
North East Scotland College

Estates Strategy—Phase 1 Appendix 3 Options Report

Doc. No: P2007217_NESCol Options Report
Issue: Final Issue
Rev: Second (P. 12, P.24-29)
Date: 14th March 2016





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Quality
 Excellence
 Inspiration
 Innovation
 Sustainable
 Leading
 Flexible
 Welcoming
 Collaborative
 Inclusive
 Responsive
 Dynamic

1.0 Purpose of the Report

1.1 Spiritual Brief re-iteration

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 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 current economic climate makes it **difficult to predict curriculum trends**.
- 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 will....

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

1.2 The Consultation Day

An Options Review Workshop was held on 8th March 2016, with each of the options being presented along with supporting diagrams and precedent images.

The options comprised a general description followed by a Strengths / Opportunities section and a Weaknesses / Threats section, thus allowing a decision on the preferred options to be made in an impartial manner.

Each option was considered, a general discussion held and feedback given and this feedback has been included in the Options Report.

1.3 The purpose of the Consultation Report

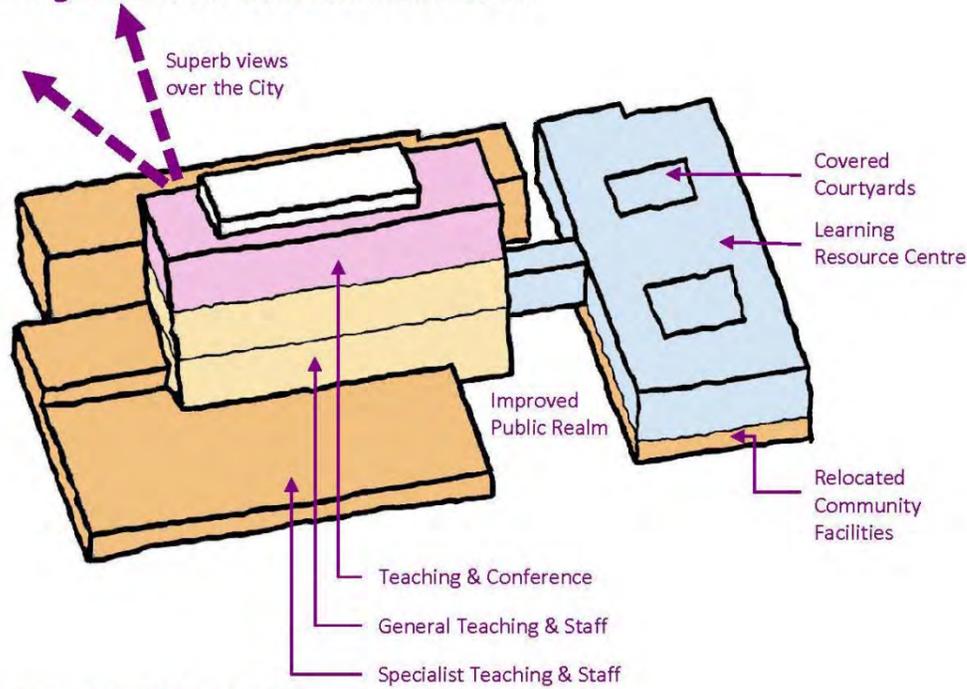
The purpose of this Report is to outline all the options considered as outlined above.

Options, or parts of options, have then been identified as being the preferred options to be taken forward into the next stage of Design Development.

The preferred options are outlined at the end of this document and each of the current NESCol campuses have been considered.

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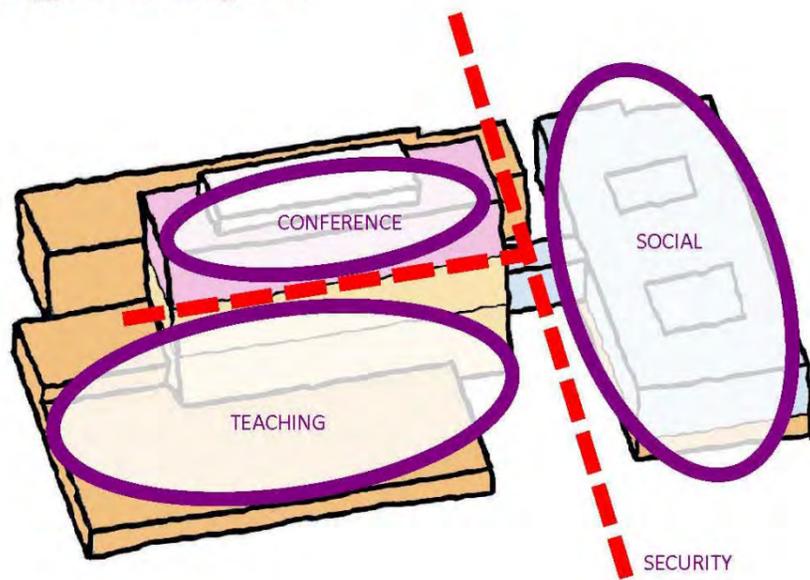
The South Block as a High Street and College Heart
Re-organisation and Consolidation



Option GS-01, GT-04

- Refurbish the south block, retain the structure and cover over the courtyards.
- Open Plan, Learning Space centred around the courtyards.
- Relocation and Consolidation of the Tower Blocks facilities in order to provide floor area for re-development.
- A high spec teaching and conference facility located at the top of the Tower.
- A superb professional, teaching environment giving views over the City.

The South Block as a High Street and College Heart
An effective diagram



Option GS-01, GT-04

- An effective diagram that physically splits the teaching from the Social Space.
- An effective diagram that allows the Tower Block to be secured whilst the South Block is being used for extra-curricular activities.
- A high quality conference space at the top of the tower will allow the College to maximise revenue.
- This diagram will work well with the current dual entrance approach.

1.0 Gallowgate

Option GS-01

The South Block as a High Street and College Heart with Social Space and Student Services

- Retain the south Block structure, whilst opening up the façade at the **ground floor to provide community facing facilities.**
- Community facilities could include:
 - The relocation of the Sports Department, currently on the 7th Floor of the Tower, to provide facilities such as a Health and Fitness Suite run by Students.
 - The relocation of the College restaurant on the street to provide an environment more akin to a City Centre Restaurant.
 - A College Bakery.
 - An exhibition space for Photography / Art etc.
 - Incubator / Start Up spaces / Shopfronts for Student Businesses.
 - Re-open the Planetarium.
- A **combined Student Services Hub** would be included.
- Open up the upper levels of the South Block to provide **Open Plan, Learning Space centred on the two existing courtyards that will be roofed over.**
- Enhance and provide additional **connections into the Tower Block.**
- **Improve the public realm** around the South Block and Loch Street Entrance by removing or relocating car parking.
- The South Block will not be looked at in isolation, the option will look at the lower floors of the Tower and East Block in order to **improve legibility and navigation.**
- **Refurbish the Tower** as Teaching Space and in line with the Tower Block Options below.
- The relocation of facilities from the Tower may also allow for the provision of **High Quality Conference / ASET type facilities on the upper levels of the Tower.**
- Sustainable Design features would be incorporated into a refurbished South Block and this could include Photovoltaics, LED lighting, reduced flush wc's.
- **An effective diagram** that physically splits the teaching space from the social space.
- There is the opportunity for an **enhanced, combined entrance to Loch Street** that has an increased street presence.
- An effective diagram that allows for the **Tower Block to be secured** whilst the South Block is being used for extra-curricular events.
- An opportunity to provide a large, exciting, fit for purpose, social space on the Gallowgate Campus – **A heart for the College**, a place for socialising, study and informal meetings.
- An opportunity to further the student learning experience with the creation of a 'High Street' and the **opportunity for live learning scenarios.**
- Both the new College Shops and the opportunity to rent out the Learning Space above will provide **additional revenue streams** for the College.
- We are assuming the **building is a framed structure** that will lend itself well to being reconfigured. This needs to be confirmed.
- Cognisance to be taken of **existing fire tender / service access.**
- The implications of the Technical Standards to be considered on Design Development. This included maximum **Fire Compartment sizes and the proximity of adjacent buildings** – the input of a Fire Engineer may be hugely beneficial to a project of this nature.

Option GS-09*RGU / University accommodation within the South Block*

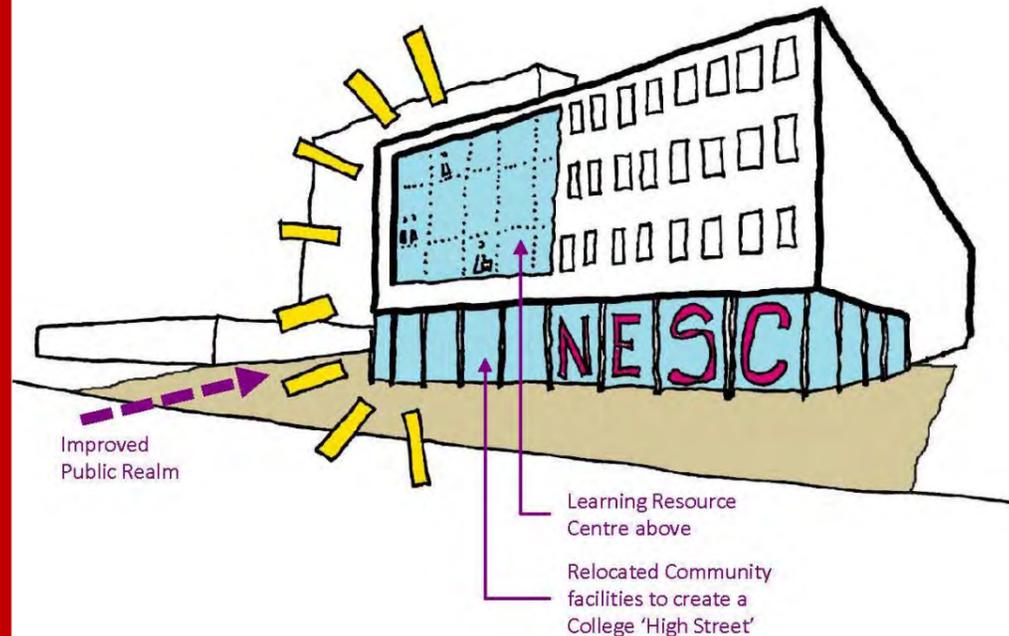
- Consolidate the Tower Block to relocate all remaining existing South Block accommodation thus **freeing up all of the South Block**.
- Create **large General Classrooms / Seminar rooms** within a refurbished South Block.
- Roof over the two existing courtyards to provide **central social / breakout space** to provide a focus for these more 'traditional spaces'.
- This could then be **shared with RGU**, with NESCol delivering the first couple of years of a University Degree.
- The further **strengthens links with Higher Education** and therefore increases the Colleges attraction to Students and raises the Colleges profile within the City.
- The option relates well to a refurbished tower as it **provides suitable de-cent space** whilst the Tower Block is refurbished.
- As identified by the Aberdeen City Centre Masterplan, this option could also provide the **provision for high quality conference space** in the heart of the City, especially outwith term time, thus providing an additional revenue stream for the College.
- No further Development Site available on the Gallowgate Campus for NESCol. However, the accommodation created will also be suitable for the College therefore **could be shared** if required.

Option GT-04*High Specification Conference / ASET facilities at the top of the Tower*

- A reorganisation of the tower could allow the opportunity for a **Conference / ASET facility at the top of the tower**.
- There would be a **clear distinction between the Students and Industry** – the College and ASET. Therefore a higher specification space could be created more akin to a commercial type environment.
- **ASET would be located prominently within the building** thus raising the profile of ASET and increased integration with the College.
- This option then allows the **Clinterty site to be sold**, thus providing capital and reducing ongoing maintenance and operational costs.
- This would be a **unique space** that the College could use to promote themselves locally and nationally and these facilities could be **utilised by local businesses and institutions** thus providing an additional revenue stream for the college.
- It may be **contentious** to place such a facility at the top of the tower, with the students below, and the 'class divide' that this suggests.

The Potential of The South Block

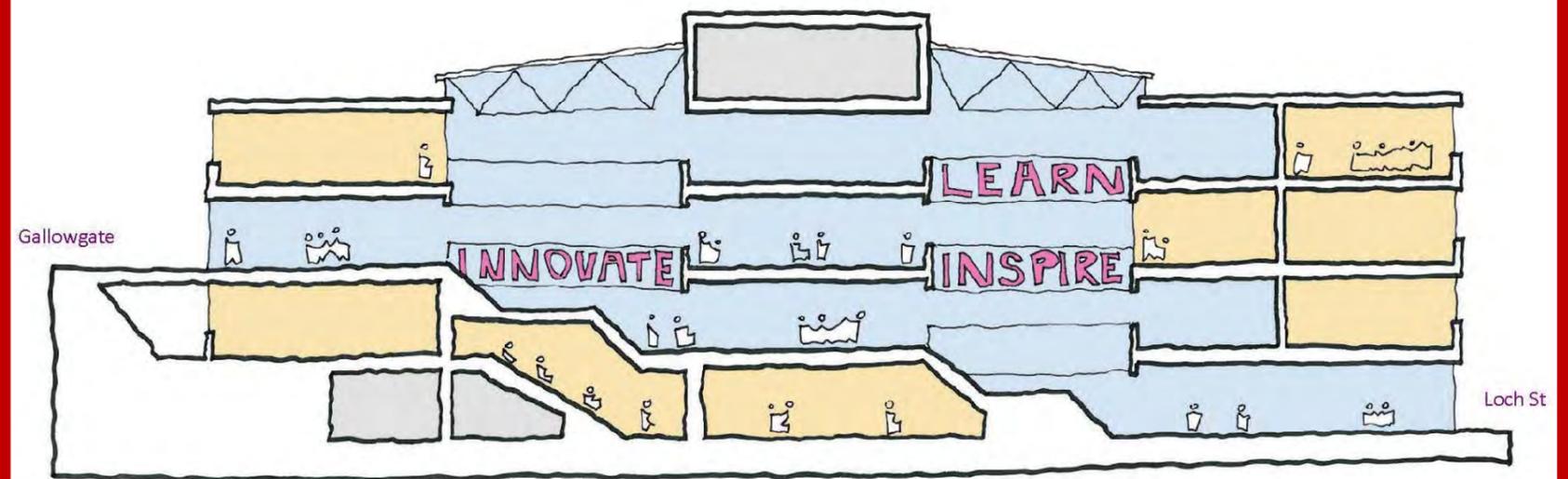
Increased Street presence to Loch Street



- Relocate Community facing facilities to the ground floor of the South Block.
- Facilities such as the Health and Fitness Suite and College Restraunt.
- 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.

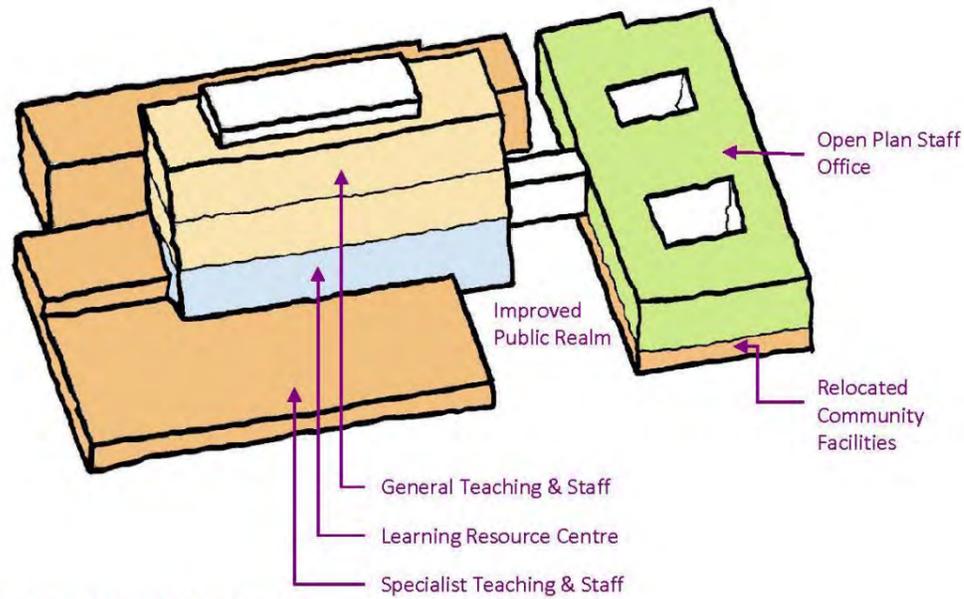
The Potential of the South Block

An inspiring learning space



Section thru the South Block

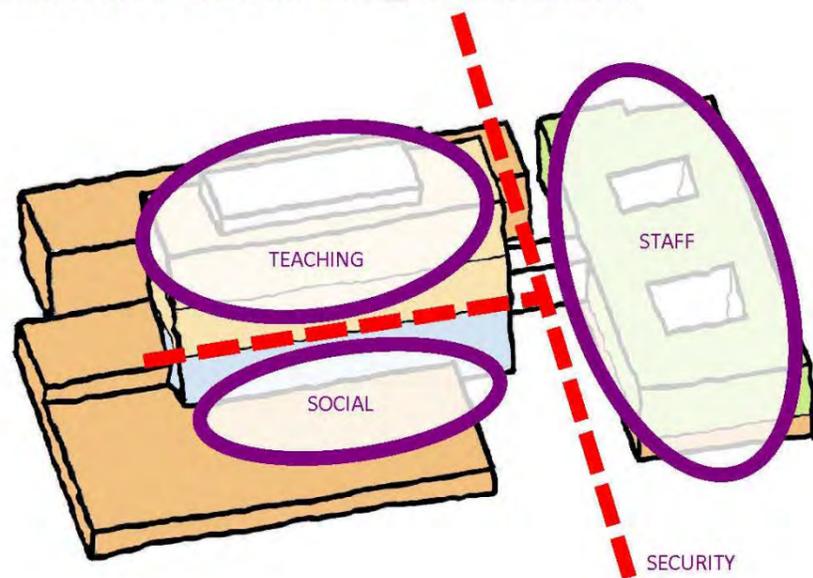
The South Block as Open Plan Staff Offices
A collaborative space



Option GS-02, GT-02

- Refurbish the south block, with an option of retaining the external courtyards.
- Modern, open plan offices fostering collaboration between staff of differing departments.
- Relocation and Consolidation of the Tower Blocks facilities in order to provide enhanced social space on the lower floors.

The South Block as Open Plan Staff Offices
A disconnect between staff and students



Option GS-02, GT-02

- Refurbish the south block, with an option of retaining the external courtyards.
- Modern, open plan offices fostering collaboration between staff of differing departments.
- Relocation and Consolidation of the Tower Blocks facilities in order to provide enhanced social space on the lower floors.
- An effective diagram that secures both staff and teaching areas out of hours.
- A disconnect between staff and students, no passive supervision

Option GS-02

The South Block as a High Street and Collaborative Open Plan Staff Offices

- As option GS-01 with regard the ground floor **High Street and improving the public realm** around the South Block and Loch Street Entrance.
- The difference in this option would be **open plan staff floor plates** on the upper floors of The South Block.
- Modern, open plan offices **fosters collaboration** between staff of differing Departments
- The relocation of staff offices from the Tower Block will provide an excellent **opportunity to refurbish the Teaching Accommodation** in the tower, providing larger fit for purpose spaces.
- This option is **simpler**, and could be considered more economical, when compared to converting it into a Social Space.
- This option **disconnects staff and students** and therefore reduces passive supervision and misbehaviour could increase. The College needs to consider their stance on such an approach.
- The staff present at the consultation had very different views on centralised or integrated staff offices and this option **could be contentious**.

Option GT-05

Main Teaching areas relocated to the lower floors

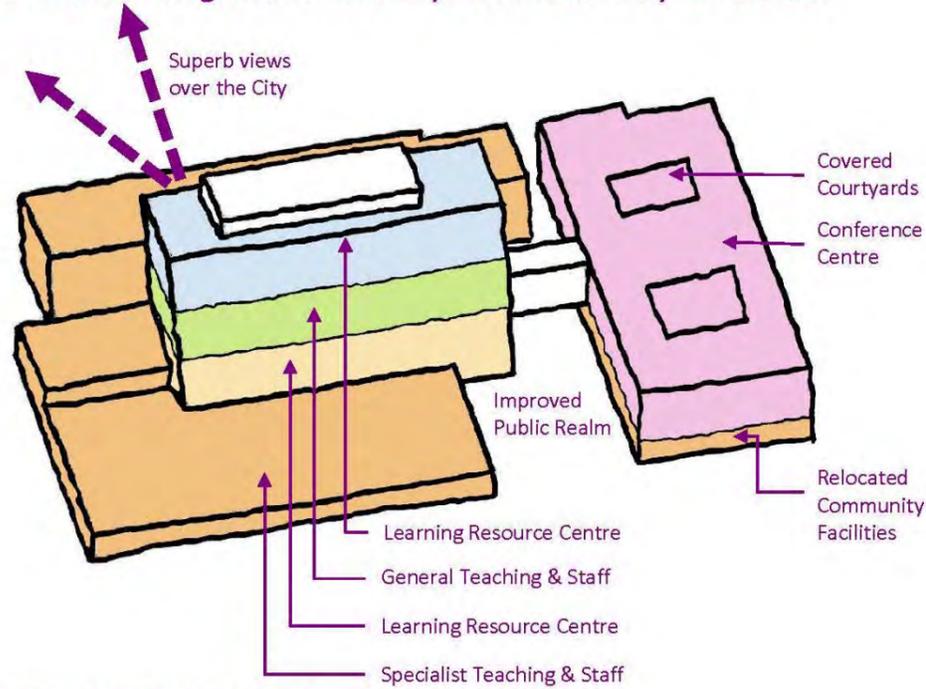
- As noted in the Consultation Returns; many of the teaching rooms are on the higher floors of the Tower Block. This means that students rely on lifts to access the higher floors and this causes **congestion**.
- Therefore, there is an option to **relocate the main teaching areas** on the lower floors and non-student facing support staff moves higher up the building.
- Reduced congestion and a potential for **increased accessibility**.
- This option would be closely associated to **increased legibility and navigation** of the lower floors, including the enhancement of the Loch Street Entrance.
- A huge amount of 'churn' will be required to achieve this - **substantial decant** would be required which could be costly and also impact on student and staff satisfaction during the period of the work.
- **Negative perception** because the staff are located above the students in high quality workspace overlooking the City.
- **Reduced Student satisfaction** because they do not have the opportunity to enjoy the quality of space (light and views) provided on the upper floors of the Tower.

Option GS-04

The South Block as Student Accommodation

- The **existing light wells reduce the depth of the building** and it would appear to be suitable for conversion to Student Accommodation.
- **Additional revenue stream** for the College.
- The institution is a Further Education College and there **may not be the demand** for such a facility when compared to a University.
- There is a great deal of Student Housing being built presently in Aberdeen therefore there is a feeling that the **market could become over-saturated**.
- As this is sleeping accommodation the **Technical Standards will be onerous** and potentially costly if additional staircores, for example, are required.

The South Block as ASET / Conference facilities
Increased integration and a prominent City Location



Option GS-03, GT-03

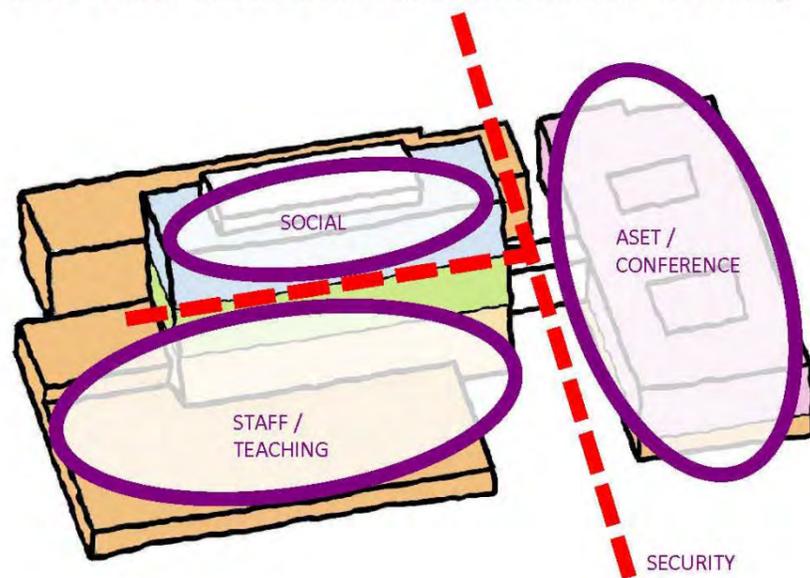
- Refurbish the south block, retain the structure and cover over the courtyards.
- ASET / Conference Centre centred around the courtyards.
- There would be increased integration between ASET and College.
- ASET would be prominently located in the city.
- Open Learning and Social Spaces at the top of the Tower maximising daylight and affording fantastic views over the City.

Option GS-03

The South Block as High Specification Conference / ASET facilities

- As option GS-01 with regard the ground floor **High Street and improving the public realm** around the South Block and Loch Street Entrance.
- The difference in this option would be **Conference / ASET facilities** on the upper floors of The South Block.
- This could include an iconic facility such as a **high specification and multi-use auditorium within one of the courtyards**. The auditorium could be supported by adjacent break-out, meeting and social space. (NB. The Board noted the opportunity to provide high quality training facilities for business / service providers. The Aberdeen City centre masterplan proposed the creation of new business meeting / conference space in the heart of the city).
- There would be a **clear distinction between the Students and Industry** – the College and ASET. Therefore a higher specification space could be created more akin to a commercial type environment.
- **ASET would be located prominently within the City** and adjacent to the main campus thus raising the profile of ASET and increased integration with the College.
- This option then allows the **Clinterty site to be sold**, thus providing capital and reducing ongoing maintenance and operational costs.
- These facilities could be **utilised by local businesses and institutions** thus providing an additional revenue stream for the college.
- This option places a **great emphasis on ASET** and it was noted at the Consultation Day that ASET was important to the College and much more can be made of it.
- The diagram may be a little simplistic and would not fully inhabit the South Block. It would probably be better suited being **integrated** with option GS-01.

The South Block as ASET / Conference facilities
A Clear Distinction between Students and Industry



Option GS-03, GT-03

- A clear distinction between Students and Industry. Therefore a higher specification space could be created.
- This space could be utilised by local businesses and institutions as identified in the Aberdeen City Centre Masterplan.
- Out of hours security for the social space could potentially be an issue as users would have to travel through the building prior to reaching this space.
- Could be overcome by 'locking off floors'.

Option GT-03

Large Open Learning / Social Spaces at the top of the Tower

- It was noted at the Stakeholder Consultations that currently **all the Social Spaces were at the lower level**, cramped and dark. Whereas the views and light at the top of the tower were excellent.
- A reorganisation of the tower could allow the opportunity for a **fantastic learning / social space at the top of the tower**.
- The facilities currently at the top of the tower, such as sports, would be relocated to the ground floor and allows for a **public sports facility** as suggested at the Consultation Day.
- The **enhancement of the Loch Street Entrance** will be included in this option and this will include the provision of a small social space at the lower level.
- Large, open spaces at the top of the tower will have **high levels of daylight and excellent views over the City**. It will be a pleasure to study, meet and have a coffee in such a space.
- This would be a **unique space** that the College could use to promote themselves locally and nationally.
- Out of hours **security** could potentially be an issue as building users would have to travel through the whole building prior to reaching this space. Therefore, this may preclude community use / renting out.

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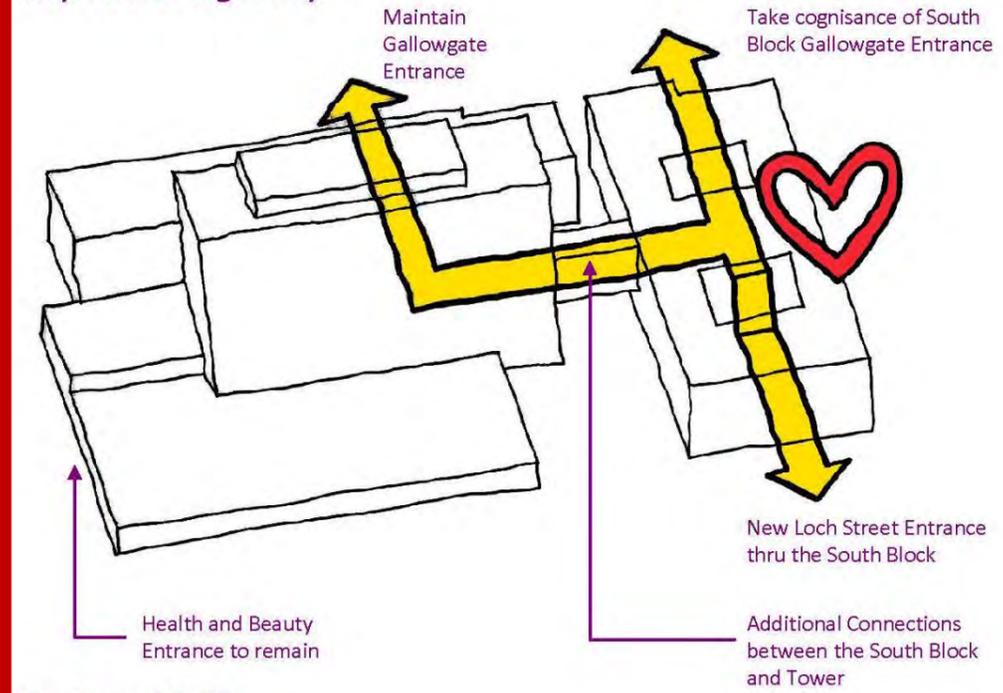
Option GE-01
 Maintain and reconfigure the Gallowgate Entrance

- Interestingly, the College **operates with a dual entrance** – students and staff entering off Loch Street, with a more formal reception foyer off Gallowgate.
- The **route from the Loch Street Entrance to the Gallowgate Entrance** requires to be considered. This route, currently across a service road, should avoid having to exit and then re-enter the building.
- This route should avoid having to go up a non-descript staircase.
- It should be investigated whether a **connection could be made on the upper level**, possible with an open staircase, directly between both entrances.
- Suggestions were to relocate the reception desk to provide a **permanent exhibition space**.
- It was noted that there used to be an assembly room in this location therefore there is a lot of 'wasted space' There appears to be an opportunity to **consolidate all Student Services** in this area.
- A project of this type should be **included in one of the larger, transformational projects**.
- Whilst it is acknowledged that this does lead to confusion and a lack of legibility, it does allow the Loch Street Entrance to be very much student focussed (anything goes!), while Gallowgate is business-like and professional – thus **catering for both sets of customers**.
- This should be viewed as an **opportunity** rather than a problem.

Option GS-05
 Sell the South Block

- **Consolidation** of the Gallowgate site and the re-development of Aitens and Clinterty could allow the South Block to be sold.
- Selling the building will **raise capital**.
- The **South Block is prominent** from both the approach to the City and also the Loch Street Entrance. If the South Block is sold the College will lose control of this approach / perception.
- The South Block is the **last remaining development opportunity** on the Gallowgate Site and selling this may mean that the College would have to consider alternative sites if they were ever to expand in the future.
- Access will be required to the South Block, therefore we assume **reduced car parking** as the land directly in front of the building will also be sold.
- It may not be possible to package the site off as a viable development due to its **proximity to the remaining college buildings**.

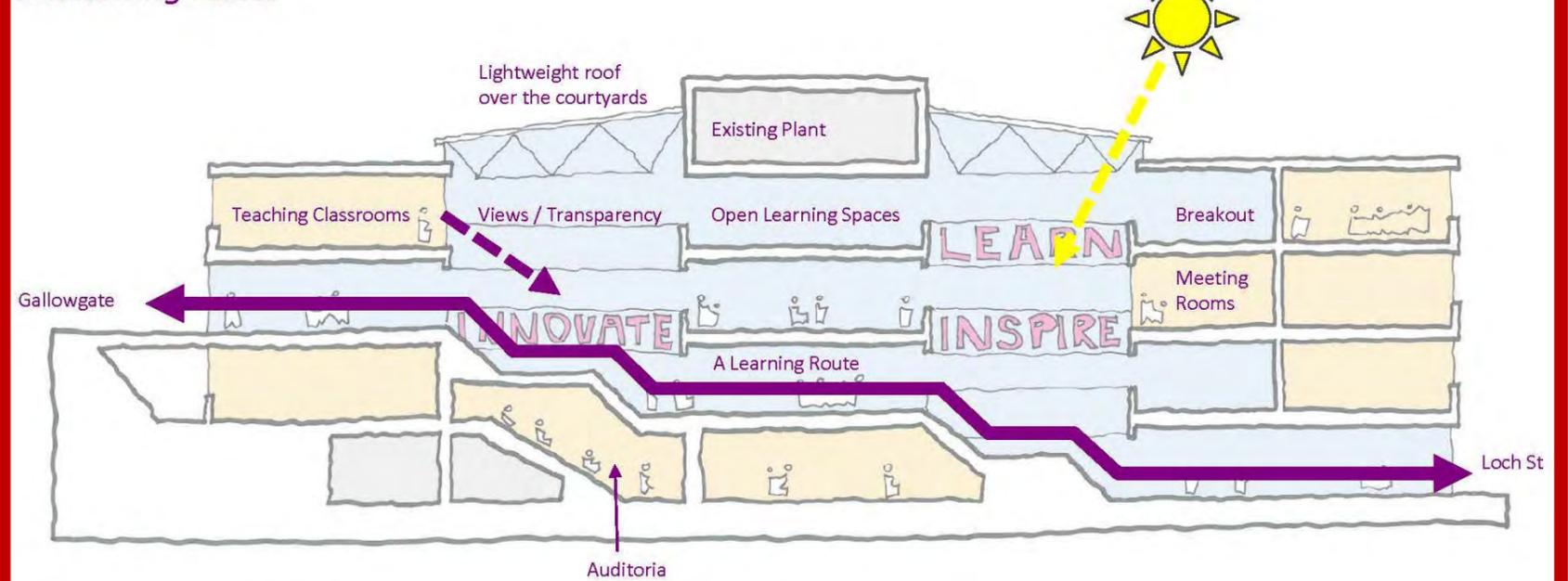
The Potential of the South Block
 Improved legibility



Option GE-01

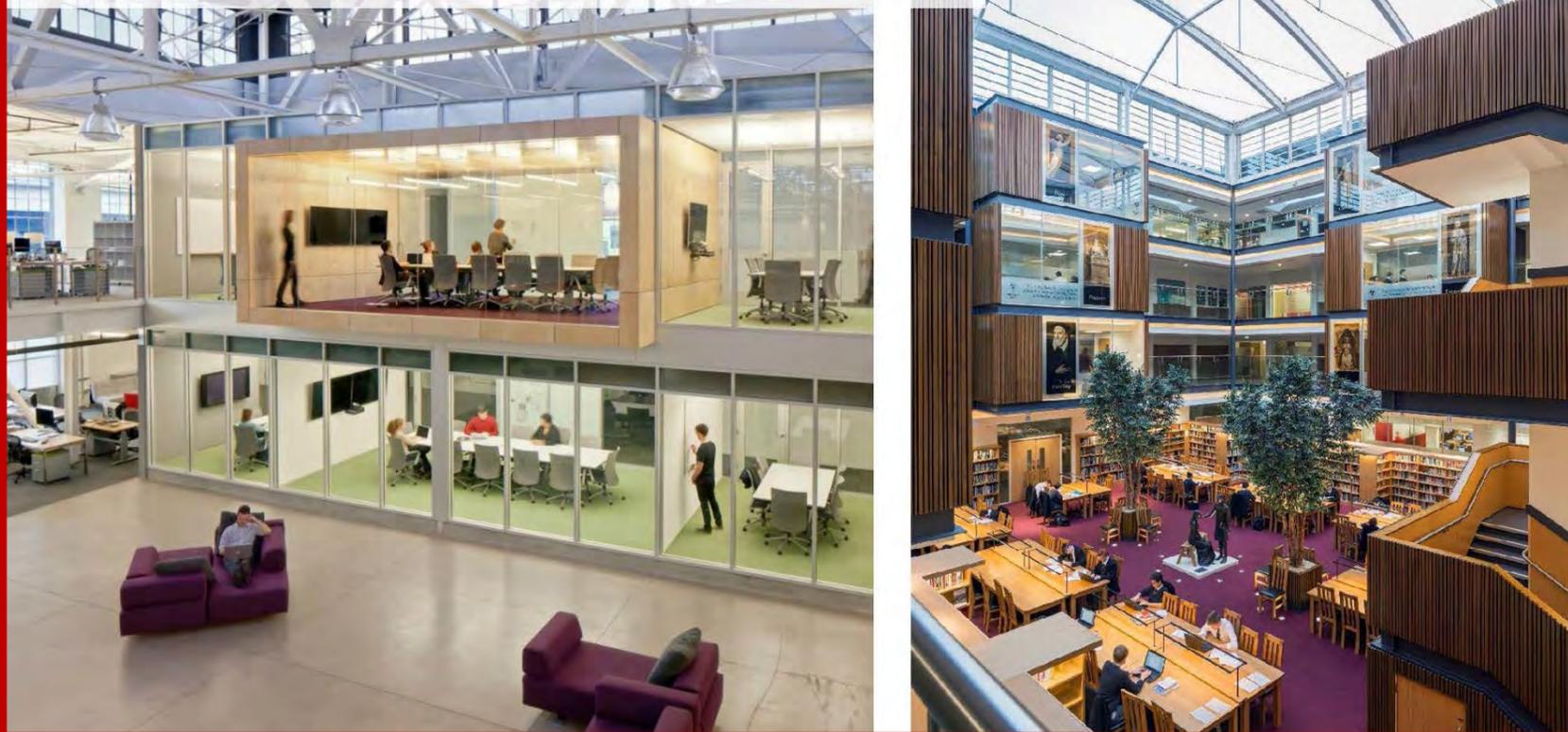
- Maintain the dual entrances.
- Gallowgate as Business like and Professional, Loch Street being more student focussed.
- Enhance and provide additional connections from the South Block into the Tower Block.
- Improve and simplify the Loch Street Entrance, possibly making a new Entrance through the South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

The Potential of the South Block
 A Learning Route

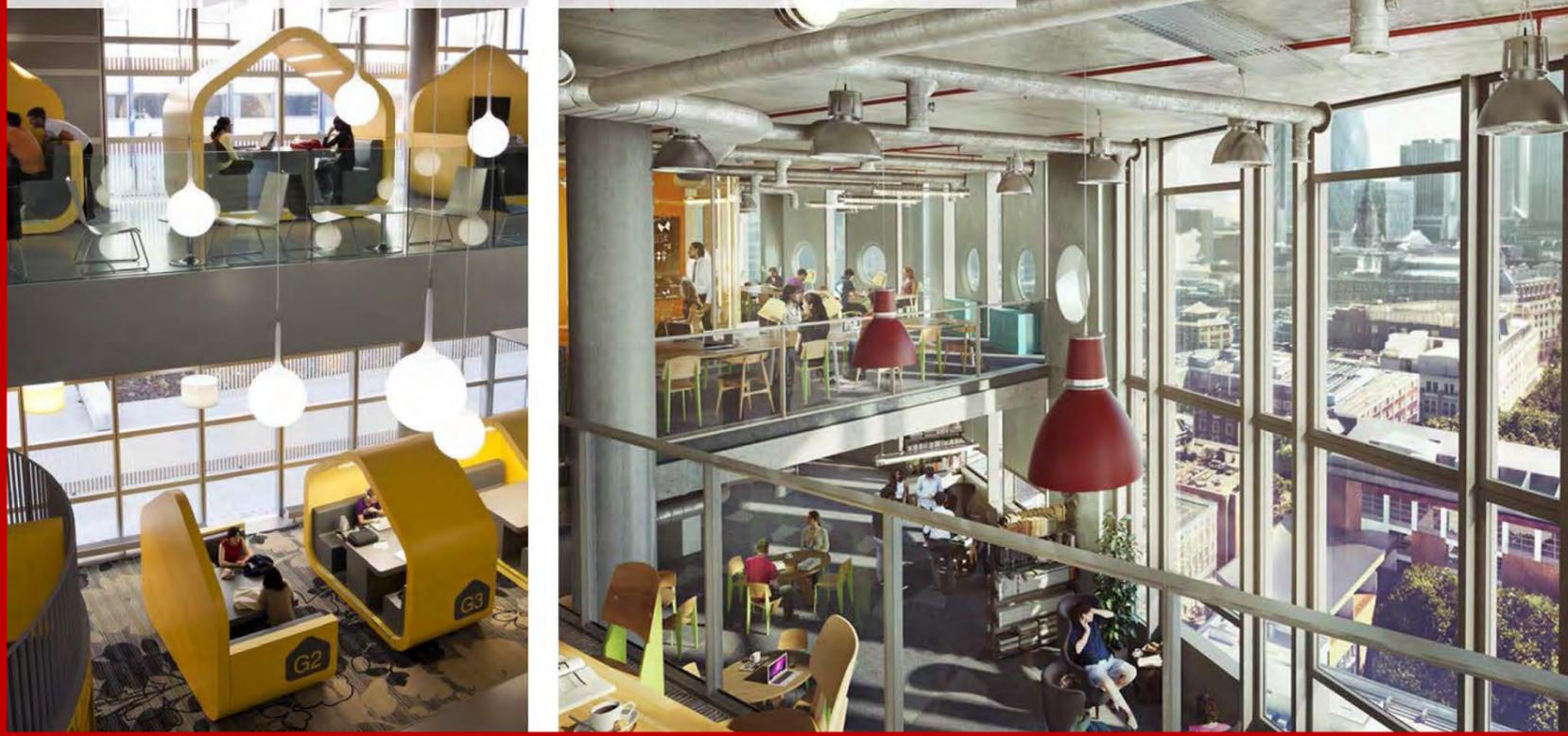


Section thru the South Block

What words would you associate with these Atrium Spaces



What words would you associate with these Learning Spaces



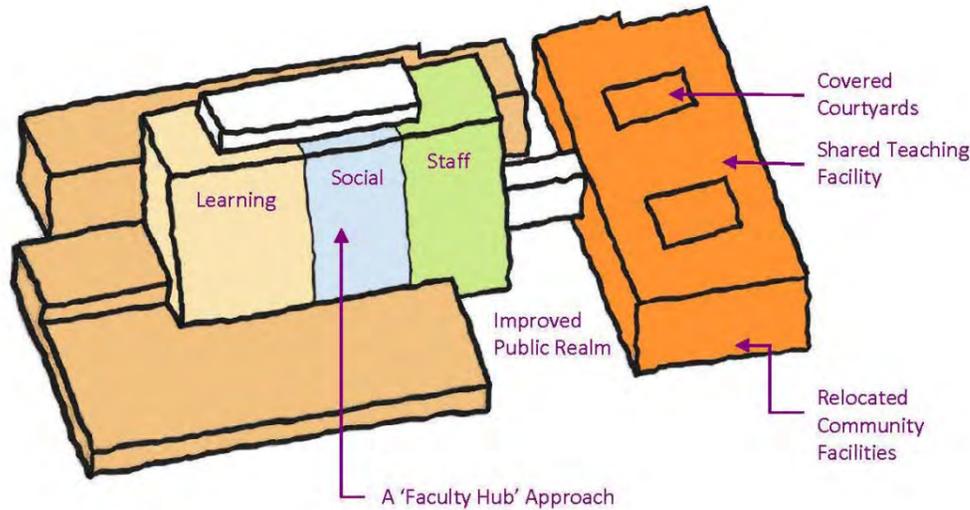
Options Workshop Feedback Gallowgate South Block

- The proposal for lightweight roofs covering the two courtyards was well received and the precedent images shown relating to this were thought to be exciting—they set a good atmosphere for learning and the type of space created is equivalent to a University.
- The proposal for teaching and breakout spaces overlooking the courtyard spaces with a high degree of transparency was well received as this brings a good degree of passive supervision and self-policing.
- NESCol liked the idea of relocating Community Facilities to the street, however noted that the College Restaurant should remain in its current location. The proposal for entrepreneurship space was particularly well received.
- NESCol noted that the an enhanced Student Services should be co-located to any new Open Learning Space created.
- NESCol queried whether the proposed roofs could be extended over the existing roof to create additional GIFA,

Gallowgate Tower Block

- NESCol felt that moving Social Space to the top floor would be difficult to manage as the lifts are already extremely congested. Suggestions to overcome this were lifts placed externally on the tower block.
- The Loch Street Entrance (Dino's) is considered by the Building Users to be a comfortable, busy, successful space even though it has some very obvious drawbacks.

The South Block as a Teaching Facility
 Shared between the College and the Universities



Option GS-09, GT-01

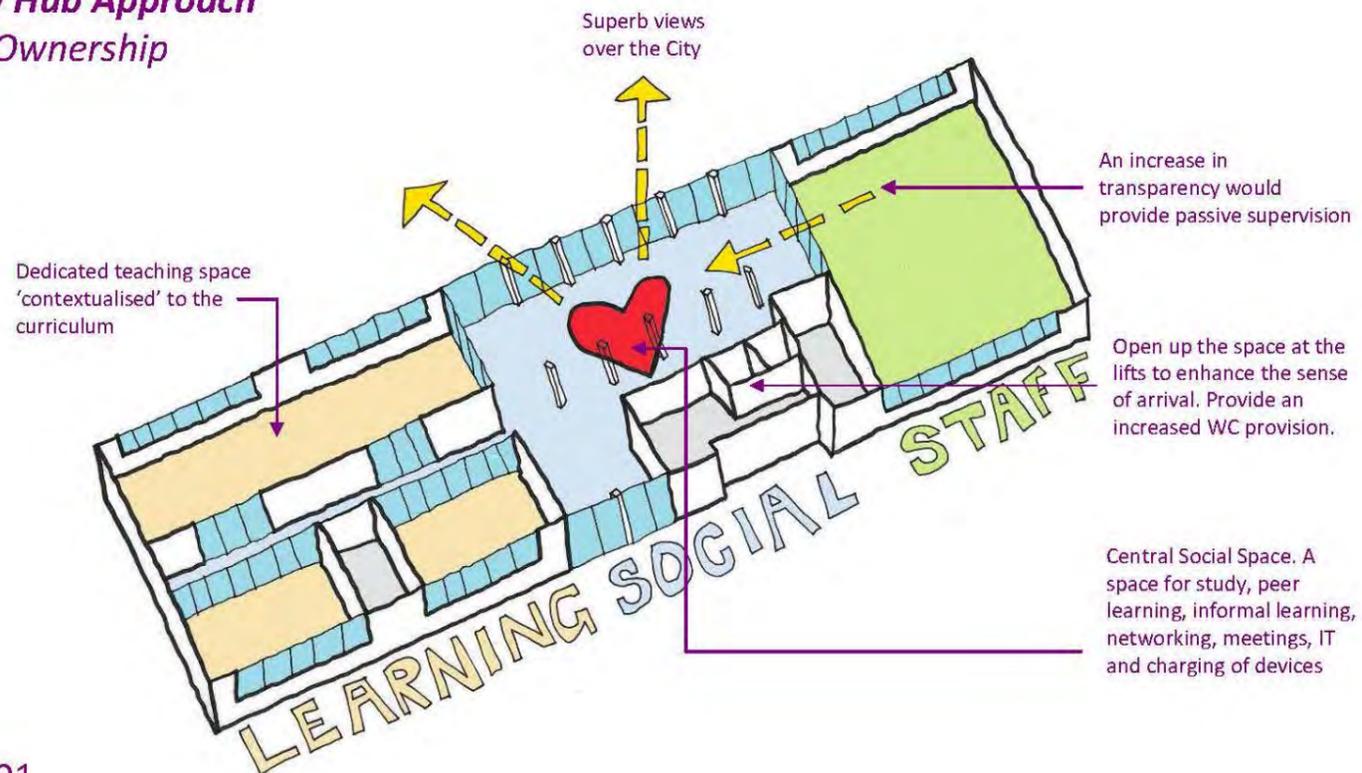
The South Block

- Create large General Classrooms / Seminar rooms overlooking central social / breakout space in the covered courtyards.
- Shared facilities with the Universities further strengthening links with Higher Education.
- Could include Conference space

The Tower Block

- Each floor comprises a 'home base', staff office and dedicated teaching space.

The Faculty Hub Approach
 A Sense of Ownership



Option GT-01

Option GT-01

Faculty Hubs that 'engender a sense of belonging' on each floor

- There was a lot of enthusiasm for a **faculty hub approach** as suggested by the Head of the Business School, each floor would comprise a 'home base', staff office and dedicated teaching space – with the staff being associated with the adjacent teaching, as far as possible. A similar device has been used at West College Scotland (formerly James Watt College, Greenock) where the college has created open learning hubs on each floor of their tower.
- The Home Base could be **'contextualised' to the curriculum** and would engender a 'sense of belonging' for the Students and this is something that the Business School finds particularly difficult as they are interspersed throughout the College.
- This Home Base would be a **small social space** for study, peer learning, informal learning, networking, meetings, IT and charging of devices.
- There was a suggestion that the Social Space should be at the lifts and that this area should be **opened up**, rather than arriving at a brick wall.
- This is an interesting approach to the tower block. Each floor could be set up the same, with the **departments then taking ownership** through decoration, furniture layout etc. Interestingly, it is the opposite approach from that discussed at one of the afternoon workshops in Fraserburgh though.
- The proximity of staff offices and an **increase in transparency** would provide passive supervision and thus reduce problems with Student Discipline.
- The perception of the Gallowgate Campus is that it currently **lacks a large, social space** – 'a heart'. This approach will not provide such a space.
- This approach **may not achieve the utilisation targets** that are now required by Further Education Colleges as it will be too siloed.

Option GT-02

Zoned building stacked vertically

- The tower could be refurbished into a series of **zones**:
 - Large, Open Plan, Social Spaces on the lower floors.
 - Collaborative staff floor plates on the intermediate floors.
 - More traditional teaching classrooms on the upper floors.
- This project would include the **enhancement of the Loch Street Entrance** and an **improved legibility / navigation** of the lower floors.
- Generally a series of large open plan floor plates would be provided.
- Consolidation of the Gallowgate Campus could allow the **South Block to be sold** thus providing Capital.
- A wholesale refurbishment such as this would require a **substantial decant** which could be costly and also impact on student and staff satisfaction during the period of the work.
- This option **disconnects staff and students** and therefore reduces passive supervision and misbehaviour could increase. The College needs to consider their stance on such an approach.
- The staff present at the consultation had very different views on centralised or integrated staff offices and this option **could be contentious**.

What words would you associate with this Faculty Hub Approach



- There is a disconnect between the lower ground floor (Dino's) and ground floor (Library) and it was queried whether these floors could these be physically connected and the quality of each space enhanced by knocking out part of a floor?
- The proposal to mix staff and teaching throughout the Tower Block, the 'Faculty Hub' approach, was well received, however not on every floor as there is a fear this could introduce inflexibility.
- Alternatively, this approach could be interspersed at intervals throughout the building depending on which subjects are best suited to this approach.
- The positives of the 'Faculty Hub' approach (passive supervision, sense of ownership) could outweigh the negatives (inflexibility) and it was noted by NESCoI that there should be degrees of transparency / openness in this approach and there should always be space provided for sensitive conversations.

Gallowgate Preferred Option

Yes

- South Block as a Learning Resource Centre with Student Services and Social Space
- Lower Level of the South Block for a bakery, gym, exhibition space, business start up
- High quality conference space included
- University facilities in the South Block
- Entrance off Loch Street and into the South Block

No

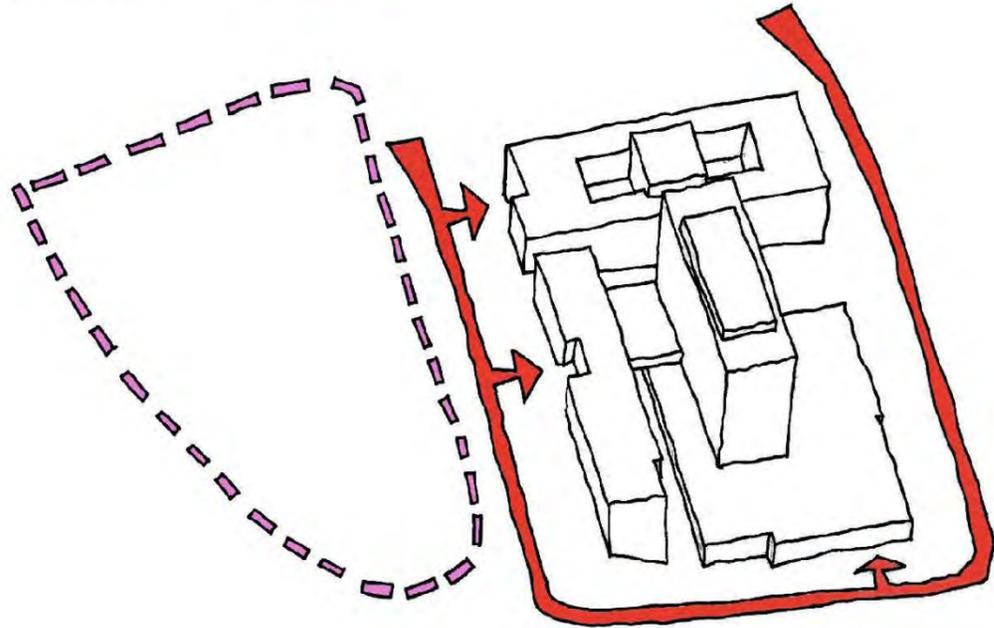
- Staff workrooms consolidated in the South Block
- ASET located on the Gallowgate Campus
- Sell or demolish the South Block

What words would you associate with this Social / Learning Space



2

Improving the Public Realm
Relocate the Car Parking



Option G-01

- Is there a suitable adjacent / nearby site that could be purchased?
- This could allow on site car parking spaces to be re-located and this improve the public realm.
- This could provide the opportunity for additional car parking spaces.

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.
- *What are your thoughts on this public space?*

Option G-01
Mirror the Campus

- **Re-focus the campus** on the existing Gallowgate Entrances for both the East Block (existing main entrance) and South Block.
- The aerial view of the campus appears to suggest **these were the original entrances** to the buildings, rather than the Loch Street Entrance.
- Consideration / Investigation to be given to **purchasing the adjacent housing site** directly opposite the College and this could then be redeveloped for car parking / future development.
- This is 1960's housing stock and the council may be considering **future redevelopment** of this site.
- This would provide much needed **additional car parking** for the Gallowgate Campus.
- This would provide the opportunity to **improve the legibility** of the buildings by utilising the original entrances properly
- This still **maintains the dual entrance approach** which is viewed as a positive by the College.
- **Increased capital cost** as the council **may inflate the price of the housing site**.
- The **main footfall will continue to be from the City Centre**, therefore it may be difficult to stop building users using the Loch Street 'back door'.

Option GS-06
Partially demolish the South Block

- On further design development it may become apparent that it is **not necessary to re-develop the whole of the south block**, circa 9000m², therefore it could be partially demolished.
- This would then allow an **enhanced public realm** project to the Loch Street Entrance of the site, whilst also **retaining a future development site** if so required.
- Opportunity for a **quality civic space**
- **Negative public opinion** if the building is partially demolished and then a new building takes its place in the near future.
- The Planning authority is liable to seek some assurances that any **vacated site will be developed upon in the short to medium term**. They are unlikely to support temporary façade treatments or fallow ground – although the negative visual impact that these would have is likely to be unpalatable to the college itself.

Option GE-02
An Internal Street

- **Roof over the service road** to create an Internal Street linking the Gallowgate entrance and Loch Street entrance.
- This could potentially **improve the legibility and navigation of the lower floors**.
- On a site assessment this option looks **overly onerous and disruptive** with regard existing fire tender and service access and access to the Plant Room and Switch Room.
- This option would need to be **further assessed against fire compartmentation / spread of flame** to the Tower Block floors above.

Option GS-07

Demolish the South Block and replace with a car park

- On further design development it may become apparent that it is **not necessary to re-develop the whole of the south block**, circa 9000m², therefore it could be partially demolished.
- It was noted at the Stakeholder Consultation Day that there is **currently inadequate car parking on the Gallowgate site** and there were suggestions to rent out car parking space in the adjacent shopping centre.
- Consultation Returns also suggested **Park and Ride** - buying land outside the City and running buses into the Centre to alleviate parking issues.
- A car park, **on grade or multi-storey**, could be placed on the South Block site.
- Whilst the above **option is unlikely to gain traction** consideration does need to be taken of the parking situation on the Gallowgate site.
- A green travel plan should be undertaken to try and **identify alternative solutions** rather than just provide additional spaces.
- This type of development would reflect extremely badly on the college as it is **unsustainable**.
- Aberdeen City Council would likely **reject** the Planning Permission for such a project.
- Due to the geographical spread of the staff and students, having **only one park and ride facility may not be suitable** – thus increased capital and operational cost to provide a number of strategically located park and ride facilities.

Option GS-08

Demolish the South Block to provide public realm / growing space

- **Consolidation** of the Gallowgate site and the re-development of Aitens and Clinterty could allow the South Block to be demolished.
- This would then allow an **enhanced public realm** project to the Loch Street Entrance of the site and potentially the space for **greenhouses / growing spaces / gardens** that could be maintained with staff and students and also provide produce for the catering Restaurant, for example.
- This would continue to be a **future development site** if so required.
- Realistically, this type of project is more of a **temporary nature** prior to a new build development being undertaken on the site, and there are examples of previous such projects being successful for educational establishments.
- Opportunity for a **quality civic space and positive publicity**
- The project would, most likely, **not be economically viable** for the College.
- Building on the landscaped site at a point in the future may prove **highly sensitive** and garner resistance / bad publicity

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.
- *What are your thoughts on unified external branding and public art?*

Options Workshop Feedback Gallowgate Public Realm

- *It was acknowledged that the Gallowgate Campus has an issue with car parking. NESCol noted that there will always be a requirement for car parking, however this should not be increased and it should be investigated how much it can be reduced by.*
- *NESCol require to consider their holistic approach to travel and this should be in the form of a Green Travel Plan. For example, car parking space precedence could be given to multi-occupancy cars (car sharing).*
- *A survey should be undertaken to ascertain the Staff and Student's current methods of travel.*
- *NESCol noted that they would investigate a Park and Ride Solution at Pittodrie Stadium car park with shuttle bus provision.*

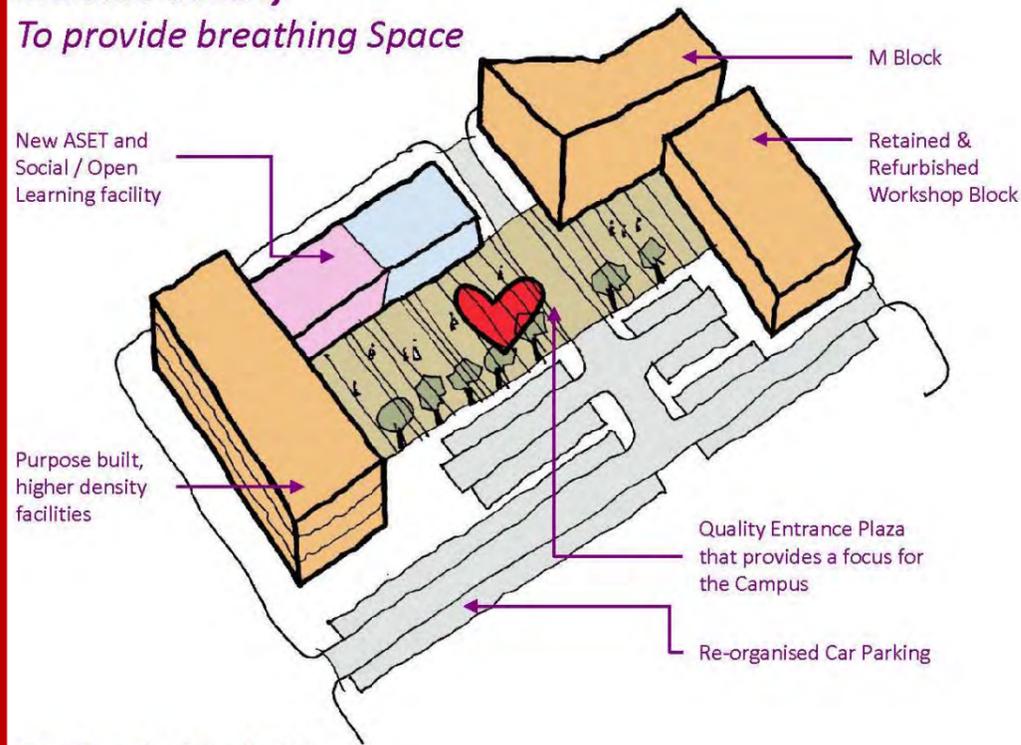
Public Realm Preferred Option

Yes

- *Improve Public Realm at Loch Street (but not to the detriment of parking)*
- *Improve Public Realm at Gallowgate (but consider levels and orientation)*
- *Public Art as a Campus Boundary*
- *A unified approach to external boundary treatment in order to strengthen the Colleges identity.*

3

Increase density
To provide breathing Space



Option A-01, A-02

- The majority of the workshops are in need of upgrading.
- Therefore, take this opportunity to consolidate and provide new build facilities.
- Increase density by building over 2/3 storeys.
- This approach will reduce the amount of buildings on site thus providing public realm space, increased car parking and future development sites.
- Locate all ASET facilities here in a new purpose – built facility.

3.0 Altens

Option A-01
Increase density to provide breathing space

- The workshops blocks (B, C, D and E) are **currently 1 storey portal framed buildings**.
- These buildings are generally **in need of maintenance and upgrading** to improve, for example, thermal efficiency.
- There is opportunity provide new build facilities in place of these workshops and these **facilities could be consolidated and density / utilisation increased** by building over 2/3 storeys.
- This approach will **reduce the amount of buildings on site** thus providing additional land for either public realm, car parking or a future development site.
- **‘Moving’ the buildings to the side** will give the campus much needed breathing space, with the opportunity for a future-proofed site masterplan that provides public realm, improves legibility and maintains car parking whilst allowing the opportunity for the campus to expand in the future.
- This masterplan also provides the opportunity to **address current issues** of staff isolation, students not mixing and poor dining facilities. There could be a purpose built dining facility that is not affiliated to any course.
- **Purpose-built new build facilities** that can be tailored to best suit the required function rather than trying to adapt existing buildings.
- Purpose-built new build facilities to current Technical Standards would provide **enhanced thermal efficiency and air tightness** thus reducing operational and future maintenance costs.
- A consolidation and resulting reduction of building stock will **reduce operational and maintenance costs**.
- A review of site utilisation and subsequent consolidation could provide the opportunity to **close the Clinterty site** by relocating all ASET to Altens.
- When Engineering Staff were queried on this they saw no issue with the practicality of this option provided a suitable strategy for service / deliveries was considered fully during design development.

- A suitable decant strategy would need to be developed and this may require **leasing temporary premises** for a portion of the existing accommodation during the course of the works.
- It is our understanding that the **Oil Rig facility is relatively new** therefore there may not be the appetite for the College to relocate this.

Option A-02
Locate all ASET facilities here by providing a high specification new build facility

- Much like the option above a **review of utilisation and subsequent consolidation** could provide the opportunity to close the Clinterty site by relocating all ASET to Altens.
- This could be in the form of purpose built new build facilities on the site of the A Block (currently ASET) over 2/3 storeys thus providing **high quality teaching and conference space** directly adjacent to the Oil Rig facility in Block C.
- The relocation from ASET to Altens would **remove the need for travel** between the two centres thus impacting positively on the Colleges Green Travel Plan.
- There would be a **clear distinction between the Students and Industry** – the College and ASET. Therefore a higher specification space could be created more akin to a commercial type environment.
- This option then allows the **Clinterty site to be sold**, thus providing capital and reducing ongoing maintenance and operational costs.

Improving the Public Realm



- ‘Moving’ the buildings to the side will give the campus much needed breathing space, with the opportunity for a future-proofed site masterplan that provides public realm.
- Public realm that will provide a central approach to each of the buildings on campus.
- Public realm that will provide the opportunity for staff and students to interact.
- *What are your thoughts on this public space?*

- These facilities could be **utilised by local businesses and institutions** thus providing an additional revenue stream for the college.
- This option places a **greater emphasis on ASET** and it was noted at the Consultation Day that ASET was important to the College and much more can be made of it.
- This re-location could place **further pressure on the car parking** currently on site.
- There is **no suitable location at Altens for ASET residential accommodation** and the additional revenue stream that this brings.

Option A-03

Internal interventions to co-locate staff and workshops.

- Decant the staff and general teaching in the F block and relocate within the refurbished workshop blocks to create a **combined workshop, staff and teaching environment**.
- This could bring **efficiencies and benefits** of co-location, passive overlooking.
- This could also include a small **social hub** for study, peer learning, informal learning, networking, meetings, IT and charging of devices.
- The workshops are large spaces that appear to be able to accommodate interventions at either high level or the perimeter, indeed this is **happening in an informal manner already**.
- These internal reconfigurations do not preclude the need for an **upgrade of the external fabric**.
- This approach that could foster a **collaborative approach** between staff and students.
- Architecturally, the interventions could be very exciting creating a **variety of teaching and learning spaces** that overlook the main workshops.
- The consolidation of the workshops would free up the **F Block site as a future development site** in the long term. In the short term it could provide much needed public realm space or additional car parking.
- This option could be **considered minimal intervention** as it will respect the existing workshop layouts and look to utilise the existing structure as far as possible.
- A suitable decant strategy would need to be developed and this may require **leasing temporary premises** for a portion of the existing accommodation during the course of the works.
- Health and Safety restrictions may preclude such close adjacencies to the specialist workshop areas.

Option A-04

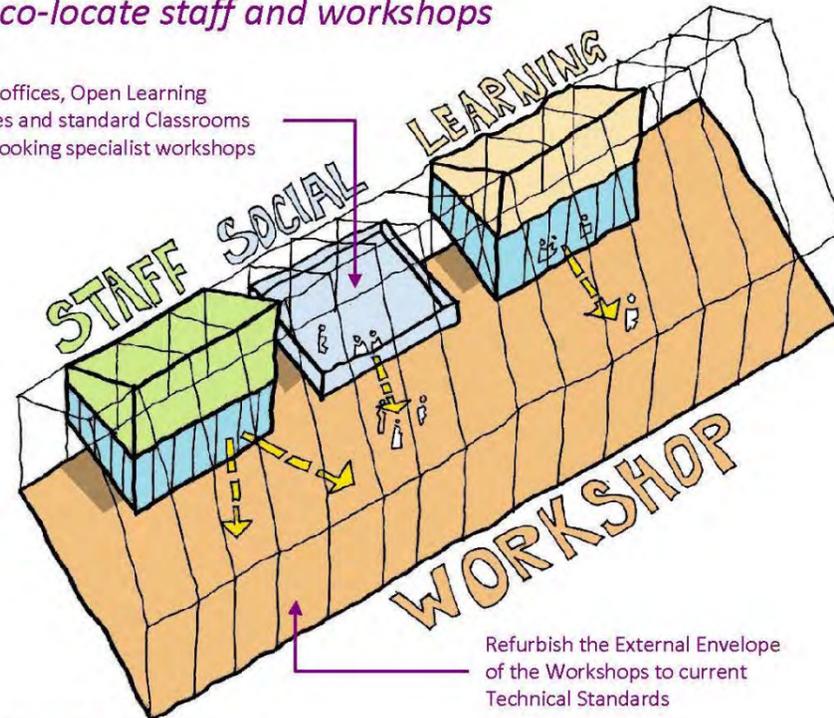
Build over the Car Park to provide public realm between the existing buildings

- The campus at Altens is arranged around two parking courtyards with **no external public realm**.
- Therefore the **pedestrian connections between the buildings are poor** and a barrier towards staff and students mixing together in what shared facilities are available on Campus.
- Poor public transport links and an identified pressure on existing car parking spaces mean that a **reduction in car parking spaces may not be suitable**.
- Therefore, an option would be to build a deck over the car park in order to provide much needed public realm space - Enhancing routes between the buildings and engendering a proper College Campus feel by providing external places to sit, have lunch, play sport.
- This would be an **innovative approach** to dealing with a common problem for industrial estate locations. Therefore, the public perception and marketability would be very favourable.

Internal Interventions

To co-locate staff and workshops

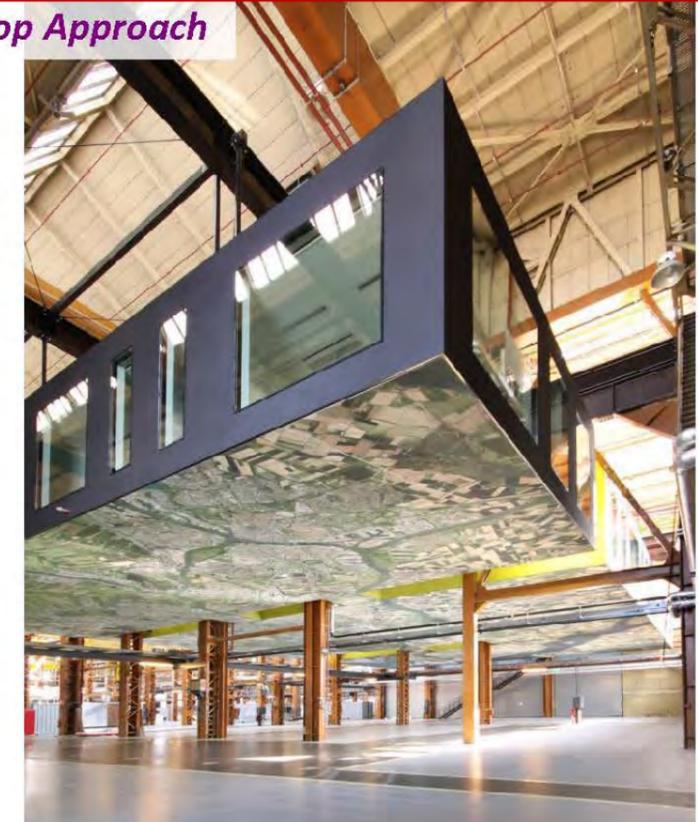
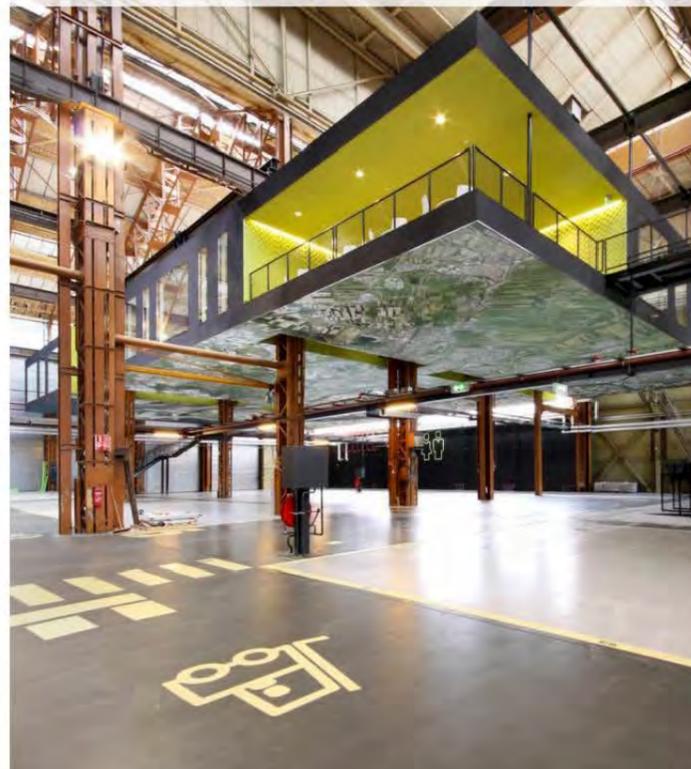
Staff offices, Open Learning spaces and standard Classrooms overlooking specialist workshops



Option A-03

- Refurbish the workshops to current Technical Standards to provide enhanced thermal efficiency and air tightness thus reducing operational and future maintenance costs.
- Refurbish the workshops blocks to create a combined workshop, staff and teaching environment which includes a social hub.
- This brings efficiencies and benefits of co-location and passive supervision.
- This increases density and creates development site.

What words would you associate with this Workshop Approach



- The access to all of the existing buildings is currently at ground level and **access will require to be maintained.**
- **A Delivery and Service route** would need to be maintained directly adjacent to the existing buildings.
- Whilst being a seductive idea the reality would not be practical. There are **accessibility and access issues** that would counteract the benefit of the public realm created.

Options Workshop Feedback Altens

- NESCol expressed a desire for new build rather than refurbishment at this campus and this needs to take cognisance of phasing due to the specialist nature of the facilities involved.
- The D and E blocks are acknowledged to be a barrier to campus development and amenity potential.
- There are currently 3 access roads into the site and this could be reduced in order to provide development space.
- Car parking at Altens is crucial due to poor public transport links. Car Parking phasing needs to be considered at all times.
- The College has an aspiration to create a quality teaching environment at ASET.

Altens Preferred Option

Yes

- New build rather than refurbishment
- Co-location of workshops, staff offices, teaching and social spaces.

Options

- ASET retained
- ASET relocated to Clinterty

Options Workshop Feedback Clinterty

- There is currently a new scaffold centre under construction at Clinterty and this has a five year funding stream.
- NESCol noted that there may be the opportunity to release some land for sale whilst maintaining a presence on this site.
- There is a clarity in having ASET at Clinterty - a clear distinction between student delivery and industry engagement.
- The ASET Board of Management want to be located at Clinterty.
- ASET is currently a significant part of Altens and a relocation to Clinterty would provide space / decant opportunities to start the re-development of Altens.
- NESCol suggested the possibility of re-locating the Oil Rig facility to Clinterty and this was not considered to be an issue.

Clinterty Preferred Option

Yes

- Locate ASET here, including residential accommodation.
- Identify surplus land that could be sold

No

- Sell the whole site
- Return to an Agricultural College

4.0 Clinterty

Option C-01

Locate ASET here, including residential accommodation

- Provide a dedicated ASET training Academy on this site as it is **well connected for the Airport, City and City Bypass.**
- This will include **residential facilities** for the fee-paying attendees.
- It is assumed that the **Oil Rig facility will remain at Altens** with students being taken to and from Altens.
- The **site has an excellent outlook** and has the potential to be a professional place to study provided the buildings are of a high quality.
- **Refurbishment of the existing building is not a suitable** option therefore new build is required.
- Facilities at Gallowgate and Altens could be consolidated to subsume ASET, therefore the retention of this site could be construed as an **unnecessary operational and maintenance burden.**
- This will be a **large investment** for a facility that will not be used by the majority of the staff and students and the College need to consider their approach to this, particularly with regard the recent decline in the Oil and Gas Industry.

Option C-02

Sell the site

- Consolidation of either Gallowgate or Altens will allow for the **relocation** of ASET.
- The site could be **sold and income generated.**
- An operational and maintenance **burden is removed.**
- The need for **additional car journeys is removed.**
- It may prove difficult to sell the site as it has recently been **re-designated as educational** land, whilst the surrounding land is primarily agricultural.

Option C-03

Horticulture / growing / greenhouses / allotments

- These subjects are **increasingly common** in popular culture.
- The **rural location** of this site could be an ideal for such a husbandry facility (we believe Clinterty previously was an Agricultural College prior to ASET).
- There is the opportunity for **close collaboration between existing Departments** such as catering, hospitality and food science.
- The site **does not appear to be well served by public transport** and therefore this may preclude students who do not have their own transport from attending the site.

5.0 Fraserburgh

Option F-01

Provide additional formal teaching spaces by re-visiting the atrium

- The general consensus is that the atrium at Fraserburgh is considered to have made a **positive contribution to the College.**
- However, it was noted that the building **lacks 'formal spaces'** and would benefit from a dedicated lecture theatre and additional classrooms.

- The '700'rooms adjacent to the Fraserburgh atrium were noted to be difficult to teach in and an option would be to **formalise these spaces**.
- Whilst the open plan workspace is generally a success, although thought to be overcrowded, there is a concern that there is **no place to have private conversations**.
- Suitable space should be **identified for private meeting / breakout spaces**.
- **The Shock of the New** - there is a danger that spaces are converted to what they were previously rather than an attempt to embrace the benefits of new ways of teaching.

6.0 Peterhead

Option P-01 Student Residences

- Whilst Student Residences are not seen as being suitable for either Aberdeen or Fraserburgh Consultee's did consider there might be a market for **residential accommodation to serve the maritime college**.
- The **site is large enough** to accommodate such a facility.
- **The outlook from the site is very good**, overlooking the bay, and this will be a Unique Selling Point in marketing this project.
- If the College was to fund and build this themselves an **additional revenue stream would be created**. However, external operators can also fund and manage such a facility.
- **No long term market**.

7.0 Satellite Campuses

Option SC-01 The Learning Bus

- Attendees at the Consultation Day suggested that a Further Education College also has the responsibility to socially educate the students and therefore should **always be a presence in outlying communities**.
- An agreement on how this is best delivered was **harder to get a consensus on**, with some stating that being co-located with Schools in a Community Campus was a good thing, whilst others felt this was a loss of identity.
- Much like the Highlands and Island Travelling Cinema or Mobile Bank, there is an opportunity for a **Travelling Classroom rather than static facilities**.
- Travelling Classrooms would be **innovative, original and well-branded**. They would also be mobile (obviously), agile and re-active.
- A fleet of such vehicles would have the ability to reach many locations within the North East region thus being inclusive and providing **face to face contact to a wide demographic of the population**.

8.0 Gordon Centre & Balgownie

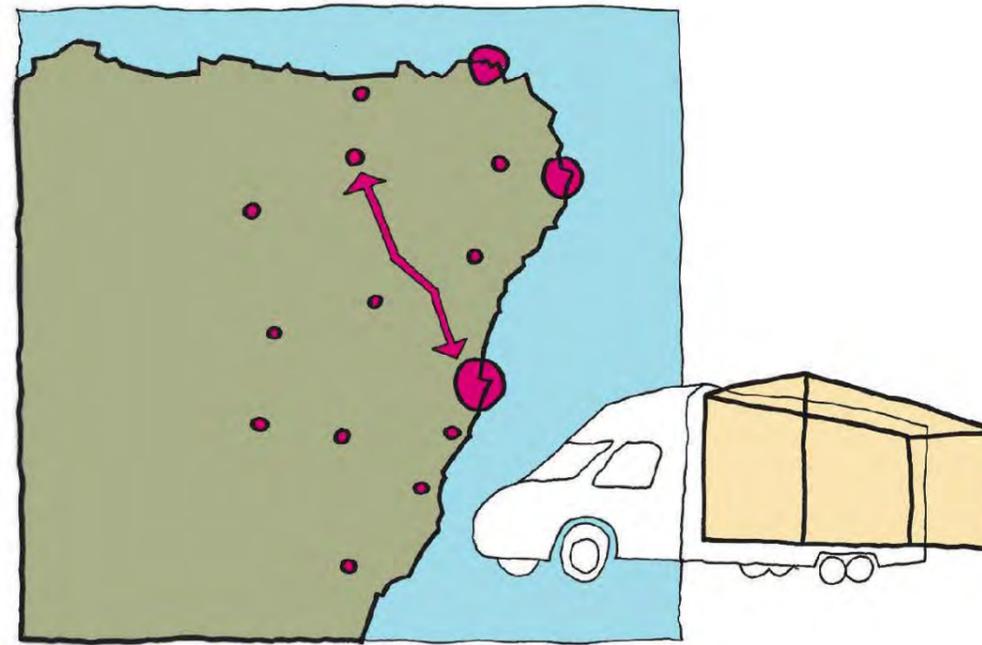
Gordon Centre

- This is currently held as decant accommodation.
- In the longer term the site will be sold to realise funding for future estate changes.

Balgownie

- SFC have granted permission to sell the site and to keep the proceeds of the sale to use towards the remainder of the estate. This sale has not concluded but is in the process.

Satellite Campuses The Learning Bus



Option SC-01

- Consultation returns suggest that there should always be a presence in the outlying communities.
- There is an opportunity for a travelling classroom rather than static facilities.
- Innovative, original and well-branded.
- Mobile, agile and re-active.
- Inclusive and providing the opportunity for face to face contact to a wide demographic of the population.

Fraserburgh Preferred Option

- *Accommodate a flexible Lecture Theatre within the main atrium.*
- *Provide local interventions for individual / group study.*
- *Release the additional land to the North of the Campus for re-development.*

Peterhead Preferred Option

- *Provide an allowance for an external fabric upgrade in order to ensure the building is wind and water-tight.*
- *Student Residences will not be provided here or any other campus. If Student Residences were to be provided in the future this would be by an external provider.*

Satellite Campuses Preferred Option

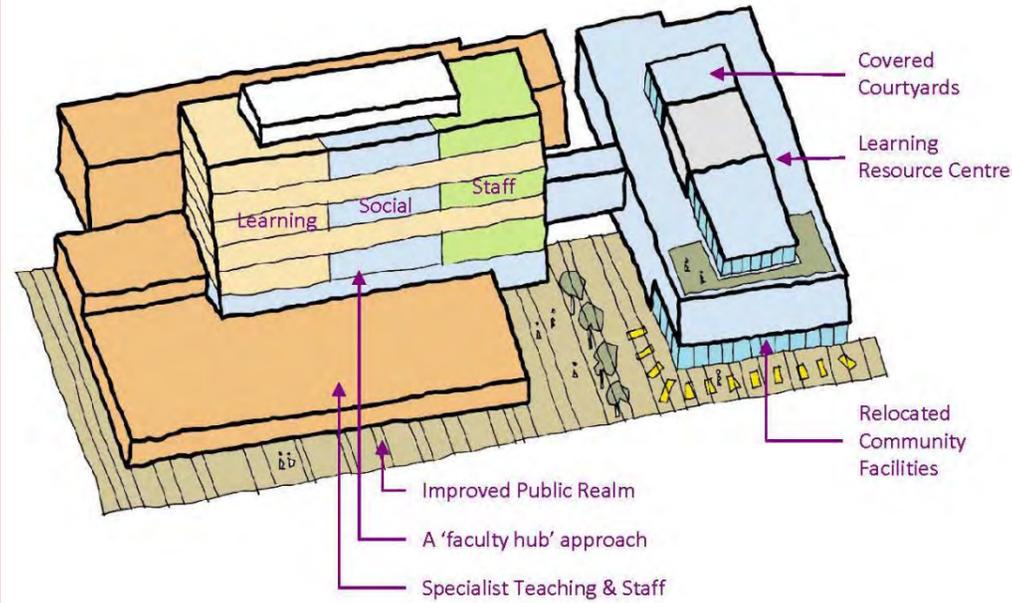
- *The Learning Bus is not an option*
- *Currently the College lease Centres, however statistical evidence suggests there is a relatively low demand for these leased centres.*
- *It is the Colleges strategy to reduce their expenditure in these areas whilst still providing a teaching service.*
- *Discussions are ongoing with Aberdeen City Council to try and get them to provide facilities in centralised hubs to teach in outlying areas such as partnerships with Schools. Locations suggested by NESCol were Mintlaw and Turriff.*

9

9.1

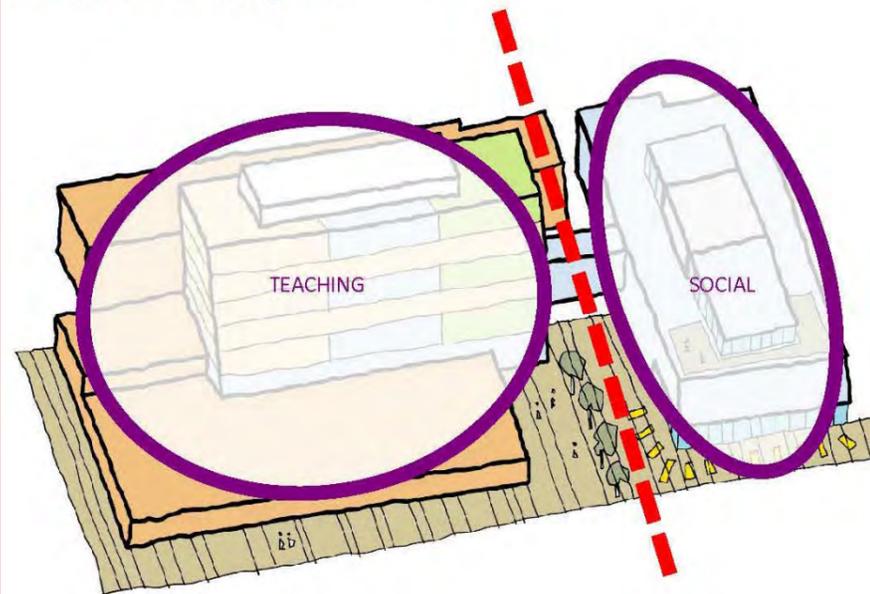
Gallowgate Preferred Option

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



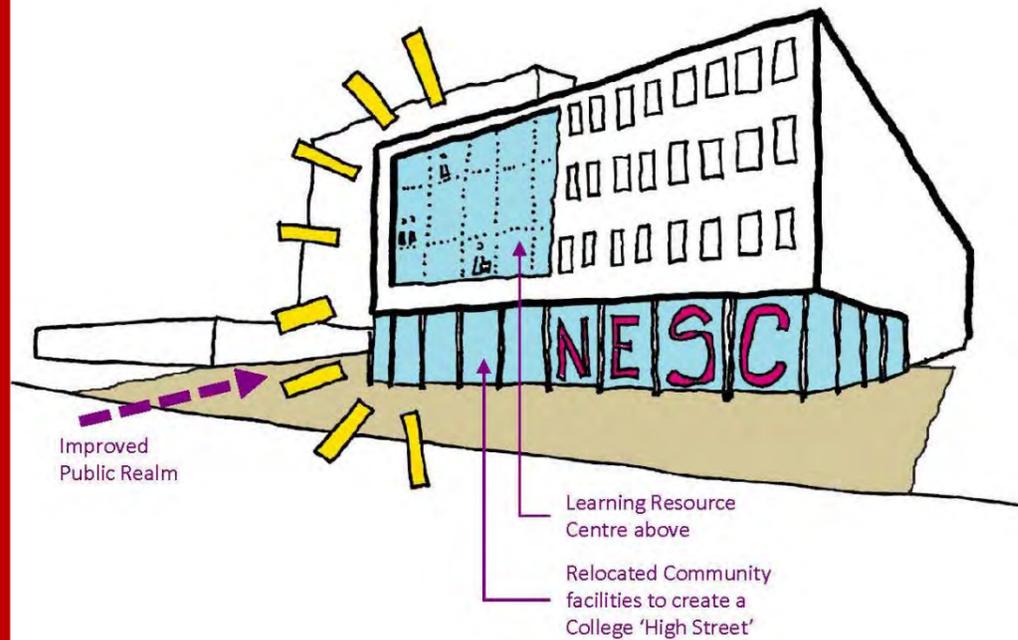
- Refurbish the South Block, retain the structure and cover over the courtyards.
- A mix of open plan learning space and classrooms in the South Block centred around the courtyards.
- Consolidated Student Services Hub co-located in South Block.
- Provision for shared University / Conference facilities.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

Gallowgate Option - The South Block as a College Heart
An effective diagram



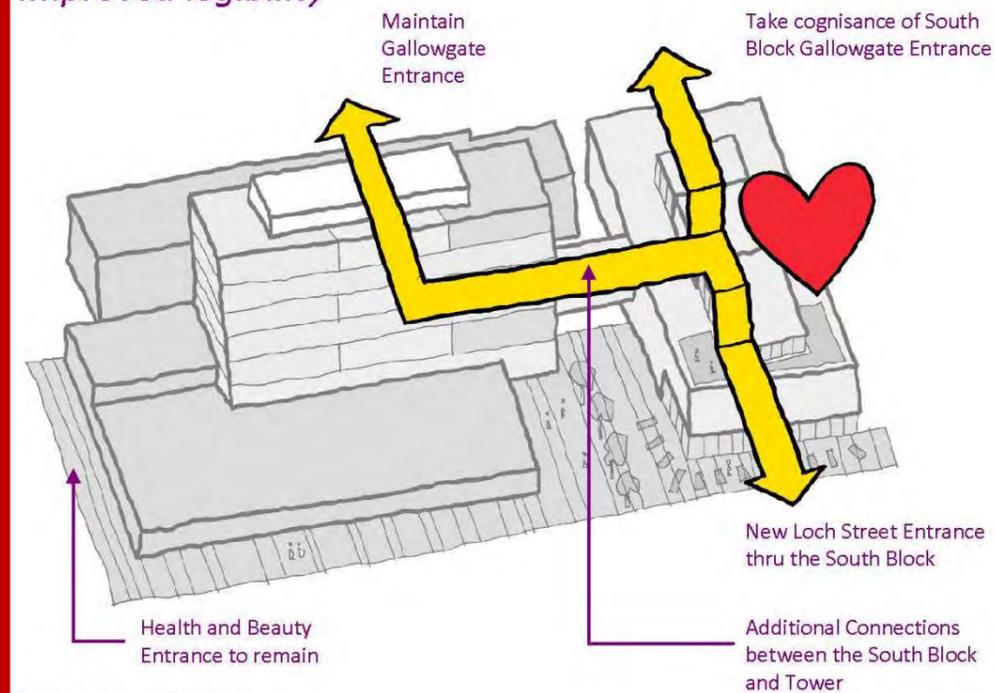
- An effective diagram that physically splits the teaching from the Social Space.
- An effective diagram that allows the Tower Block to be secured whilst the South Block is being used for extra-curricular activities.

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
Improved legibility



- 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.

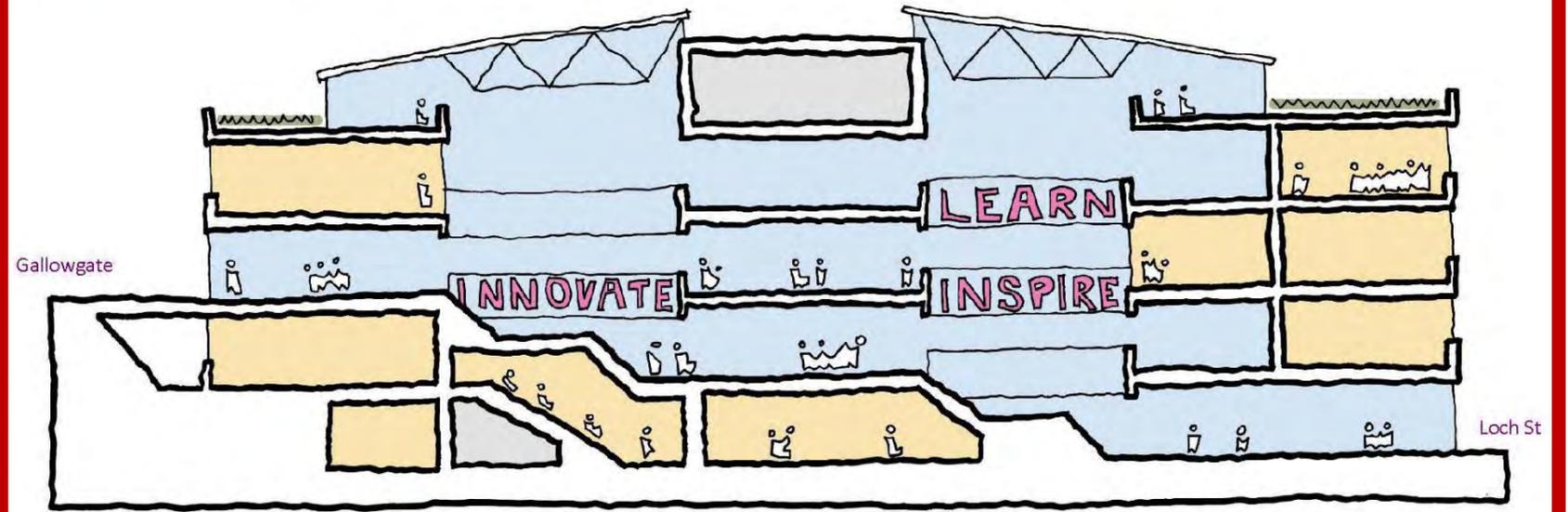
Option GE-01

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9.1

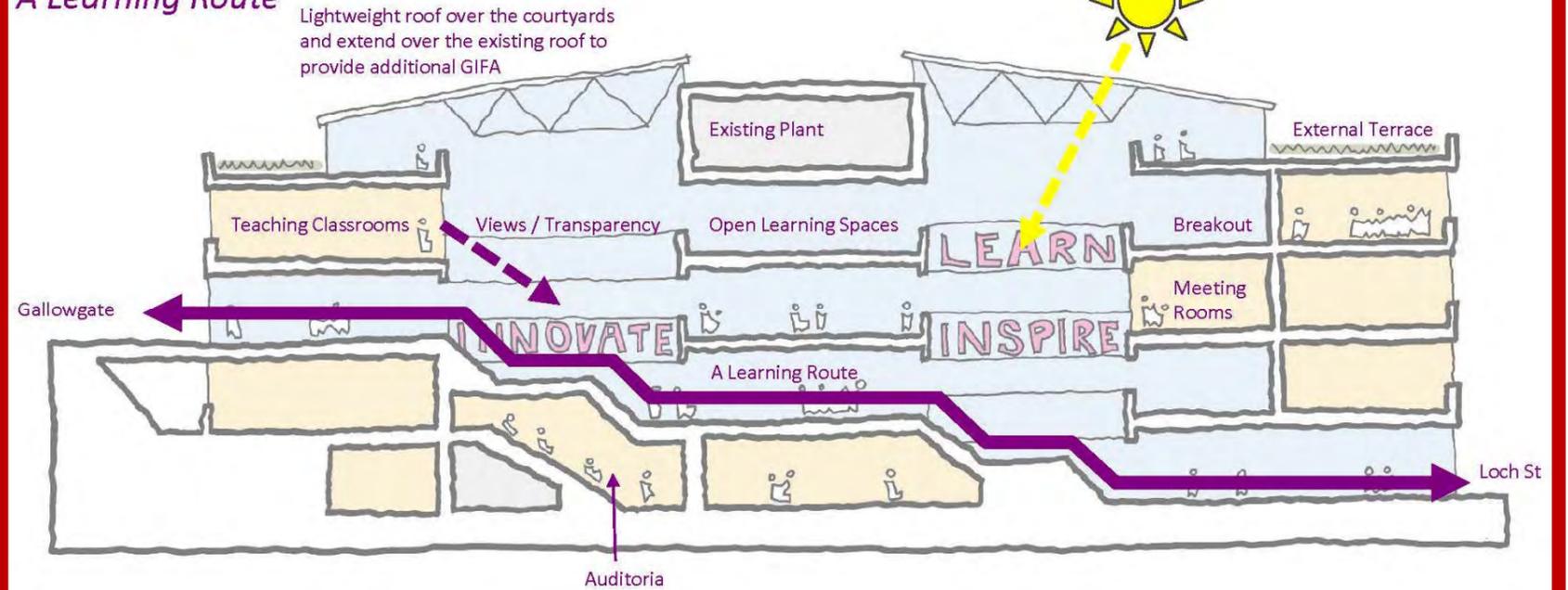
Gallowgate Preferred Option

The Potential of the South Block
An inspiring learning space



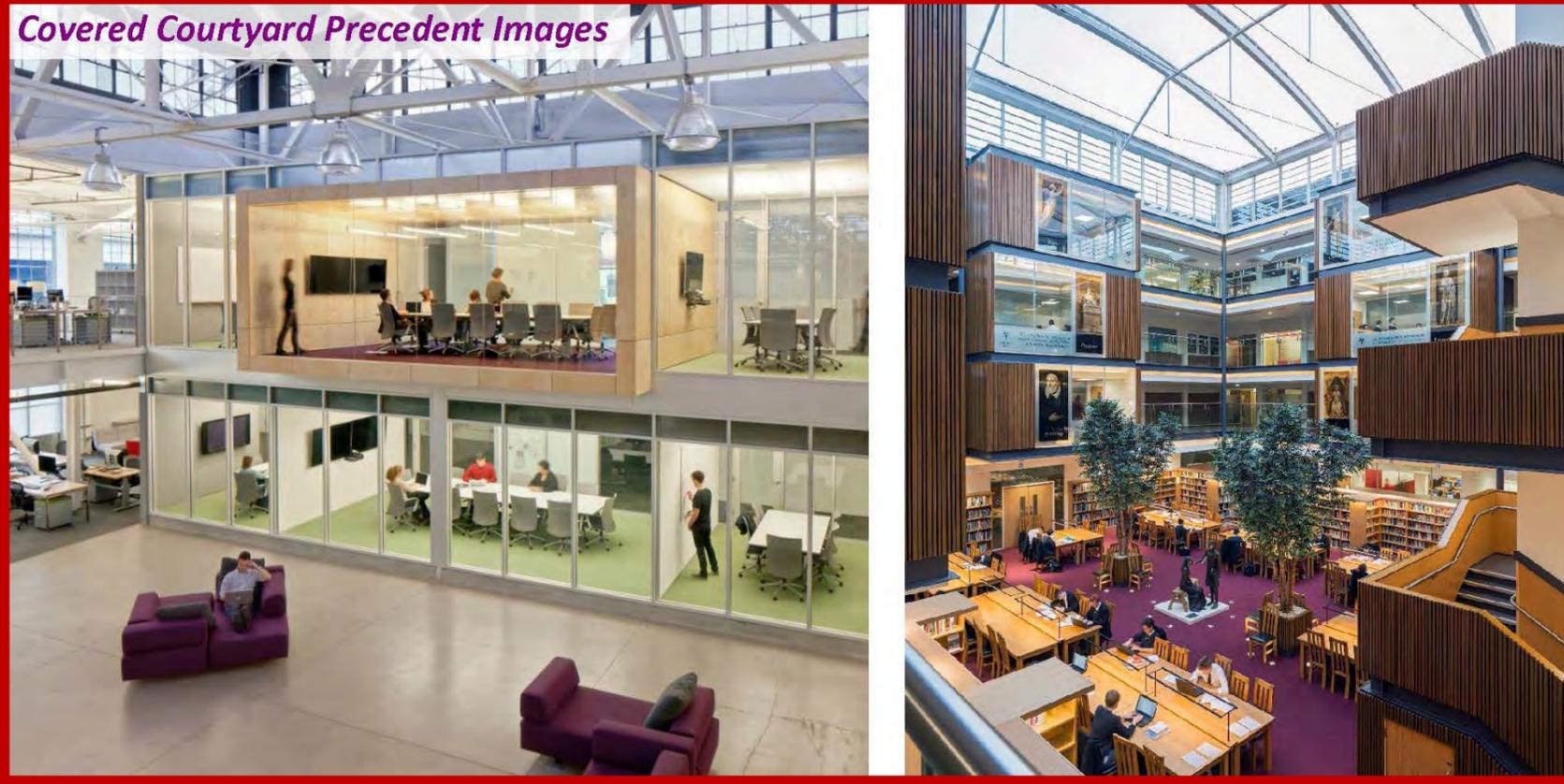
Section thru the South Block

The Potential of the South Block
A Learning Route

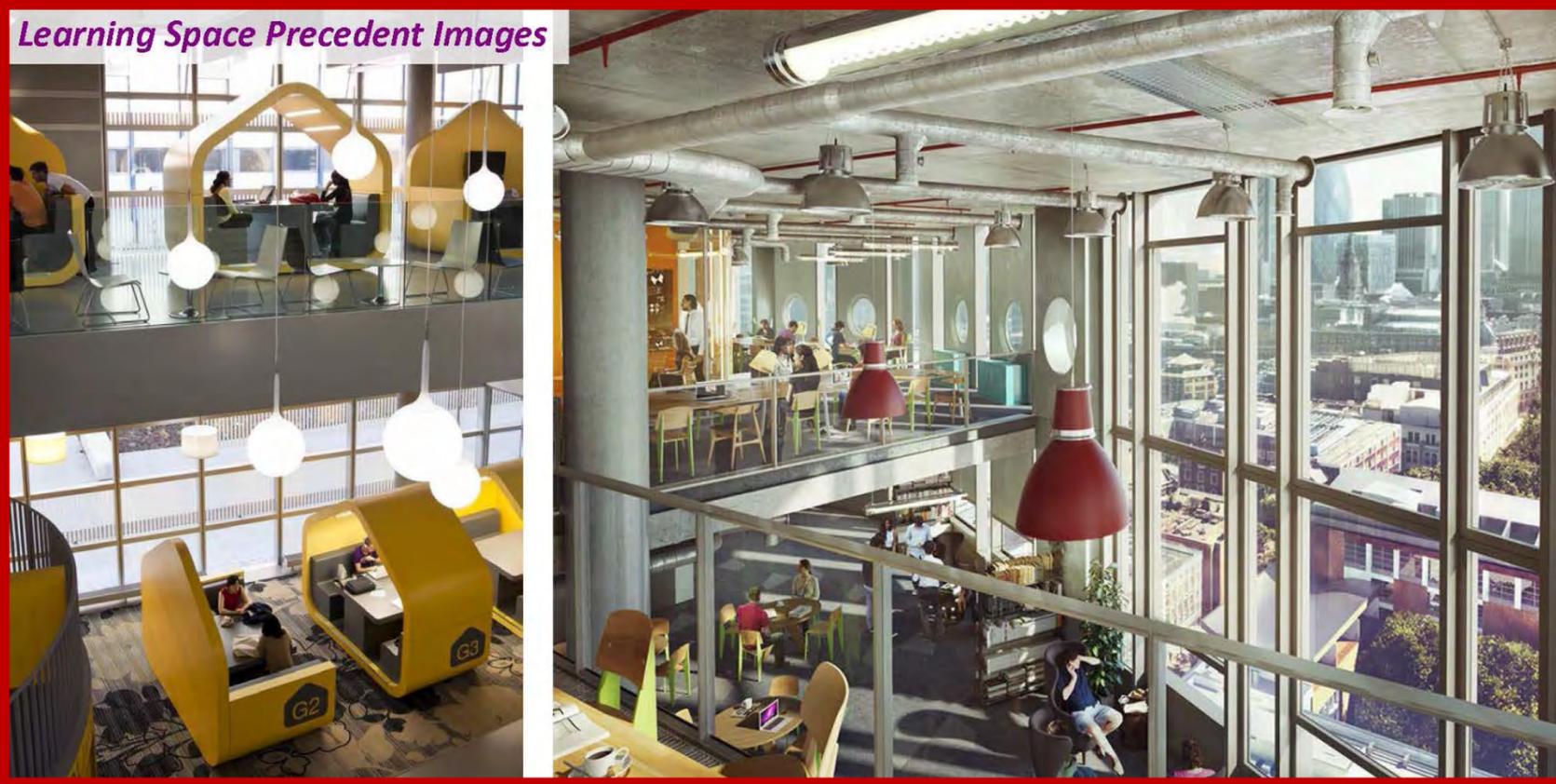


Section thru the South Block

Covered Courtyard Precedent Images



Learning Space Precedent Images

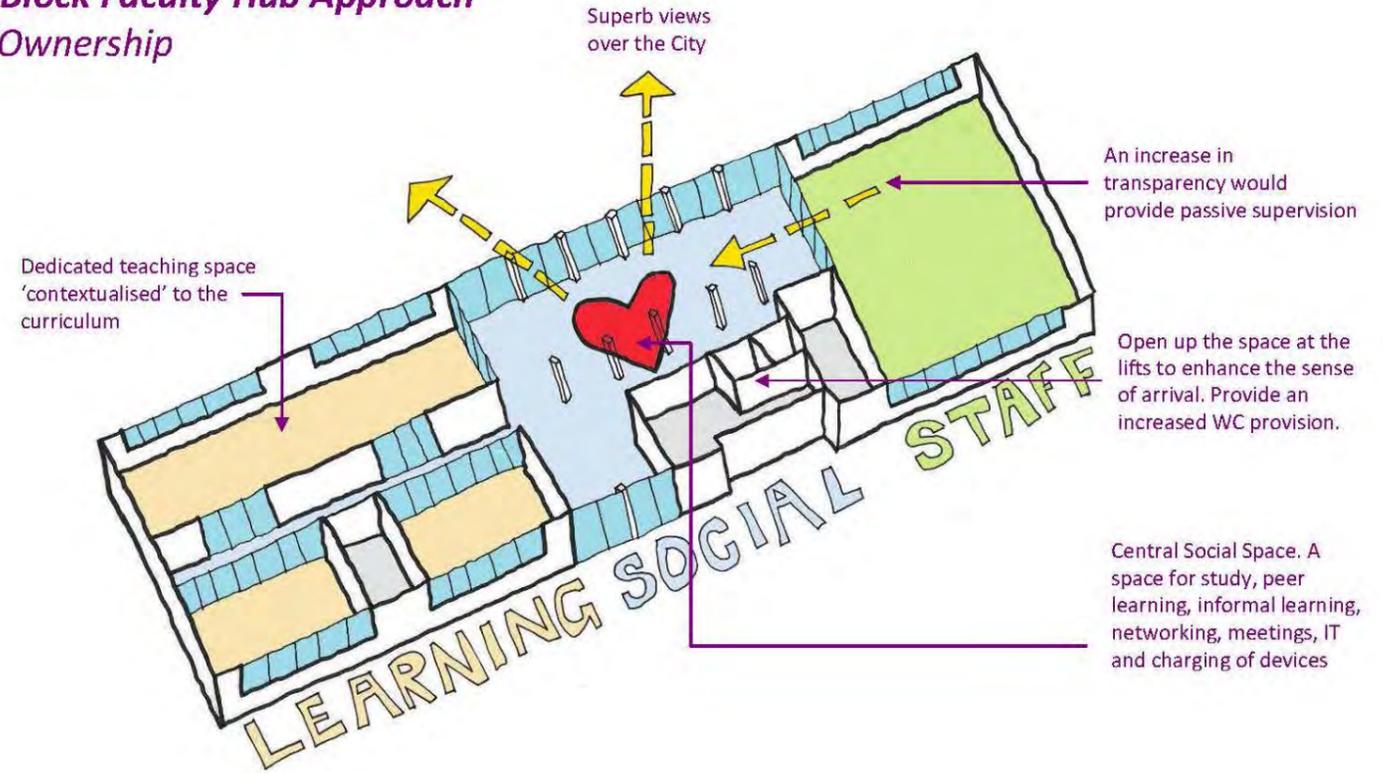


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9.1

Gallowgate Preferred Option

The Tower Block Faculty Hub Approach A Sense of Ownership



What words would you associate with this Faculty Hub Approach

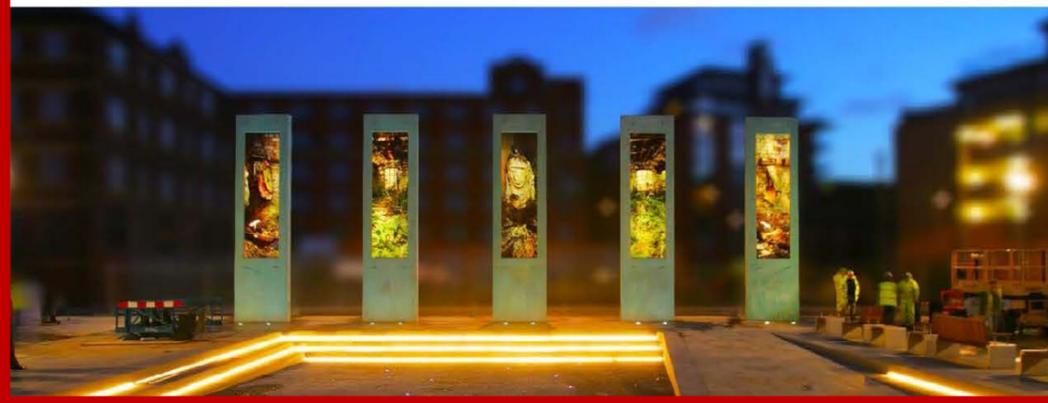


Improving the Public Realm



- 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.

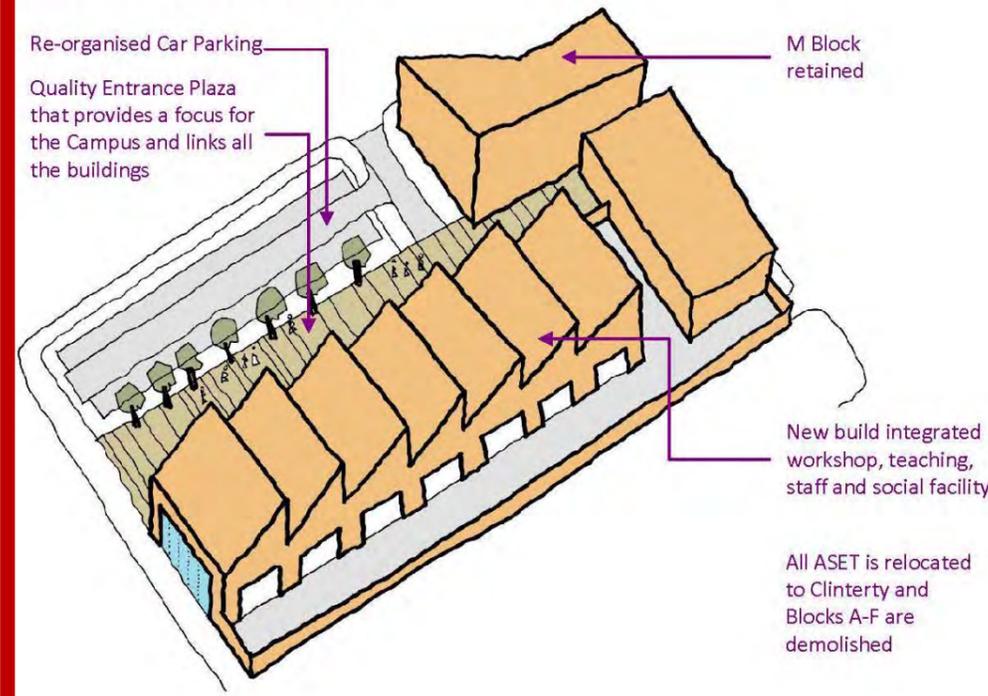
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9.2

Altens Preferred Options

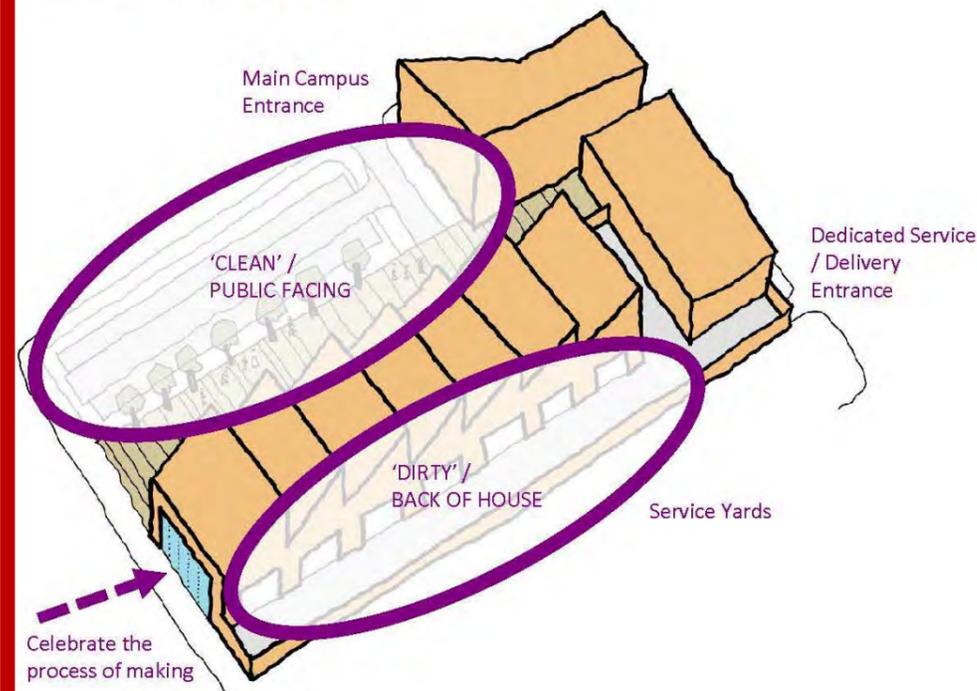
Part 2—The Preferred Options

Altens Option 01 - New Build rather than refurbish Purpose Built Facilities



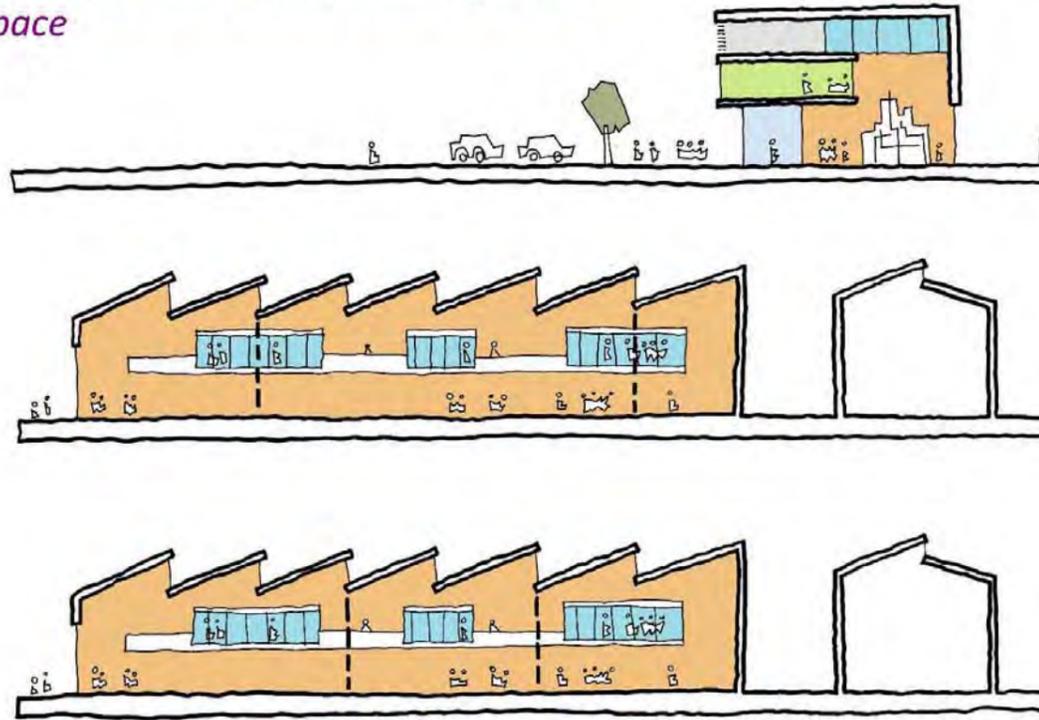
- This option assumes that all ASET, including the oil rig facility is re-located to Clinterty.
- Provide a new build holistic facility and deliver it in a phased manner to ensure specialist workshop presence at all times.
- This is an integrated facility with workshops, teaching, staff and social facilities combined.
- This is a fully flexible facility with large open plan spaces that can be reconfigured to react to changes in the curriculum.

Altens Option 01 - New Build rather than refurbish A new campus focus



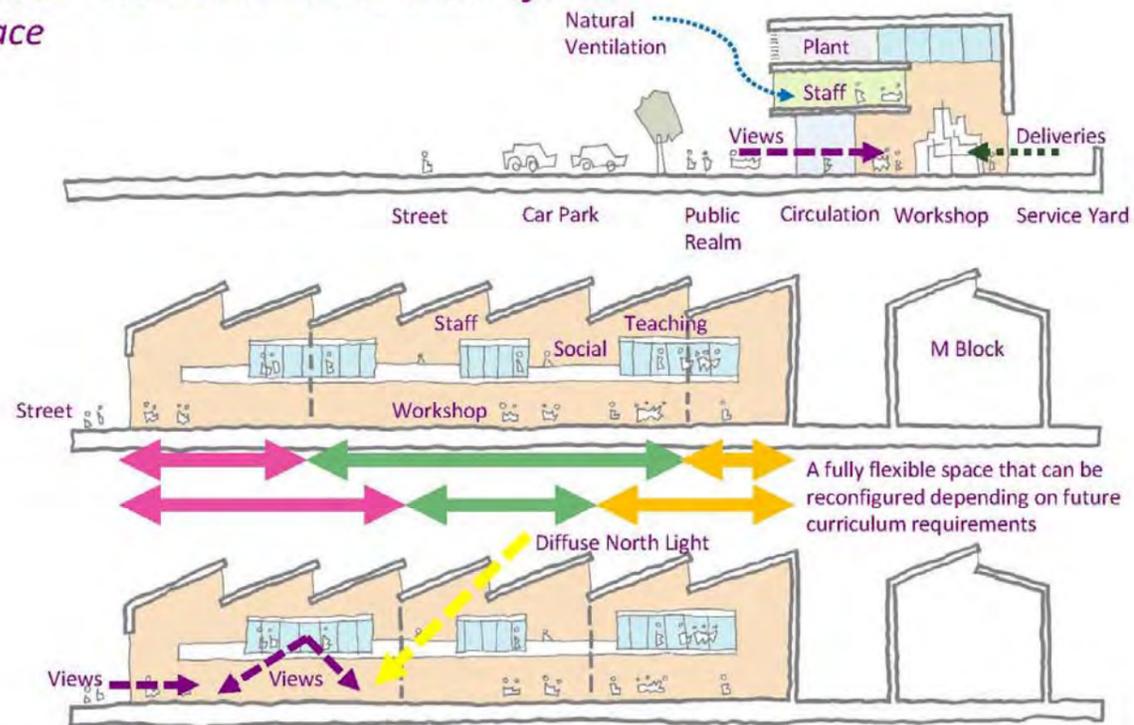
- This option allows an effective split across the campus between 'clean' and 'dirty' facilities and public facing and back of house facilities.
- The number of access points has been reduced from 3 to 2 to facilitate this proposal.
- A dedicated delivery entrance and service yards removes the need for student crossover (both vehicular and pedestrian).
- There is the opportunity to increase street presence and celebrate the buildings function

Altens Option 01 - New Build rather than refurbish
An integrated space



Section thru new build workshop

Altens Option 01 - New Build rather than refurbish
A flexible space



Section thru new build workshop

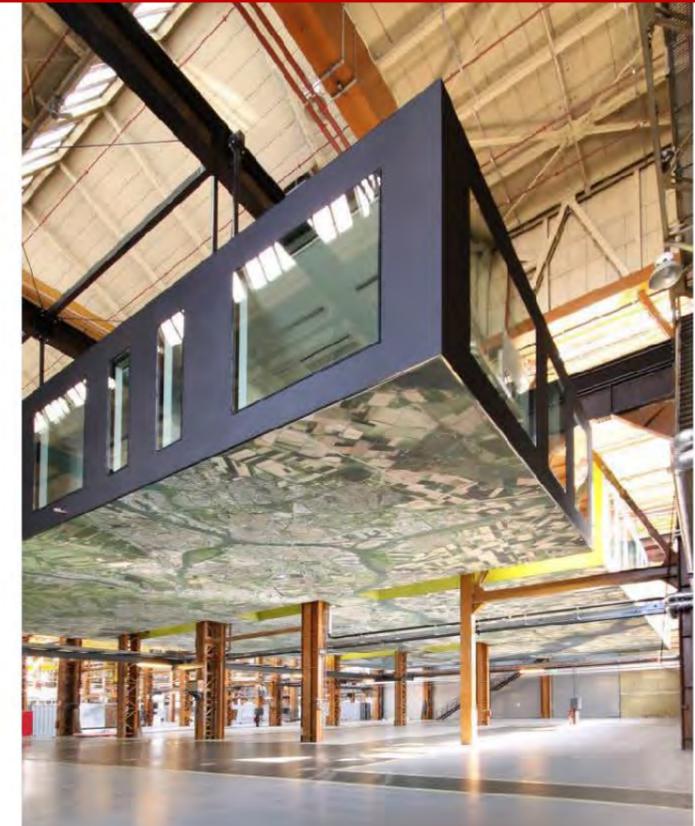
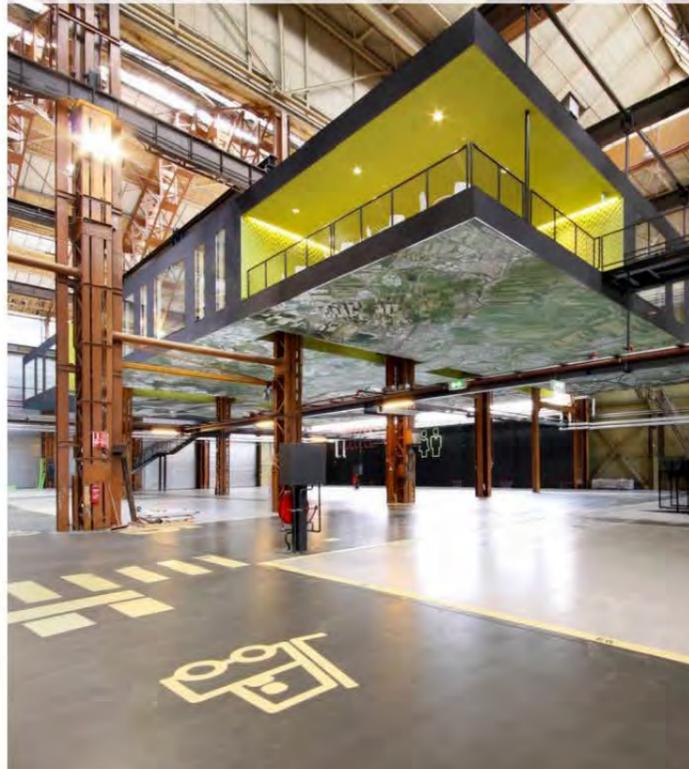
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9.2

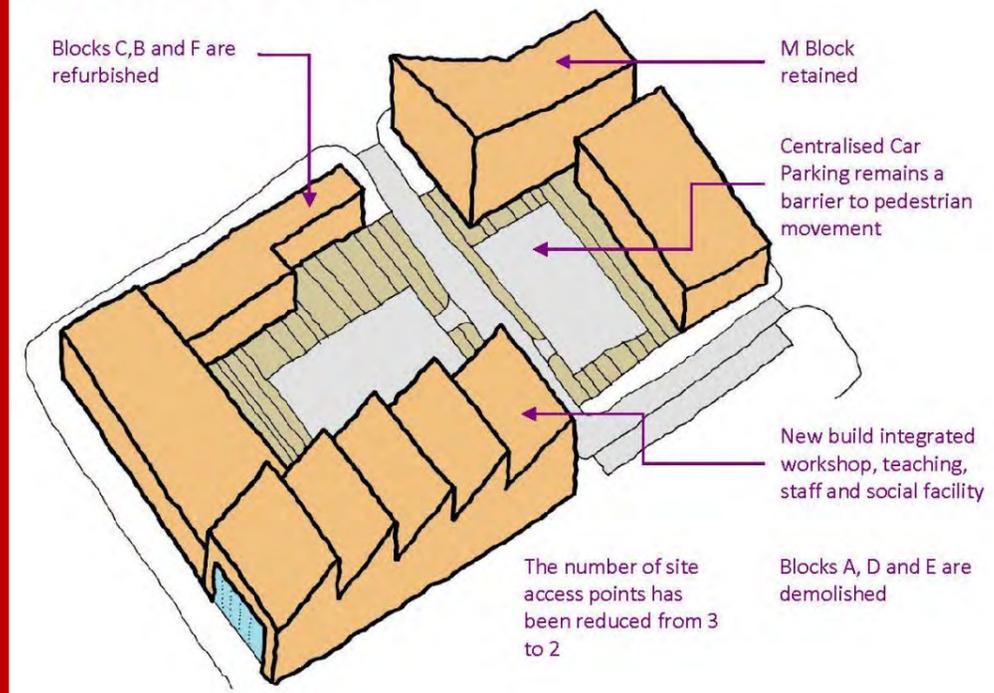
Altens Preferred Options

Part 2—The Preferred Options

Integrated Workshop facilities Precedent Images



Altens Option 02 - Refurbishment and rebuild
ASET remains at Altens



- This option assumes that the Oil Rig is staying in-situ at Altens.
- 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.
- Refurbish C, B and F blocks
- This option is more piecemeal and does not provide as successful campus strategy with regard public realm, car parking and service strategy.

9.3

Clinterty Preferred Options

Clinterty Option 01 – Retain New build comprehensive ASET facility



All the buildings date from the 1970's and there is now a significant Maintenance backlog associated with this site



Dated Accommodation unsuited to a fee paying training facility



Site location has great potential for a purpose built college facility



The site is well located for both the City and the Airport and has a fine outlook

- This Option should be read in conjunction with Altens 01.
- Locate all Gallowgate and Altens ASET accommodation to Clinterty and this includes the Oil Rig Facility at Altens.
- This will be a comprehensive new build facility on a good site with excellent transport links.
- There is a clear distinction between students and industry.
- This option will provide space / decant opportunities to begin the re-development of Gallowgate and Altens.

Clinterty Option 02 – Sell Locate ASET to Altens



- This Option should be read in conjunction with Altens 02.
- All of ASET is relocated to the Altens campus.
- Selling the whole site would remove a future operational and maintenance burden.
- Rather than sell all the site there may be the possibility to release a portion of land for sale.
- There is currently a new scaffold centre under construction at Clinterty and this has a funding stream for 5 years.

9

9.4

Fraserburgh Preferred Option

Part 2—The Preferred Options

9.5

Peterhead Preferred Option

Fraserburgh – A development site
And internal interventions



The recently completed main atrium provides an excellent social space



There is a 5 year Masterplan for this campus and this includes refurbishment of the existing facilities



The recent works did not address site coherence / public realm



A Well proportioned flat site, ideally suited to either academic or residential development

The public realm and landscaping on approach to the building is poor

The local football ground is also owned by NESCCol

Site Context

- There is additional land to the North of the site which could be released for development.
- Internal interventions will be investigated that look to maximise the utilisation of the atrium / social space.
- This could involve a flexible lecture theatre or additional group working spaces.

Peterhead
Upgrade the external fabric



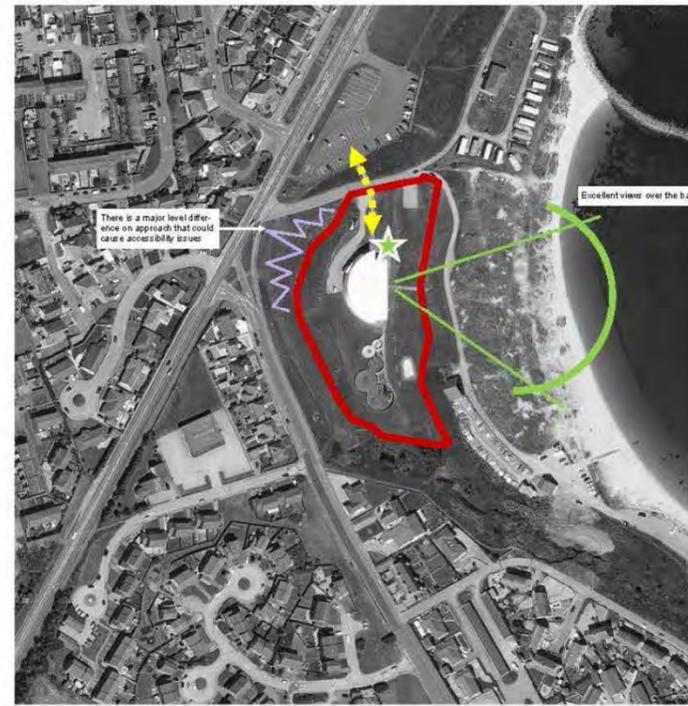
The Academy was previously Peterhead Maritime Museum



Internal social spaces appear well used and are in good condition



Anecdotal evidence suggests a lack of storage



There is a major level difference on approach that could cause accessibility issues

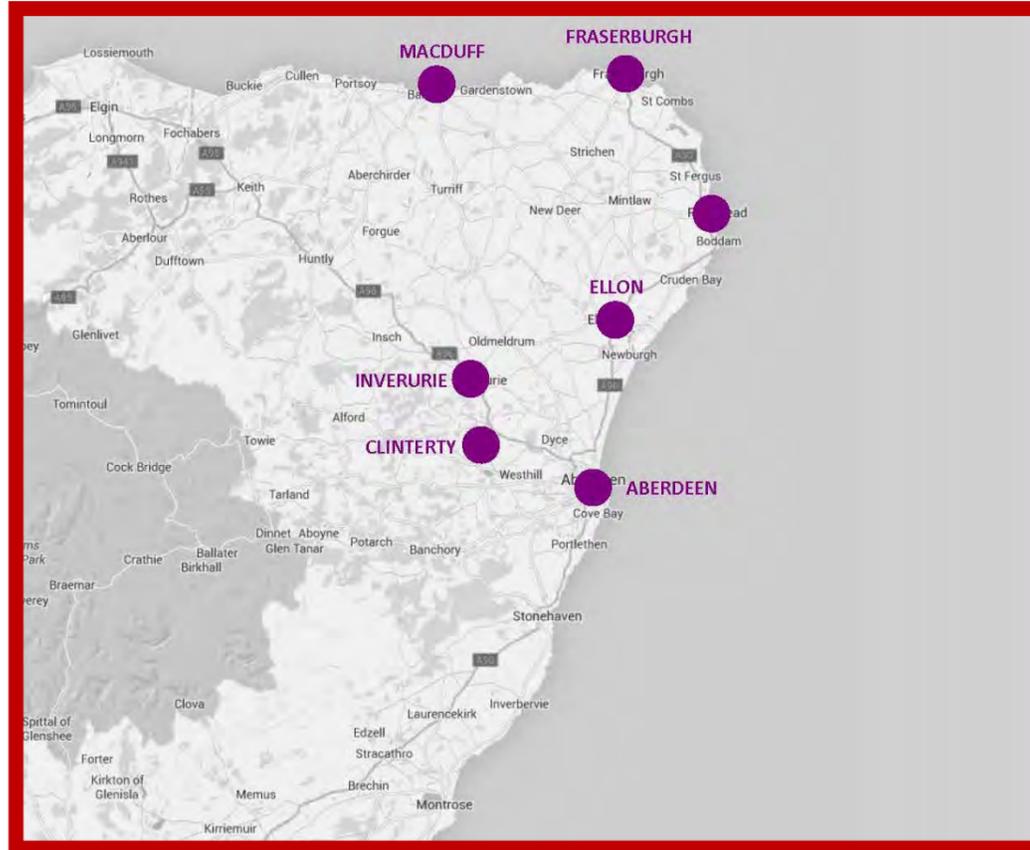
Excellent views over the bay

Site Context

- Provide an allowance for an external fabric upgrade in order to ensure the building is wind and watertight.

9.6

Satellite Campuses Preferred Option



- Based on statistical evidence there is relatively low demand for the current leased centres.
- NESCol intention to continue teaching in outlying areas by utilising, for example, Council facilities.
- Discussions are currently ongoing with Aberdeen City Council for centralised teaching hubs in outlying areas.

Gordon Centre and Balgownie



Gordon Centre

- This site is currently held as decant accommodation
- In the longer term the site will be sold to realise funding for future estate changes.

Balgownie

- SFC have granted permission to sell the site and to keep the proceeds of the sale to use towards the remainder of the estate.

3



Burness Paull **BDP.**