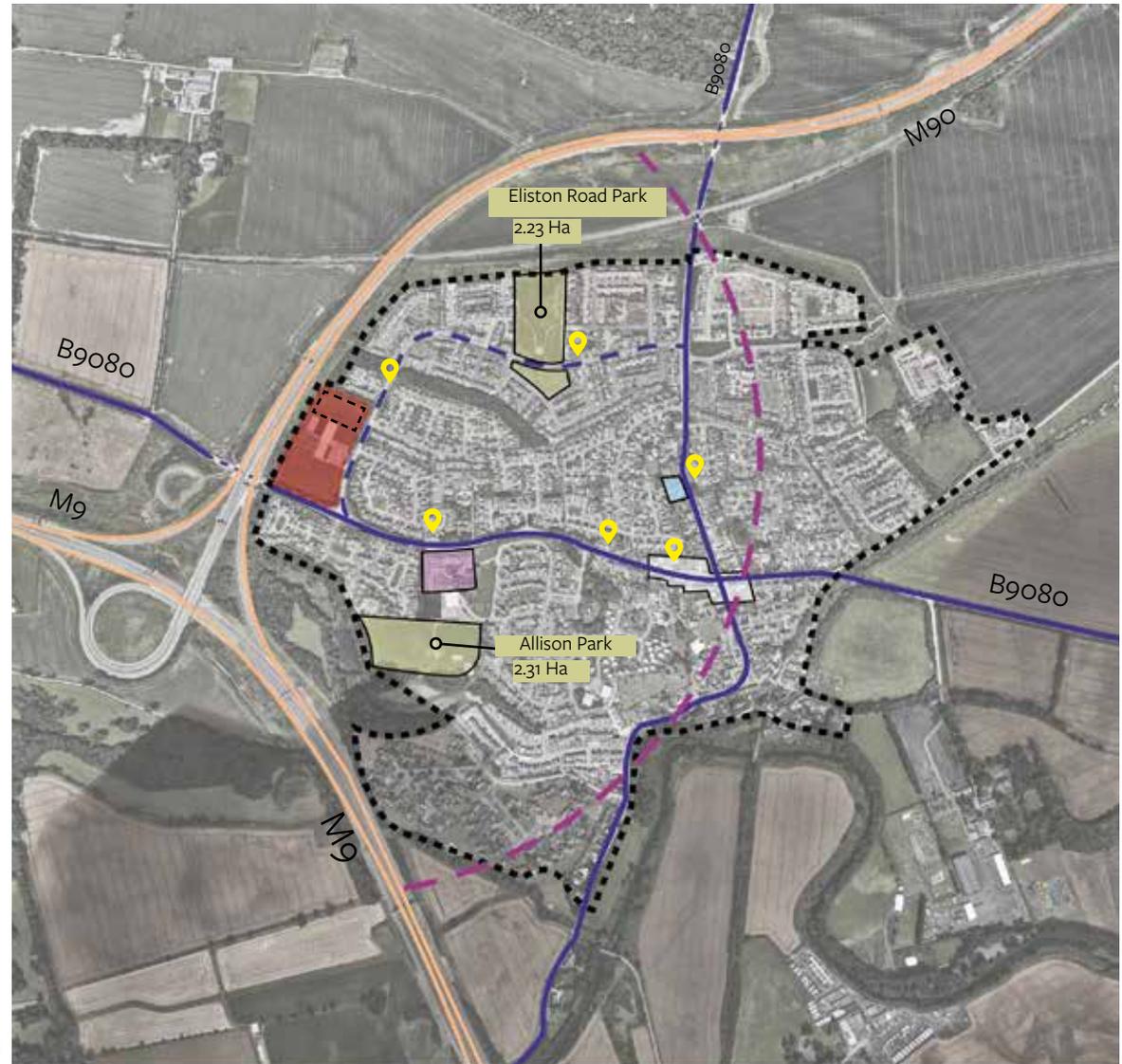
02.1   The Site
Site Technical Assessment

Pre Construction Information for the primary school annex located on the northern portion of the leisure centre site has been made available by City of Edinburgh Council. This information, alongside SEPA and Coal Authority data, has been used to make assumptions regarding conditions across the rest of the site. A full site investigation survey will be required to support further development of the high school design.

Areas of made ground were found on the primary school site indicating that similar areas could be present across the site. As a result it should be assumed that a suspended ground floor slab and piled foundations will be required for a building the size of the proposed high school.

The SEPA flood map suggests that localised surface water flooding is possible at the centre of the site, in the area behind the leisure centre. This will need to be taken into consideration when locating buildings and outdoor spaces on the site and specific SUDS systems may be required to mitigate the risk.

Ground gas monitoring at the north of the site has indicated elevated levels of carbon dioxide and methane. Venting of the solum and wall cavities and the use of gas membranes will likely be required to mitigate this as part of the high school technical design.

The proximity of the motorway presents obvious constraints in relation to noise and air pollution. Noise levels of 60-63 dB have been measured on the site during rush hour with maximum noise levels measured at 75 dB. Both the orientation and fabric of the high school building and the design of its ventilation system will need to be carefully considered to mitigate the impact of noise and pollution.

Incoming underground services cross the car park to serve the leisure centre. They may need to be diverted if the building footprint is located in this area.

Area at risk of surface water flooding

Acoustic impact from motorway. Mitigation required

Incoming electricity duct

Incoming water duct

Sewer

Incoming BT duct

Incoming Virgin Media

Existing Car Park
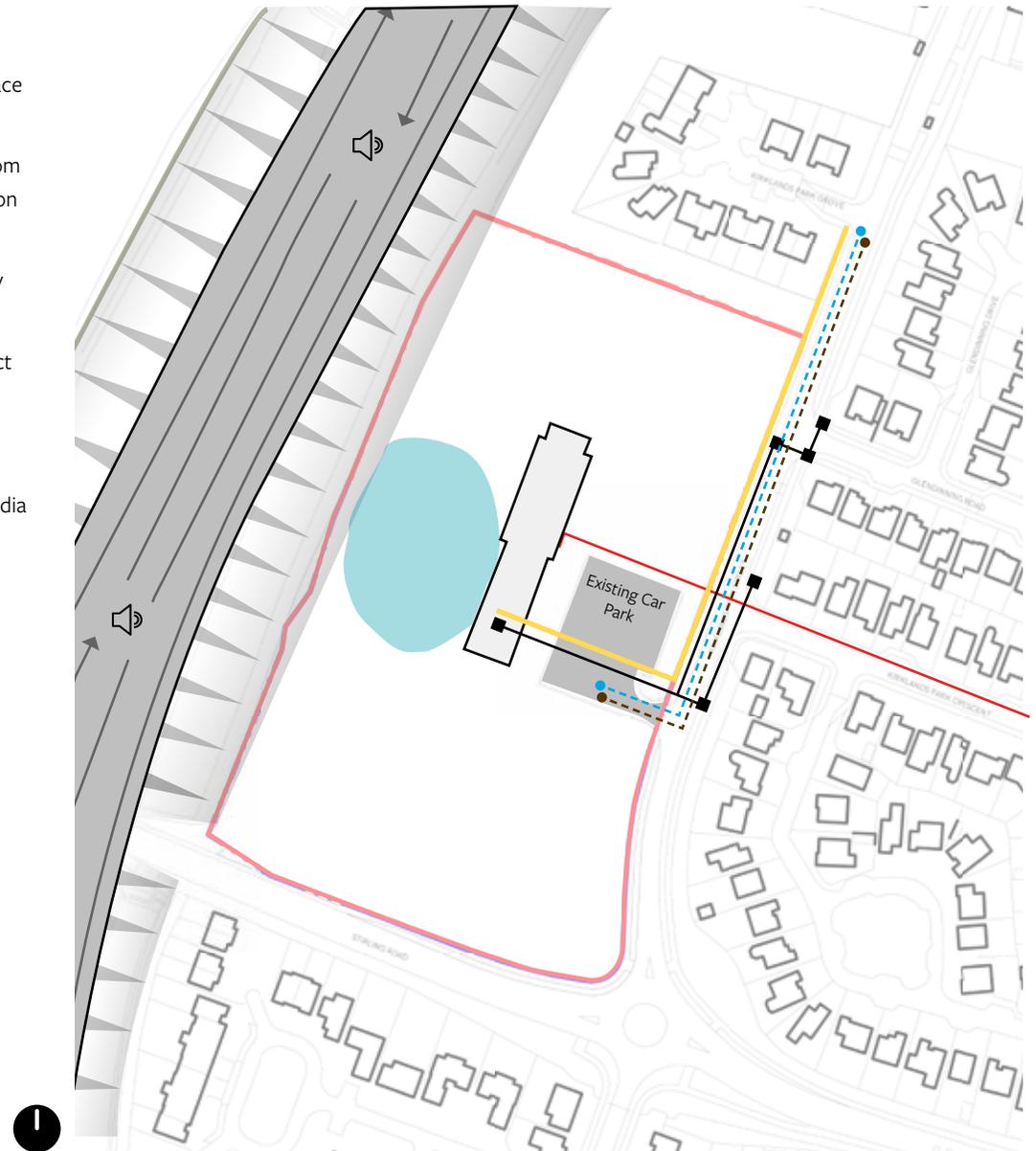
02.1   The Site
Site Analysis

The diagram to the right illustrates key features of the site in its existing condition

⚠ High risk area - limited visibility for traffic/busy junction

🔊 Acoustic impact from motorway. Mitigation required

Area at risk of surface water flooding

Existing mature trees - to be retained wherever possible

Steep bank - provides some protection from motorway

Site frontage facing town

Optimum orientation of buildings on site for thermal performance - roughly east/west

Pedestrian route to site

Vehicle traffic to site

Track

Farm land

Leisure centre site

Primary school annex site

Primary school annex footprint

Exisiting outdoor sports pitches/play areas

Total leisure centre site = **28,200 m²**
Primary school site= **11,000 m²**
Remaining site = **17,200 m²**
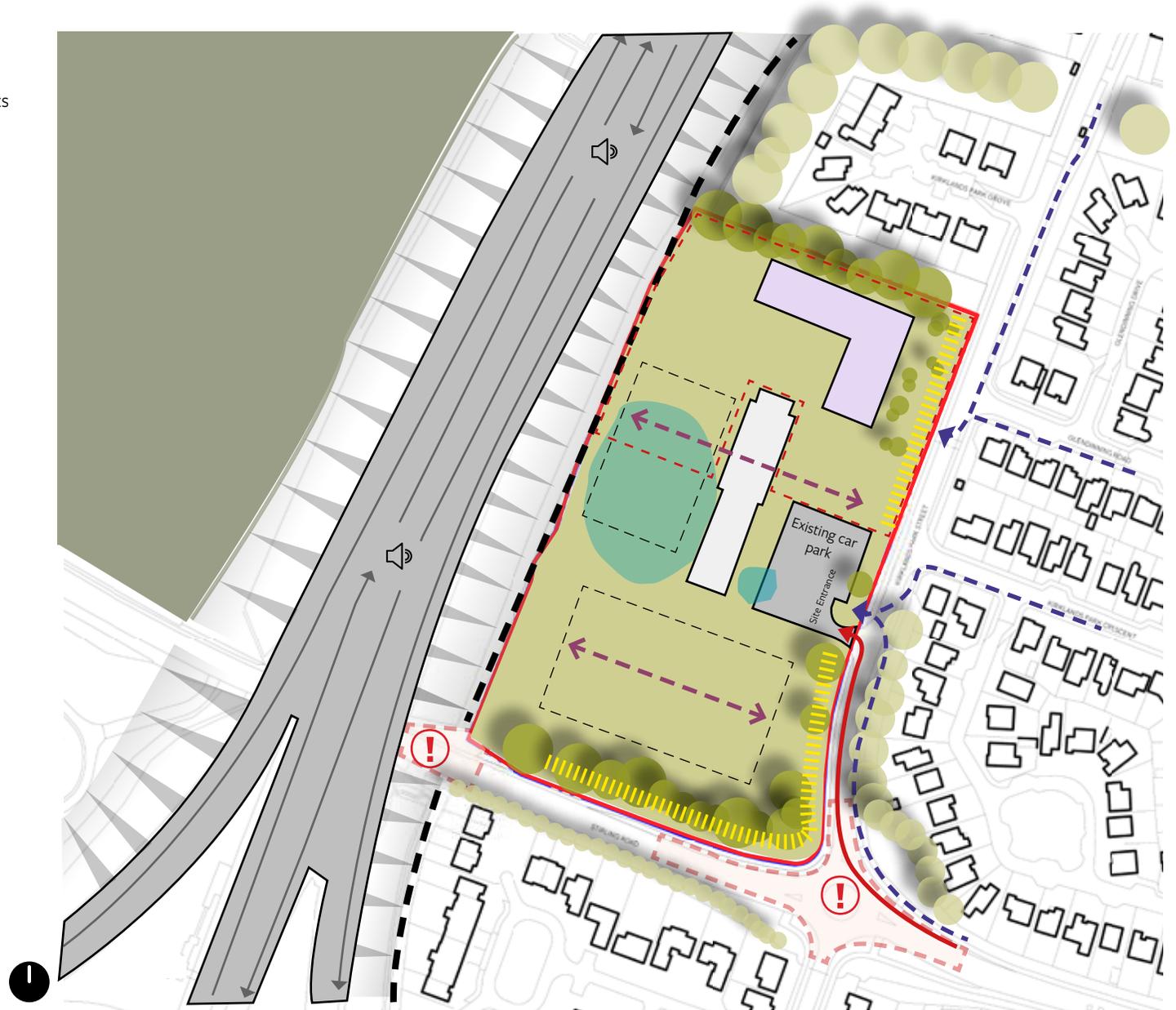
02.1   The Site
Site Photos

1. Approach to Site from Stirling Road Roundabout

2. View North - East with sight of car park

3. Entrance to Existing Car Park and Sports Complex

4. Neighbouring buildings on Kirklands Park Road

5. High Hedges along residential boundary to underpass

6. Dirt-track road dividing motorway embankment and site

7. Facing South - Construction of Kirkliston Early Years
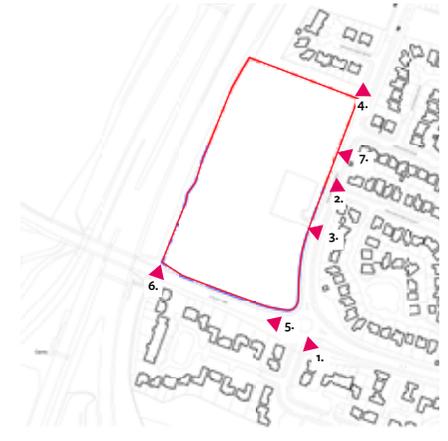
02.2   The Site
Site Analysis - Retention of Leisure Centre

The sketches to the right illustrate layout options that explore the potential to retain the existing leisure centre. Reuse and refurbishment is a key principle of sustainable development. However in this case, reusing the existing buildings on site presents significant issues both in design and in use.

+ The existing fabric of the building is dated and energy inefficient. The building would need significant refurbishment to bring it up to modern standards

+ The cost of running an older building would be higher than a new, energy efficient building

+ While the sports hall could contribute to indoor sports provision for the new school, the other facilities within the existing leisure centre are not suitable and would require replacement.

+ The location of the existing leisure centre in the center of the site places constraints on the design of the new school and the surrounding outdoor spaces meaning that the design would not be as successful as it could be were the existing building to be demolished.

02.3   The site
Planning Context

Kirkliston is surrounded on its northern, eastern and southern sides by land designated as green belt and is bordered to the west by a countryside policy area. City of Edinburgh Council's Local Development Plan policy Env 10 restricts development in areas designated as green belt or countryside to the following types:

+ Development for the purposes of agriculture, forestry, horticulture or countryside recreation where a countryside location is essential

+ The change of use of existing buildings

+ The extension of an existing building appropriate to it's original use

+ The replacement of an existing building with a new building of the same use.

In all cases the proposed development must be of an appropriate scale and design quality, not damage or replace a listed building and be acceptable in terms of traffic impact.

The designation of the land surrounding Kirkliston means that development of a high school in these areas would be unlikely to be granted planning permission without significant deviation from planning policy. Early consultation with the planning department has reinforced this. This likely restricts development to within the settlement boundary.

02.4   The Site
Statutory Context

The Schools Premises (Scotland) Regulations 1967 set specific area requirements for school sites and playing fields. The requirements for a 600 and 1200 pupil school are noted below. As the leisure centre site is smaller than the figures listed, City of Edinburgh Council will need to seek special exemption to use the site from the Secretary of State.

	Schools Premises Regulations - 600 pupils	Schools Premises Regulations - 1200 pupils	Kirkliston Secondary school site
Site Area	20,200sqm	26300sqm	17200sqm (+95750 sqm on playing field site)
Area of playing fields	24300sqm	36400sqm	95750 sqm on playing field site

03   *Site Approach*

03.1   Site Approach
Design Opportunities

In addition to providing the school places needed in the area, with the added potential to expand in the future, the construction of a new high school presents opportunities for the enhancement of the proposed site and the town as a whole.

+ The school could provide additional sports, library and flexible meeting facilities for the use of local people and would become an open and inclusive place that sits at the heart of the community.

+ Spaces would be designed flexibly with the possiblity of multiple uses to enable them to be utilised by various groups of users and assist with efficient use of the site.

+ The new building would be designed to the latest sustainability standards and would be sized and orientated on the site to maximise views, improve acoustics and optimise thermal performance and energy efficiency.

+ The outdoor space on the site would be developed to increase biodiversity and to provide safe green space for children and the community. The design of public realm would open up oportinuties for people to gather and children to play.
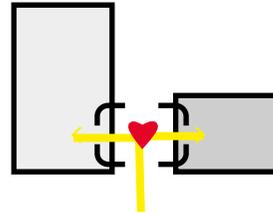
Shared Use
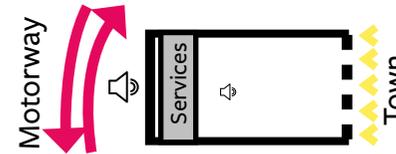
Hard Side - Soft Side
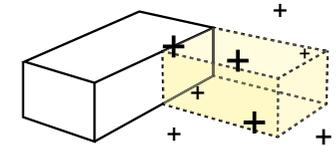
Ability to Extend

Connection to Community
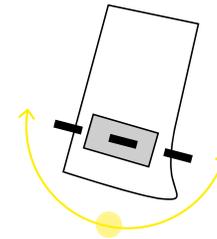
Orientation

Multi-use Circulation
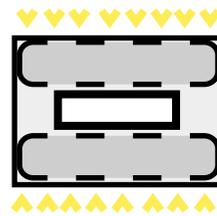
Maximising Elevations
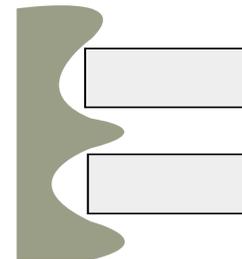
Enhanced Green Space
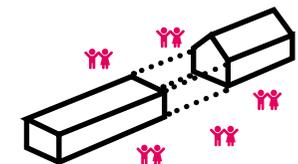
Co-Location

03.1   Site Approach
       Massing Opportunities

During the design process various massing options were explored. These were tested relative to their efficiency, the scale and orientation of the mass relative to the site and surroundings and the potential for expansion and the area of useful facade provided. The options explored are described below and illustrated to the right. Options 2 + 3 developed further in next chapter.

1. Single mass

+ Efficient, cost effective form

+ All uses are integrated under one roof improving connectedness between school and community

- Very large building is over-scaled for surrounding context

- Potentially difficult to fit on the site due to site size and existing constraints.

- Limited useful façade

2. Co-located masses

+ School and shared sports facilities have distinct identities

+ Simplified secure line

+ Helps to break down massing of building

+ Maximised useful façade

- Greater envelope than single mass

3. Interlocking masses

+ Breaks down mass of building

+ More flexibility of positioning on site

- Two separate buildings means more envelope area
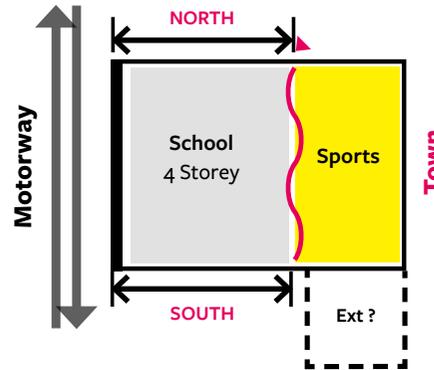
1. Single mass
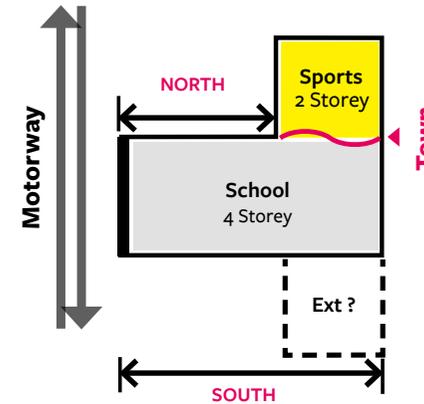
2. Co-located masses

3. Interlocking masses

03.1 Site Approach
Connections

The adjacencies of the various elements of the brief and the connections between these elements have a significant impact on the efficient running of the campus and how people use the site. The diagram to the right illustrates connections between spaces/ buildings deemed to be required. Key factors for consideration are as follows:

+ Shared community entrance between secondary school and sports centre. This could take the form of an internal or external entrance space.

+ Connection between primary and secondary school could be provided via shared outdoor space

+ Potential for outdoor learning space shared between primary and secondary school

+ Aim for plant and services to be shared between secondary school and sports centre

+ The interface between the public and school functions must be considered and secure lines maintained as required.
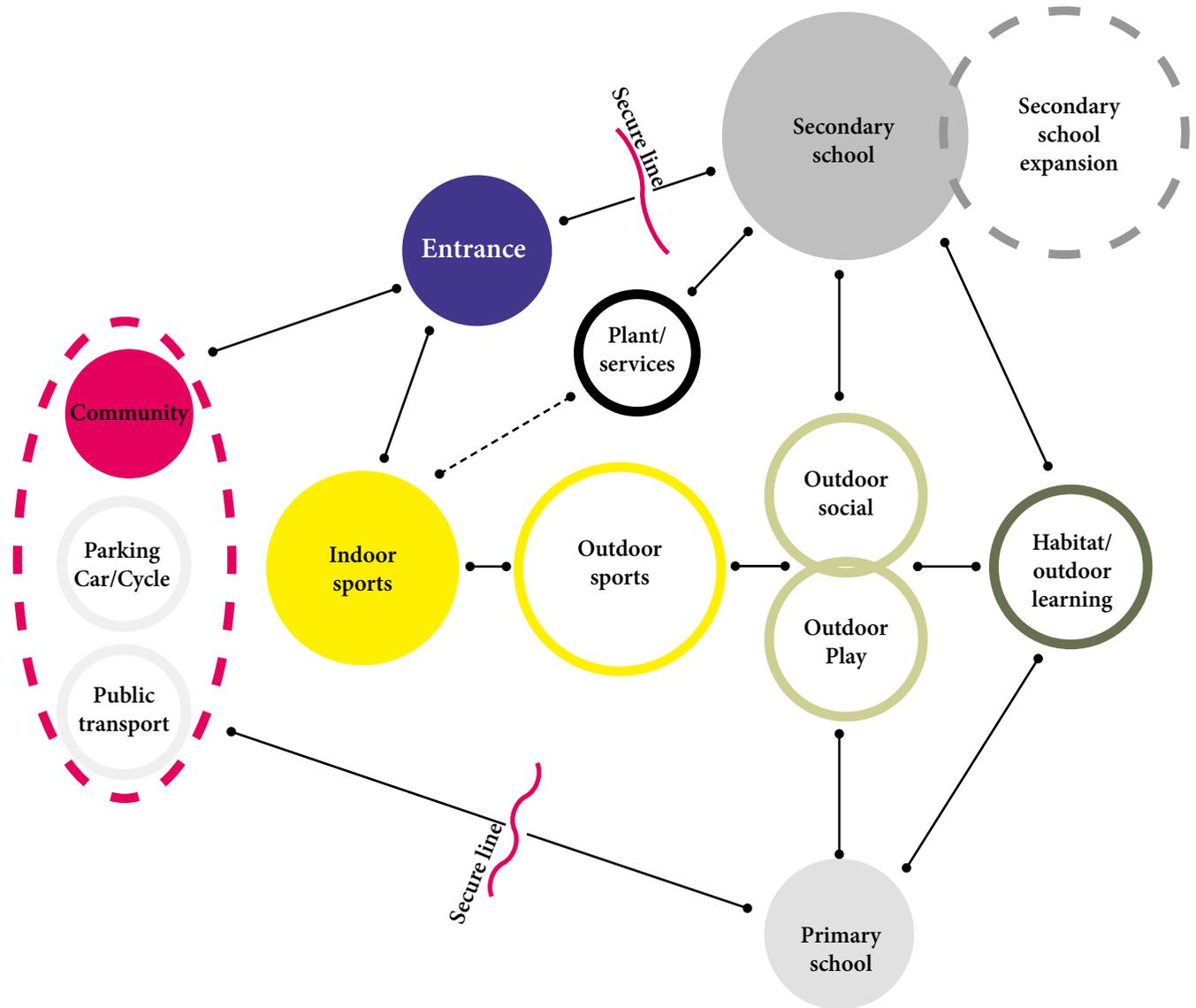
The factors considered over the preceding pages, alongside the site constraints and brief, have together informed the proposals explored in the next section of the document. Two design alternatives have been developed and the opportunities associated with each are presented below.

Alternative 1

03.2   Site Approach - Alternative 1
Plans

Alternative 1 responds to the constraints presented by the motorway by locating less acoustically sensitive spaces along the rear of the site and orientating the teaching spaces so that they face away from the noise source

+ Taller masses are pulled away from the street and primary school

+ Good thermal, daylighting and acoustic orientation for teaching spaces on north and south sides of the building

+ Original car park retained with new pedestrian entrance to the south

+ Large area of puplic realm provided at the entrance ot the site

+ Access provided to the rear of the site for servicing via the car park

+ South facing outdoor social/teaching space will get plenty of sun

1.   Shared Public Realm

2.   Shared Spaces

3.   Social / Assembly Spaces (Less Noise Sensitive)

4.   Teaching Spaces

5.   Future Extension

6.   Pedestrian Crossing

7.   Cycle Storage

8.   Sports Centre

9.   Service / Emergency w/ Reversing Head

10.   MUGAs

11.   Social Spaces Outdoor Spillout

12.   South Facing Outdoor Space

03.2 Site Approach - Alternative 1
Site Section
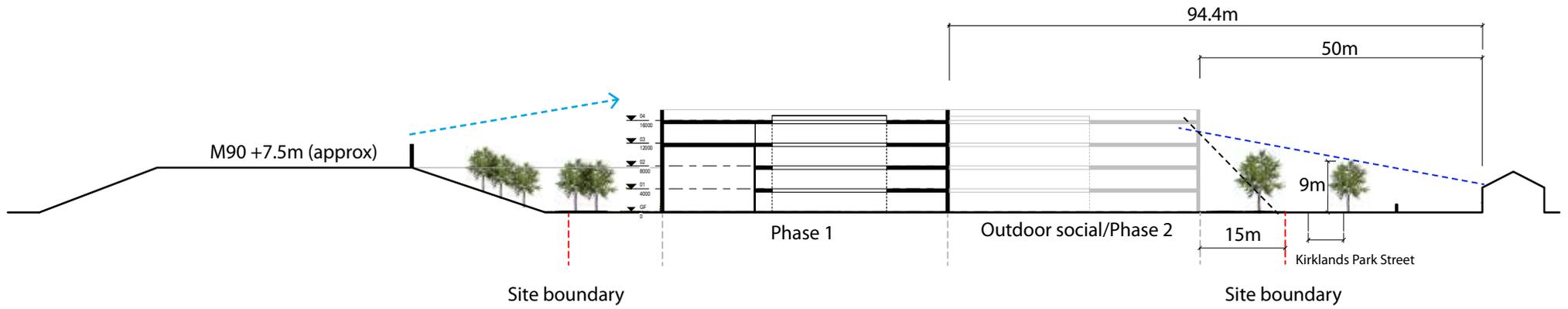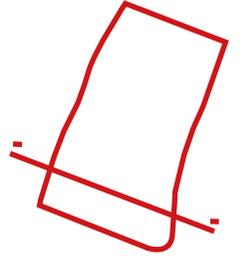
94.4m

50m

M90 +7.5m (approx)

04
16000
03
12000
02
8000
01
4000
GF
0

9m

Phase 1

Outdoor social/Phase 2

15m

Kirklands Park Street

Site boundary

Site boundary

Section through Site from East to West

- - - - Siteline over trees measured from 1.7m
above 4th floor level

- - - - Siteline at 45°

- - - → Sound deflection from potential acoustic
barrier

03.2   Site Approach - Alternative 1
         Massing

Phase 1

Phase 1 & 2

View from Stirling Roundabout

View from Kirklands Park Road looking south

03.2 Site Approach - Alternative 1
Outline Space Planning
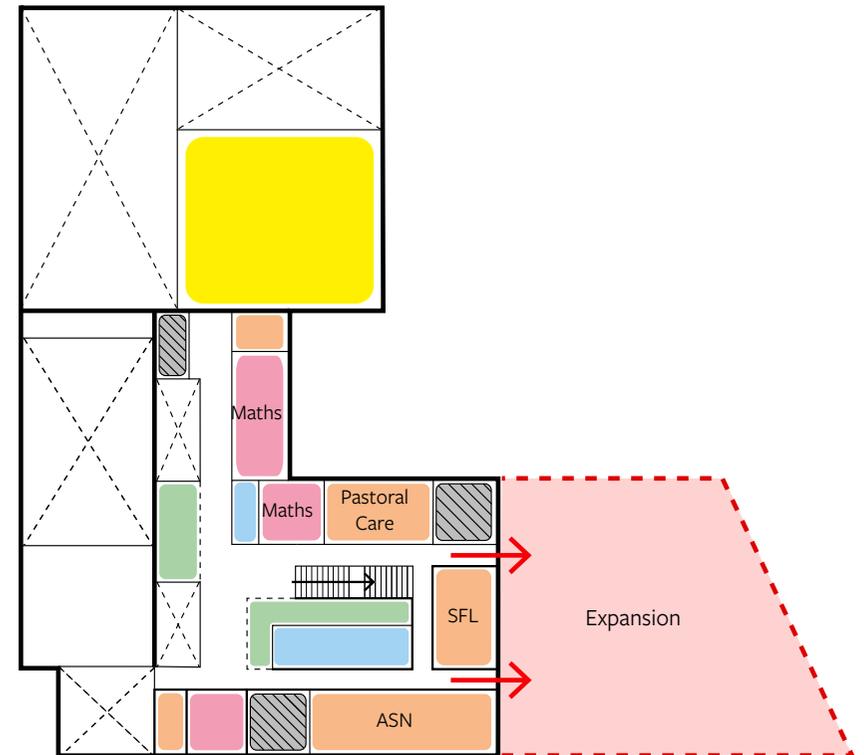
Ground Floor

Car Park

Assembly

Library

Public Realm

Kitchen

Dining

Plant

Expansion

Playing Field

First Floor

Maths

Maths

Pastoral Care

SFL

Expansion

ASN

	Shared		Staff spaces		Breakout / Flexible Learning		Integrated Support
	Indoor sports		Classrooms		Core		Support / Ancillary

03.2   Site Approach - Alternative 1
Outline Space Planning

Second Floor

Third Floor

🟥 Shared	🟦 Staff spaces	🟩 Breakout / Flexible Learning	🟧 Integrated Support
🟨 Indoor sports	🟥 Classrooms	▨ Core	🟦 Support / Ancillary

Alternative 2

03.3 Site Approach - Alternative 2
Plans

Alternative 2 pulls the whole high school building away from the motorway and utilises an efficient super block form

+ School building pulled away from motorway to mitigate noise and air pollution risk.

+ New linear car park introduced with existing entrance retained

+ Space for larger sports pitch to rear of site

+ Secondary pedestrian access point provided that could be used by pupils.

+ Form of building is straightforward to extend

1. Shared Public Realm

2. Cycle Storage

3. Social / Assembly Spaces

4. Teaching Spaces

5. Future Extension

6. Pedestrian Crossing

7. Pedestrian Entrance

8. New linear car park

9. Sports Centre

10. Alternative Pedestrian Entrance for Students

11. 3G Outdoor Pitch (Not Sports Scotland Compliant)

12. Connection Between Primary and Secondary Outdoor Spaces

03.3   Site Approach - Alternative 2
Site Section
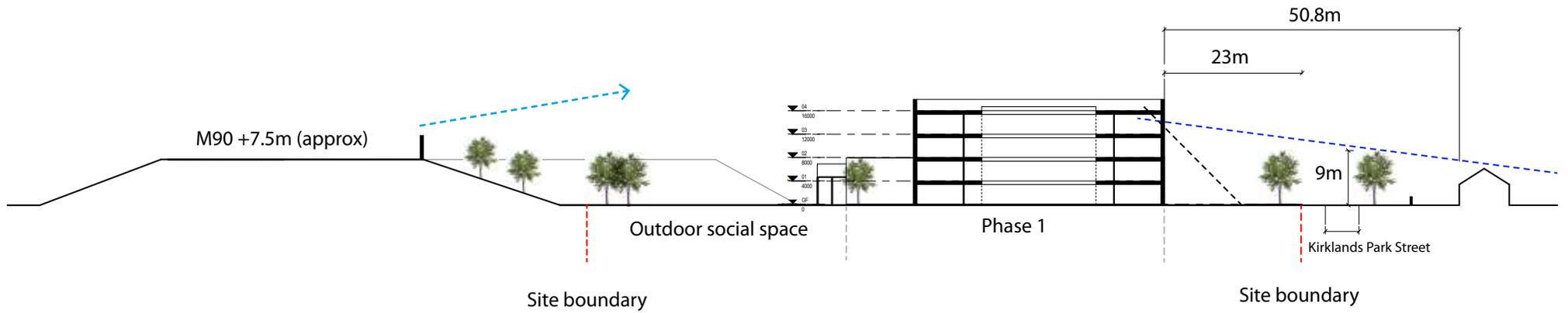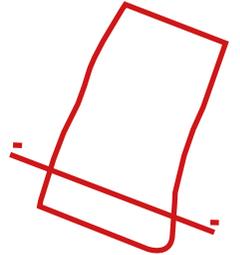
50.8m

23m

M90 +7.5m (approx)

D4
16000

D3
12000

D2
8000

D1
4000

GF
0

9m

Outdoor social space

Phase 1

Kirklands Park Street

Site boundary

Site boundary

Section through Site from East to West

– – –   Siteline over trees measured from 1.7m above 4th floor level

– – –   Siteline at 45°

– – –→   Sound deflection from potential acoustic barrier

03.3   Site Approach - Alternative 2
        Massing

Phase 1

Phase 1 & 2

**View from Stirling
Roundabout**

**View from Kirklands Park
Road looking south**

03.3   Site Approach - Alternative 2
Outline Space Planning

Ground Floor

First Floor

Public realm

Core

Shared

Classrooms

Integrated Support

Staff

Support / Ancillary

Breakout / Flexible Learning

Library

Dining

Kitchen

Drama

Assembly

Plant

Staff

ASN

ASN

Car park

CDT

CDT

Food Tech

Playing field

Integrated Support

Expansion

Expansion

03.3   Site Approach - Alternative 2
Outline Space Planning

Second Floor

Third Floor

Core

Shared

Classrooms

Integrated Support

Staff

Support / Ancillary

Breakout / Flexible Learning

Science

Maths

ICT

ART

Untitled Map

Expansion

Expansion

28 / 40
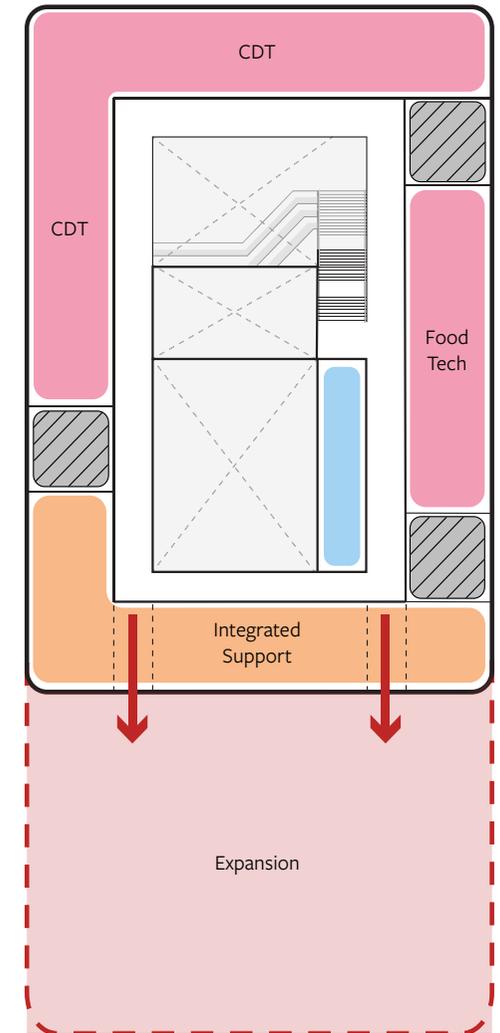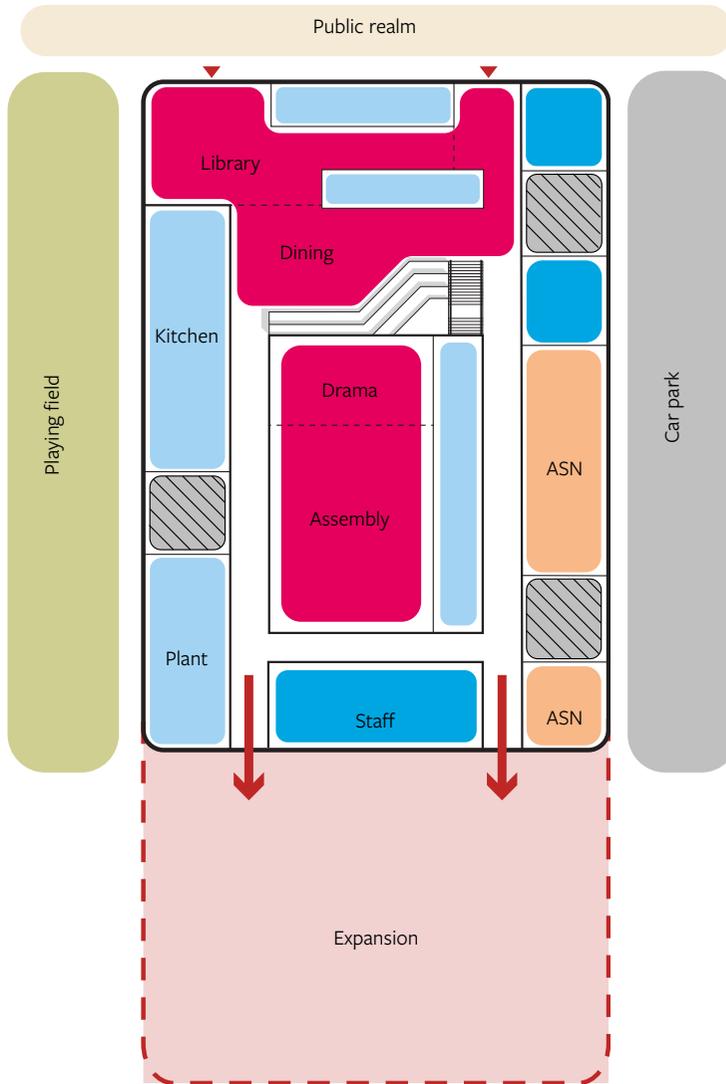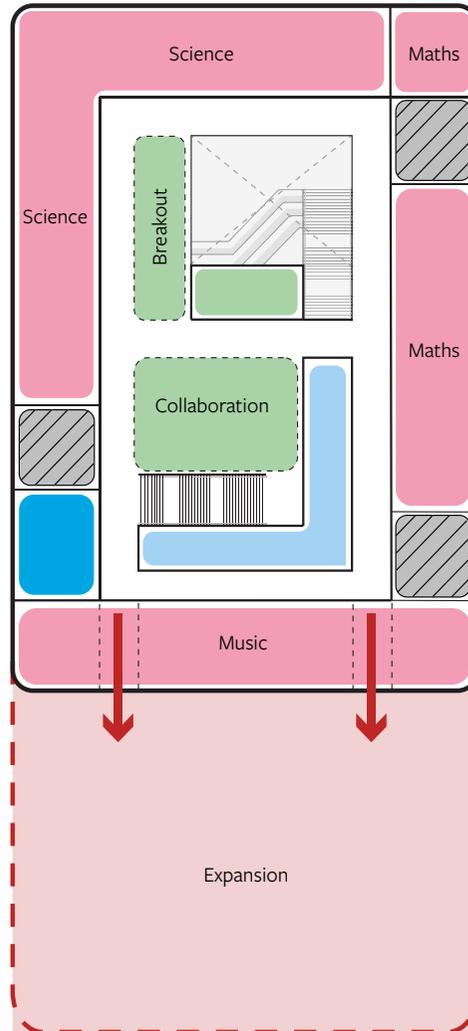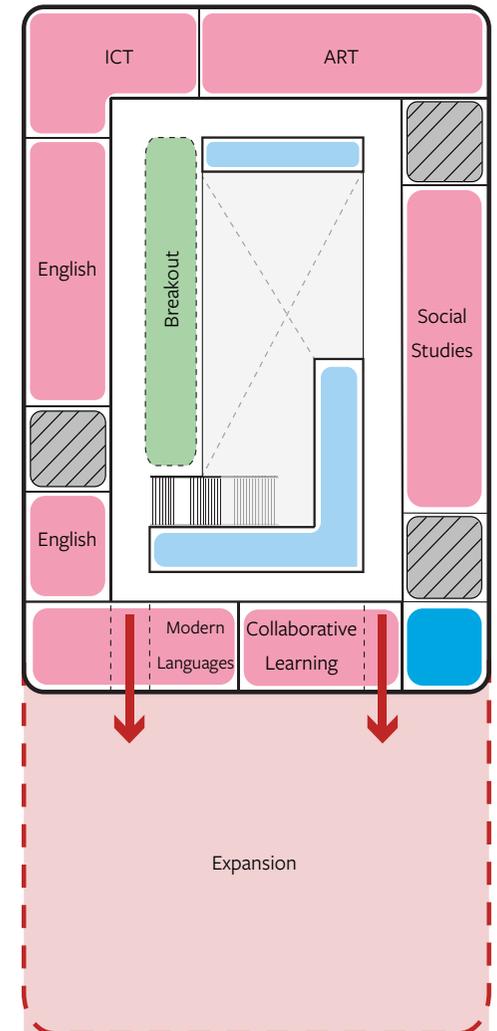
03.4   Site Approach
Sports Scotland Pitches

Both of the alternatives described above could be adapted to allow a sports pitch to be constructed in accordance with the area requirements of Sports Scotland (a 45mx90m football pitch). It should be noted that this pitch would not encompass the full outdoor pitch provision required by Sports Scotland and offsite provision would need to be utilised to meet this requirement.

Providing a full size pitch requires compromise on the other outdoor spaces provided and, particularly for alternative 3, the location of the building on the site.
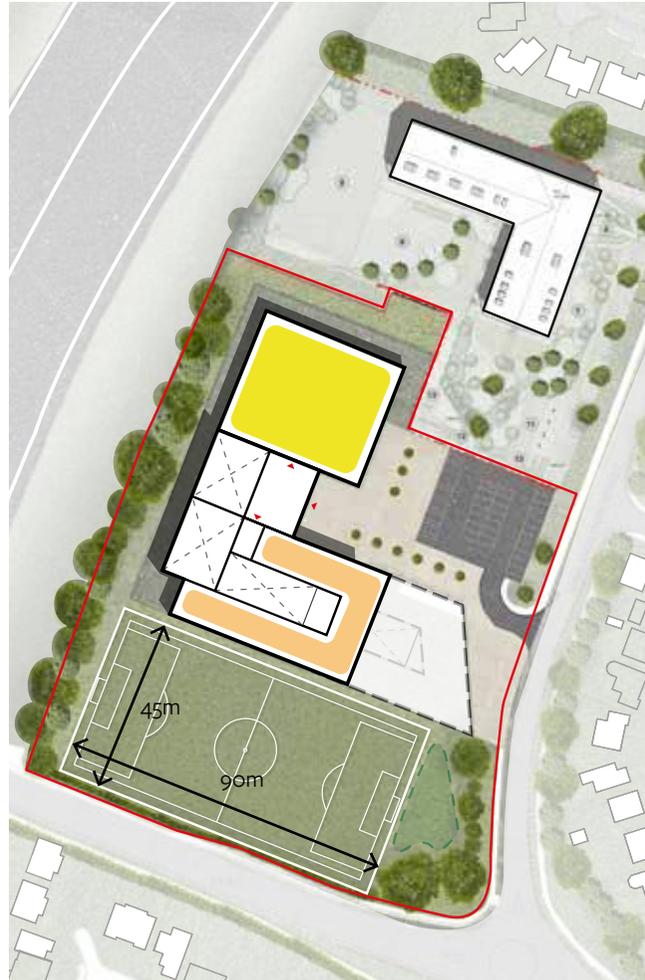
Alternative 3

Alternative 4

04   *Sustainable Design*

04.2   Sustainable Design
PassivHaus Principles

Passivhaus is a fabric first, whole-building approach to delivering net-zero buildings. It provides clear, measured targets and is certified through an exacting quality assurance process. Its key principles are as follows and as illustrated below:

+ Orientation - optimisation of solar gain and balance of heat loss through windows against heat gains and daylighting.

+ Simple form - reduces heat loss and embodied carbon. The relative simplicity of a building form is known as it's form factor. Passivhaus buildings aim to achieve a form factor of 3 or less.

+ Airtight - keeps in heat, avoids interstitial condensation. No draughts.

+ Super insulation - for high thermal comfort. Continuous layer of insulation and triple glazing required.

+ Minimise thermal bridging - robust detailing and minimal thermal bridging reduces condensation risk and heat loss. Keep form simple to reduce junctions and so reduce opportunities for thermal bridging.

+ Use of MVHR - whole building mechanical ventilation recovers heat from extracted air and filters incoming air to remove pollutants.

At this early stage, prior to detailed design and input from other disciplines, the proposals have been developed taking into consideration the two key principles of orientation and simple form.

Alternative 1 form factor = 1.19

Alternative 2 form factor = 1.10
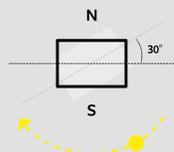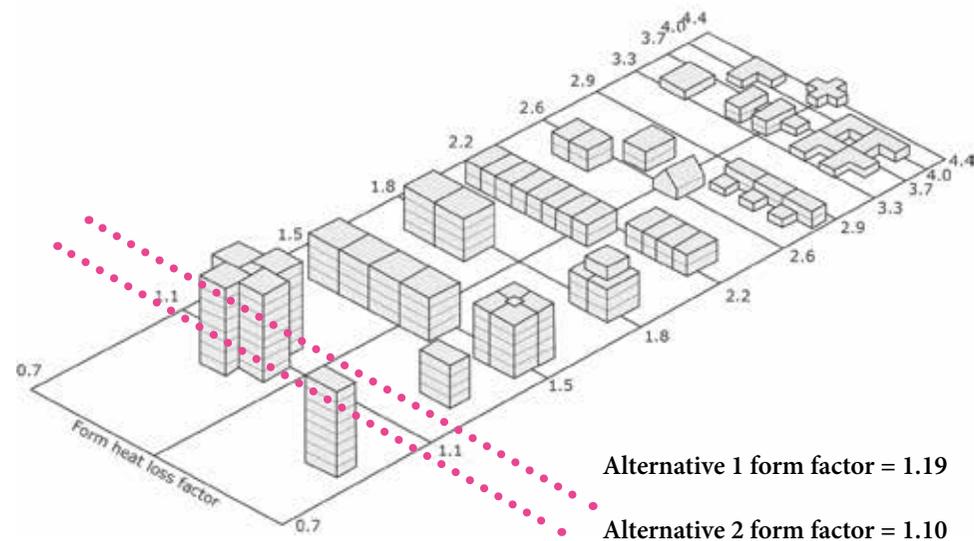
Orientation   Simple Form   Airtight   Super Insulation   Minimal Thermal Bridging   MVHR
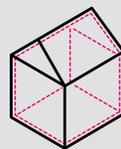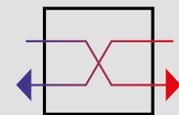
04.3   Sustainable Design
Building Performance Modelling

In order to get an early understanding of how the proposed alternative layouts will perform in terms of thermal and energy efficiency, concept stage Passivhaus modelling has been carried out using DesignPH software.

The modelling has been based on the early stage design information available and will require further development as the design evolves and more information is available. Once more data is added to the model, the calculated annual heat demand is likely to increase.

Indicative performance:

Alternative 1

Annual heat demand =	8.5 kWh/m²a (target less than 15 kWh/m²a)
Heat loss form factor =	1.19 kWh/m²a (target less than 3)

Alternative 2

Annual heat demand =	7.3 kWh/m²a (target less than 15 kWh/m²a)
Heat loss form factor =	1.10 kWh/m²a (target less than 3)

Summary of results

+ Both alternatives perform well for both annual heat demand and heat loss form factor with figures well below the targets.

+ Alternative 2 performs slightly better than alternative 1 because it has a simpler, more compact form

+ Both options will require shading to the glazing on the southern and eastern façades

Alternative 1

Target annual heat demand
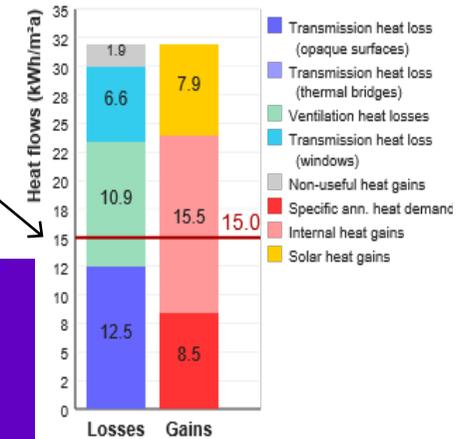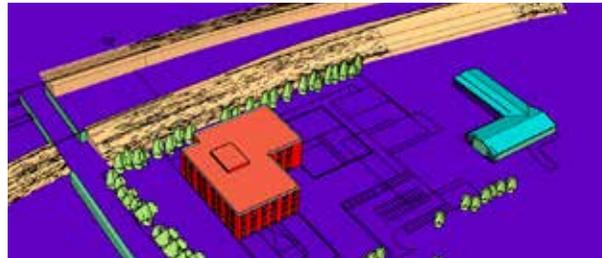
Alternative 2

Target annual heat demand
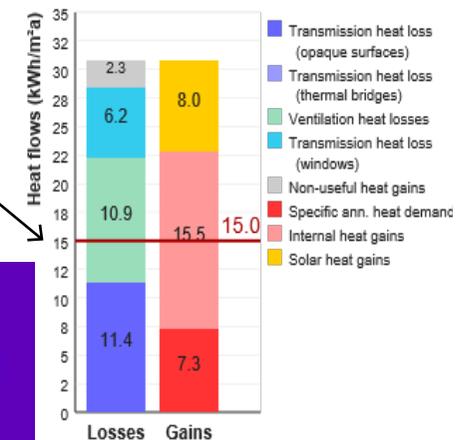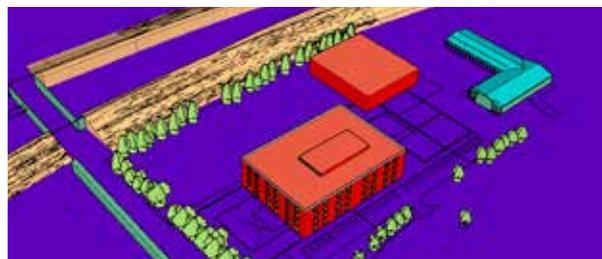
04.1   Sustainable Design
Hollistic Approach

Sustainable development goes further than building performance.
The new secondary school would encompass many different
aspects of sustainable design to ensure the building can be used by
the community into the future

Community

Sustainable transport

Connectivity to nature

Connection and collaboration

Indoor environment

Lifestyle

05.1   Next Steps
Recommendations

Image: *The Swan School, ADP*

This site viability study is an early step towards the construction of a new secondary school for Kirkliston. The process has shown that a building which meets City of Edinburgh Council's brief can be provided on the leisure centre site, with some compromises due to the size of the site and it's location. However, further feasibility work is required, in order to develop the design to a level that can then be taken through technical design and statutory permissions. The list below describes some of the steps required to move the proposals forward:

Brief Development

+ Brief for community facilities to be developed further in consultation with community stakeholders

+ Critial adjacencies of departments and spaces to be agreed taking account of public and private spaces and secure lines.

+ Brief for outdoor learning spaces to be developed

+ Identification of key sustainability targets and development of sustainability strategy

Stakeholder Consultation

+ Sports Scotland to be consulted on indoor and outdoor sports facilities and potential off site provision.

+ Education department to be consulted on the proposed pedagogical strategy for the school which will inform the brief, schedule of accommodation and adjacencies.

+ Further consultation with the planning department as proposals develop.

+ Further community consultation as required by planning or recommended by the council.

Further Information/Input Required

+ Site investigation survey to cover high school site

+ Civils input into SUDS strategy

+ Outline structural strategy

+ Outline services strategy

+ Outline fire strategy

+ Development of landscape proposals in line with outdoor learning strategy

+ Air quality survey

+ Noise survey

+ Continued building performance modelling as building design develops to inform Passivhaus strategy

05.2   **Next Steps**
          Outline Design & Construction Programme

A three column layout with a quote

This is a subtitle

...ur adipiscing elit, sed do
...dolore magna aliqua.
...ornare arcu. Iaculis nunc
...tudin nibh sit. Elementum
...uam vulputate dignissim.
...uisque non tellus orci ac
...Eros donec ac odio tempor
...s est pellentesque elit.

...iaculis eu non
...m. Eget nullam
...Dolor sed viverra

...arcu non odio

PLACEHOLDER PROGRAMME TO BE DEVELOPED

*"All of the partners ar
resounding success. As well as being an attractive asset for the town and the
student community, it has drawn visitors from around the world, keen to
understand how this successful project works"*

Sarah Evans
Principal of King Edward VI High School for Girls

...ncil, University of Essex,
South Essex College

Sector: Community, Higher Education

Services: Architecture, Environmental, Interior Design

Value: £23m

Lead Contacts: Roger FitzGerald, Liz Jarrett, Karen Turnbull,

A Appendices

Schedule of Accomodation - 600 Pupils

Generic Secondary School 600 roll expandable to 1200 (Kirkliston)

Space / Function	Qty.	Unit Area (m²)	Total Area (m²)	Group Total (m²)
Curriculum Group 1 English and Media, MFL, Social Subjects and RMPE				
English classrooms	4	57	228	
ML classrooms	2	57	114	
SS classrooms	3	57	171	
Breakout at 20%			103	
collaborative learning	1	120	120	
Teaching Resources Storage	2	9	18	
				754
Curriculum Group 2 STEM and Business Studies and Computing				
Maths classrooms	4	57	228	
breakout at 20%			46	
dual science lab	1	169	169	
Science labs	2	79	158	
compact science labs	0	0	0	
breakout at 20%			65	
growing lab	1	20	20	
Teaching Resources Storage	1	9	9	
technicians prep area	1	50	50	
chemicals store	1	9	9	
STEM collaboration space	1	120	120	
Multi skills double workshop	1	288	288	
Machine Room	1	60	60	
CDT storage (including community work)	0	0	0	
Design Skills double space	1	203	203	
General Skills / makerspace	0	0	0	
Teaching Resources Storage	1	9	9	
ICT rich teaching spaces	2	68	136	
ICT spaces compact	0	0	0	
breakout at 20%			27	
				1597
Curriculum Group 3 Expressive and Performing Arts				
Teaching spaces for Art	2	68	136	
Kiln Room	1	9	9	
resources spine	1	45	45	
Art store	1	10	10	
Advanced Higher Art	1	20	20	
Teaching spaces for music	2	79	158	
Standard Practice Room	2	7	14	
Large Practice Room	1	15	15	
Recording Room	1	18	18	
music store	1	20	20	
Drama Studio / stage	1	120	120	
Drama studio 2	0	0	0	
drama store	1	30	30	
CG3 breakout space	1	45	45	
				640
Curriculum Group 4 Health and Wellbeing - PE and Food Technology				
Food Technology	1	216	216	
Textiles class	0	0	0	
Teaching Resources Storage	1	9	9	
breakout booths for 20	1	45	45	
Dance Studio	1	180	180	
theory space	0	0	0	
Sports Hall	1	646	646	
Gym Hall	0	0	0	
Sports and gym halls storage	1	60	60	
Fitness Room	1	200	200	
Dry Changing Rooms	2	80	160	
Outdoor Changing Rooms	2	40	80	
Special Needs Changing Facility	1	15	15	
toilets	6	3	18	
Staff Changing	2	5	10	
lockers	1	30	30	
				1669
CG5 - Inclusion and Integrated Support				
Pastoral Hub	1	113	113	
SfL teaching	2	45	90	
PSE classrooms	2	57	114	
support for pupils storage	1	20	20	
Nurse / welfare room	1	15	15	
Toilet / Special Needs Care Facility	1	15	15	
Interview Rooms	4	9	36	
4 person meeting room	1	9	9	
SQA store	1	10	10	
Pupil Records store	1	10	10	
pupil toilets	2	3	6	
staff toilets	2	3	6	
wellbeing hub	1	57	57	
enhanced support base	1	57	57	
nurture room	1	57	57	
sensory room	1	15	15	
breakout / booths etc	1	45	45	

A   Appendices

Schedule of Accomodation - 600 Pupils

laundry room	1	6	6
dispersed retreat spaces	6	9	54
dispersed seminar spaces	3	22	66
			801

Shared spaces

Theatre / Assembly (large communal)	1	280	280
Dining	1	200	200
furniture storage for dining / assembly	1	30	30
social stair	0	60	0
Library / community space	1	200	200
café	0	60	0
Dual Teaching Space / media lab	0	150	0
Flexible Seminar / Meeting Room	1	54	54
8 person meeting room	1	18	18
4 person meeting room	1	9	9
			791

Leadership and Administration

whole campus hub	1	60	60
staff hubs	3	34	102
Leadership Hub	1	60	60
Administration office space including reception	1	45	45
Reprographics	1	10	10
facilities points	3	15	45
FM office	1	20	20
Technicians workshop (ICT)	1	15	15
			357

Ancillary Spaces

entrance area	1	45	45
Staff Toilets	6	3	18
Pupil Toilets	8	13	104
Accessible WC	6	5	30
space for student lockers	1	50	50
catering kitchen / servery	1	180	180
Large cleaners store	1	15	15
cleaners stores	6	6	36
FM consumables store	1	15	15
			493

Net briefed Educational + Support Space	**7102**
Internal Plant, Risers etc at 3% GIFA	**296**
Circulation at 21% GIFA	**2071**
Partitions, Fit Factor at 4% GIFA	**395**
Total GIFA	**9864**

comms room included in plant allocation

A   Appendices

Schedule of Accomodation - 1200 Pupils

Generic Secondary School 1200 roll				

Space / Function	Qty.	Unit Area (m²)	Total Area (m²)	Group Total (m²)
Curriculum Group 1 English and Media, MFL, Social Subjects and RMPE				
English classrooms	8	57	456	
ML classrooms	4	57	228	
SS classrooms	6	57	342	
Breakout at 20%			205	
collaborative learning	1	180	180	
Teaching Resources Storage	3	9	27	
				1438
Curriculum Group 2 STEM and Business Studies and Computing				
Maths classrooms	8	57	456	
breakout at 20%			91	
dual science lab	1	169	169	
Science labs	3	79	237	
compact science labs	3	57	171	
breakout at 20%			115	
growing lab	1	20	20	
Teaching Resources Storage	1	9	9	
technicians prep area	1	68	68	
chemicals store	1	9	9	
STEM collaboration space	1	180	180	
Multi skills double workshop	1	288	288	
Machine Room	1	60	60	
CDT storage (including community work)	1	30	30	
Design Skills double space	1	203	203	
General Skills / makerspace	1	120	120	
Teaching Resources Storage	1	9	9	
ICT rich teaching spaces	3	68	204	
ICT spaces compact	2	57	114	
breakout at 20%			64	
				2617
Curriculum Group 3 Expressive and Performing Arts				
Teaching spaces for Art	3	68	204	
Kiln Room	1	9	9	
resources spine	1	45	45	
Art store	1	30	30	
Advanced Higher Art	1	30	30	
Teaching spaces for music	3	79	237	
Standard Practice Room	4	7	28	
Large Practice Room	1	15	15	
Recording Room	1	18	18	
music store	1	30	30	
Drama Studio / stage	1	120	120	
Drama studio 2	1	79	79	
drama store	1	30	30	
CG3 breakout space at 20%	1	128	128	
				1003
Curriculum Group 4 Health and Wellbeing - PE and Food Technology				
Food Technology	1	216	216	
Textiles class	1	68	68	
Teaching Resources Storage	1	9	9	
breakout booths for 20	1	45	45	
Dance Studio	1	180	180	
theory space	1	57	57	
Sports Hall	1	646	646	
Gym Hall	1	266	266	
Sports and gym halls storage	1	80	80	
Fitness Room	1	200	200	
Dry Changing Rooms	2	80	160	
Outdoor Changing Rooms	4	40	160	
Special Needs Changing Facility	1	15	15	
toilets	6	3	18	
Staff Changing	2	5	10	
lockers	1	30	30	
				2160
CG5 - Inclusion and Integrated Support				
Pastoral Hub	1	113	113	
SfL teaching	2	45	90	
PSE classrooms	2	57	114	
support for pupils storage	1	20	20	
Nurse / welfare room	1	15	15	
Toilet / Special Needs Care Facility	1	15	15	
Interview Rooms	4	9	36	
4 person meeting room	1	9	9	
SQA store	1	10	10	
Pupil Records store	1	10	10	
pupil toilets	2	3	6	
staff toilets	2	3	6	
wellbeing hub	1	57	57	
enhanced support base	1	57	57	
nurture room	1	57	57	
sensory room	1	15	15	
breakout / booths etc	1	45	45	
laundry room	1	6	6	
dispersed retreat spaces	6	9	54	
dispersed seminar spaces	3	22	66	
				801
Shared spaces				
Theatre / Assembly (large communal)	1	280	280	
Dining	1	350	350	
furniture storage for dining / assembly	1	50	50	

A   Appendices

Schedule of Accomodation - 1200 Pupils

social stair	0	60	0
Library / community space	1	200	200
café	0	60	0
Dual Teaching Space / media lab	0	150	0
Flexible Seminar / Meeting Room	1	54	54
8 person meeting room	1	18	18
4 person meeting room	1	9	9
			961

Leadership and Administration

whole campus hub	1	100	100
staff hubs	5	34	170
Leadership Hub	1	100	100
Administration office space including reception	1	60	60
Reprographics	1	15	15
facilities points	5	15	75
FM office	1	20	20
Technicians workshop (ICT)	1	15	15
			555

Ancillary Spaces

entrance area	1	45	45
Staff Toilets	12	3	36
Pupil Toilets	13	13	169
Accessible WC	10	5	50
space for student lockers	1	100	100
catering kitchen / servery	1	180	180
Large cleaners store	1	15	15
cleaners stores	8	6	48
FM consumables store	2	10	20
			663

Net briefed Educational + Support Space	**10198**

Internal Plant, Risers etc at 3% GIFA
Circulation at 21% GIFA
Partitions, Fit Factor at 4% GIFA

Total GIFA	**14171**

comms room included in plant allocation

drama store	1	30	30
CG3 breakout space at 20%	1	128	128
			1003

Curriculum Group 4 Health and Wellbeing - PE and Food Technology

Food Technology	1	216	216
Textiles class	1	68	68
Teaching Resources Storage	1	9	9
breakout booths for 20	1	45	45
Dance Studio	1	180	180
theory space	1	57	57
Sports Hall	1	646	646
Gym Hall	1	266	266
Sports and gym halls storage	1	80	80
Fitness Room	1	200	200
Dry Changing Rooms	2	80	160
Outdoor Changing Rooms	4	40	160
Special Needs Changing Facility	1	15	15
toilets	6	3	18
Staff Changing	2	5	10
lockers	1	30	30
			2160

CG5 - Inclusion and Integrated Support

Pastoral Hub	1	113	113
SfL teaching	2	45	90
PSE classrooms	2	57	114
support for pupils storage	1	20	20
Nurse / welfare room	1	15	15
Toilet / Special Needs Care Facility	1	15	15
Interview Rooms	4	9	36
4 person meeting room	1	9	9
SQA store	1	10	10
Pupil Records store	1	10	10
pupil toilets	2	3	6
staff toilets	2	3	6
wellbeing hub	1	57	57
enhanced support base	1	57	57
nurture room	1	57	57
sensory room	1	15	15
breakout / booths etc	1	45	45
laundry room	1	6	6
dispersed retreat spaces	6	9	54
dispersed seminar spaces	3	22	66
			801

Shared spaces

Theatre / Assembly (large communal)	1	280	280
Dining	1	350	350
furniture storage for dining / assembly	1	50	50

adp

BIRMINGHAM
birmingham@adp-architecture.com

EDINBURGH
edinburgh@adp-architecture.com

LONDON
london@adp-architecture.com

MANCHESTER
manchester@adp-architecture.com

OXFORD
oxford@adp-architecture.com

DELHI NCR
delhi@adp-architecture.com

CYPRUS
cyprus@adp-architecture.com

adp-architecture.com