

Culloden Academy

Pre-Planning Application Public Events

17th and 22nd November 2022

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Capital Planning and Estate Strategy**

Background – Slide 1

1. The Council has prepared a design masterplan for the redevelopment of Culloden Academy and the eventual replacement of all of the existing buildings, and has acquired additional land adjacent to the campus.
2. The capital programme approved by the Council in December 2021 included an increased budget of £19.2M for the first phase of the redevelopment.
3. The following elements of Phase 1 have been completed from 2021 onwards at a total cost of over £4.5M:
 - Demolition of the 2 vacant houses.
 - Refurbishment of the pupil toilet areas in the main building with an overall increase in toilet numbers.
 - Installation of 3 outdoor shelter areas and an external catering unit.
 - Installation of 12 modular classrooms in 2021, and a further 7 classrooms in 2022 along with 2 PE changing units.
 - Further improvements in 2022 to the Technical and Additional Support Needs Department, and some of the PE Changing Areas.

Background – Slide 2

1. Work commenced in September on the new site access from Barn Church Road as part of a joint project with the Housing Development team and is due to be completed by February
2. The remaining elements of Phase 1 are as follows.
 - Upgrade of one of the grass playing fields to a floodlit synthetic surface along with tarred muster point/basketball area – planned for completion by August 2023.
 - Main Building – Refurbishment of the 3 remaining PE changing areas and creation of an additional Science classroom – planned for completion by August 2023.
 - Phase 1 extension block comprising accommodation for Science, Art and Home Economics – 18 month duration with a planned commencement in September 2023.
 - All of the above dates are subject to outcome of the review of the Council's capital programme that is underway.

Current Position

1. At the Council meeting in June 2022, a report on the impact of the cost pressures facing the capital programme was considered in private. Members agreed to carry out a review of the capital programme later this year, which will look at the phasing of the programme of works for the Council's capital projects.
2. However, it was also agreed that design and planning work would continue on all the major school projects at pre-construction stage.
3. Morrison Construction have been appointed as contractor for the Phase 1 project and have carried out the improvements works to date.
4. Full planning approval has been obtained for the synthetic playing field.

Key Design Criteria

1. Site Location/Orientation.
2. Site Shape/Layout/Context e.g. core paths and neighbouring properties.
3. Road and Pedestrian Access, Parking and Drop-Off.
4. Existing Buildings, Services and Utilities.
5. Building Form – e.g. number of storeys, size of footprint.
6. Energy Performance – all of our buildings now have to achieve more challenging energy standards and targets.
7. Capacity – the design masterplan must be flexible to take account of any future changes in roll numbers or curriculum delivery.
8. Educational Functionality – accommodation requirements, adjacencies, public access and security.
9. Design Development – process takes account of all these criteria, and benefits of alternative approaches.

Next Steps

1. Encourage feedback from public and online events.
2. Take on board the feedback from these events prior to submitting the application for Full Planning Approval for the Phase 1 extension.
3. Continue to develop the design for the Phase 1 extension and the new synthetic playing field based on the current programme dates.