KNOCKROON LEARNING & ENTERPRISE CAMPUS

VISION
The vision is for the "creation of a fully inclusive learning and enterprise campus for children and young people of all ages, irrespective of any additional support need to serve the Cumnock and Auchinleck areas." The key aims of the project are to provide:

- State-of-the-art learning facilities for all ages of children and young people
- Built-in provision for all children with additional support needs
- Seamless transitions for children aged 2-18 years and beyond
- Purpose-designed facilities for: dining, games, sports and recreation, information communication technology, drama and the arts
- Links to enterprise and further education included in the design
- A leading-edge education and enterprise facility to attract inward investment and population
- Highest quality working facilities for all staff
- A showpiece campus designed "for and with our communities"

The delivery of this Vision will result in the co-location of the following schools:

- Cumnock Academy and Supported Learning Centre
- Auchinleck Academy
- Barshare Primary School, Supported Learning Centre and Early Childhood Centre
- Greenmill Primary School and Early Childhood Centre
- Hillside School

PURPOSE OF THIS EXHIBITION
The designs contained within this exhibition represent the scope and intent of the project in line with what we intend to submit for permission. This is subject to the final coordination and development of the proposals to meet the client’s requirements.

Comments are not being welcomed at this stage, however formal comments can be raised with EAC in due course as part of the formal planning application process.

The information within this exhibition also includes the most recent work undertaken by the Project Team to date and follows on from the Public Consultation exercises conducted in September 2016.

Several changes have been incorporated into the proposals as a direct result of the consultations including the following items, all raised by members of the public at September’s events.

INTRODUCTION

What you said ………
- “The development is too close to neighbouring properties”
- “An internal link should be provided to allow Primary Children to access sports without leaving the building”
- “More public access to meeting spaces”
- “More public access to external sports facilities”
- “The use of red / dark brick is not suitable for the building and looks too industrial”

What we have done …………
- The closest distance from the campus to the nearest house is over 36m. Additional plant screening will also help to soften the impact of the building on adjacent properties
- A new link at first floor connects all the buildings of the campus, including sports, together
- Greater community access to meeting spaces, including flexible classrooms has been included in the latest plans
- A new secure fence line between the pitches / running track and the buildings can allow the facilities to be used by the public during school hours, when not in curriculum use
- The current design allows for a lighter / cream coloured brick. This new colour responds to the immediate locale of the campus and adjacent developments including Terringzean View and the Knockroon housing development.
The proposed design for the new Knockroon Learning & Enterprise Campus aims to create a 21st century learning environment which responds to, and enhances, its setting. Incorporating a total internal floor area of circa 22,600m², the proposal sits within a total site area of just over 19.5 hectares.

The proposal locates the building broadly in the centre of the upper plateau of the northern site. Following the distinctive tree lined embankment that bisects the land north of Lugar Water, the building is set away from major approaches and aims to maintain the parkland appearance of the site when viewed from major approaches. It is the intention of the proposal to maintain the natural beauty of the site. Where possible trees are being retained and supplemented with new planting.

Artificial sports surfaces providing full competition sized rugby and football pitches together with a new running track are located on the lower plateau of the northern site providing enhanced sports facilities for school and community use. A new biodiversity area will be provided to the west adjacent to an enhanced river-side walkway. External sports facilities will be further complemented by grass rugby and football pitches which will be formed south of the river, alongside the existing all weather pitch which will be retained and repaired as necessary.

The existing Cumnock Academy site will also be used as one of two main areas for parking, including the majority of bus movements to the site. Further parking areas, including staff spaces are to be located on the existing Underwood Road Depot. A dedicated drop-off for the ASN facilities, together with taxi and accessible spaces will be provided close to building entrances. Publicly accessible pedestrian routes through the site including the north-south route from Holmhead to the Hospital and riverside walkways will be maintained. A publically accessible circular route around the campus will also be provided.

The building’s form is divided into four linked blocks containing a range of school functions. The southernmost block, located close to Visions and the external pitches, provides a significant amount of internal sports spaces. Ranging from 1 (badminton) court through to 6 court spaces, the internal sports provision is able to accommodate a wide range of activities. In total the equivalent of 13 courts of accommodation are proposed supported by a range of changing rooms.

The remaining three blocks contain from West to East respectively;
• The core ECC, ASN and Primary School spaces
• The Whole School spaces eg. dining, assembly and facilities for the arts
• The principal Secondary School areas

Each block typically contains a range of cellular teaching spaces arranged around a central volume. These central areas provide a vibrant internal environment and accommodate a range of spaces including Learning Plaza’s and breakout areas to support a range of activities and modern methods of learning in line with EAC’s brief. Viewed and experienced across multiple levels of the building the central volumes also contain key gateway spaces and provide opportunities for showcasing school life and hosting events.

Ranging in height from two to three storeys, the building’s external form consciously responds to the neighbouring locale. Familiar elements, including pitched roofs will be used to help breakdown the proposal’s appearance and ensure it sits comfortably within the largely residential context. Local details, such as an active roofscapes, punched window openings and vertical fenestration will be re-interpreted in a contemporary manner to create an architecture that responds to its context while maintaining a contemporary and elegant appearance.

The type and tone of external materials for the scheme have been carefully considered in relation to the campus’ immediate context and common materials found across East Ayrshire. Most notably the design proposes a light brick as the principal facade material, which will sit well with adjacent properties. This is combined with modern materials including feature glazing to maximise views southwards, over external play spaces and towards the river corridor, and metal cladding to roff and feature elevations.
A. AERIAL VIEW OF THE MAIN CAMPUS FROM NORTHEAST

B. MASSING FROM SOUTH

SITE STRATEGY
A. EAST - WEST SITE SECTION

B. NORTH - SOUTH SITE SECTION

C. SITE ELEVATION - SOUTH WEST (PLAYGROUND) FACADE

D. SITE ELEVATION - NORTH WEST (PUBLIC PARKLAND) FACADE

EXTERNAL APPEARANCE
A. SOUTH WEST ELEVATION OVERLOOKING EXTERNAL PLAY SPACES

Proposed External Materials Palette
1. Dark Brick – providing a robust ground floor plinth to areas of metal cladding
2. Light Grey / Cream Brick – the principal material of the building’s elevations
3. Dark Grey metal work – the preferred colour for window and door framework and ancillary trims
4. Glass – provided with solar control coating and a neutral appearance
5. Reconstituted Stone Cladding – to provide the expressed framing for the link block and external canopies with a smooth acid etched finish and light stone tones
6. Standing Seam Metal cladding – used to clad all expressed roofs and wrapped down onto feature walls facing the sports pitches
A. PRIMARY LEARNING PLAZA

B. CROSS SECTION THROUGH PRIMARY LEARNING PLAZA

PRIMARY, ASN & ECC BLOCK
A. CENTRAL SHARED DINING SPACE

B. CROSS SECTION THROUGH PRIMARY LEARNING PLAZA
A. STEM LEARNING PLAZA

B. CROSS SECTION THROUGH PRIMARY LEARNING PLAZA
A. MAIN ENTRANCE APPROACH

1. PLANNING SUBMISSION JANUARY 2017 (TARGET)
   We are aiming to submit a single planning submission, to East Ayrshire Council in January 2017.

2. PLANNING APPROVAL SPRING 2017
   If the planning application is successful, we hope to have permission to construct the development approved in Spring 2017.

3. CONTRACTOR APPOINTMENT JUNE 2017
   Whilst planning is being considered, the design team with SAC and their representatives will also continue with the detailed design and search for a main contractor to deliver the works.
   We hope to appoint the contractor in June 2017 following receipt of planning permission.

4. START ON SITE JULY 2017
   We hope to start works on site, with the appointed main contractor, next summer.
   Details of any early enabling works and the phasing of the main works are still being considered by the team. These will form part of the information we submit for the planning application.

5. MAIN WORKS COMPLETE AUGUST 2019
   We are aiming for the new campus to be complete in August 2019 in time for the new academic year.
   Temporary car parking will be established on the existing Cumnock Academy site to support the new campus while the final works phase as described in the next box are completed.

6. WORKS SOUTH OF LUGAR BY AUGUST 2020
   Once the new campus is complete the existing Cumnock Academy will be redundant and can be demolished. This will allow for grass pitches and permanent car parking areas to be formed south of the water.
   It is anticipated that these works could take up to a year to complete.

NEXT STEPS

Our current programme anticipates submission of a planning application in January 2017. Once submitted, there will be a formal period for communities and stakeholders to comment on the application and the plans and reports which accompany it.

Please note that the design presented in this exhibition may not be representative of the final design submitted as part of the planning application.

Members of our Project team are on hand to answer any queries you may have about the project.