

Scottish Borders Education

Location

Site

Vision



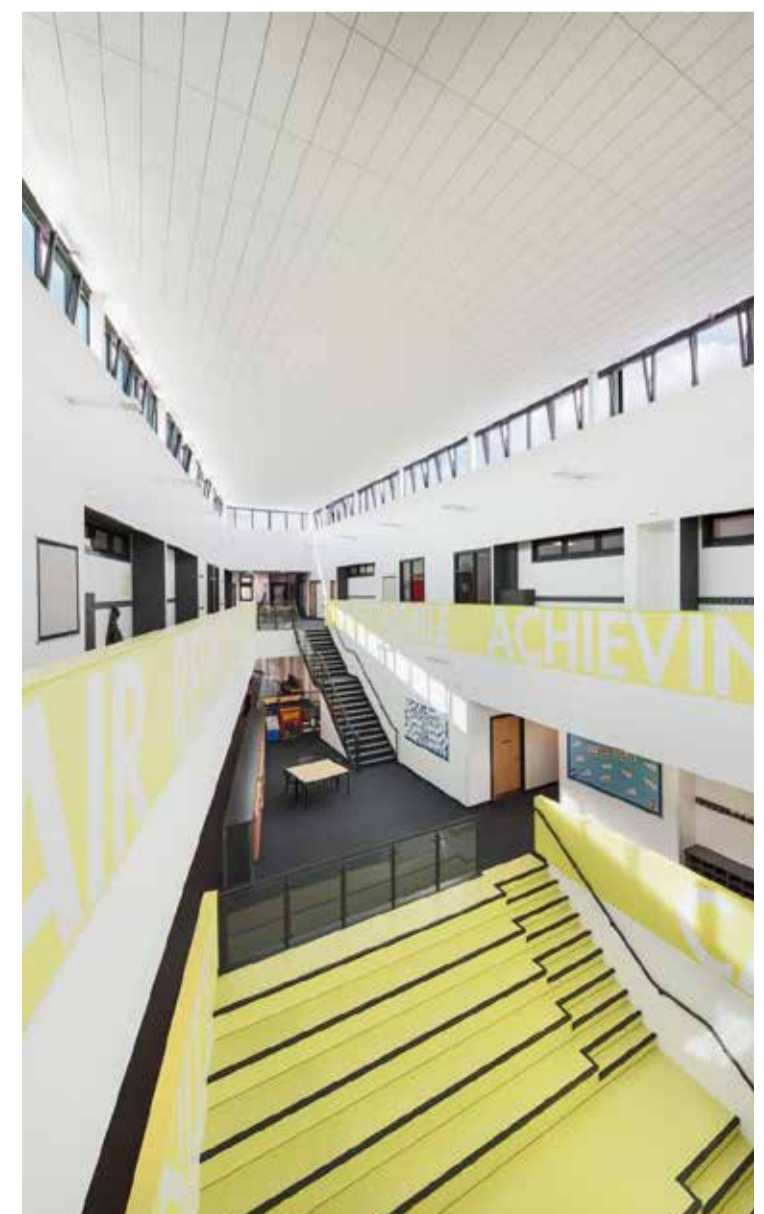
Educational provision in the Scottish Borders is going through a significant transformation.

New education provision including the High Schools at Eyemouth, Earlston, Berwickshire (Duns) and Kelso have enabled significant benefit in these communities. Alongside this is the recently completed 3-18 campus in Jedburgh.

Alongside this, investment in our early years, primary and facilities for pupils with support needs has delivered excellent facilities with examples such as Peebles Primary, West Linton Primary, Langlee Primary (Galasheils), Broomlands Primary (Kelso) and Leader Valley in Earleston.

Scottish Borders Council are committed to continuation of this major investment with new projects including Peebles High School, Galashiels High School, Hawick High School and Selkirk High School.

The requirement for a investment in Peebles High School has been accelerated due to a fire in 2019 which resulted in parts of the school being unstable and temporary measures having to be introduced including temporary classrooms in portacabins.



excellence
ambition
aspiration
inclusion
attain
achieve
participate
supported
social wellbeing
care
lifestyle
innovation
activity

creativity
connectivity
youth facilities
resource
talents
abilities
skills
community space
heritage
culture
economy
employment
enterprise

"Be a first rate version of yourself, not a second rate version of someone else"

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2

Major investment with new campuses including Berwickshire High, Kingsland Primary, Eyemouth High, Kelso High, West Linton Primary, Earlston High, Langlee Primary, Broomlands Primary and Jedburgh 3-18 Campus



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Major investment continues with new schools in Peebles, Galashiels, Hawick, Selkirk, Eyemouth and Earlston



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SECONDARY SCHOOLS

- 1 _ Peebles High School

FEEDER PRIMARY SCHOOLS

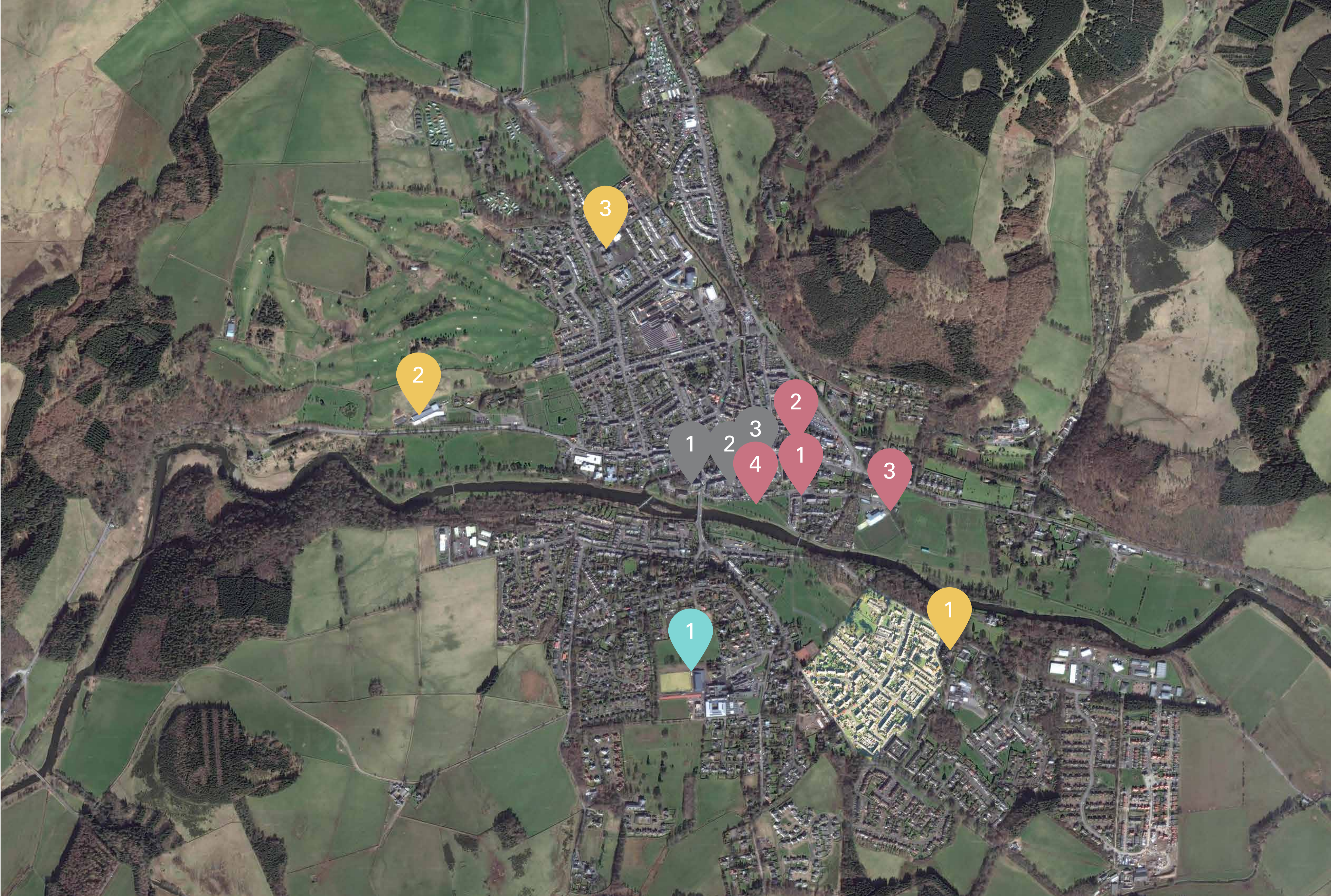
- 1 _ Priorsford Primary School
- 2 _ Kingsland Primary School
- 3 _ Halyrude RC Primary School
- West Linton Primary School
- Broughton Primary School
- Newlands Primary School
- Walkerburn Primary School
- St Ronan's Primary School
- Eddleston Primary School

COMMUNITY

- 1 _ Peebles Community Centre
- 2 _ Eastgate Theatre & Arts Centre
- 3 _ Gytes Leisure Centre
- 4 _ Peebles Library

HISTORY & HERITAGE

- 1 _ Old Parish Church of Peebles
- 2 _ Tweeddale Museum and Gallery
- 3 _ John Buchan Story Museum



Understanding the history and evolution the Peebles townscape is critical to safeguarding its future.

We are interested in an education environment which is derived from the character of the landscape.

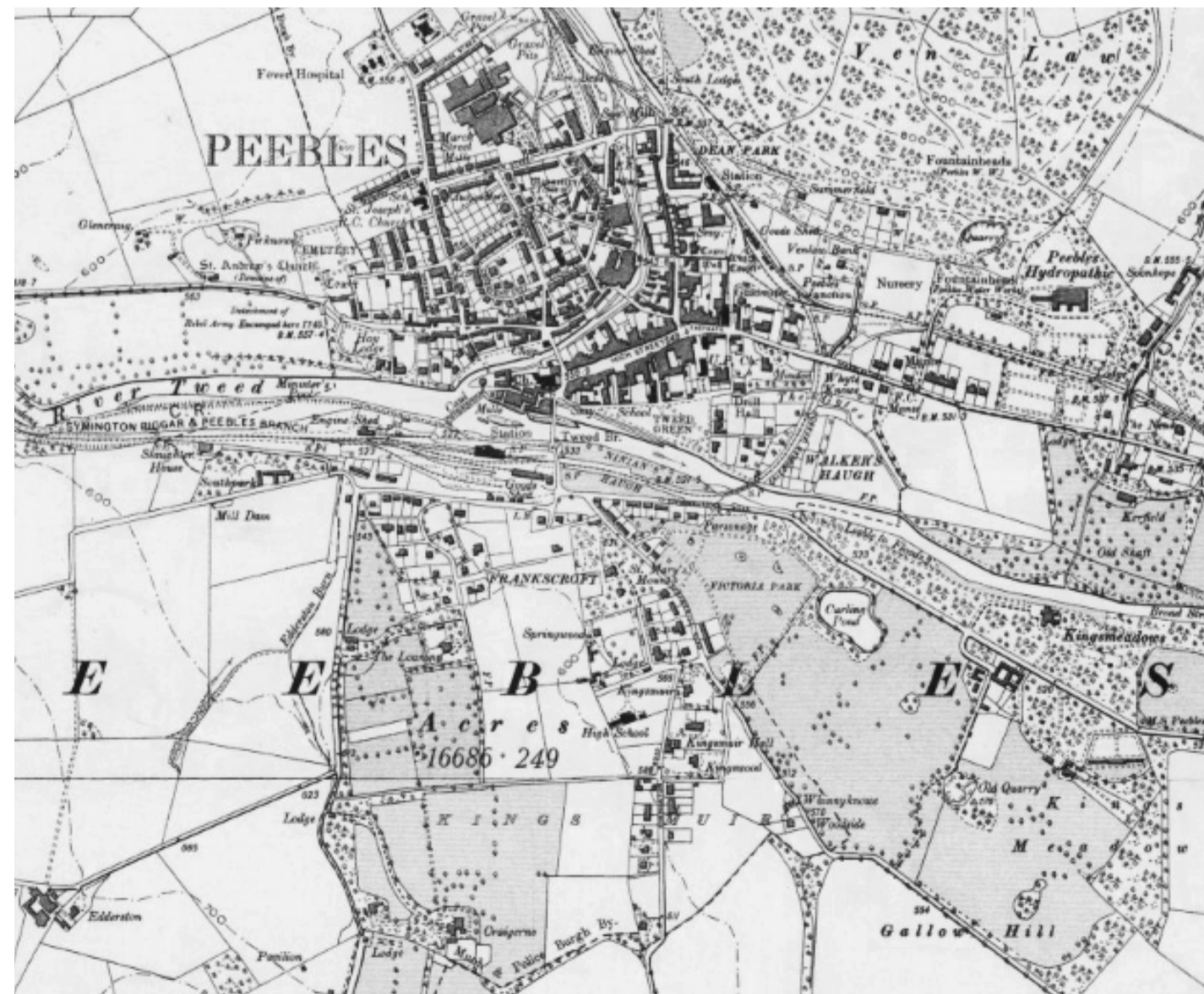
Located at the confluence of the River Tweed and Eddleston Water, Peebles evolved from an historic market town, into a key industrial town of the Borders, and today it is as a vibrant destination town with a variety of cultural, social and leisure opportunities.

Peebles has gradually extended south from the ancient market cross in to the lands across the tweed creating estates and field patterns often defined by tree lines boundaries. These mark key edges and define routes of circulation which are still evident in the pattern of the town today.

Our approach will be to deliver a new education campus building which recognises, celebrates, and enhances the unique nature of the Peebles Townscape and finds right balance between contemporary design and traditional character.



Sketch analysis of the Peebles, considering the historic field patterns and incremental development of the town



Map 1888



1947 Aerial Photograph - Science Block Highlighted



PARTIAL REPLACEMENT DISCOUNTED

Following the fire, an options appraisal was carried out during 2020 to consider potential for replacement around two thirds of the High School, retaining the existing millennium wing and the fairly recently completed sports building and associated all weather flood lit pitch.

This options appraisal led to a conclusion that it would involve complicated phasing which would result in significant ongoing disruption to pupils during construction and take a long time to deliver. It also resulted in significant anticipated costs associated with the long programme and variety of temporary works to ensure a safe environment. Alongside this, the most viable solution for this approach was likely to have involved a 4 storey building which is not ideal in the Peebles context which is predominantly 2 storey. The site is also next to a conservation area with a number of listed buildings, generally 2 storey. Many of the key education spaces would be in the retained millennium wing which has some limitations on the quality of environment that can be provided such as size of rooms, daylighting, acoustics and energy efficiency.

- 1 Existing fire damaged area of school
- 2 Existing Millennium Wing
- 3 Existing Sports Building
- 4 Existing Science Wing
- 5 Existing Bus Drop Off
- 6 Existing Floodlit All Weather Pitch
- 1 Site Identified as Preferred For New Build

Water Main



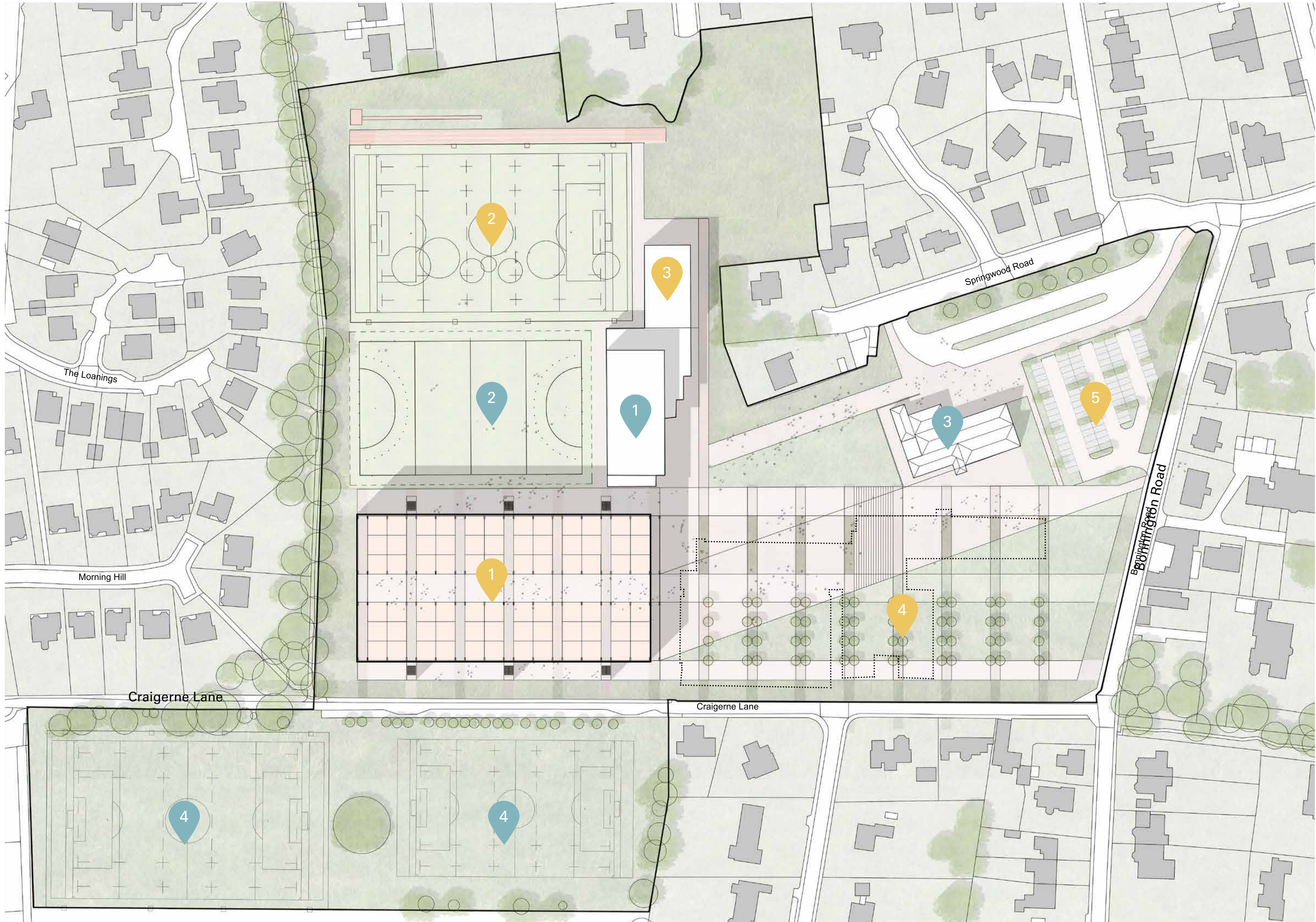
NEW BUILD OPTION

Given the challenges of a partial replacement, the potential for new build option was considered. This has identified that a transformational new campus could be delivered in the grounds of the school whilst enhancing the public space. There are significant benefits as it can be constructed as a clean tandem build, allowing the impact on the existing school during construction to be minimised. It can also be constructed far more quickly and with less risk avoiding unnecessary cost and disruption. Alongside this it allows all of the facilities to be new. It is able to be 2 storeys to sit more comfortably within the setting and providing much improved flexibility for facilities being provided on ground floor and first floor making it much more accessible. And with all aspects being new it can meet current acoustic and energy standards.

BEST VALUE

The complete new build is more expensive than the partial replacement but represents far better value for money overall as it will avoid significant disruption during construction, it will deliver far better education facilities and far more energy efficient facilities making the investment far better value in the long term.

- 1 Proposed New Education Campus
- 2 Proposed All Weather Pitch
- 3 Proposed Extension to the Sports Block
- 4 New Shared Landscape
- 5 Enhanced Staff Carpark
- 1 Existing Sports Building
- 2 Existing Floodlit All Weather Pitch
- 3 Existing Science Block - Repurposed
- 4 Existing Grass Pitch



Inspired by the townscape, the heritage and world class natural setting, Stallan Brand have developed an Orchard of Learning concept for the new learning campus



Setting out of local fields and tree lined avenues



Scale, character & rhythm of streets in Peebles.



Human scale of new school & sympathy with context



We are intrigued by the general two storey scale of the town and the terraces which create patterns of a scale which feel embedded in the landscape and field patterns.

The proposal considers the idea of structured tree planting like an orchard, defining a place where people meet and there is a degree of shelter.

Inspired by this we are exploring the idea of a 2 storey building which becomes an extension of the landscape, with generous views in and out and materials and detailing which continue the natural feel from outside to inside.

Orchard of Learning Concept Evolution



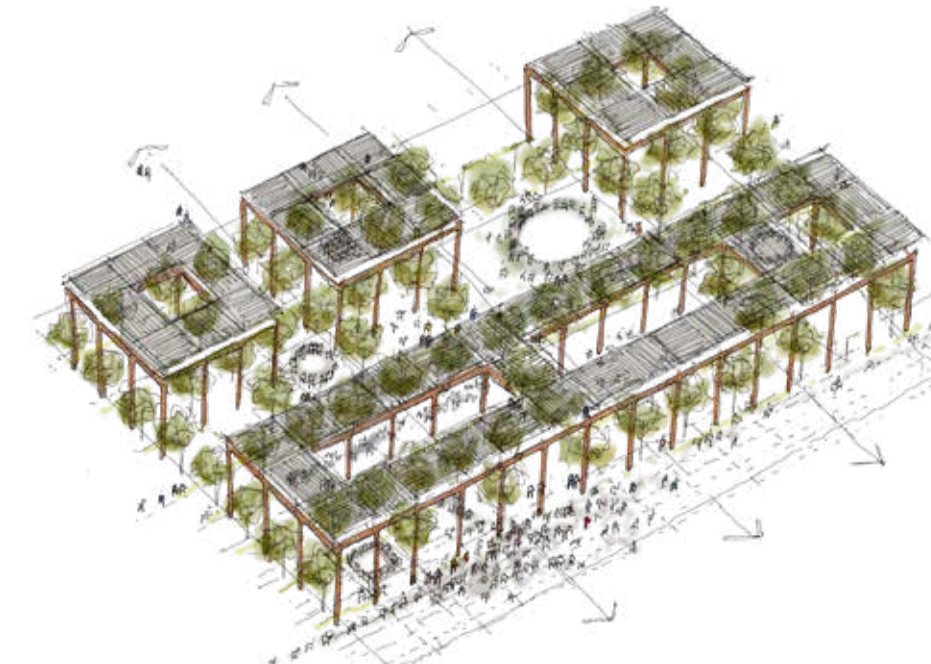
An Orchard



A place to gather



A place to learn



A place for all

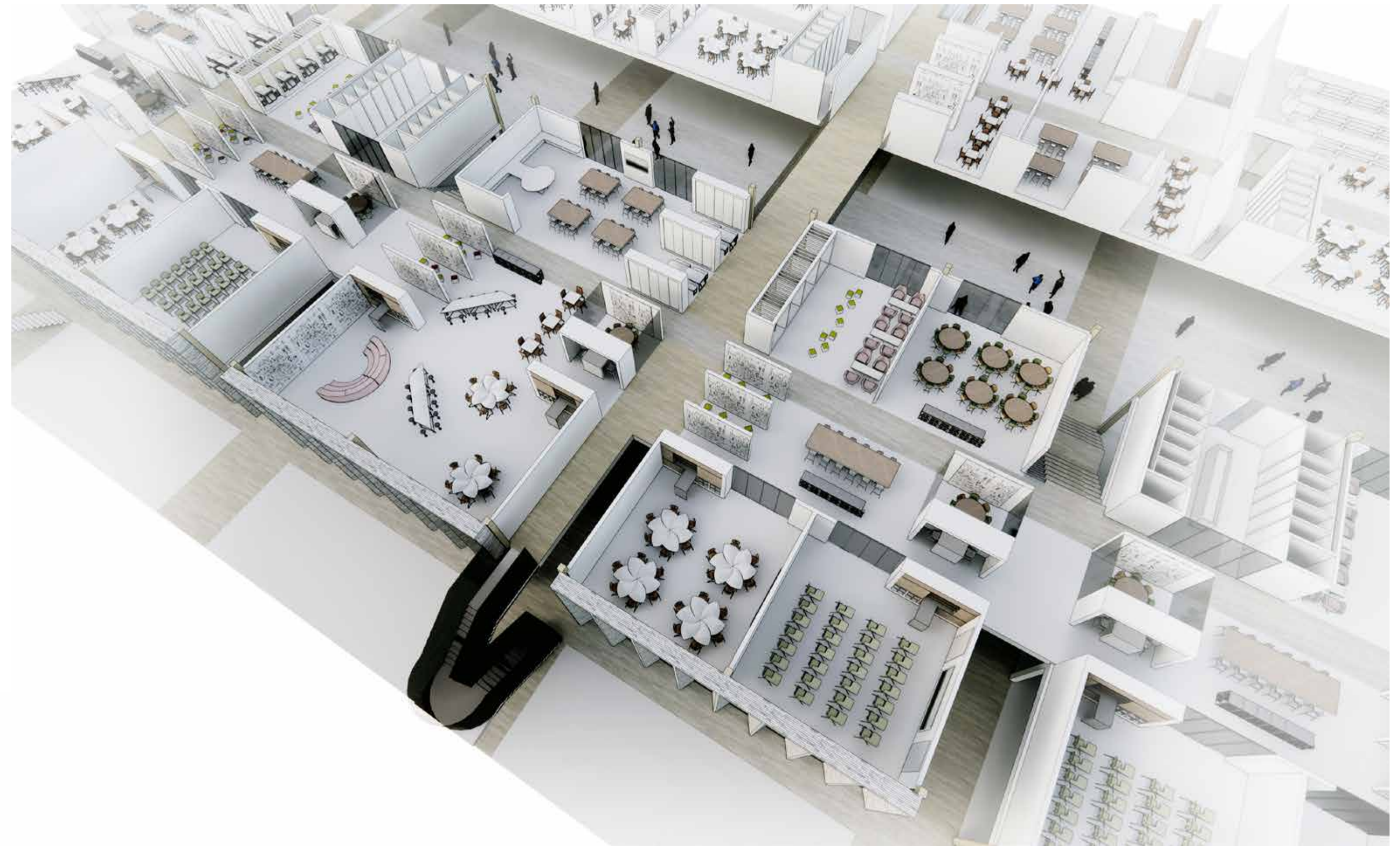




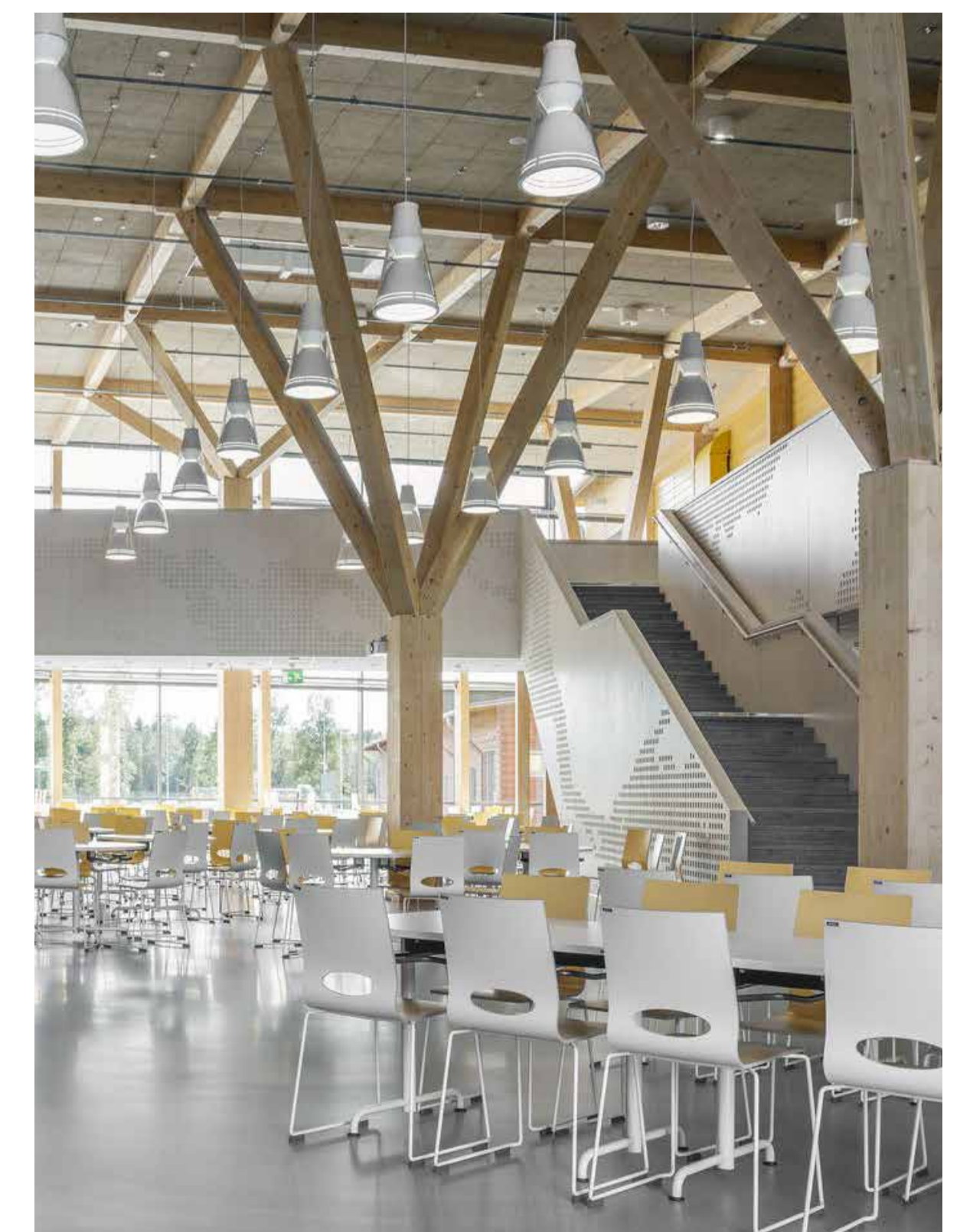
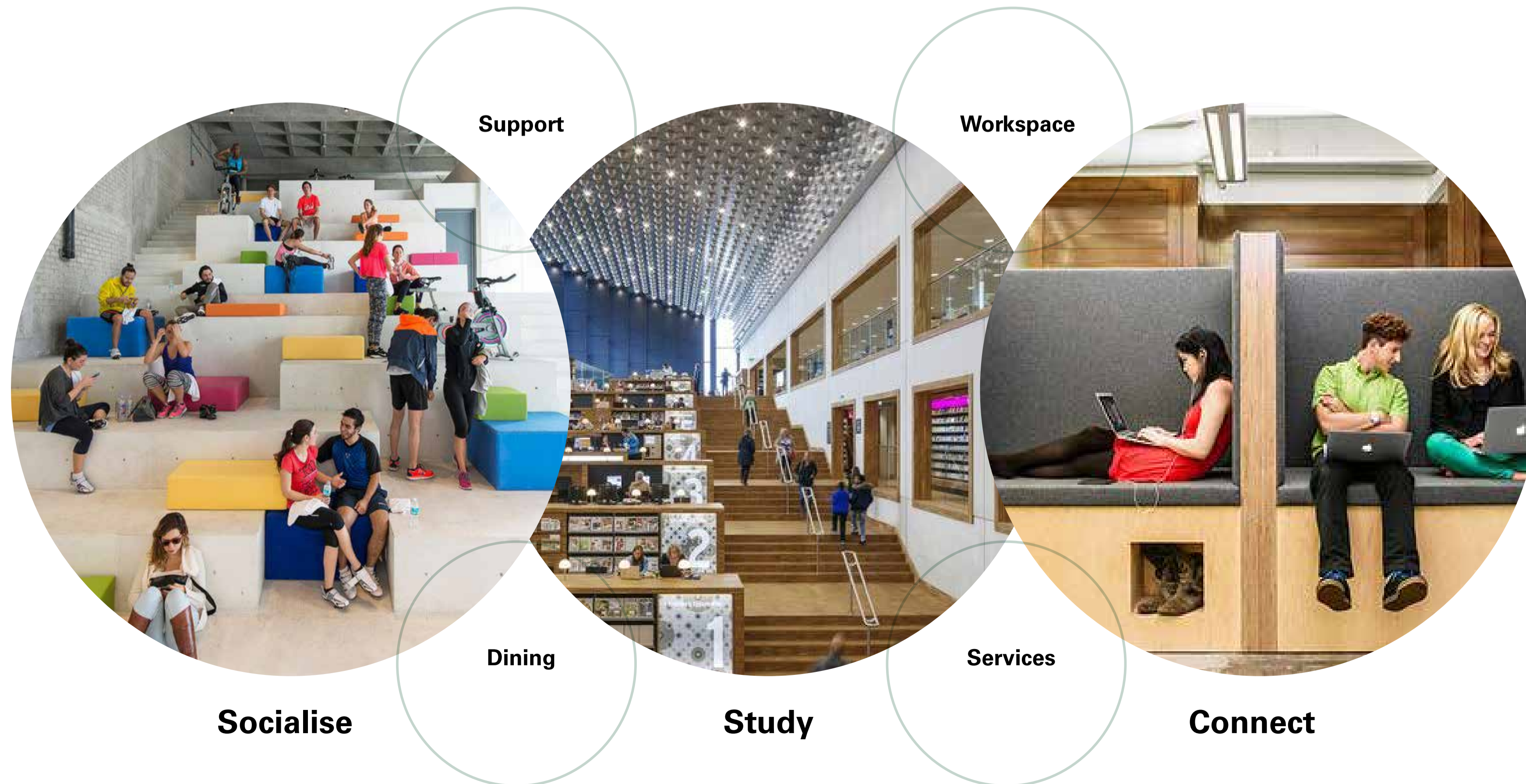
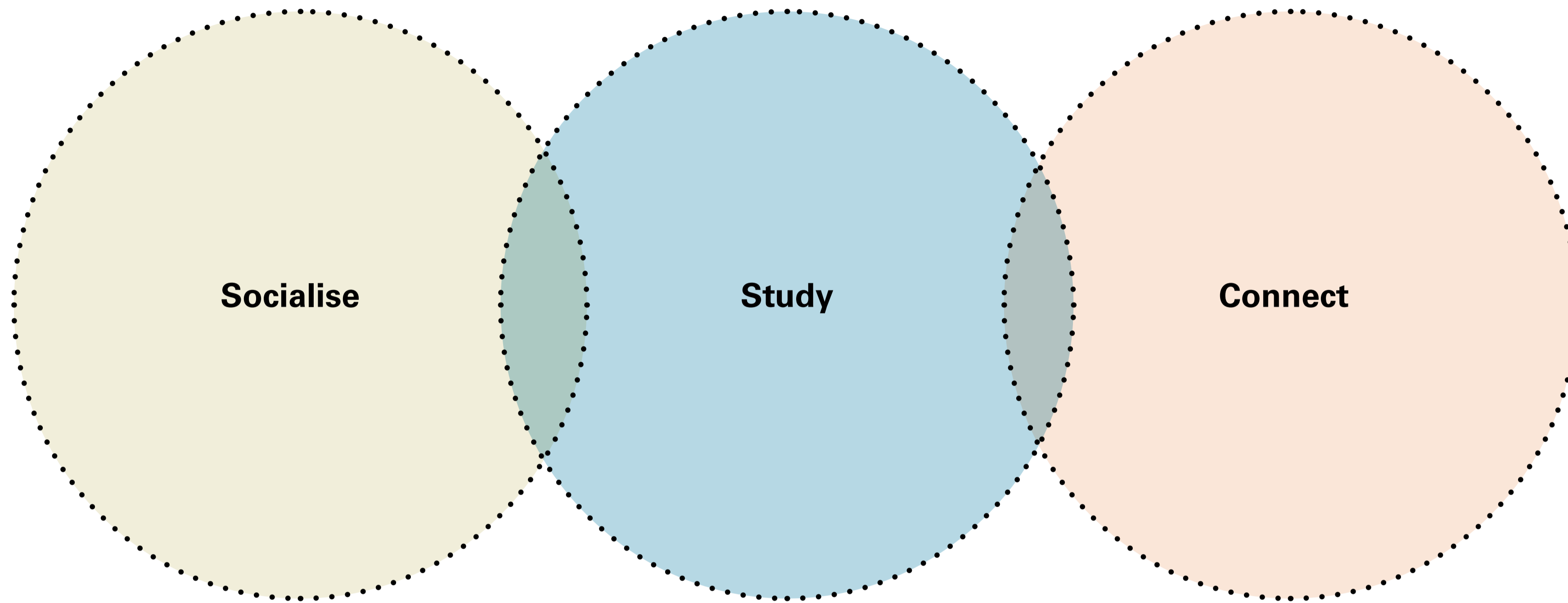
Ground Floor Plan



1st Floor Plan



Lobbies, circulation spaces and corridors are all used to support student work styles. They are not merely corridors between individual workspaces



Project Timeframe

