

**NORTH EAST
SCOTLAND**
COLLEGE



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Estates Development

May 2016



WHERE LEARNING COMES TO LIFE

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Recent & Current Projects (1)

- **Aberdeen City Campus (2011-15)**
 - Tower Basement refurbishment (in 2 stages) at a cost of £6 million
 - Tower & East Block over-clad/re-roof at a cost of £8 million
- **Aberdeen Altens Campus (2009-12)**
 - M Block (new build) at a cost of £14 million
 - ASET relocation programme at a cost of £3 million
- **Fraserburgh Campus (2012-14)**
 - College 2012 project at a cost of £20 million
 - OGAS workshops and equipment installation at a cost of £1.8 million

Recent & Current Projects (2)

- **Fraserburgh Masterplan (2014-16)**
 - Refurbishment of engineering technologies facilities at a cost of £8.5 million (completion September 2016)
- **Peterhead (2013)**
 - Scottish Maritime Academy at a cost of £1 million
- **Ellon Academy Community Campus (2014-15)**
 - Community learning centre at a cost of £0.4 million

Estates Development Strategy

- A new estates development strategy for NESCOL
 - Strategy adopted by the Board in April 2016
 - Commitment to Altens and City Campuses
- Preferred option
 - Aberdeen City Campus – remain and refurbish
 - Aberdeen Altens Campus – remain, refurbish and new build
 - Aberdeen Clinterty Campus – vacate
 - Fraserburgh Campus – remain and maintain
 - SMA Peterhead – remain and maintain

Masterplans

- Professional advisors appointed April 2016
- College groups established (e.g. Gallowgate 2016)
- Stakeholder consultations to take place in May 2016
- Masterplan presented to Board mid-July 2016
- Masterplans finalised by end-July 2016

North East Scotland College Estates Strategy Phase 2 Gallowgate & Altens

Consultation Presentation

17-18 May 2016

Presentation

1. The Context
2. The Spiritual Brief
3. Gallowgate
4. Altens
5. Outcomes

The Spiritual Brief

You told us...

- The College is considered a **unique establishment** due to the varied curriculum and geographical spread.
- The College is considered to have **strong partnering relationships** in academia, industry and the community and has a strong commercial company in ASET.
- **Increased learning and social space** is welcomed.

The Spiritual Brief

- **Embrace technology whilst maintaining contact** throughout the North East.
- Consolidate and enhance these relationships by providing **integrated facilities** that also benefit the Student Experience and raise the profile of NESCol.
- Provide authentic, modern, learning experiences in **high quality learning spaces**.

You told us...

- The College is a Further Education establishment, therefore there remains a **need for student contact and guidance**. A wide ranging demographic and varied curriculum require a number of differing teaching methods.
- The general consensus is that courses expand and contract and that the economic climate makes it **difficult to predict curriculum trends**.

The Spiritual Brief

- There will be a **variety of spaces** from intimate to group, flexible to specialist, private to collaborative. A **sense of ownership** will be fostered throughout the College.
- Provide a College Estate that is **agile, responsive and flexible to change** in both the Further Education curriculum and regional economy.

You told us...

- Due to the piecemeal nature of previous Campus Developments of both the Gallowgate and Altens Campuses the **approach, entrance and legibility are considered to be an issue.**
- The **South Block is considered integral** to the future development of the Gallowgate Campus.

The Spiritual Brief

- Look to **rationalise and simplify Campus Estates** and this includes addressing pedestrian approach, public realm, car parking and entrances and their relationship with the rest of the building.
- **Investigate an innovative solution** for the South Block – a block that sits prominently on the City Campus.

You told us...

7.0 The Future

Please write four key words which the College should aspire to in the future.

Excellence, **Quality**, **Sustainable**, Safe

Centres of Excellence

Next Chapter, **Educate**, **Sustainability**, **Collaborate**

Service, Viable, **Welcoming**, **Excellent**

Inspirational, **Friendly**, **Quality**, Worth-it

Dynamic, Flexible, **Inspiring**, Inviting

Experience, Enjoy, Challenge, Achieve

Communication, Ready, First, **Leading**

Inspire, Aspire, **Collaborate**, Engage

Confidence, **Excellence**, **Collaboration**, **Leadership**

Innovative, **Excellent**, Opportunities, **Sustainable**

Modern, **Quality**, Professional, Successful

Reliable, **Inclusive**, **Quality**, Fun

Modern, Fit for Purpose, Comfortable, **Welcoming**

Welcoming, Open, Fresh, **Inspiring**

Excellent, **Responsive**, Current, **Relevant**

Dynamic, **Responsive**, **Inclusive**, Trustworthy

Marketing, Employability, E-Learning, Attendance

Learning, Responsible, Independent, Students

Excellence, **Inspiring**, **Innovative**, Outstanding

Educating, **Inspiring**, **Supportive**, Creative

Accessible, Pertinent, **Friendly**, **Supportive**

Quality, Flexible, **Innovative**, **Inclusive**

Innovative, **Exciting**, Collaborative, Desirable

Quality, Adaptability, Support, Results

Efficient, **Responsive**, Technologically Savvy, Welcoming

Exciting, **Innovative**, Digital, **Sector Leading**

Leading, Challenging, Changing, **Excelling**

Quality, Connectivity, **Relevance**, **Inspiring**

Live within their Budget

Leading, Desirable, Challenging, **Sustainable**

Innovative, Respected, **Exciting**, **Sustainable**

Visionary, Envious, Attractive, **Quality**

The Spiritual Brief

Quality

Excellence

Inspiration

Innovation

Gallowgate

Preferred Option



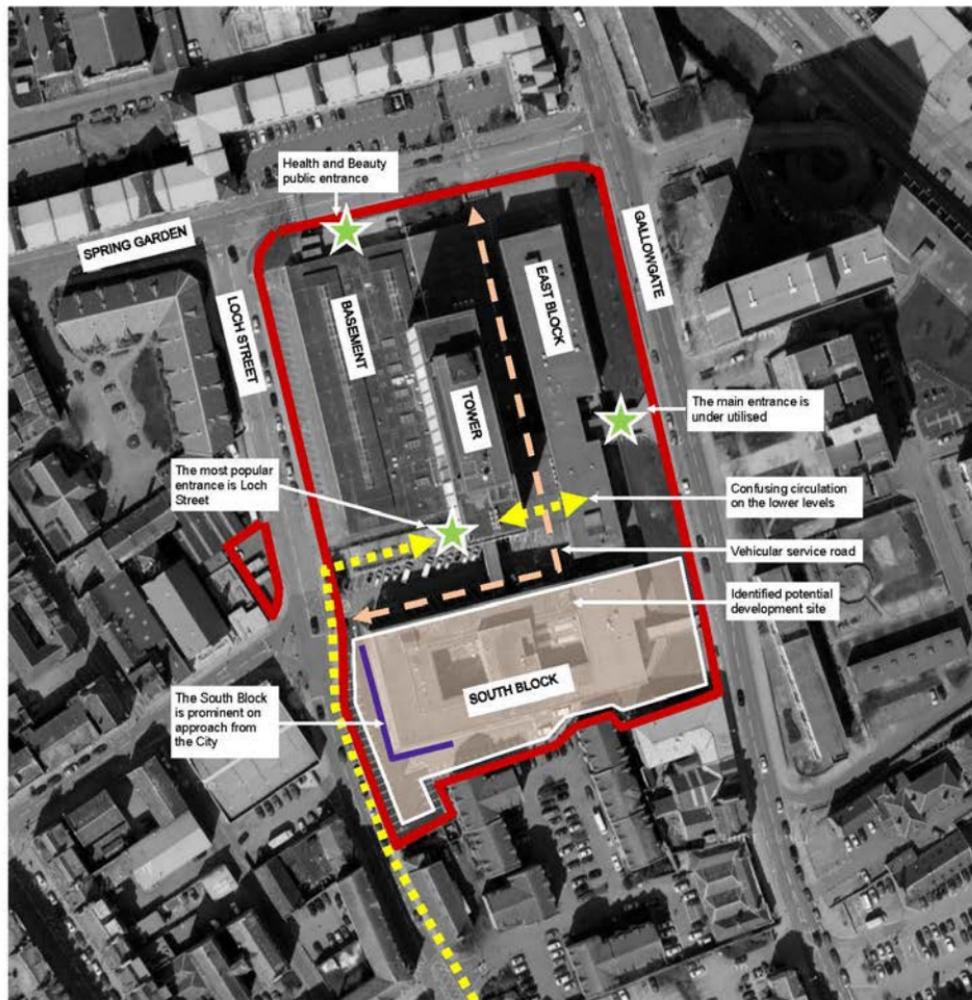
Re-clad Tower Block and internally refurbished Basement



South Block and Pedestrian Approach through Loch Street car park

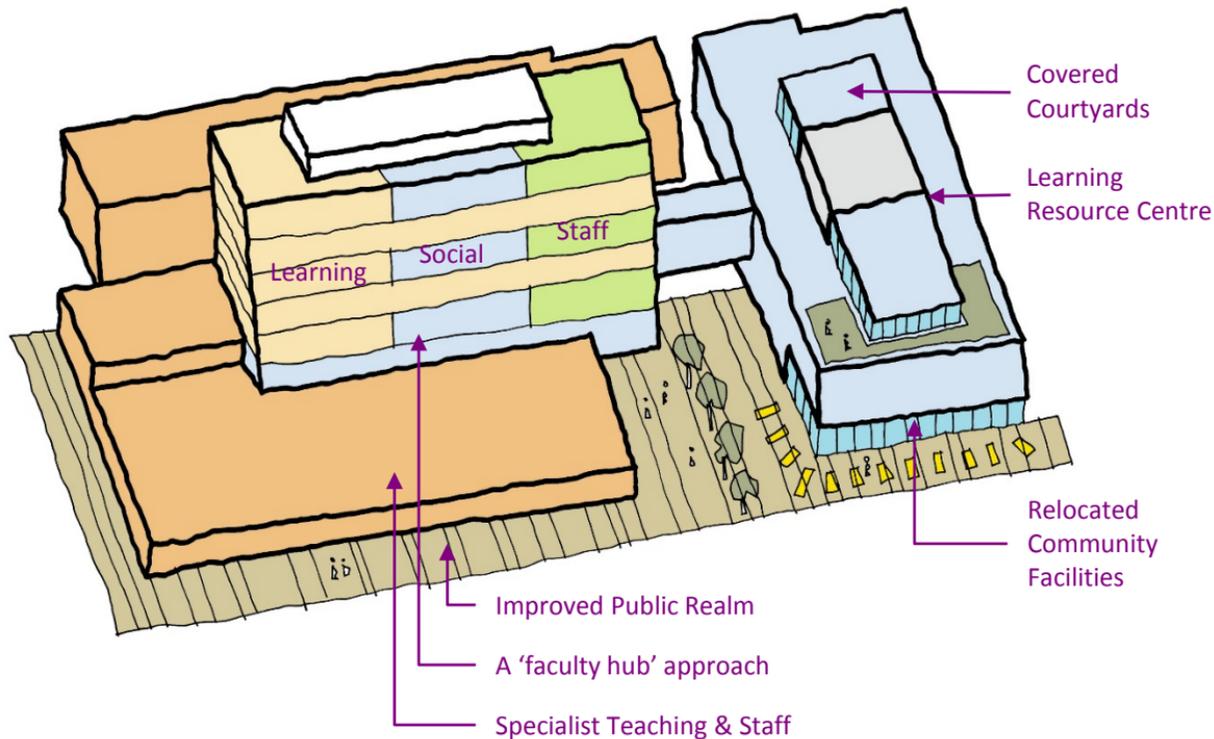


Under utilised teaching space in the South Block



Site Context

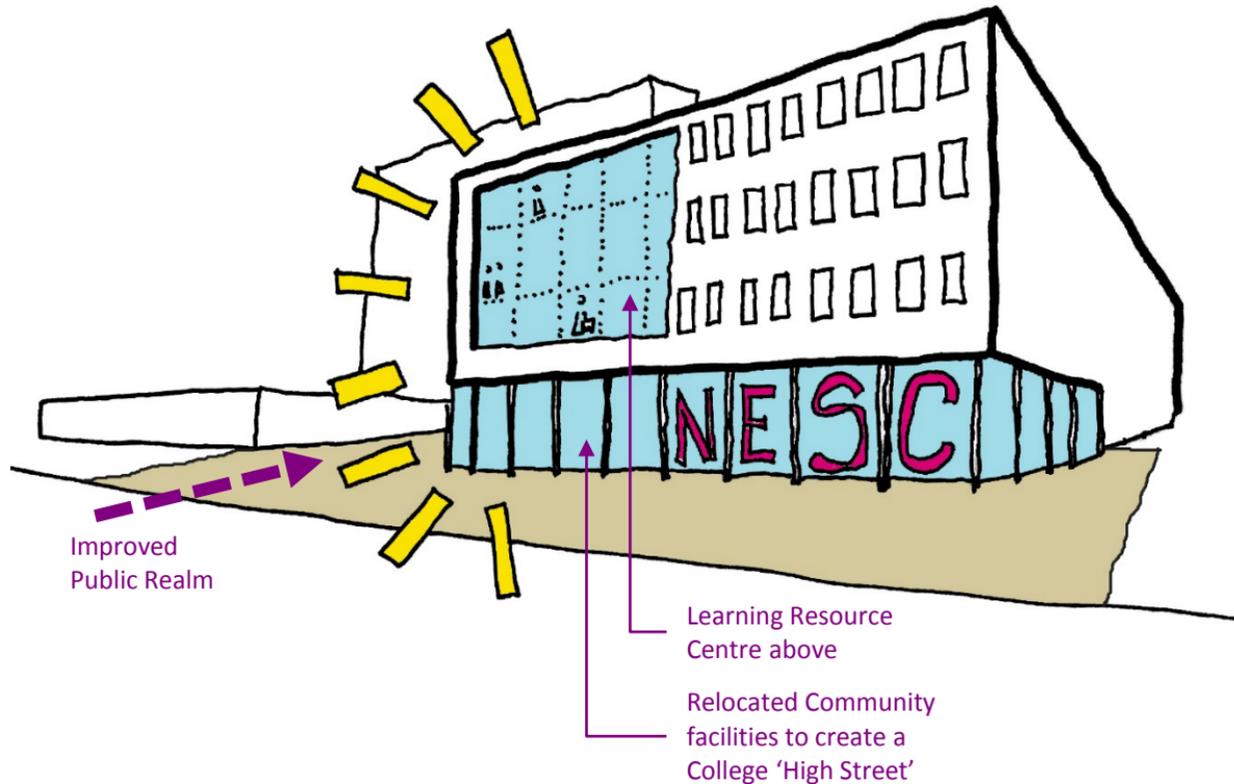
Gallowgate Option - The South Block as a College Heart With Social Space, Teaching Space & Student Services



- Refurbish the South Block. Retain the structure and cover over the courtyards.
- A mix of open plan learning space and classrooms in the South Block centred around the courtyards.
- Consolidated Student Services Hub and Student Association co-located in South Block.
- Provision for shared University / Conference facilities.
- Faculty Hub approach interspersed throughout the Tower Block.
- Link Dino's and the Library

The Potential of The South Block

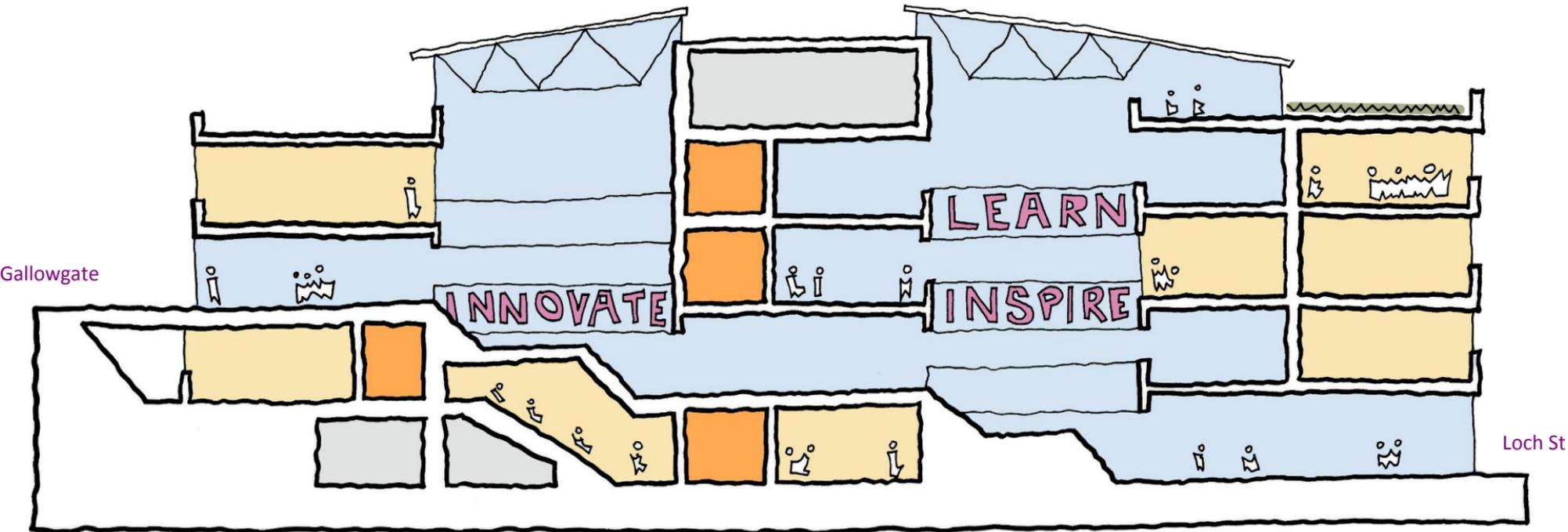
Increased Street presence to Loch Street



- Relocate Community facing facilities to the ground floor of the South Block.
- Facilities such as the Health and Fitness Suite and Entrepreneurship Units.
- Improve the public realm around the base of the Tower and South Block to create a 'College High Street'.
- The South Block sits prominently on the approach to the College from the City Centre.
- Car parking to be considered.

The Potential of the South Block

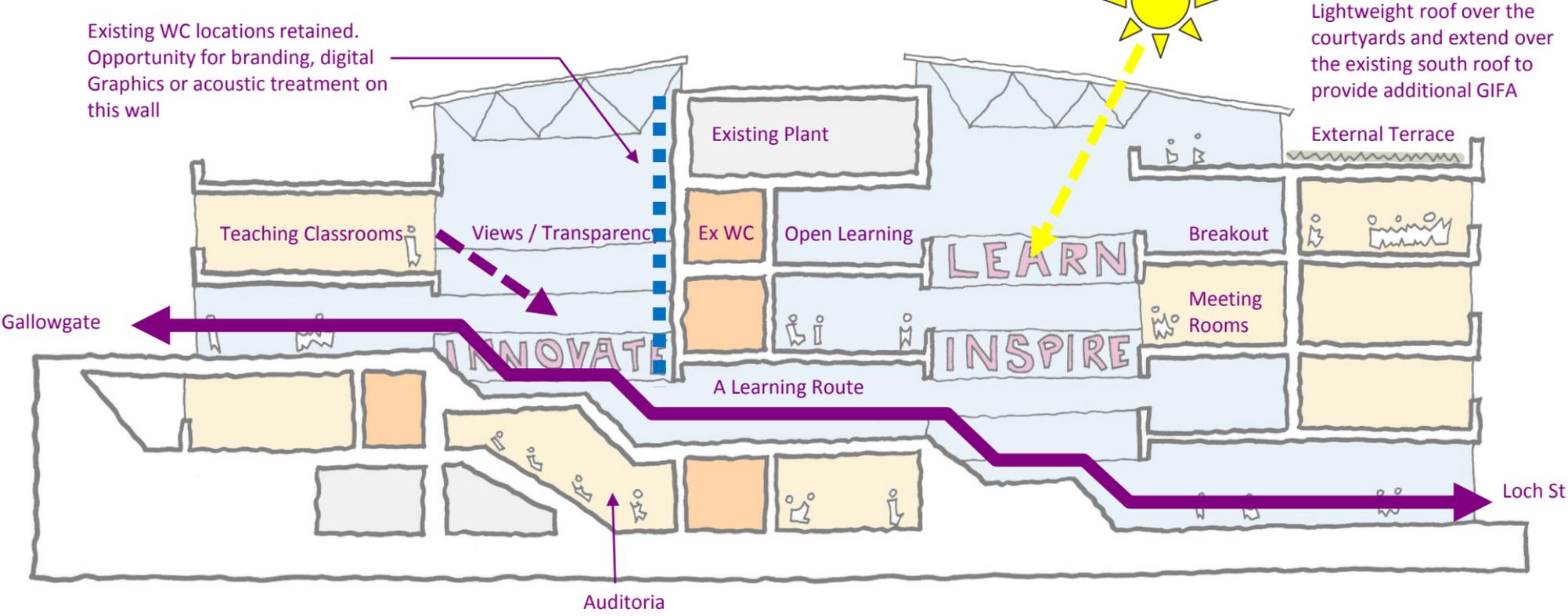
An inspiring learning space



Section thru the South Block

The Potential of the South Block

A Learning Route



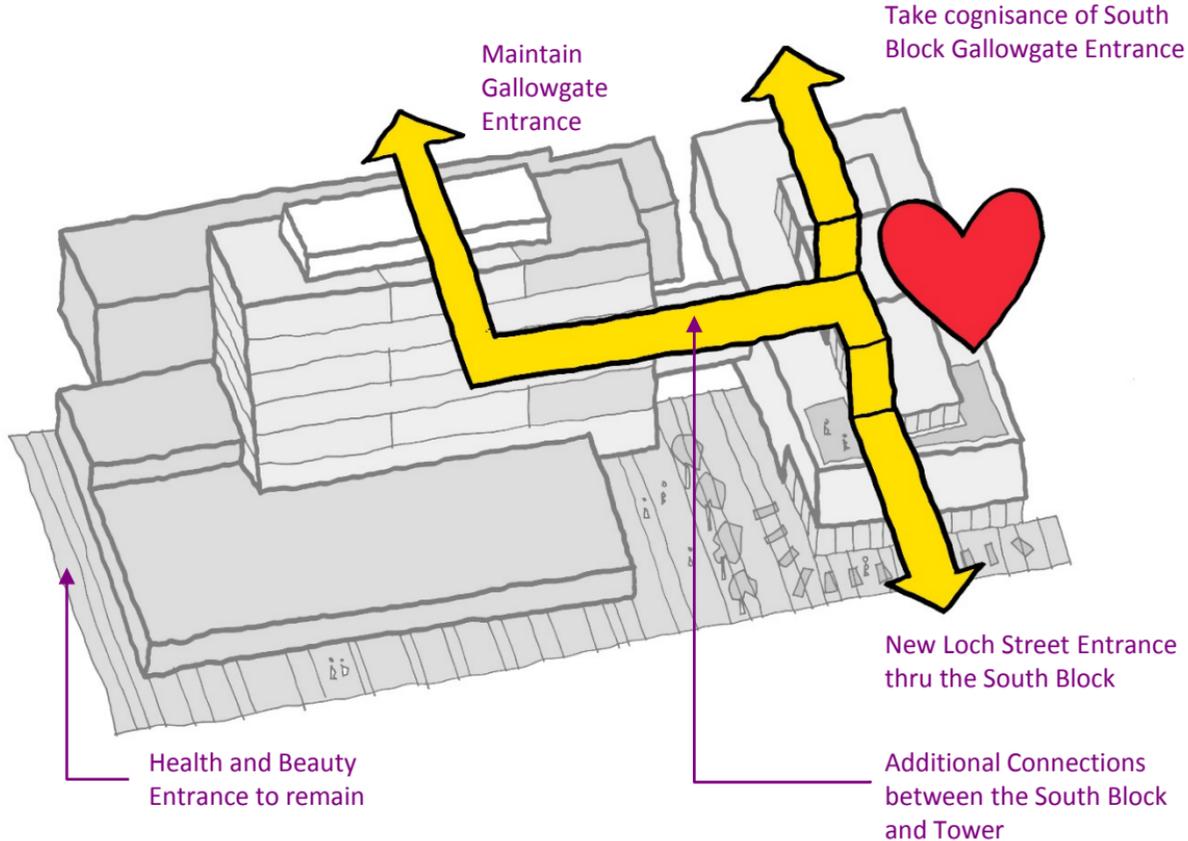
Section thru the South Block

Learning Space & Covered Courtyard Precedent Images



Improved legibility

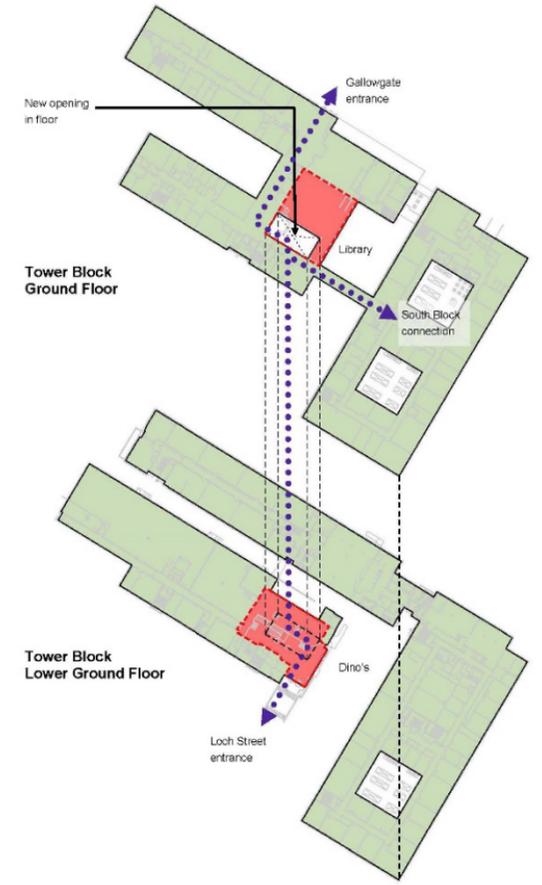
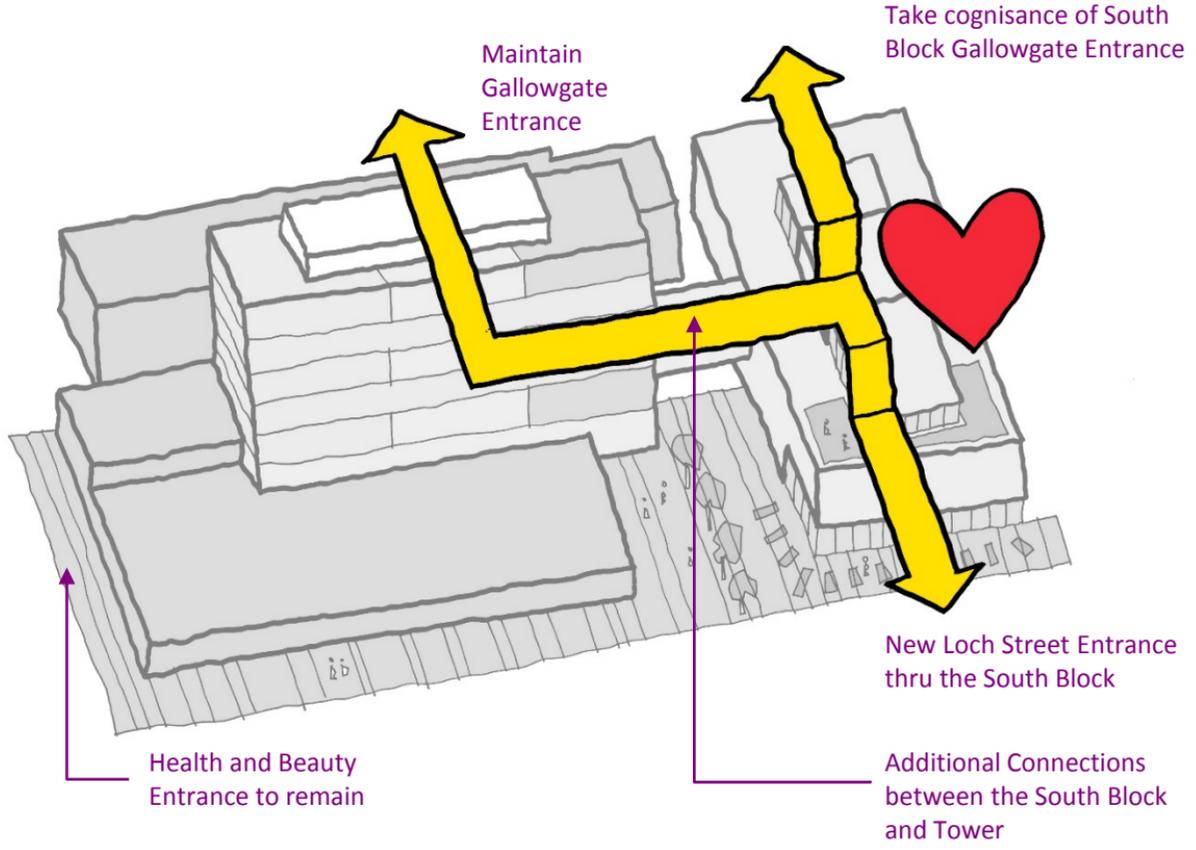
Improved and simplified circulation



- Maintain the dual entrances.
- Gallowgate as Business like and Professional, Loch Street being more student focussed.
- Enhance and provide additional connections from the South Block into the Tower Block.
- Improve and simplify the Loch Street Entrance, possibly making a new Entrance through the South Block.
- Take cognisance of the South Block entrance from The Gallowgate.

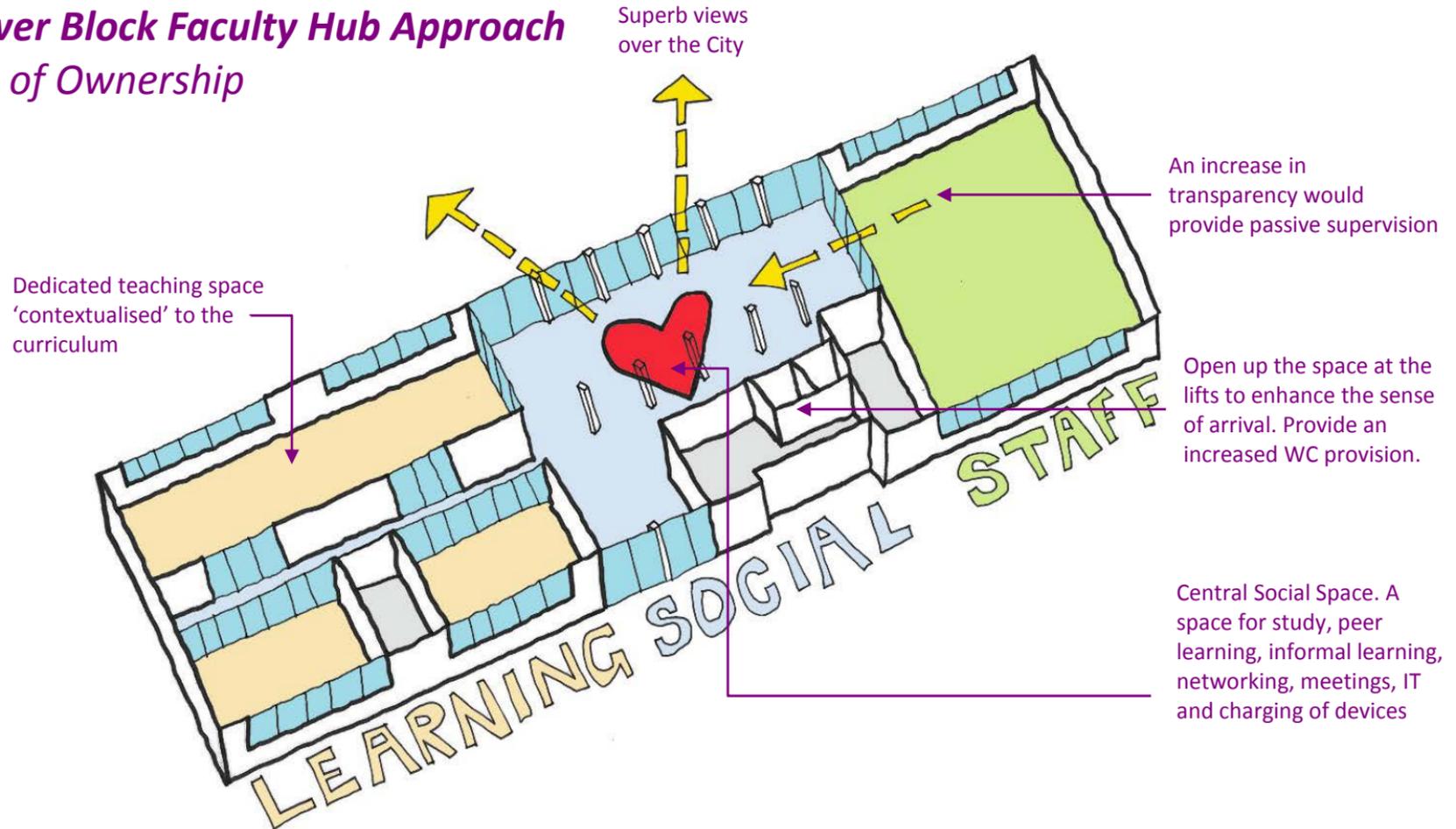
Improved legibility

Improved and simplified circulation



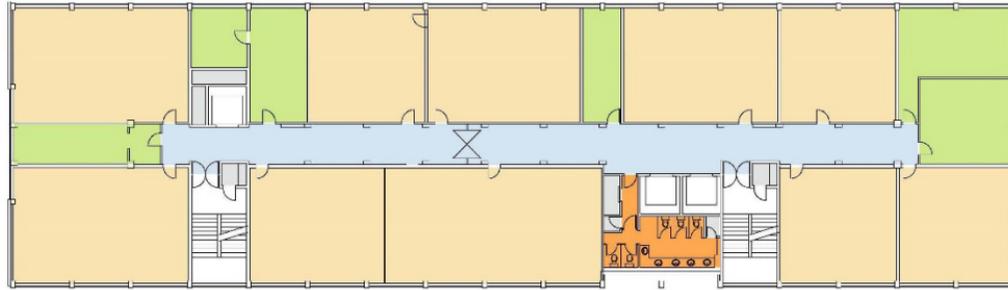
The Tower Block Faculty Hub Approach

A Sense of Ownership

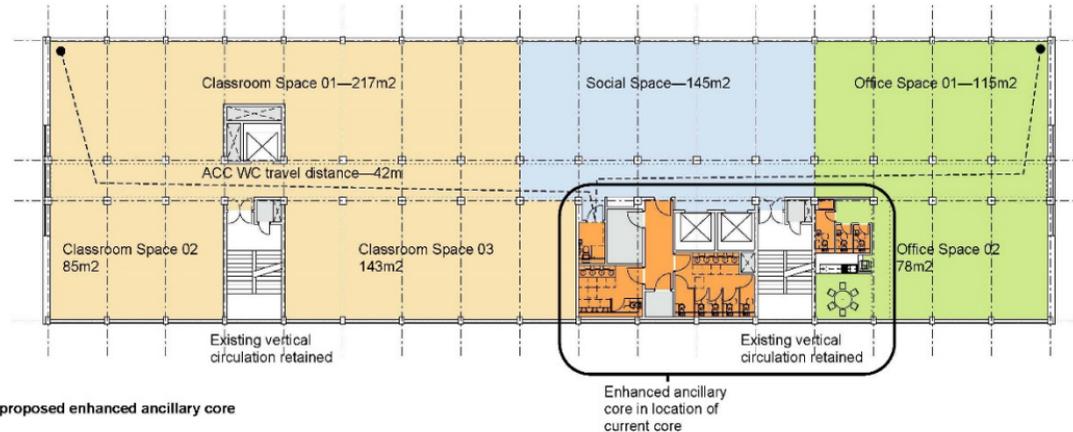


The Tower Block Faculty Hub Approach

A Sense of Ownership



Tower Block typical current layout



Tower Block proposed enhanced ancillary core

Faculty Hub Precedent Images



Faculty Hub Social Space Precedent Images



Improving the Public Realm



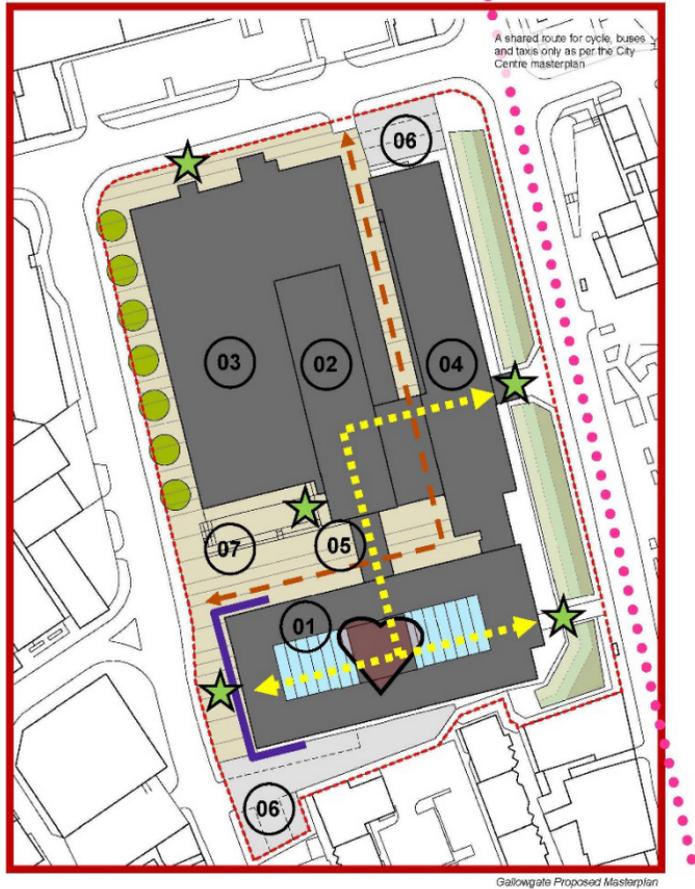
- Relocated Car parking will give the buildings 'breathing space' and provide some much needed civic space.
- An improved approach to the campus by providing an entrance plaza.
- An opportunity for lighting and a civic space / entrance.

Improving the Public Realm



- An innovative boundary treatment will make the Campus more inviting on approach.
- This also allows for unified branding across all campuses, much like the current internal signage system.
- There is also the opportunity for College produced public art to reinforce this identity.

Gallowgate – masterplan overview



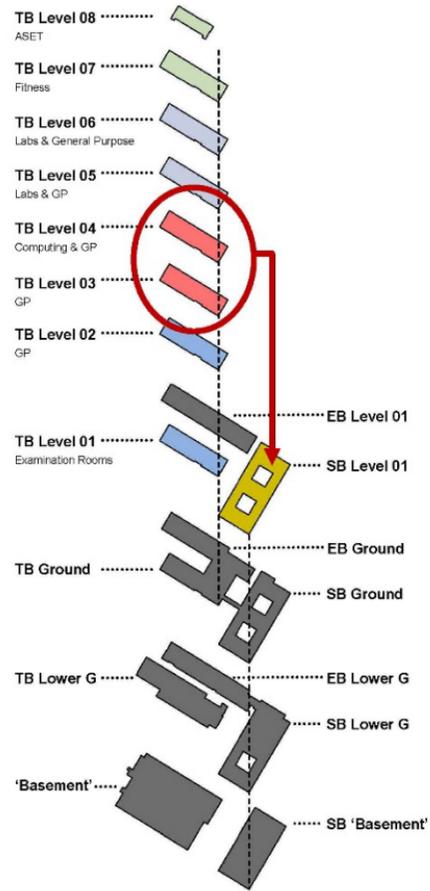
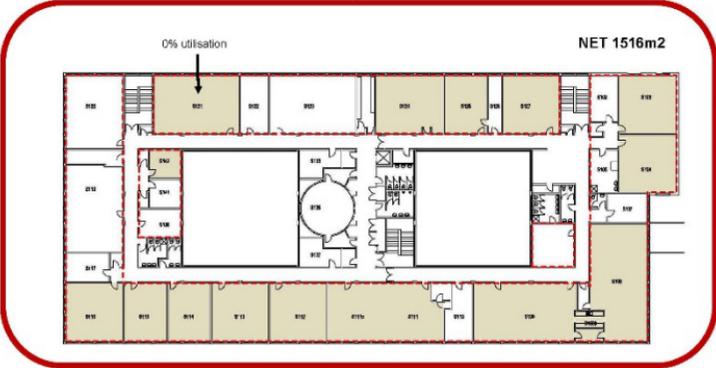
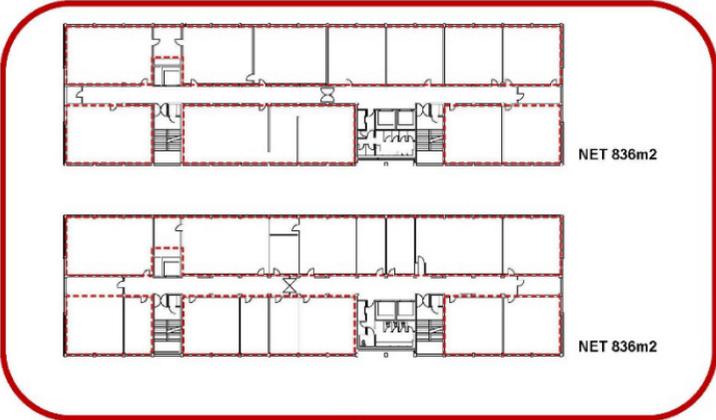
1. Refurbished South Block
2. Refurbished Tower Block
3. Basement
4. East Block
5. Enhanced link bridge
6. Car parking
7. Public realm

Gallowgate – implementation strategy



1. Decant Tower Block accommodation into the South Block
2. Refurbish the South Block in a phased manner
3. Move decanted accommodation back to the Tower Block
4. Reduce car parking levels
5. Refurbish the South Block
6. Public realm works
7. Enhance the link bridge
8. Gallowgate preferred option complete

Gallowgate – implementation strategy



Altens

Preferred Option



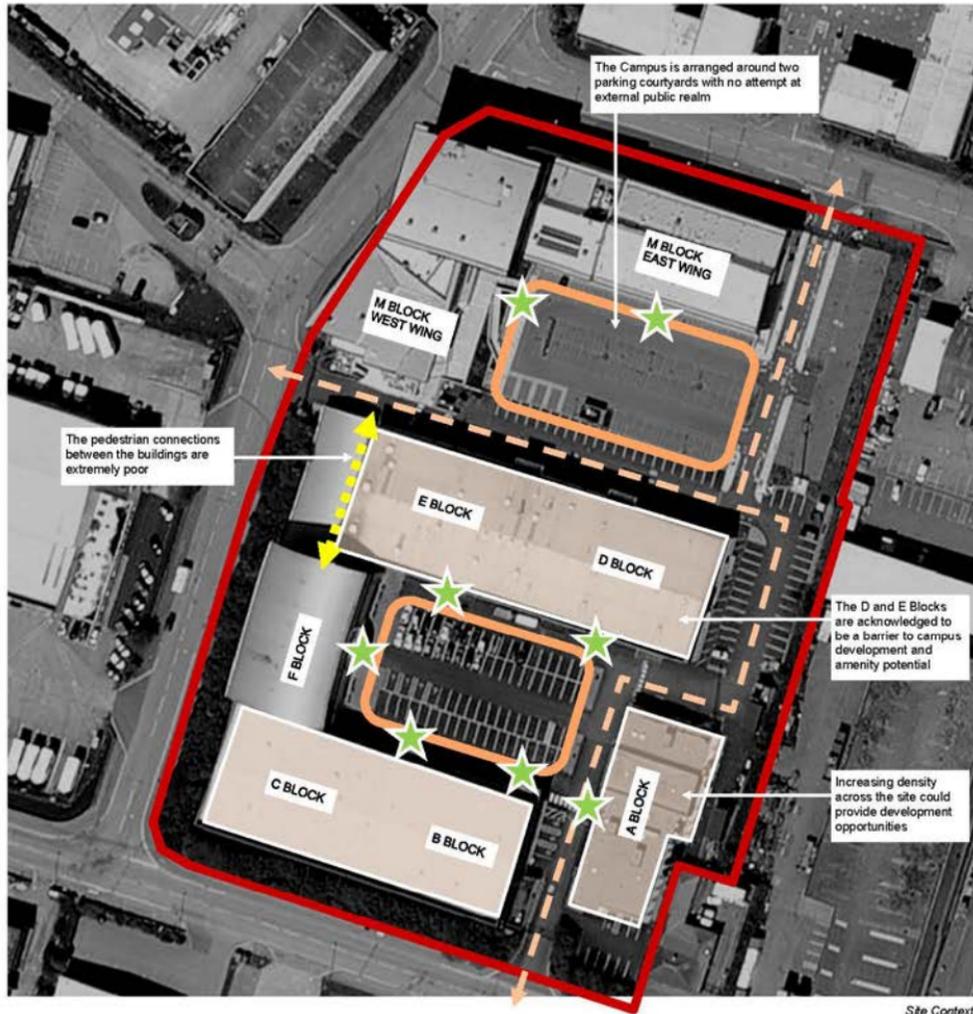
No sense of arrival and lack of Pedestrian Public Realm



Well proportioned workshop blocks, however external fabric in need of refurbishment or replacement



Traditional Teaching Arrangements not suited to future teaching practices



Altens - New Build rather than refurbish

Purpose Built Facilities

Quality Entrance Plaza that provides a focus for the Campus and links all the buildings

Re-organised Car Parking

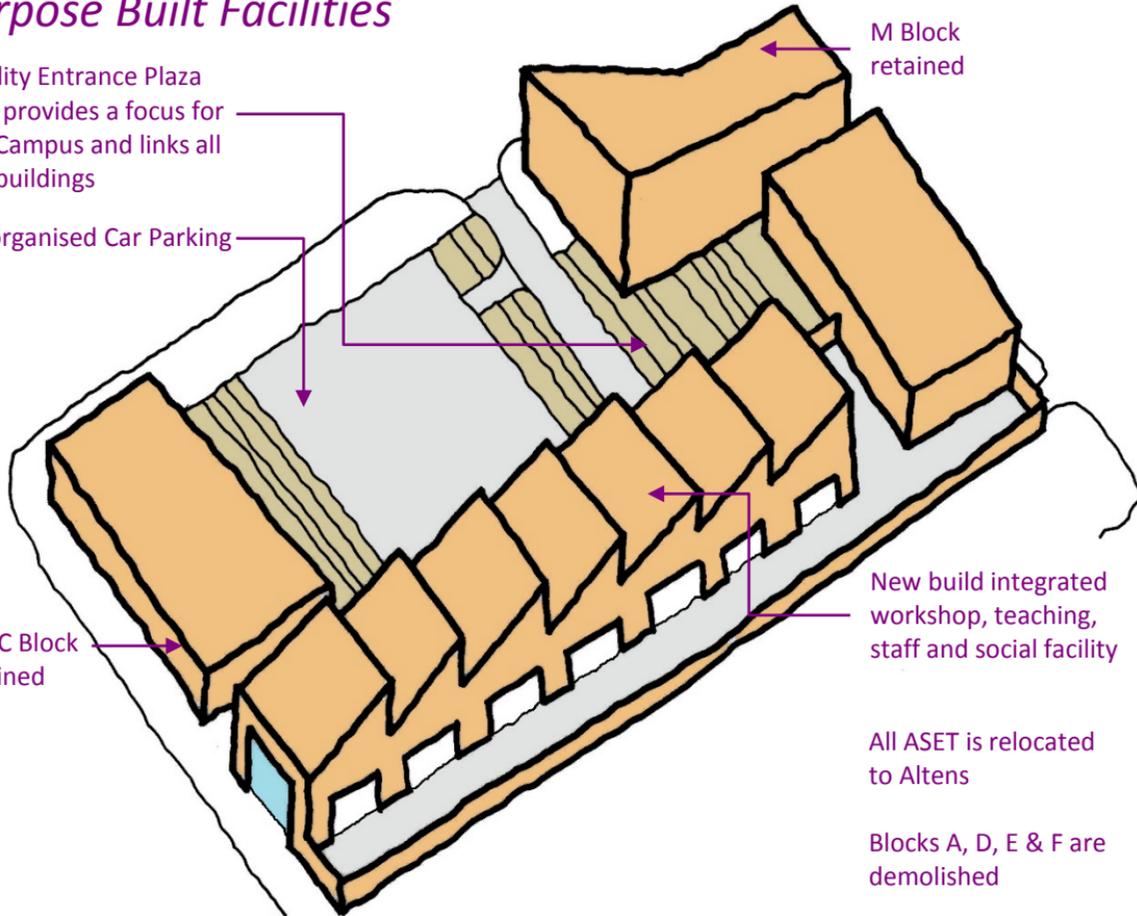
M Block retained

New build integrated workshop, teaching, staff and social facility

All ASET is relocated to Altens

Blocks A, D, E & F are demolished

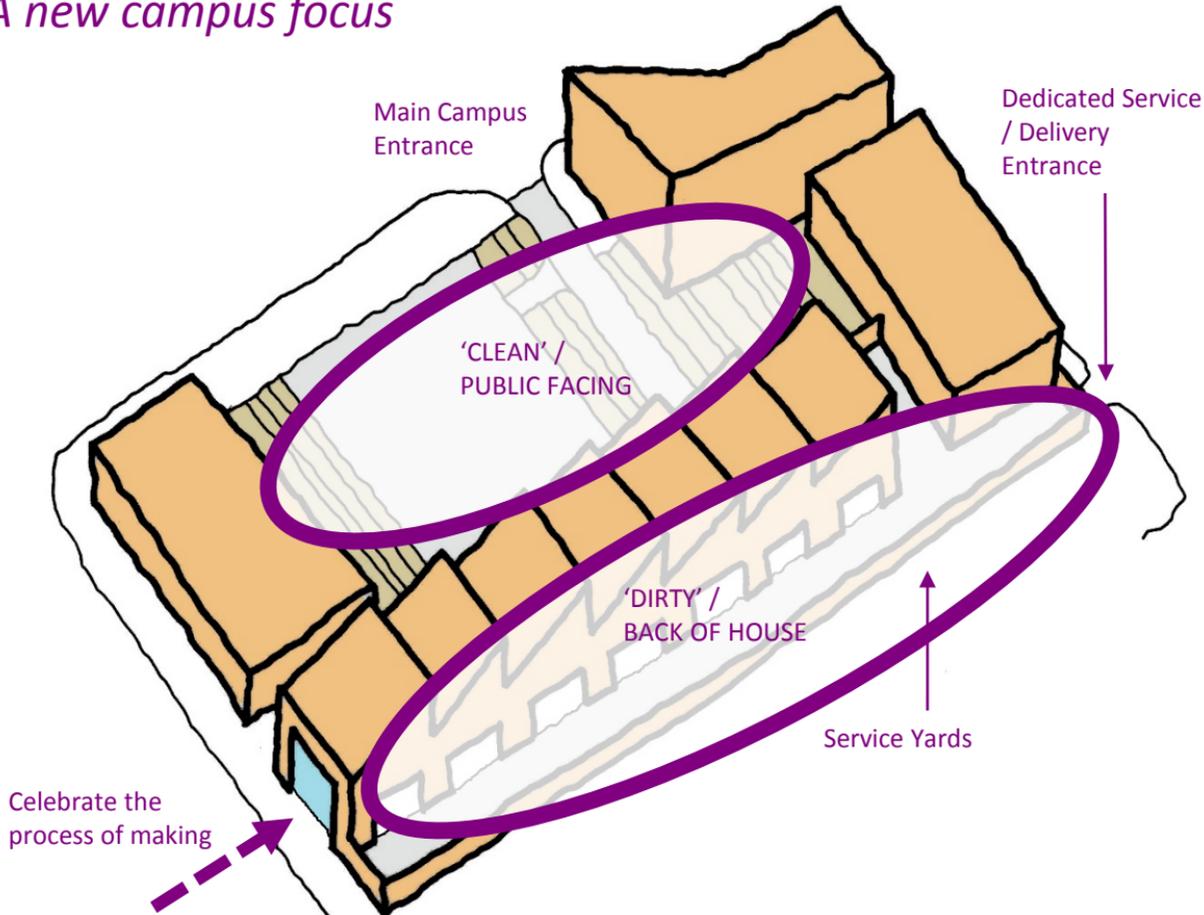
B & C Block retained



- Provide a new build holistic facility and deliver it in a phased manner to ensure specialist workshop presence at all times.
- This is an integrated facility with workshops, teaching, staff and social facilities combined.
- This is a fully flexible facility with large open plan spaces that can be reconfigured to react to changes in the curriculum.
- A re-organised site provides the opportunity for quality public realm and a proper educational campus.

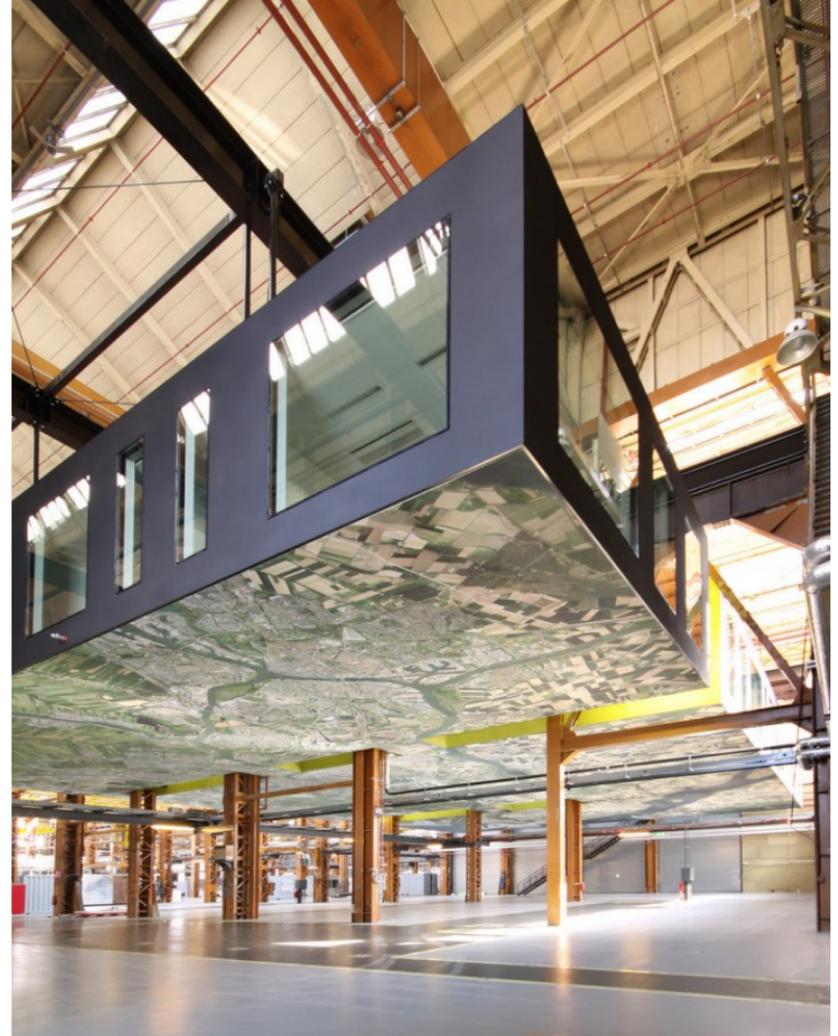
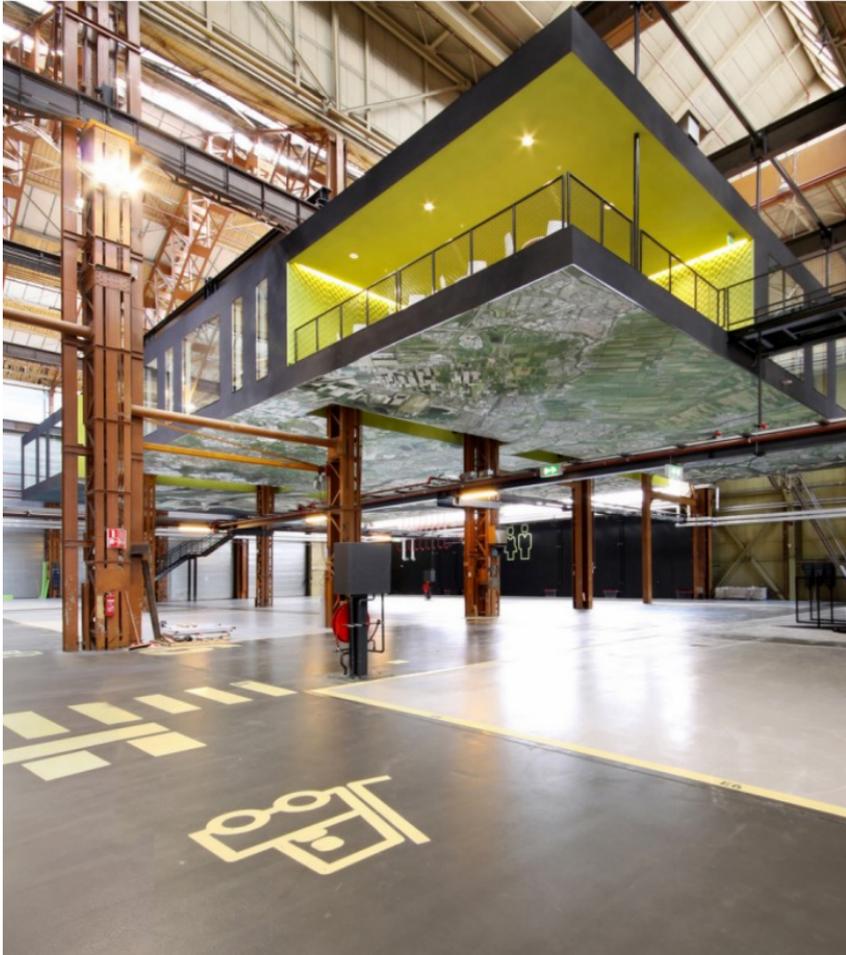
Altens - New Build rather than refurbish

A new campus focus



- This option allows an effective split across the campus between 'clean' and 'dirty' facilities and public facing and back of house facilities.
- A dedicated delivery entrance and service yards removes the need for student crossover (both vehicular and pedestrian).
- There is the opportunity to increase street presence and celebrate the building's function

Integrated Workshop facilities Precedent Images

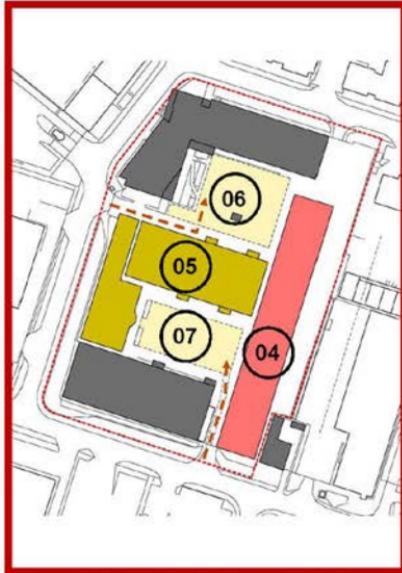
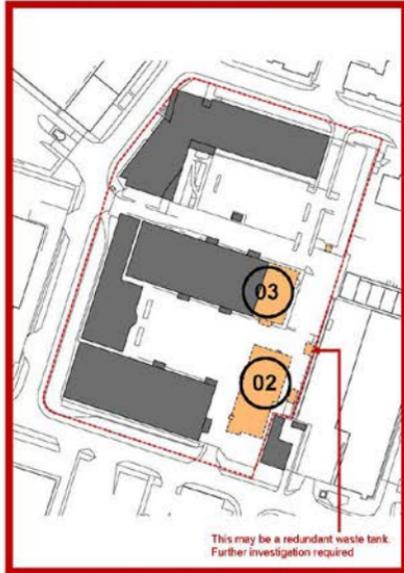


Altens – masterplan overview



1. New build accommodation
2. Retained M Block
3. Retained & refurbished B & C Blocks
4. Service yard
5. Covered enclosure for waste, recycling, bulk storage, gas storage
6. Car parking
7. Public realm

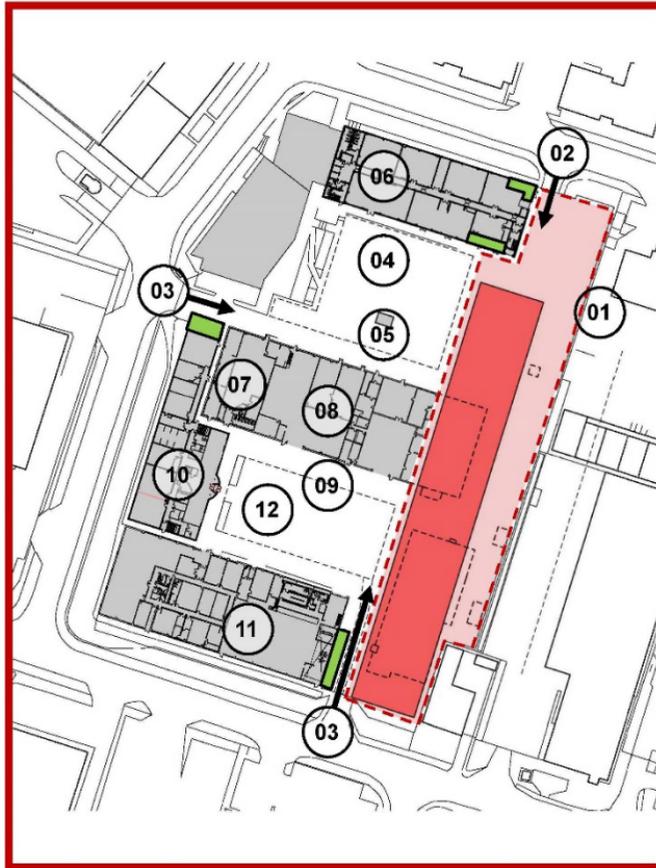
Altens – implementation strategy



2. Decant and demolish A Block
3. Partial demolition of D Block
4. New build facility constructed
5. Relocation to new build and demolition of D,E and F Block
6. Approx. 100 car parking spaces and courtyard access retained
10. Public realm works and car parking complete
11. Refurbishment of B&C Blocks
12. Storage & waste facility
13. Altens preferred option complete

Altens – implementation strategy

An operational campus during construction



1. Construction site boundary
2. Dedicated site access
3. Dedicated campus access
4. Central courtyards operational
5. Sub station retained
6. M Block fully operational
7. E Block fully operational
8. D Block fully operational
9. Temp sanitary accommodation for D Block
10. F Block fully operational
11. B & C Blocks fully operational

Estates Strategy Phase 2 Outcomes

- A robust masterplan that;
- Continues to retain the aspirations set out in the spiritual brief
- Is on budget and provides added value for the College
- Has an efficient implementation strategy
- Provides a clear and concise strategy for the College over the next 10 years

North East Scotland College

Questions / Comments

Consultation Presentation

17-18 May 2016

Affordability

- Cost estimates (today's prices):
 - Aberdeen City Campus – Tower/East £12,000,000
 - Aberdeen City Campus – South £28,000,000
 - Aberdeen Altens Campus £21,400,000
 - Fraserburgh Campus £2,800,000
 - SMA Peterhead Campus £400,000
- Total Cost £65,000,000 (approx)

Affordability

Capital works will be funded from:

- Reserves (held by NES Foundation)
 - £14m at March 2015, nearly all passed back or committed to support recent or current projects – there's very little left.
- Property sale proceeds
 - Balgownie – estimate £10 million (and falling)
 - Gordon – estimated selling price will be discounted significantly because of site access constraints

Next Stage

- Stakeholder consultations (May to mid-June)
- Finalised Masterplan being presented to the Board mid-July 2016
- Masterplan will be finalised by end-July 2016
- Your input is vital!

To have your say visit

<http://www.nescol.ac.uk/why-nescol/estates-vision>

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