

Scottish Borders Education & Community Vision

Location

Site

Vision

Programme & Consultation

Design Aspirations



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 and the recently completed 3-18 campus in Jedburgh have enabled significant benefit in these communities.

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 Earlston.

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

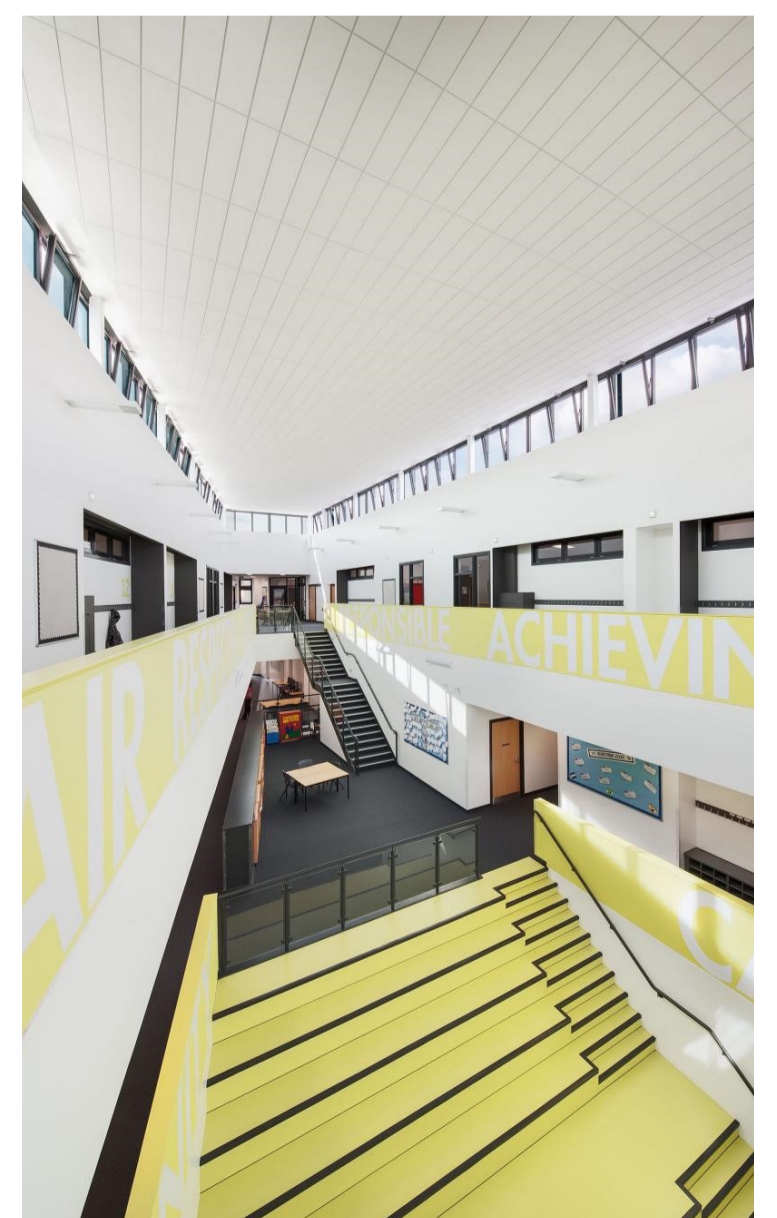
The project at Earlston presents the opportunity to combine a new Primary School and Nursery with a Health Centre, Centralised Library and Multi-Use Community Space to create a high quality Community Campus on the site of the existing school.

The proposed services and facilities are complimentary and will make the site on the High Street a Community focused destination. There will be clear definition between the different user groups but each will benefit from the opportunity to use shared spaces.

The new building will be set within a structured landscape which will provide high quality external spaces for play and community with greatly improved and safer routes to school and enhanced connections to the existing Leader Valley school and the wider Earlston Community.

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



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A Sense of Place

Earlston is a market town within the county of Berwickshire within the Scottish Borders. It is situated on the Leader Water North of Galashiels, Melrose and St Boswell. The Turfford Burn which runs into the Leader Water runs along the southern edge of the town. Prior to the opening of a new high school building in 2009, all of the educational facilities within Earlston were located on this same site adjacent to the historic High Street with a school on the site as early as 1888.



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SCHOOLS / NURSERY

- 1 _ Earlston Primary School
- 2 _ Earlston High School
- 3 _ SEN Leader Valley
- 4 _ East Green Nursery

SPORTS

- 1 _ Earlston Rugby Club
- 2 _ Earlston Rhymers (FC)
- 3 _ Earlston Bowling Club
- 4 _ Tennis Courts
- 5 _ MUGA Pitches
- 6 _ High School Pitches

COMMUNITY

- 1 _ Health Centre
- 2 _ Post Office
- 3 _ Library

TOWNSCAPE & HERITAGE

- 1 _ The Green
- 2 _ Market Square
- 3 _ Rhymers Tower
- 4 _ East Green



1888



1914



1944



HISTORICAL SITE OF LEARNING

Prior to the opening of the new high school building in 2009, all of the educational facilities within Earlston were located on the same site adjacent to the historic High Street. Historic maps show a school on the site from as early as 1888 underpinning the site as an historic place of learning and Community gathering

A new special educational needs school opened in Earlston in 2017 combining previous provision, which was dispersed amongst primary schools in Hawick and Innerleithen, into a purpose build facility in Earlston named the Leader Valley School.

FACILITIES REVIEW

Scottish Borders Council have carried out a review of all of its education facilities and Earlston Primary School has been identified as a school in need of upgrading. The school is currently housed within the out dated former high school buildings. The southern portion of the former high school buildings have been demolished.

The SEN school - Leader Valley School, sits adjacent to the existing primary school with the provision of two new MUGA pitches located where a previous building was located prior to demolition. The aerial image opposite shows the site prior to demolition of these former school buildings. These alterations to the existing primary school site provide opportunities for the replacement of the existing primary school on the existing site through a tandem build strategy.

Legend:

- 1. Existing Primary School Building
- 2. Independent Nursery Building
- 3. Location of SEN Building
- 4. MUGA Pitches
- 5. Site of Proposed Eildon HA Housing Development
- 6. Flood plain
- 7. Historic High Street
- 8. Tennis Courts

Section of School to be demolished

Section of School to be retained during build

Indicative Site Boundary

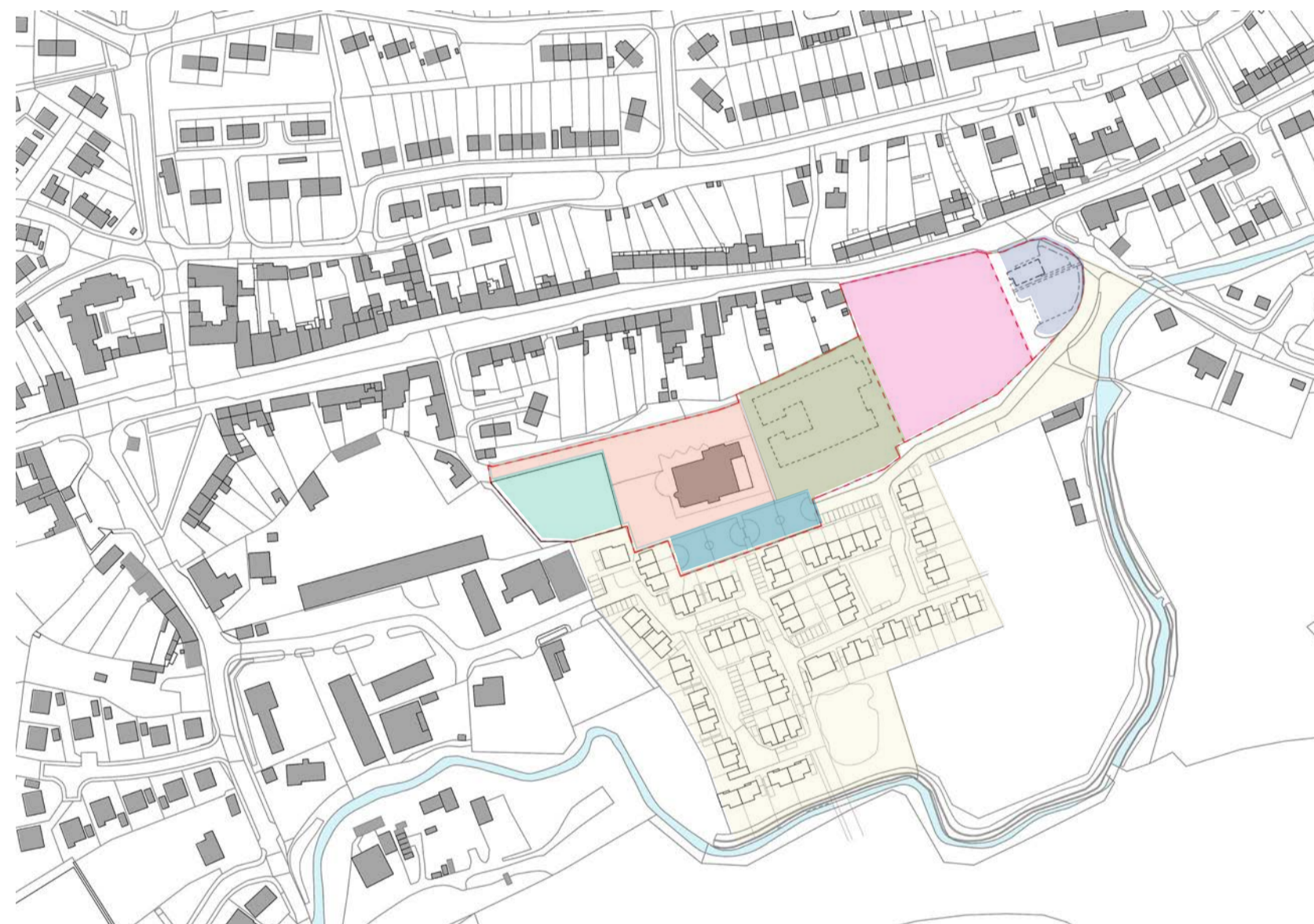


Site Analysis

Detailed studies of the site have been undertaken by teams of specialists to assess ground conditions, flooding risk, ecology and traffic and pedestrian movement. The findings of these studies have informed the positioning of the new building on the site, access points, floor levels and the approach to landscaping.

Site Uses

- Proposed Primary School Construction Site
- Temporary Tandem Primary School Site
- Eildon Housing Site
- Leader Valley SEN School
- Nursery
- Existing MUGA Pitches
- Existing Tennis Courts



Site Constraints

- Construction Site
- River
- Floodplain
- Existing Trees on Site to be Retained
- Tandem Primary School
- Tandem Nursery
- Former Gas Works Location (Possible Contamination)

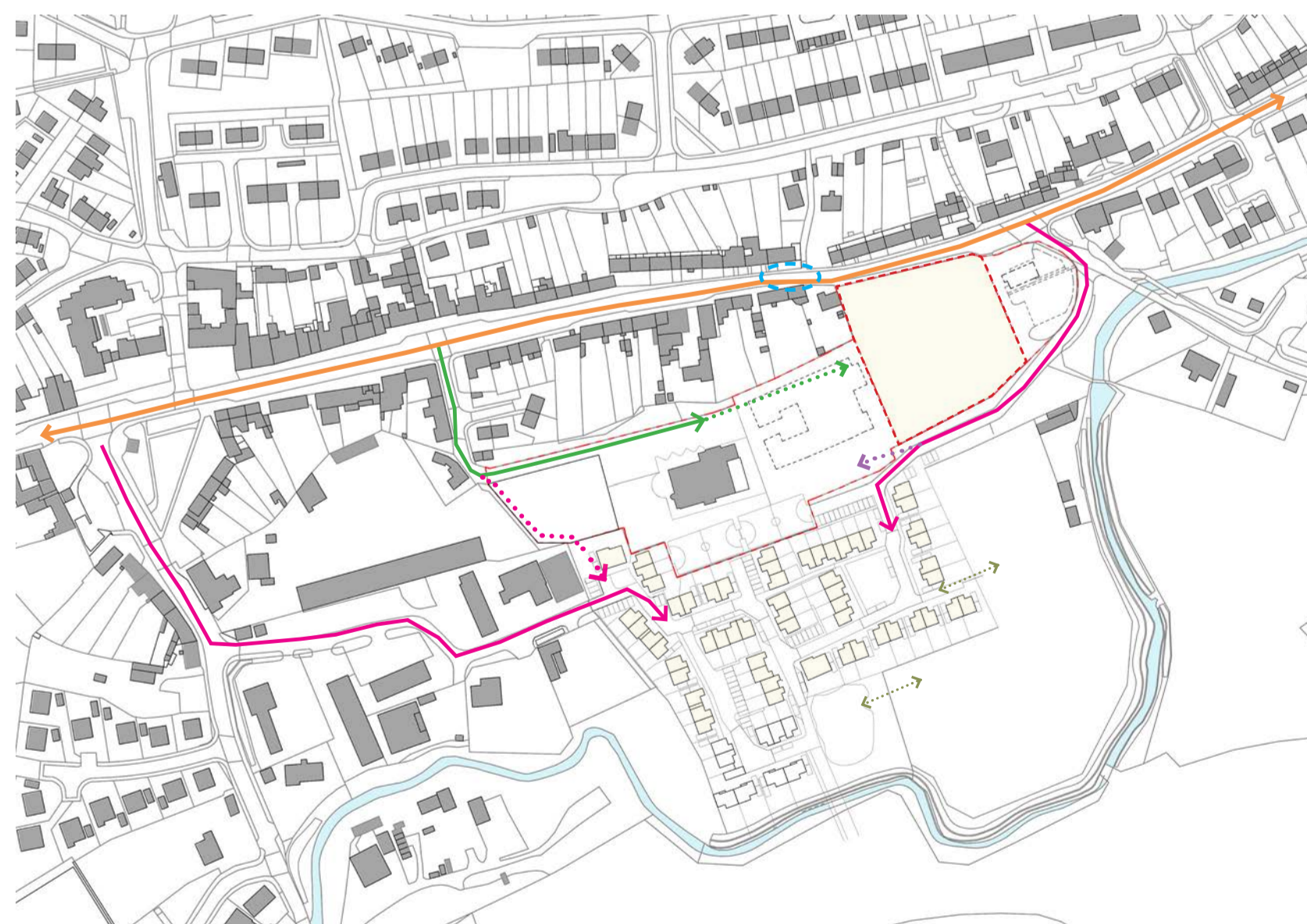
Note: An appropriate 5m offset has been allowed for the tandem Primary School and Nursery buildings to determine a safe and achievable construction zone for the new primary school building.

The former Gas Works that border the south east corner of the site have since been capped off, however, this will be something to be considered when the housing to the south of the school site is being developed and the new road being constructed outwith the boundary of the school development.



Active Links & Routes

- Construction Site
- Primary High Street Route
- Safer Route to School
- Future Safer Route to School
- Alternative Future Route into School Site
- High Street Pavement Narrowing Pinch Point
- Vehicular Routes into Future Housing Site
- Pedestrian Routes into Future Housing Site



Site Opportunities

- Construction Site
- Response/ Engagement with the High Street & Community
- Possible Connections & Relationships to Future Green Space
- Destination Play Park
- Views out to the Landscape



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TANDEM BUILD

Scottish Borders Council and the Design Team have successfully delivered several tandem build school projects. A tandem build is a project where the existing school is retained or partially retained during the construction of the new facility on the same site.

The priority is the safety of the pupils, parents and staff while providing defined and secure access, parking and play space. A distinct and secure line between the operational school site and the construction site will be established with no cross-over between these activities to ensure the safety of all users.

The feasibility of redeveloping the existing primary school site at Earlston has included an assessment of the capacity of the site and the potential of the existing buildings to operate through-out the construction phase with sufficient provision for uninterrupted teaching.

The diagrams opposite demonstrate how the existing school building is used and our indicative proposals of how the school will operate during construction. These plans have been reviewed with the Head Teacher and will be developed in further detail as the project progresses.

ACCESS DURING CONSTRUCTION

All access to the school during works will be from the West along South Croft Park and past the Leader Valley School. A temporary secure path will be established at the outset of the works which will become the future safer route to school when the new school is finished.

Staff and visitor parking will be provided on site beside the Leader Valley School, however the area is not large enough to allow for safe parental drop off, so no vehicles other than staff will be permitted into this area. Parent drop locations and solutions are currently being reviewed by the Design Team and the local roads department to find a safe and feasible solution for peak times.

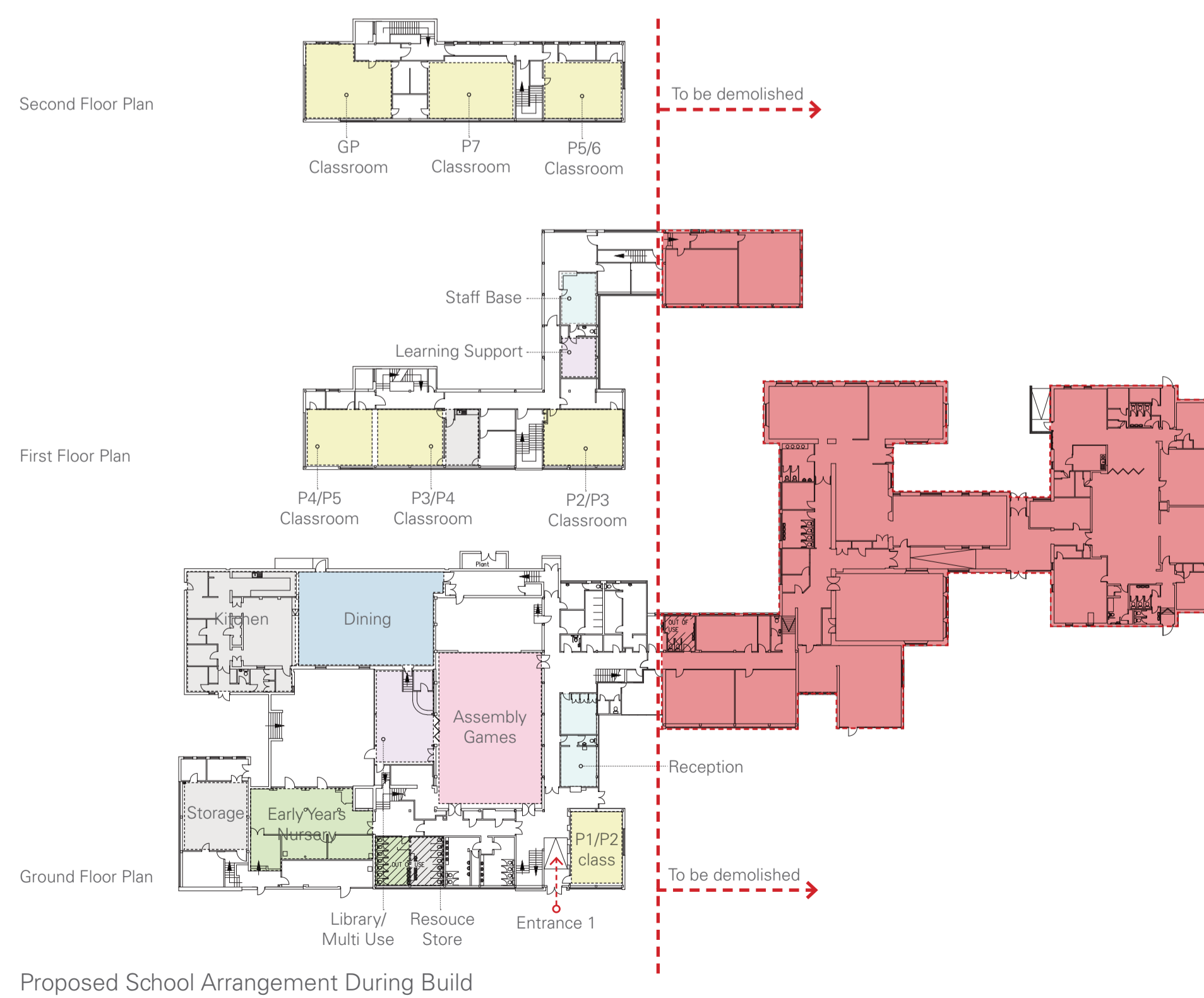
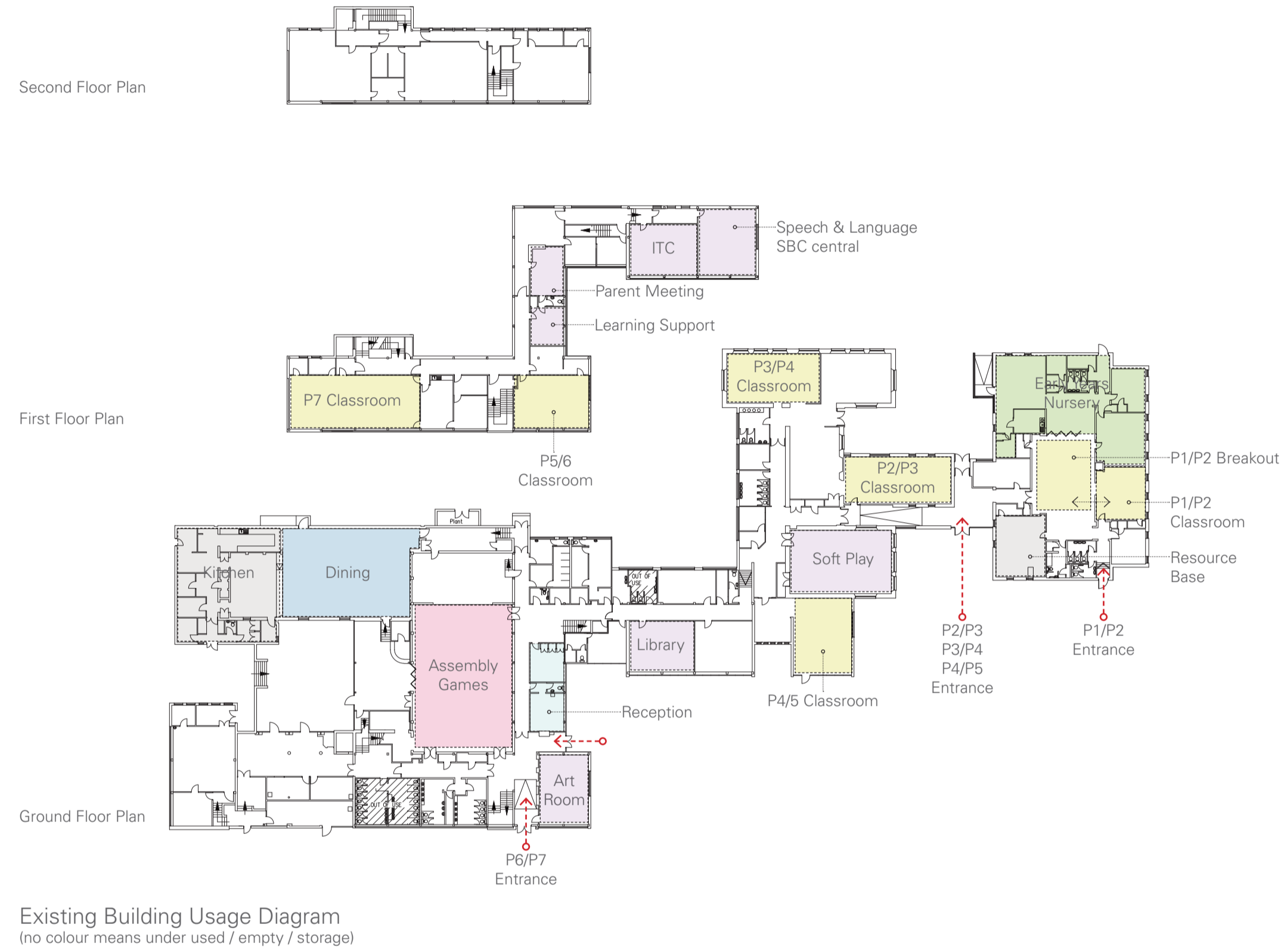
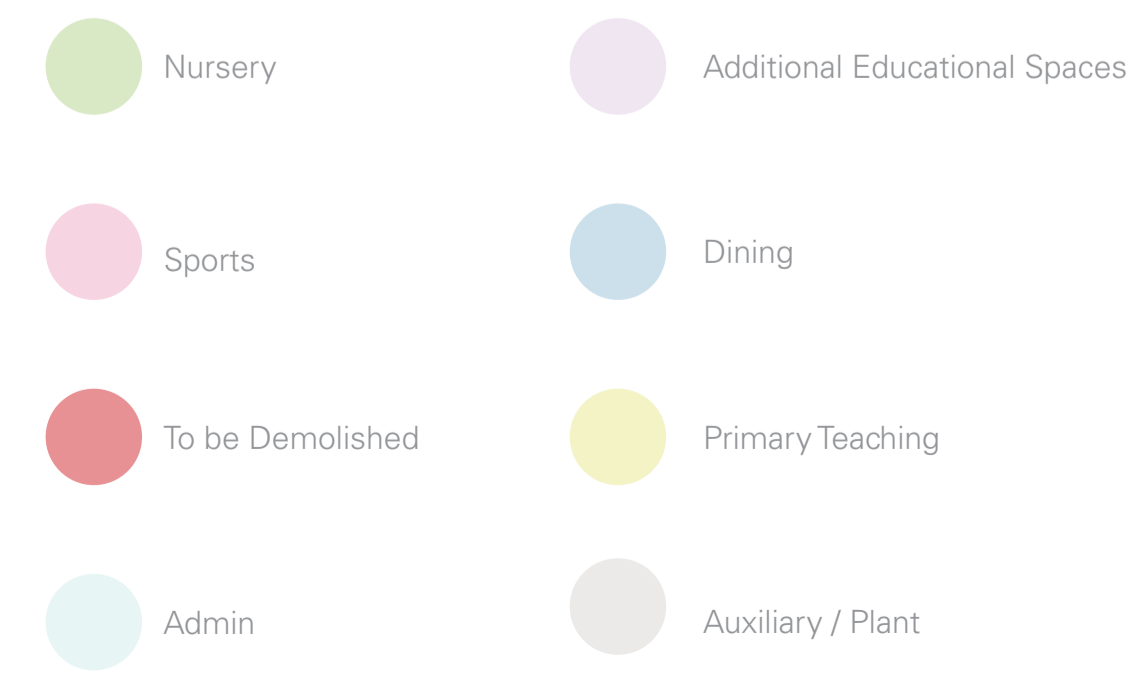


Photo of Existing School

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Dynamic, Care & Learning Focused Community Space

Our Vision for Earlston is to deliver a Community Campus which facilitates the positive health and well-being benefits of social interaction between children and the wider community. The Earlston site presents an opportunity for a new approach which combines multi agency partners within a learning environment providing easy access to a wide range of high quality community facilities and health facilities at a convenient location in the heart of the Community.

A COMMON - UNITY

Following the unprecedented times we have lived through with the Covid pandemic, now more than ever are people realising the importance of Community.

These dramatic changes to our everyday lives have placed more value on local amenities, support, collaboration and communication.

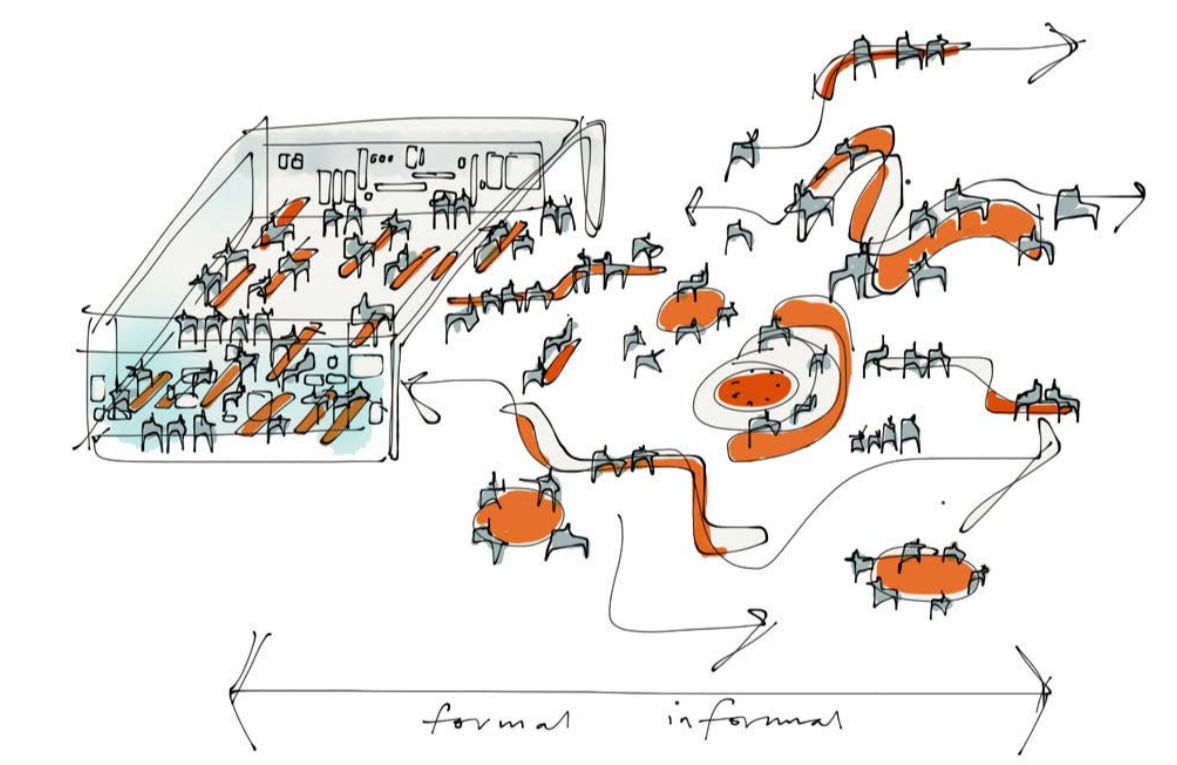
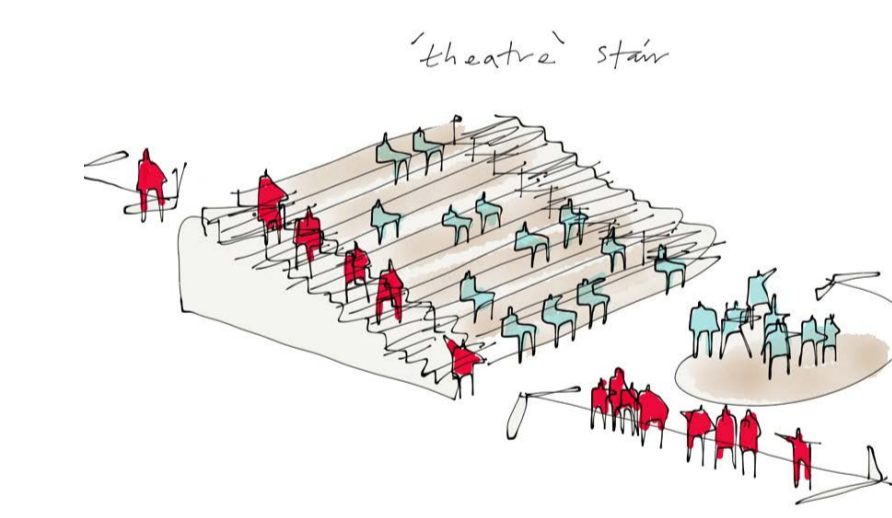
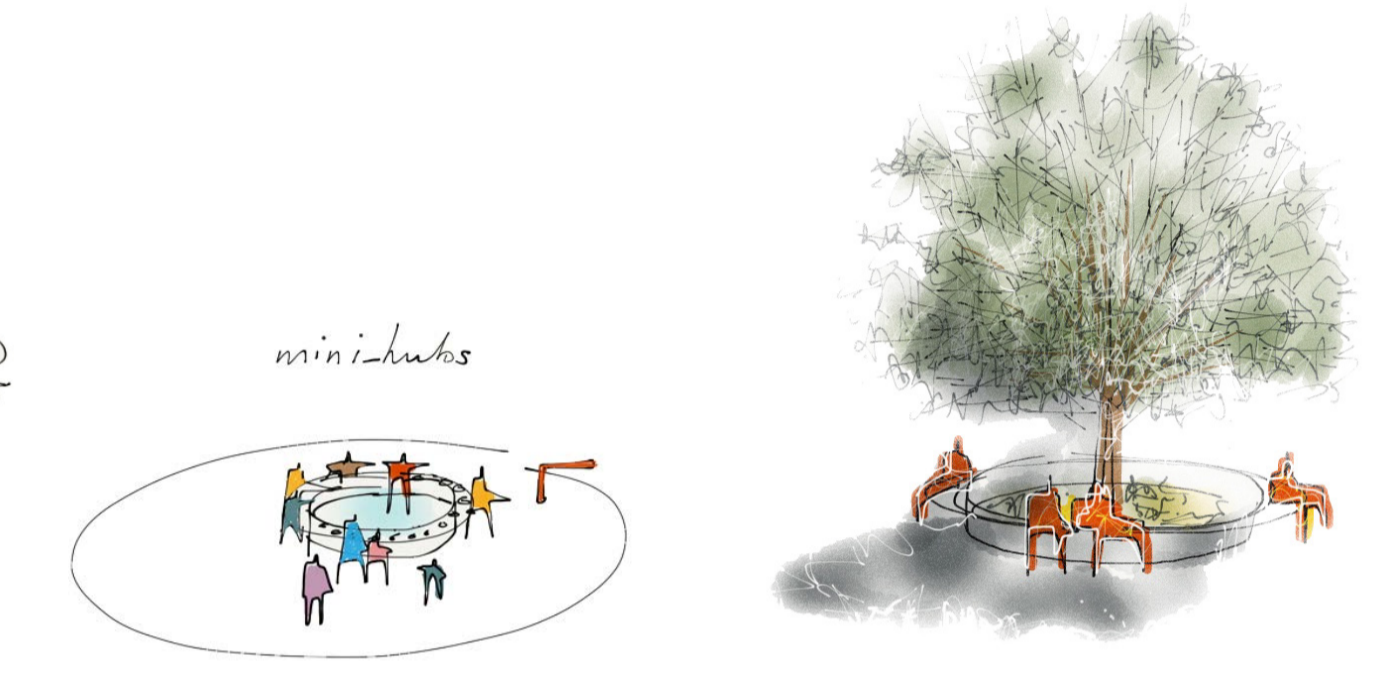
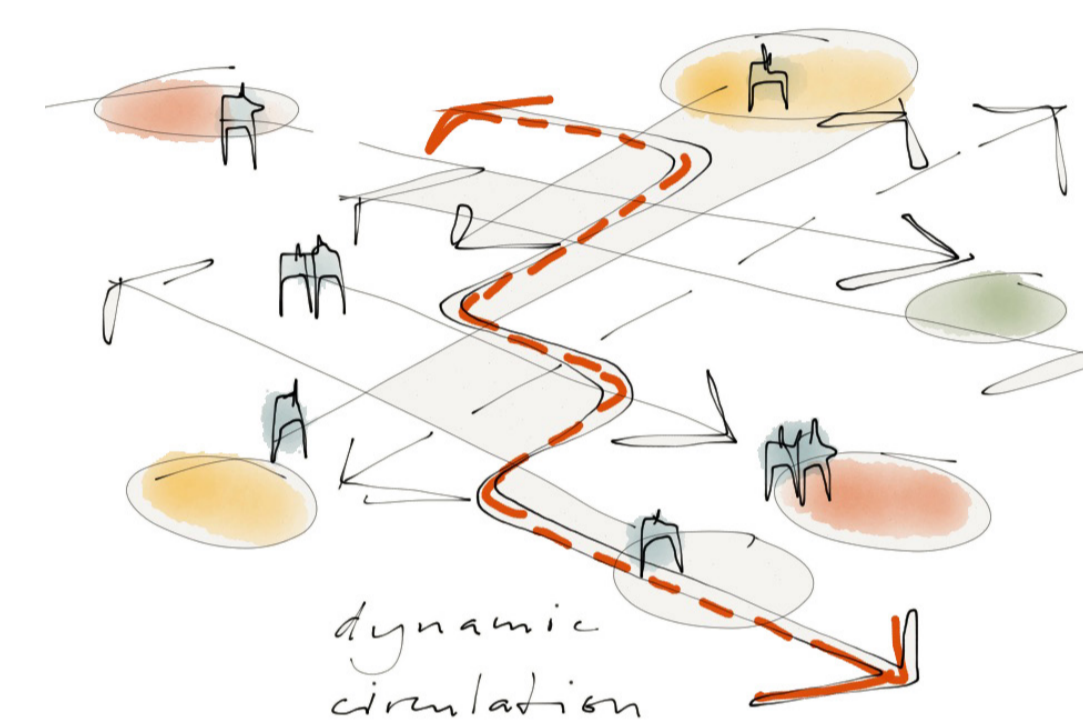
The proposals for Earlston take cognisance of recent events and changes in patterns of use such as social distancing, one way systems and outdoor spaces and the importance of local support and information.

The plans for the proposed Community Campus have been developed through detailed consultations with the existing Health Centre Staff, the NHS, Early Years, Education and SBC to ensure that the proposals can adapt, respond and support the Community through any similar future occurrences.

While we cannot predict the future we can ensure that what we build today places community support and inclusion at the heart of Earlston.

PLACE MAKING COMPONENTS

- Primary Education Provision for 224 pupils
- Early Years Nursery for approximately 60 children
- Shared Campus Setting for Leader Valley and Earlston Primary
- A shared accessible destination playspace
- Kitchen & Dining Facilities allowing for on-site food preparation and Community use
- Multi-function Sports Hall for Education and Community Use
- Shared Community Library with multi-use space
- New Health Centre
- Provision of New Housing by Eildon SA on site to South of Campus
- Improved access to site with public landscaped areas for external events





- Site Plan Legend:
- 1. School Entrance for Pupils
 - 2. Community / Public Entrance & Plaza
 - 3. Bus Drop Off
 - 4. Health Centre Parking (Out of hours Community use)
 - 5. Nursery Play
 - 6. Primary Play
 - 7. Destination Play Park
 - 8. Parent Drop Off Zone
 - 9. MUGA Pitch
 - 10. Leader Valley School
 - 11. Staff Car Park (Out of hours Community use)
 - 12. Safer Route to School
 - 13. Eildon Housing Development
 - 14. New Vehicular Route