

Stallan-Brand

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Galashiels Review



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A	10/09/18	draft issue	SH	AG
B	05/10/18	formal issue following feedback	SH	AG
C	23/10/18	landscape chapter added	SH	AG
D	15/11/18	SBC Comments	JR	AG

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Galashiels

Introduction

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1.0 INTRODUCTION

1.1 Introduction

This document has been prepared by Stallan-Brand in conjunction with Turner and Townsend to review the future development of education facilities in Galashiels.

An analysis of the existing context has been undertaken to understand the historic context and townscape to inform the architecture and ensure a strong sense of place is developed. The existing community and educational facilities in the town have been mapped to illustrate the spread of provision within Galashiels. This exercise has reinforced the value of continuing to offer educational facilities and in bringing community facilities to the site.

This is followed by an analysis of the existing school site as well as the roll requirements and brief for the new school facility to understand the base requirements and the additional community facilities proposed for the building.

With a better understanding of the context and brief requirements we have undertaken a site appraisal of available sites which could accommodate a new educational facility. Four sites were identified but due to limited site size only two sites were large enough to merit further investigation, the existing school site of Scott Park and a site at Netherdale.

We have gone on to explore two alternative development options on each of the two preferred sites to assess their suitability. It was found the sites could accommodate both options.



1.0 INTRODUCTION

1.2 Background

In April 2018, Scottish Borders Council Children and Young People's Services expressed its ambition to replace or substantially improve all 4 high schools at the earliest opportunity.

Elected Members approved the creation of Individualised Strategic Plans for Galashiels Academy, Hawick High School, Peebles High School and Selkirk High School.

These Strategic Plans will enable the development of a bespoke strategy for each of these schools in line with the principles of the School Estate Review and the pillars of the Christie Commission.

Children and Young People's Services have worked in collaboration with Asset and Infrastructure to identify education and property options for each town.

Work is also being undertaken in collaboration with other public sector bodies within the area to identify opportunities to share facilities and services within proposed new school developments and to enable effective management of the infrastructure investment to help achieve best value.



1.0 INTRODUCTION

1.3 History And Identity

Galashiels development from its earliest origins as shielings (temporary farm buildings used in summer) by the Gala Water into a powerful industrial centre for the wool trade and more recently as a regional centre which is served by the railway line.

".. At the Battle of Flodden the Laird of Galashiels and four of his five sons were killed so that the fifth son, who had been left behind, became the next Laird. The last direct descendant of the Pringle family was female and she married a Scott who then became the Lairds of Galashiels

... The railway came to the town in 1849 which had the benefit of halving transport costs to Edinburgh and also led to an influx of foreign produced wool into the mills.

The increase in population led to many changes both good and bad. Schools proliferated, the first library was established in 1797 and at the Great Exhibition of 1851 Galashiels firms were the largest exhibitors in the textile section, scooping four of the twelve medals that came to Scotland. 1831 saw the establishment of the Galashiels Gas company."

Archive Writings on the History of Gala



Galashiels local industries and traditional events

1.0 INTRODUCTION

1.4 Location

Galashiels was originally an ancient settlement located to the south of where it stands today. When the town was surveyed in 1857, the town was understood to have a newer and older part. The Gala Water divided the two parts of the town, the older part of the town was to be found on the south side of the river.

According to the survey at this time "it comprised 'one long bent street, and two shorter and newer streets' and was surrounded by drying and bleaching fields. The north side, meanwhile, was 'more irregular in form and less advantageous in site' and ascended from the edge of the river to the Edinburgh-Jedburgh road".

The historic survey also commented that in recent years the north had undergone extensive development and was by far the largest and most prosperous part of town. At this time the town was "connected by an iron suspension bridge and a wooden bridge for pedestrians, and a stone-built bridge for traffic. By 1853, however, the stone bridge was deemed inadequate for the increased levels of traffic a result of the railway".

The historic survey documents how Galashiels urban form developed incrementally following the Gala Water and that from the earliest times the town's streets, public spaces also ran parallel to 'flow'.

The natural form of the landscape and valley topography is a significant feature of Galashiels, which clearly affects the town's infrastructure expansion and urban development. Settlement expansion is restricted by contours and challenges of accessibility.



Aerial photograph of Galashiels

1.0 INTRODUCTION

1.5 Townscape & Architecture

Galashiels has a physical structure and development scale, as well as patterns of movement, land use, ownership and occupation that has been influenced by many factors. One of the key determinants in shaping the town's character is the Gala Water valley conurbation and the natural topography. Buildings, streets and landscape networks run in an east-west direction rather than work against the contours. The vernacular architecture of the town responds to the natural terrain creating a linear settlement form.

The historic architectural typologies of Galashiels are the cottage style residences, the Scots tenement, the mill buildings and the requisite public buildings like churches. The overall effect of this aggregation is a picturesque human scaled town and roofscape.



Scott's View, image by Ian Oliver - Galashiels Camera Club



View over Old Parish and St Paul's Church



High Street Gardens



Galashiels, Buckholm Mill



Gala Fairydean Stadium



Glendinning Terrace Primary School



High Street Gardens



Old Gala House



Huddersfield Street, Waverley Mill

Galashiels townscape and local architecture

1.0 INTRODUCTION

1.6 Local Plan

The population of Galashiels was, at Census 2011, 12,367 making it the second largest settlement in population terms in the Borders, after Hawick. Below and following are series of key extracts from the Council's Planning Policy that will have direct influence of the development of a Learning Campus.

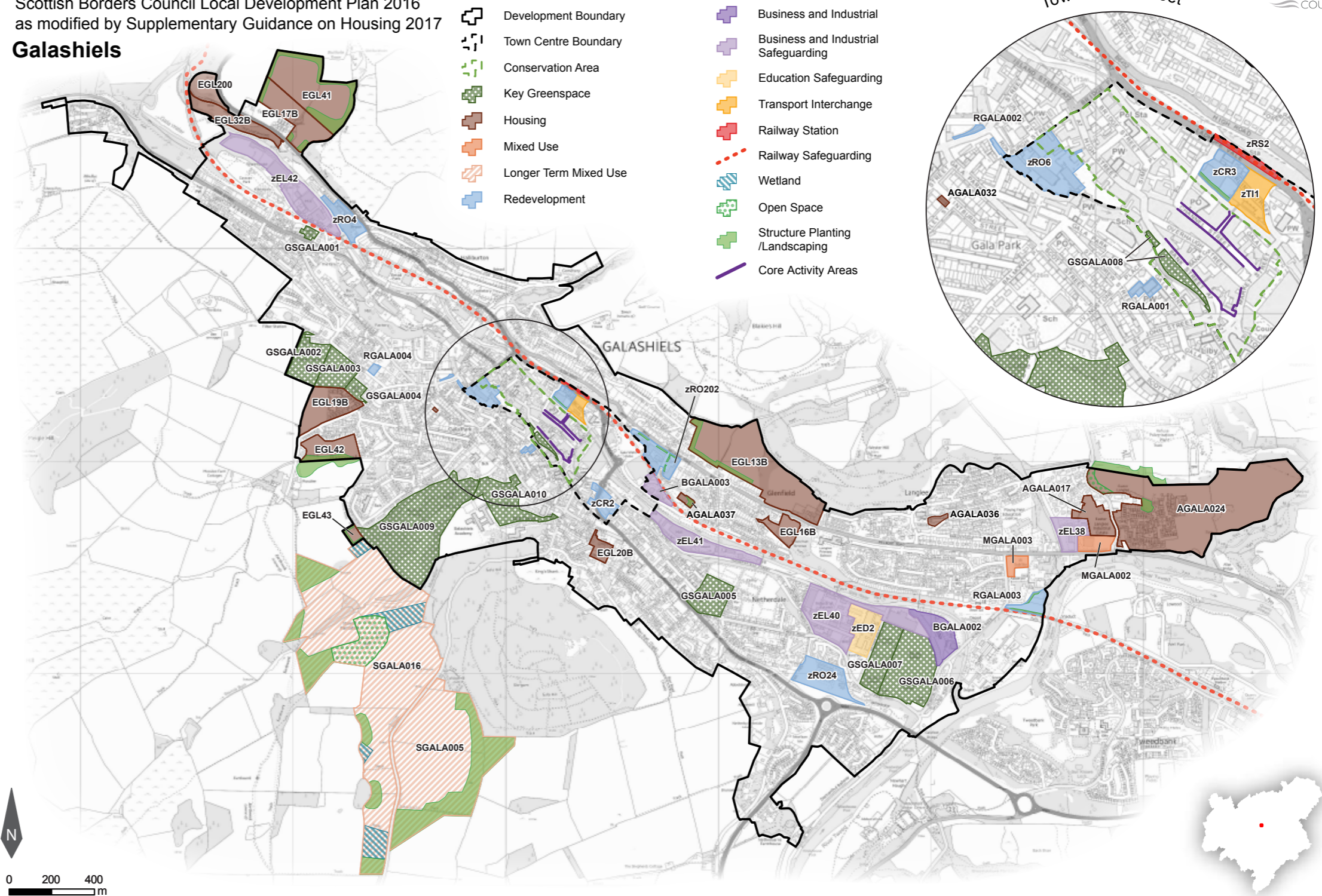
Galashiels Local Plan
Place Making Considerations _ (Galashiels Local Plan)

"Galashiels is in the heart of the Borders and is home to a number of public agencies as well as part of Heriot-Watt University. The recently completed inner relief road, the railway station and the transport interchange will provide further opportunities to develop the town and particularly to realise the redevelopment of redundant buildings and create new jobs.

There has been significant growth and change in recent years and the town has been successful in attracting both housing developers and major retailers. There are a number of redevelopment opportunities as well as edge of settlement housing developments. However the topography of the town together with road capacity constraints poses significant challenges for future growth."

Scottish Borders Development Plan 2016

Scottish Borders Council Local Development Plan 2016 as modified by Supplementary Guidance on Housing 2017
Galashiels



1.0 INTRODUCTION

1.7 Existing School Sites

PRIMARY SCHOOLS

- 1 Burgh Primary School
- 2 Balmoral Primary School
- 3 Glendinning Terrace Primary School
- 4 Langlee Primary School
- 5 St. Margaret's RC Primary School
- 6 St. Peter's Primary School

SECONDARY SCHOOLS

- 1 Galashiels Academy



Existing School Sites

Galashiels Brief

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- 2.1 _ The Vision So Far
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- 2.4 _ Roll Analysis and Facilities

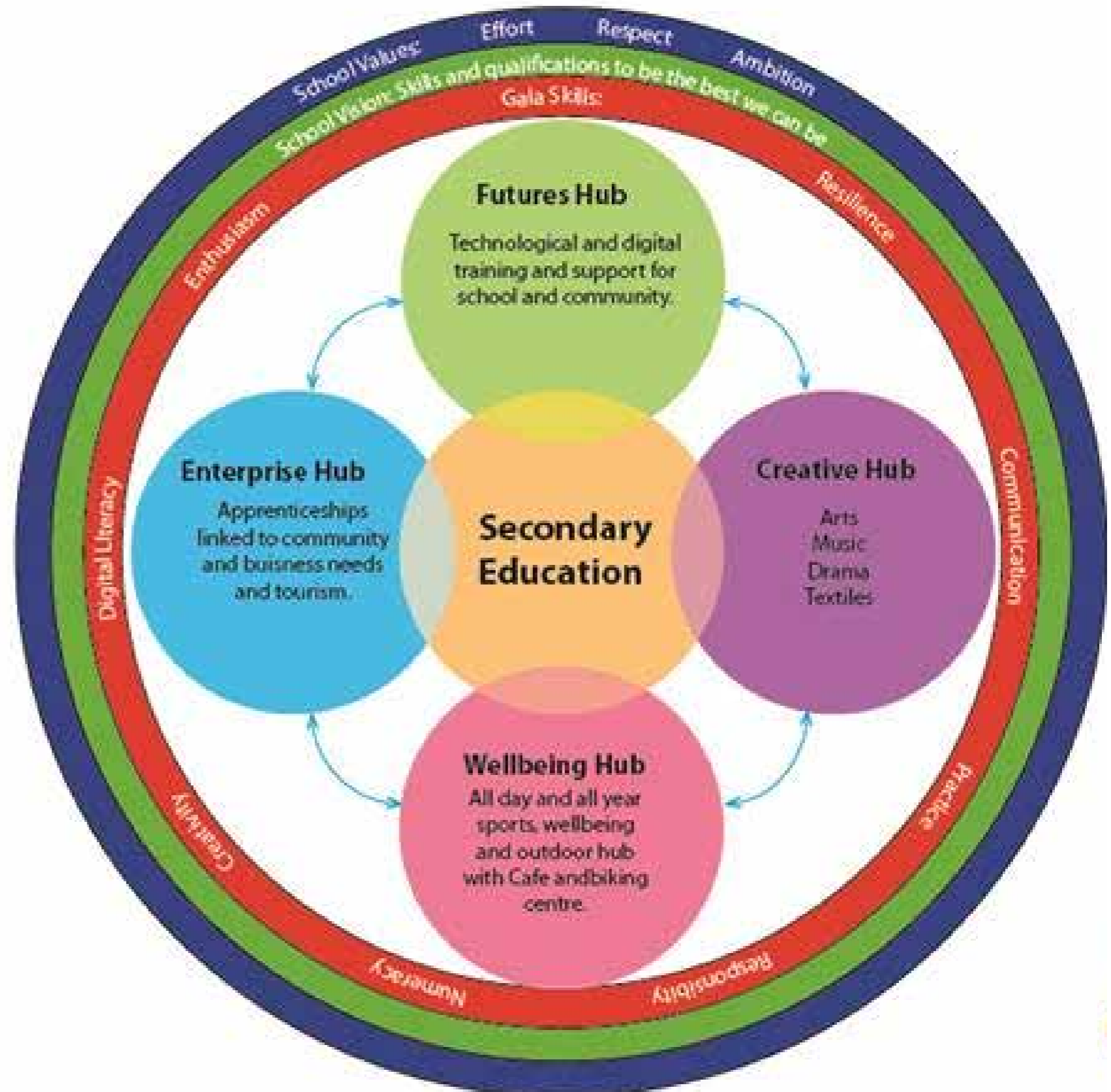
2.0 BRIEF

2.1 The Vision So Far

Galashiels Academy has built on the community engagement which informed the decisions made in April 2018.

Working in close partnership with the young people, staff, parents and local community through Energise Gala, Community Council and business links, a coherent vision for future facilities which will meet the needs of young people and provide opportunities for the wider community.

The vision is articulated graphically in the diagram shown here and identifies priorities and aspirations agreed across all stakeholder groups.



2.0 BRIEF

2.2 Existing School Estate

The following section provides a catalogue of the existing schools in Galashiels.



Burgh Primary School

Capacity 235 Pupils
Current Roll 205 Pupils
Nursery



Balmoral Primary School

Capacity 150 Pupils
Current Roll 103 Pupils
Nursery



Glendinning Terrace Primary School

Capacity 125 Pupils
Current Roll 75 Pupils
Nursery



Langlee Primary School

Capacity 474 Pupils
Current Roll 253 Pupils
Nursery



St Margaret's RC Primary School

Capacity 125 Pupils
Current Roll 63 Pupils
Nursery



St Peters RC Primary School

Capacity 310 Pupils
Current Roll 248 Pupils
Nursery

2.0 BRIEF

2.3 Estates Review_Galashiels Academy

There is a need for a new secondary school building to replace existing school facilities which are no longer fit for purpose.

The age, size and layout of the existing school buildings make them inefficient to operate from a staffing, maintenance and running cost perspective. They are significantly under utilised; both in terms of their optimum capacity, and use patterns throughout the day, week and year.

The existing secondary school and annex is for 1217 pupils. These are contained within a site of approximately 7.0 hectares. This excludes the existing park which is clearly separated for the public.

There are four grass sports pitches behind the building and 7 all weather tennis courts to the side of the building which feel more a part of the school than the park. These lie within the 7.0 hectare area.

Secondary school Main Building

- 805 Roll
- Four Storey
- 5,000sqm footprint

Secondary school Annex Building

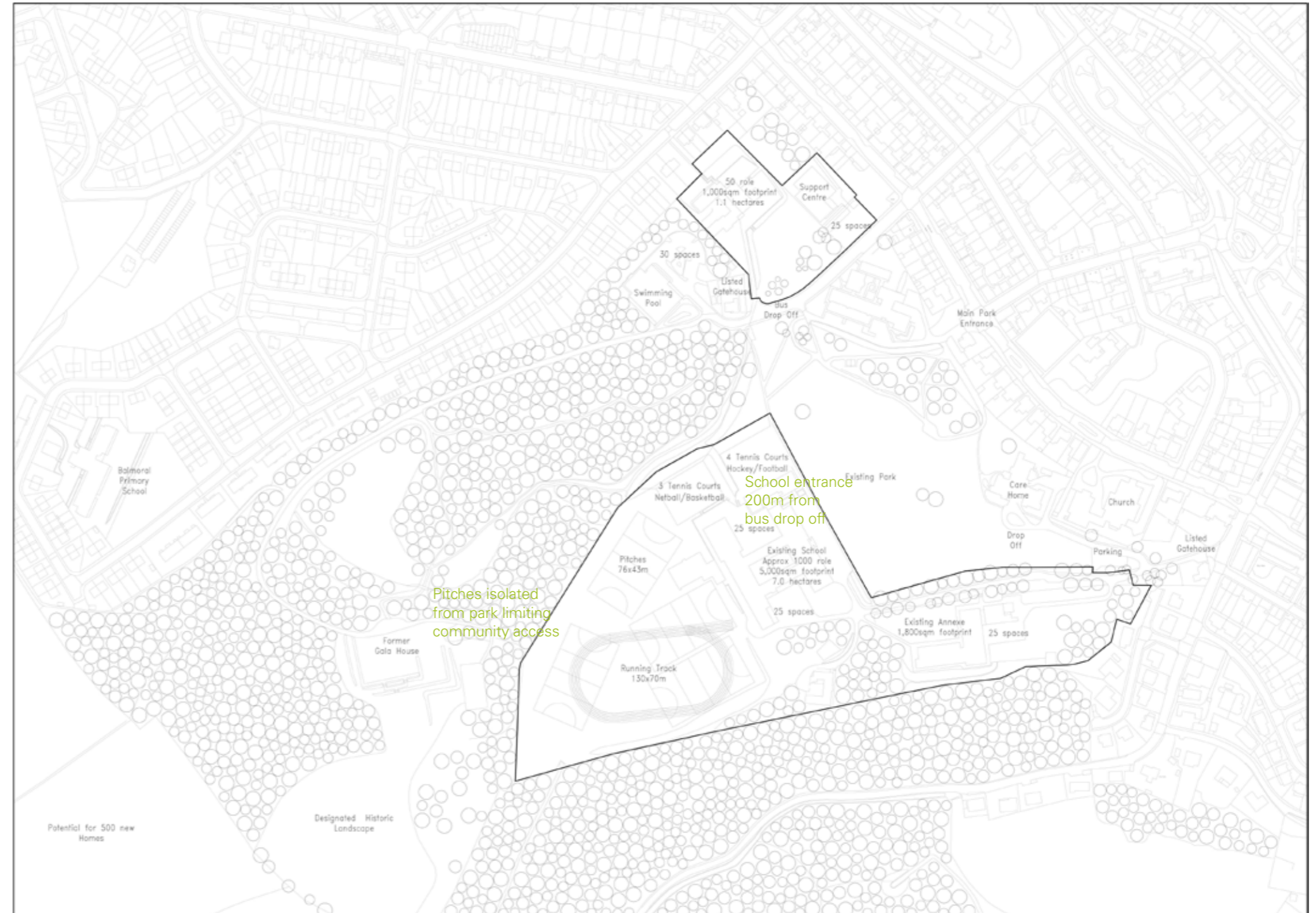
- Single Storey
- 1,800sqm footprint

Parking

- Around 100 spaces distributed around the grounds excluding the swimming pool car park
- Bus drop off for around 6 buses on street

Key Considerations

- Main entrance to secondary school around 200m from bus drop off and not an attractive approach
- Sports facilities at rear of main secondary school building not easily accessible to public
- Annex Building more than 100m from Main Building
- Links to woodland and landscape to west limited by school grounds



2.0 BRIEF

2.4 Roll Analysis & Facilities

Secondary School Summary

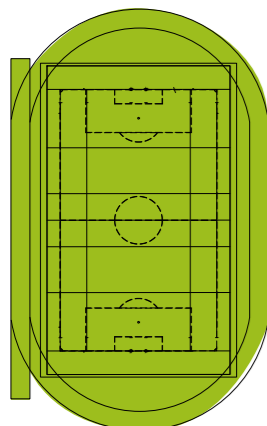
The proposed new secondary school for Galashiels would be designed to accommodate the facilities required for 1100 pupils, and include learner focussed general teaching clusters, with a variety of breakout spaces and integrated specialist department areas, such as Art, Music, CDT, Science, Food Technology, and Sporting facilities. The proposed GIFA includes dedicated ASN classroom space for approximately 50 ASN pupils.

Internally the aim would be to develop flexible social and dining areas, with opportunities for pupil enterprise and participation.

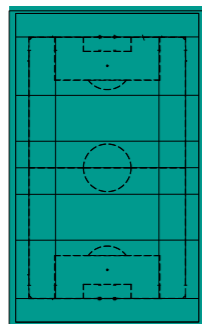
Sporting facilities would include 4 court multi function sports hall, 2no. Gymnasiums, Drama studio, fitness suite and Assembly space.

School Grounds

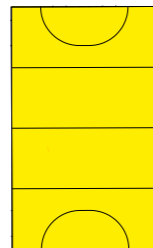
- Staff Parking Provision
- Disabled Parking Provision
- Bus Drop Off
- External play, learning and social spaces
- Sports Facilities including:
 - Grass Pitches
 - 3G All Weather Rugby/Football pitch
 - 2G All Weather Hockey



Grass running track, Rugby & Football pitch



3G All Weather Rugby / Football pitch



2G All Weather Hockey

- 3G Rugby
- Grass Rugby / Running Track
- 2G Hockey

SFT Funding Area Analysis

Secondary School		
Current School Roll	805	Pupils
Current School Capacity	1217	Pupils
Proposed Pupil Capacity	1100	Pupils
Proposed ASN Capacity	50	Pupils
SFT Area Cap (m ²)	11	m ² /pupil
SFT Metric GIFA	12650	m ²

Primary School		
Potential Primary Capacity	650	Pupils
SFT Area Cap (m ²)	6.5	m ² /pupil
SFT Metric GIFA	4,225	m ²

Nursery		
Potential Nursery Capacity	200	Pupils
SFT Area Cap (m ²)	5.8	m ² /pupil
SFT Metric GIFA	1160	m ²

Community Enhancement		
Community and Enterprise	200	m ²
Health and Wellbeing focus	200	m ²
Total Enhancement GIFA	400	m ²

Total GIFA 18,435 m²

Site Area Analysis

Secondary Site Area	
Secondary School Site up to 1000 pupils	2.4h
0.1h per 100 over 1000	0.2h
Secondary Playing Fields up to 1000	3.2h
0.4h per 200 over 1000	0.8h
Recommended Secondary Site Area	6.6h

Primary & Nursery Site Area	
Nursery Site for 200 pupils	0.5h
Primary School Site	1.4h
Primary Playing fields	0.7h

Recommended Primary Site Area 2.6h
As per School Premises Regulations Act 1967

Galashiels

Site Options & Appraisals

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3.0 _ Site Options & Appraisals

- 3.1 _ Identification of Potential Sites
- 3.2 _ Appraisal of Potential Sites
- 3.3 _ Sites Retained for Further Study
- 3.4 _ Strategic Development Options

3.0 SITE OPTIONS & APPRAISALS

3.1 Identification Of Potential Sites

Through discussions with Scottish Borders Council, the Town Masterplan Study previously carried out by Stallan Brand and a further analysis of the local plan the sites illustrated on the adjacent plan could be considered to have the potential to accommodate the new secondary school.

Although each of the sites differ greatly in size, location and character it is important to review the Town as a whole and consider all opportunities that are currently presented.

A high level review of each site was carried out with Scottish Borders Council and the potential sites have been categorised as follows:



High potential to accommodate school



Low potential to accommodate school

The sites which have a low potential to accommodate the school generally have a site area well below the recommended site area requirement for 1100 capacity secondary school. These sites have been ruled out of further study for the moment.



Key to sites illustrated on adjacent plan:

Site A_ Scott Park	7.1 ha
Site B_ Netherdale	6.5 ha
Site C_ Langlee Complex	3.1 ha
Site D_ Town Centre	1.5 ha

3.0 SITE OPTIONS & APPRAISALS

3.2 Appraisal of Potential Sites

The sites which were identified as having some potential to accommodate the school have been reviewed in further detail and option tested.

Only one of the greenfield sites which was identified as having potential was tested as the constraints on development of either of these sites are very similar.

Due to differing complexities on each site they have been discounted at this stage.



A. Scott Park Site

- 3 storey building
- 60 remote parking spaces
- 20 on site parking spaces
- dedicated service access/area
- connection to main axis to Town Centre
- bus drop off at Swimming Pool
- numerous pedestrian routes
- new vehicular route from North for service



B. Netherdale

- 2 or 3 storey building
- 80 parking spaces
- all pitches and tracks
- compact campus
- easy access for vehicles
- remote from town centre



C. Langlee Complex Site

- 3 storey building
- 80 parking spaces
- not big enough to accommodate all pitches & tracks
- access from busy road
- remote from town centre
- CPO required
- Overhead lines above site



D. Town Centre Site

- not big enough to accommodate all pitches & tracks
- access from busy road.



3.0 SITE OPTIONS & APPRAISALS

3.3 Sites Retained For Further Study

Of the 4 sites identified as having potential to accommodate the new secondary school only 2 have been retained for further study.

These are Scott Park where the existing Academy is situated and Netherdale which sits adjacent to the Heriot Watt playing fields and opposite the College building.

The sites present very different opportunities for the development of a new secondary school in terms of their position within the wider context of Galashiels.

Scott Park presents the opportunity to address the concerns of the existing secondary school building and work to create a building which is anchored in the site and creates a positive dialogue with the park.

The Netherdale site is more accessible to vehicular traffic but remote from the town centre. However this site could potentially work as a catalyst to regenerate this end of town and consolidate the area into a learning zone.



3.0 SITE OPTIONS & APPRAISALS

3.3 Sites Retained For Further Study



Site A_Scott Park

The site is directly adjacent to the Town Centre and is the main park in the Town. The benefit of this is it is central and has potential transform this area by having close links with the high street and public transport hub.

The park is stunning with mature woodland and nestling between attractive hills and historic skyline. On the edge of the park are a leisure centre, church, care home, sheltered housing, church and primary school. It is also a gateway to some stunning woodland and countryside walks. The proposal on this site has the potential to transform the Park into a visionary health and wellbeing campus in the towns historical and cultural heart.

Key considerations on Scott Park include its capacity, access and tandem build. There are significant level changes to consider and road access is limited, albeit it is the access to the current school. The key capacity issue relates to achieving a tandem build at the same time as locating the building to optimise the access to it and its relationship to the high street.

Also affecting capacity is achieving the sports pitches and running track which are key to secondary provision and will replace grass pitches whilst maintaining the existing level of public access and complimentary sports provision including tennis courts.



Site B_Netherdale

This flat site is situated to the South Eastern end of Galashiels main thoroughfare next to Gala RC playing grounds. It is overlooked by Heriot Watt's Scottish Borders Campus which houses the School of Textiles and Design and the School of Management and Languages.

The site is located around a 20 minute walk along the riverside from the town centre. The benefit of this site is it sits directly adjacent to the College and University creating potential for a visionary Learning Campus with shared facilities and links to industry.

It located near Tweedbank where there are significant proposals for new housing and other uses.

Although further from the town centre, road access to the site is generous. Development of this site would allow Scott Park to be given back to full public access as a Park and gateway to the countryside.

A key consideration of Netherdale is that the facilities would be built on 3 existing grass sports pitches listed as key green space in the local plan, however, there are a further 2 pitches and the new facilities would include all weather flood lit facilities supporting a wider range of sports. It would allow the grass pitches at Scott Park to be retained and expanded.

3.0 SITE OPTIONS & APPRAISALS

3.4 Strategic Development Options

1 Option 1

3-18 Campus.

Nursery, Primary and Secondary schools combined within a single building or multiple buildings on a shared campus.

Secondary Pupils	1100
ASN	50
Primary Pupils	650
Early Years	200
Community Enhancement	

Gross Internal Floor Area	18,435m ²
External Area Including; - Playground - Social Areas - Parking / Access / Service - 3G Rugby Pitch - 2G Hockey Pitch - Grass Pitch with Running Track - Muga Pitch	16,207m ²

2 Option 2

New Secondary School

Replacement of the existing Galashiels Academy

Secondary Pupils	1100
ASN	50
Primary Pupils	0
Early Years	0
Community Enhancement	

Gross Internal Floor Area	13,050m ²
External Area Including; - Playground - Social Areas - Parking / Access / Service - 3G Rugby Pitch - 2G Hockey Pitch - Grass Pitch with Running Track	10,025m ²

Galashiels

Design Aspirations

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4.0 _ Design Aspirations

- 4.1 _ Site A_Scott Park Development Strategies
 - _ Site A_Scott Park Aspirational Images
- 4.2 _ Site B_Netherdale Development Strategies
 - _ Site B_Netherdale_Aspirational Images

4.0 DESIGN ASPIRATIONS

4.1 Site A_Scott Park Development Strategies

1 Option 1

Option 1 3-18 Combined School

1. Car park
2. The 3-18 School
3. Hockey pitch
4. Rugby Pitch
5. Grass pitch and track
6. Scott Park



2 Option 2

Option 2 New Secondary school

1. Car park
2. Secondary school
3. Hockey pitch
4. Rugby Pitch
5. Grass pitch and track
6. Scott Park



4.0 DESIGN ASPIRATIONS

4.2 Site B_Netherdale_Development Strategies

1 Option 1

Option 1 3-18 Combined School

1. Car park
2. The 3-18 School
3. Hockey pitch
4. Rugby Pitch
5. Grass pitch and track
6. Border College



2 Option 2

Option 2 New Secondary School

1. Car park
2. Secondary School
3. Hockey pitch
4. Rugby Pitch
5. Grass pitch and track
6. Border College



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