

Stallan-Brand

November 2018

Hawick
Review



Revision	Date	Reason for Issue	Checked	Approved
-	12/10/18	Issued for client review	AG	IH
A	24/10/18	Landscape statement added	AG	IH
B	15/11/18	SBC Comments	JR	AG

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Hawick

Introduction

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1.0 INTRODUCTION

1.1 Introduction

Overview

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

An analysis of the existing context has been undertaken to understand the history and townscape to inform the architecture and ensure a strong sense of place is developed. The existing educational facilities in the town have been mapped to illustrate the spread of current provision.

This is followed by an analysis of the existing school sites as well as the roll requirements and brief for the new primary school facility to understand the base requirements and the additional community facilities proposed for the building. Understanding these requirements in the context of the broader site development is key to developing a cohesive approach which strengthens both the site and the town.

With a better understanding of the context and brief requirements we have undertaken a site appraisal which identifies several sites around the town which might be capable of accommodating the brief. Upon further analysis six of the nine sites identified were of a size that could accommodate the brief. Each of the sites was tested against to establish if they can accommodate any or all of the three development options established. The findings of this review are described in detail in chapter 4 of this document.



1.0 INTRODUCTION

1.2 The 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.



1.0 INTRODUCTION

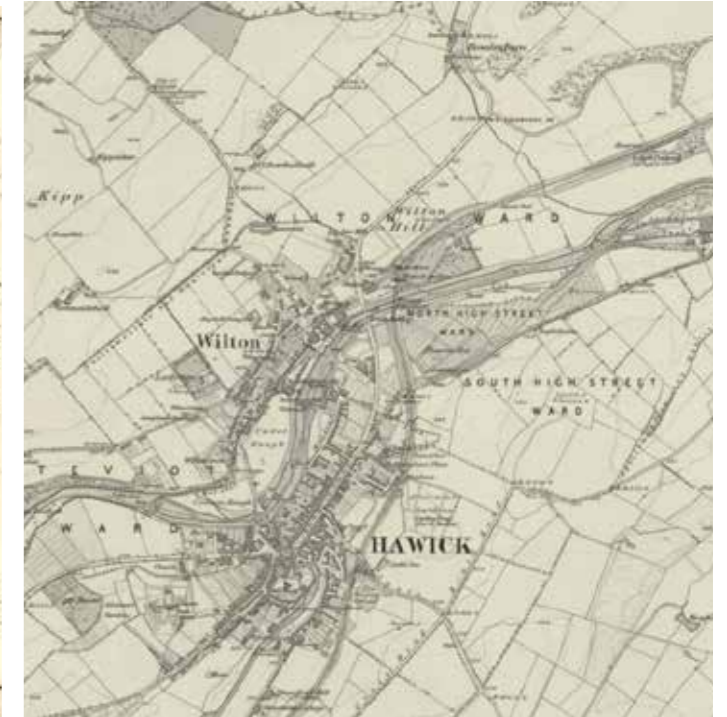
1.3 History and Identity

Hawick is centred on the River Teviot around its confluence with the Slitrig Water. Both these rivers are part of the River Tweed Special Area of Conservation, a wildlife site of international importance. The rivers are important focal points, especially when viewed from the bridges, including the James Thomson footbridge, and public open spaces, including Wilton Lodge Park. The Teviot Valleys Special Landscape Area is located to the east of the settlement.

Hawick's history can be traced back to the 12th century, and the town grew significantly with the arrival of the industrial revolution, in particular the expansion of the knitwear and textile industries and the introduction of the railway. Hawick has experienced significant economic decline largely as a result of the contraction of the local textile industry.



1780



1858



1899



1921



JOHNSTONS OF ELGIN - HAWICK



BORDERS TEXTILE TOWERHOUSE

1.0 INTRODUCTION

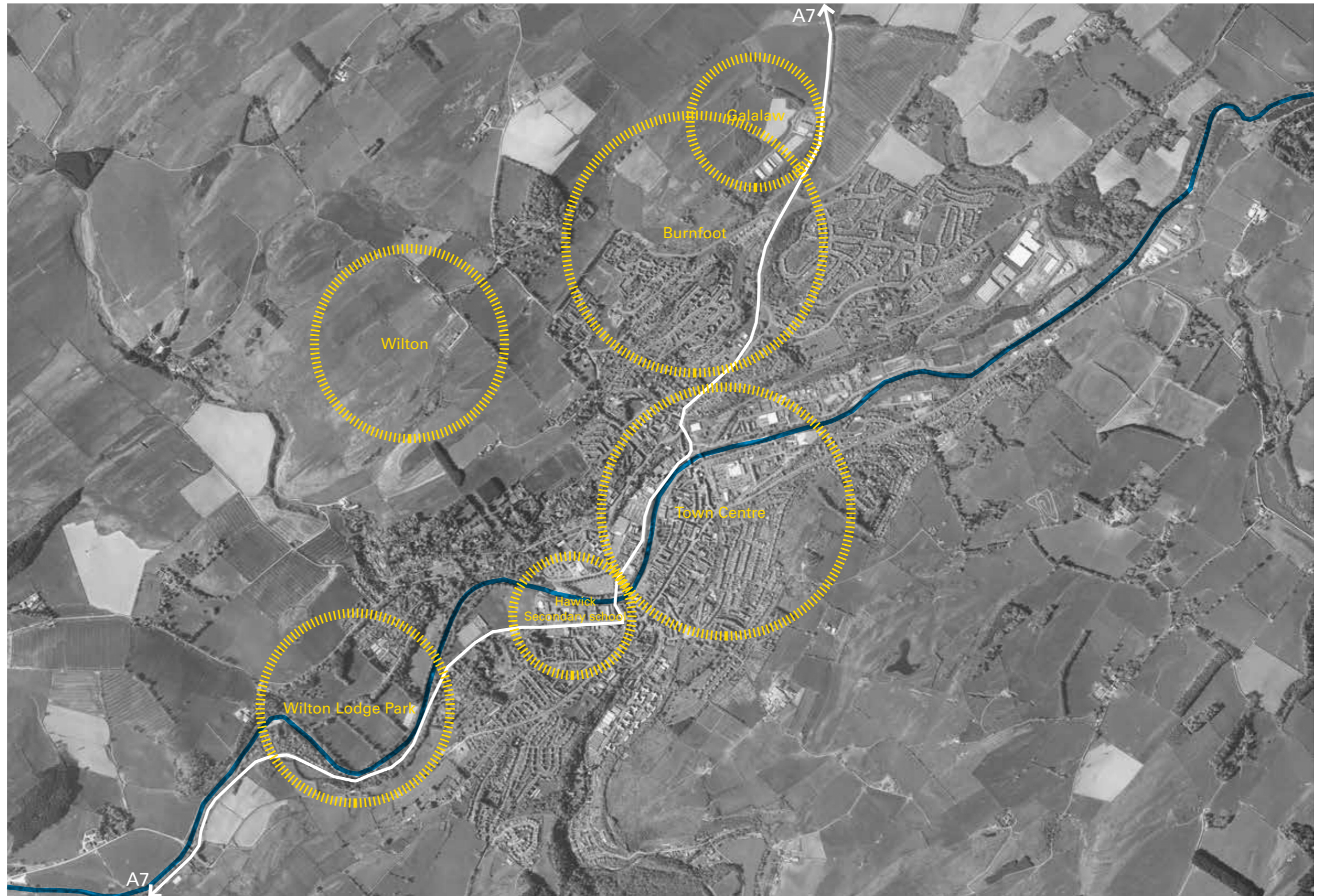
1.4 Location

Hawick is an important centre within the Central Borders Strategic Development Area and has a wide range of housing and business/industrial opportunities to enable growth to take place, including the strategic business and industrial site at Galalaw on the northern edge of the town. An additional area of land has been allocated for housing at Burnfoot, adjacent to Galalaw.

In recent years, new retail units have been developed on the north side of the River Teviot on Commercial Road, so the town centre boundary has been extended accordingly. The Core Activity Area is focused in recognition of the long term reduction in traditional town centre retailing and the need to diversify uses in the centre to maintain prosperity.

Development to the south of the settlement will be resisted if it will exacerbate road congestion in the Loan. There are a total of fifteen key green spaces identified in the town, including the Volunteer Park, Wilton Lodge Park and various allotment sites.

Scottish Borders Local Development Plan 2016



Aerial photograph of Hawick

1.0 INTRODUCTION

1.5 Townscape and Architecture

The architectural character of Hawick is very much that of a typical Borders town. The town centre streets are lined with buildings chiefly of stone with slate roofs and contain a range of interesting architectural details. All building elements contribute to the distinctiveness of the town centre and should be respected when development or alterations are proposed.

The town centre Conservation Area includes all the High Street and the historic core around Drumlanrig Square to the south. Properties along the High Street date mainly from the Victorian era and include a range of architectural styles dominated by the impressive Scots baronial Town Hall. The Conservation Area has retained many of its distinctive characteristics, with the High Street having a strong urban feel.

There is still evidence of the medieval pattern of burgage plots or 'rigs' here. A number of textile mills are still in existence, including the Category 'A' listed Tower Mill – one of three 'A' Listed Buildings in the Conservation Area. There are also 90 more Listed Buildings of lesser designation. In the Hawick Conservation Area there is a variety of building types, styles and periods, reflecting the history, diversity and development of the town.

Scottish Borders Local Development Plan 2016



Conservation Area



'Ken The Horse' - Memorial Statue



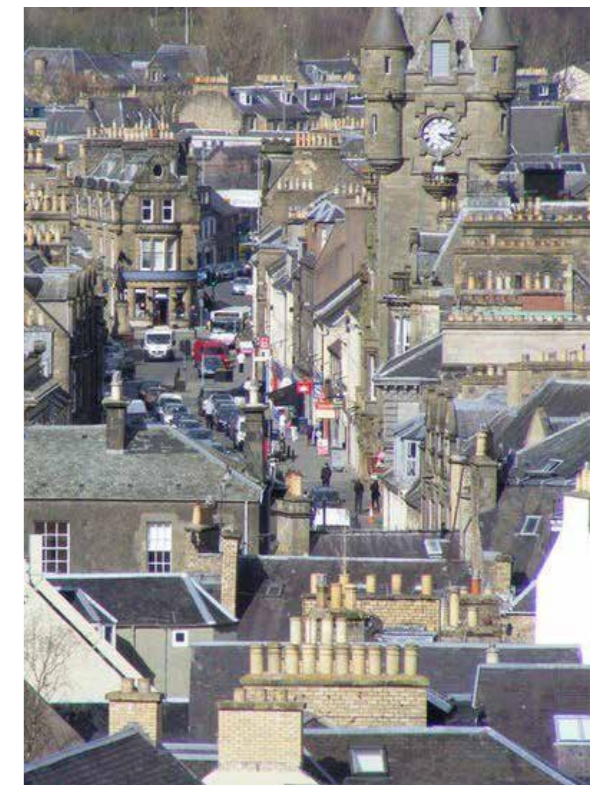
Town Hall



Drumlanrig Tower



River Teviot



High Street



Town Hall



The Borders Distillery

1.0 INTRODUCTION

1.6 Local Plan

Place Making Considerations _ (Hawick Local Plan)

Hawick is situated in the valley of the River Teviot and is the most southerly town in the Central Borders Strategic Development Area as defined in the SESplan. The population is 14,294 (2011 Census), making it the largest in the Borders by population. The A7 Carlisle to Edinburgh trunk road runs through the town.

Ten redevelopment sites are identified within the settlement, to encourage the re-use of previously developed land. These are mainly former mill sites, but also include the former Cottage Hospital – a Category B Listed Building in need of a new use.

Opposite is a copy of the Local Development Plan specific to Hawick and outlines land use relative to the distribution of potential development sites within the town.

Scottish Borders Local Development Plan 2016

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

- Hawick**
- Development Boundary
 - Town Centre Boundary
 - Conservation Area
 - Key Greenspace
 - Housing
 - Longer Term Housing
 - Mixed Use
 - Redevelopment
 - Business and Industrial
 - Business and Industrial Safeguarding
 - Open Space
 - Wetland
 - Structure Planting /Landscaping
 - Core Activity Areas



1.0 INTRODUCTION

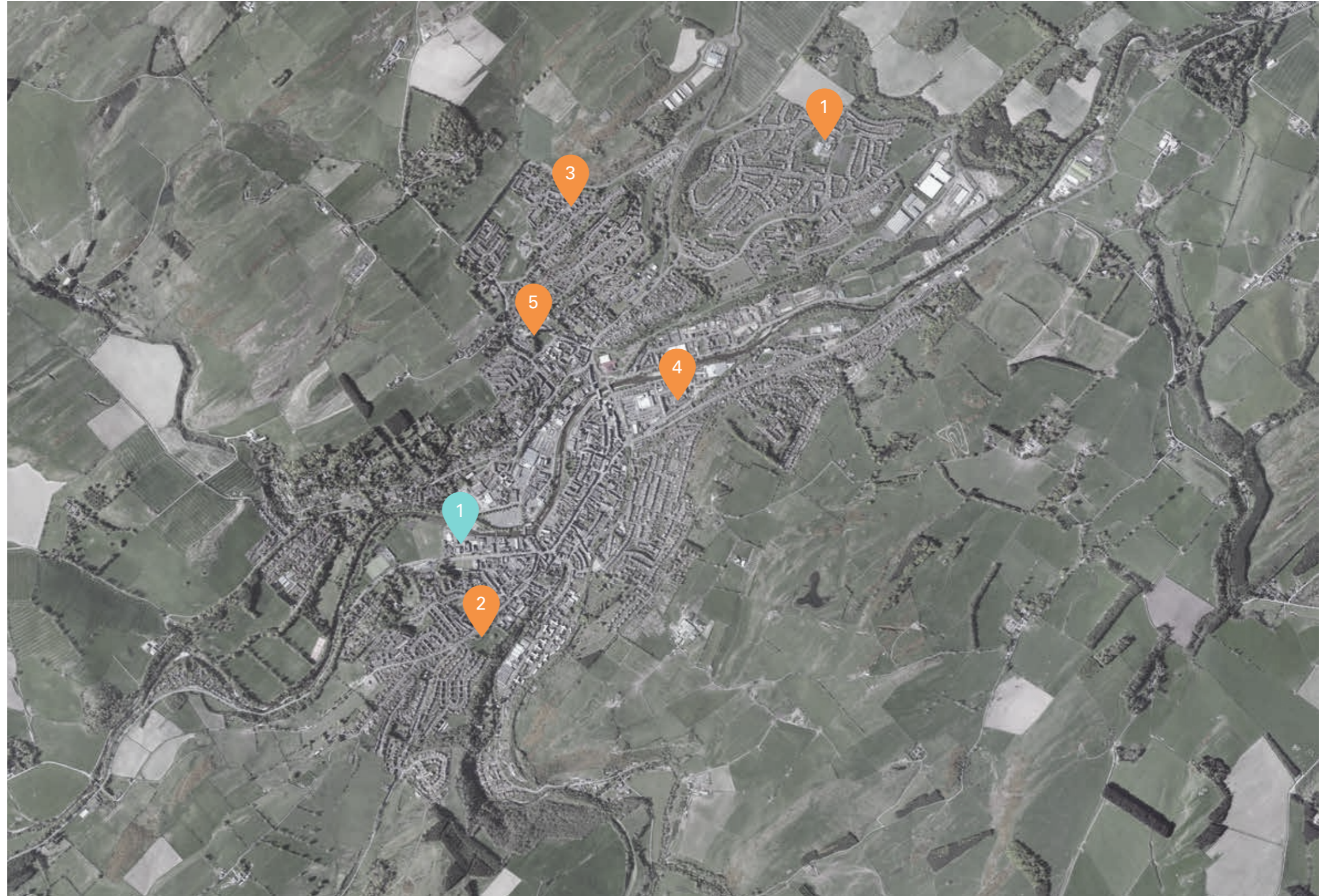
1.7 Existing School Sites

PRIMARY SCHOOLS

- 1 Burnfoot Community School
- 2 Drumlanrig St. Cuthbert's Primary School
- 3 Stirches Primary School
- 4 Trinity Primary School
- 5 Wilton Primary School

SECONDARY SCHOOLS

- 1 Hawick Secondary school



Existing School Sites

Hawick Brief

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2.0 _ BRIEF

- 2.1 _ The Vision So Far
- 2.2 _ Existing School Estate
- 2.3 _ Roll Analysis and Facilities

2.0 BRIEF

2.1 The Vision So Far

Although there is a strong appetite for a new school to replace the current building, there is still work to do to achieve a cohesive and consistent vision for the educational model for a 21st Century provision. The school and parent council will continue to work with partners and wider stakeholders to develop and articulate the vision.

Early consultation shows that community space is of high importance with opportunities for performance in music and the arts as well as in sport. There is high aspiration to develop the young workforce through skills based and vocational learning and to build links with enterprise and business.

Opportunities for all generations to access informal and social spaces where health and wellbeing are promoted are identified as being of high priority. The community are keen that any investment supports the economic regeneration of the town and are particularly keen to see digital connectivity and access to be improved through any future provision.

The young people in Hawick also highlighted some specific provisions to enhance their curriculum and build on strengths, including facilities to [remote excellence in music and sport, engineering, media and film.



2.0 BRIEF

2.2 Existing School Estate

The following section provides a catalogue of the existing schools in Hawick. All the primary schools have nurserys.



Hawick High School

Capacity	1339
Current Roll	817

Hawick High School is situated to the east of the town centre on the banks of the River Teviot and is a mix of unlisted historic buildings and various additions over the years.



Trinity Primary School

Capacity	307
Current Roll	212
Nursery	40

Situated on the south side, close to the River Teviot and constructed over 80 years ago, the school has been modernised on numerous occasions.



Drumlanrig St. Cuthbert Primary School

Capacity	340
Current Roll (including ELC)	311
Nursery	40

Located south of the town, the school first opened in 1960. The building is split level design over three main floors.



Stirches Primary School

Capacity	150
Current Roll	109
Nursery	48

Primary School located on the North side of Hawick, and constructed in the 1970's.



Burnfoot Primary School

Capacity	373
Current Roll	254
Nursery	94

Situated North of the town centre, Burnfoot Community School was built in the late 1950s and then refurbished in 1995.



Wilton Primary School

Capacity	307
Current Roll (including ELC)	206
Nursery	24

The current Wilton Primary School is a single storey building built in 1974 and has a pool. The original Wilton School opened in 1847 and is now the education support centre.

2.0 BRIEF

2.3 Roll Analysis and Facilities

Secondary School Summary

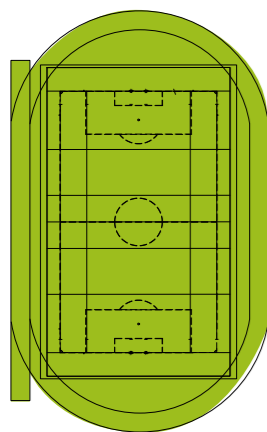
The proposed new secondary school would be designed to accommodate the facilities required for 900 pupils, and include learner focussed general teaching clusters, with a variety breakout spaces and integrated specialist department areas, such as Art, Music, CDT, Science, Food Technology, and Sporting 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.

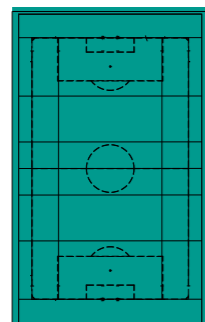
Sporting facilities would include 4 court multi function sports hall, 2no. Gymnasiums, Drama studio, fitness suite and Assembly space.

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

Any existing pitches designated for use as part of this development would require a full assessment and most likely a full upgrade to meet current standards

SFT Funding Area Analysis

Secondary School		
Current School Roll	852	Pupils
Current School Capacity	1339	Pupils
Proposed Pupil Capacity	900	Pupils
Proposed ASN Capacity	50	Pupils
SFT Area Cap (m ²)	11	m ² /pupil
SFT Metric GIFA	10,450	m ²

Primary School		
Potential Primary Capacity	1085	Pupils
SFT Area Cap (m ²)	6.5	m ² /pupil
SFT Metric GIFA	7053	m ²

Nursery		
Potential Nursery Capacity	350	Pupils
SFT Area Cap (m ²)	5.8	m ² /pupil
SFT Metric GIFA	2030	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 19,933m²

Site Area Analysis

Secondary School Site Area	
Secondary School Site up to 1000	2.4h
0.1h per 100 over 1000	0.0h
Secondary Playing Fields up to 1000	3.2h
0.4h per 200 over 1000	0.0h

Recommended Secondary Site Area 5.6h

Primary & Nursery Site Area	
Nursery Site for 350 pupils	0.875h
Primary School Site	2.9h
Primary Playing fields	1.47h

Recommended Primary Site Area 5.245h
As per School Premises Regulations Act 1967

Hawick

Site Options & Appraisals

3

3.0 _ Site Options & Appraisals

- 3.1 _ Identification of Potential Sites
- 3.2 _ Appaisal 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, 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 school.

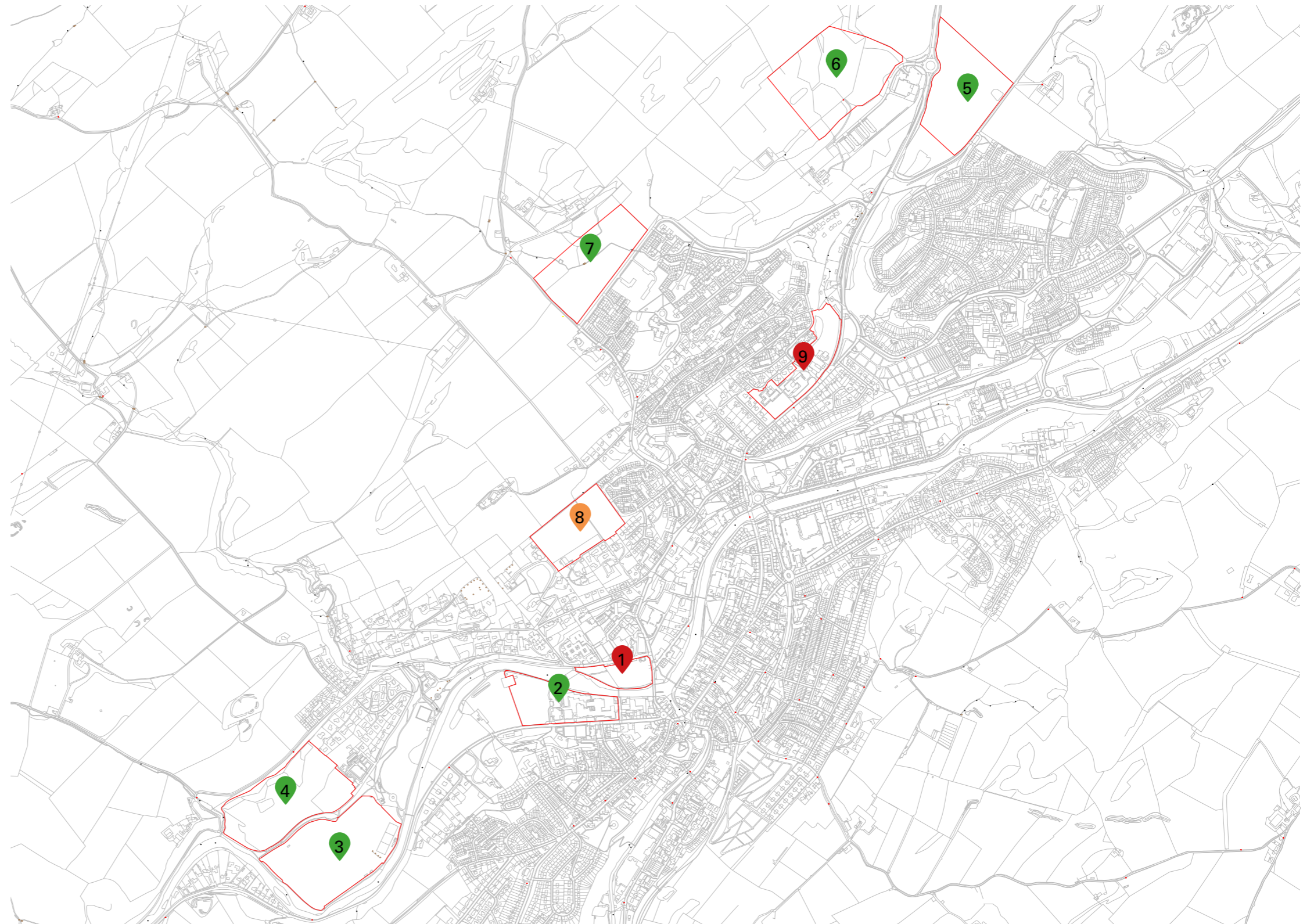
Although each of the sites differ greatly in size, location and character it is important to review the Hawick as a whole and consider all opportunities that are currently presented.

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

-  High potential to accommodate school
-  Potential to accommodate high school only
-  Low potential to accommodate school

The sites which have a low potential to accommodate the school generally have a site area below the requirement a 950 capacity secondary school or would present flooding or ownership challenges. These sites have been ruled out of further study at this stage.

- 1. Common Haugh - 1.88 ha
- 2. Existing Secondary school Site - 4.64 ha
- 3. Wilton Lodge Park (Lower) - 10.47 ha
- 4. Wilton Lodge Park (Upper) - 9.14 ha
- 5. Burnfoot - 8.07 ha
- 6. Galalaw - 10.19 ha
- 7. Stirches - 7.23 ha
- 8. Wilton - 4.92 ha
- 9. Police Scotland Site - 4.32 ha



3.0 SITE OPTIONS & APPRAISALS

3.2 Appraisal of Potential Sites

The sites highlighted on the previous page have been identified as having the potential to accommodate the new school development. For the purpose of this study any sites which are too small to accommodate the briefed accommodation have been eliminated. The remaining sites each have different challenges and opportunities which are explored further in the following sections of the document.

- Sites retained for further study
- Sites retained for further study for high school only
- Sites eliminated due to size



1. Common Haugh
1.88 ha



- Site size unable to accommodate brief
- Flooding Issues
- Close proximity to the town centre
- Adjacent to the existing school site



2. Existing Secondary school Site
4.64 ha (excluding existing pitch provision)



- Flooding Issues
- Would require a tandem build with the existing school
- Split land ownership
- Site currently part occupied by a cricket club.
- Site able to accommodate brief assuming existing pitch provision adjacent can be used by the school.



3. Wilton Lodge Park (Lower)
10.47 ha



- Well used park with pitches.
- Site access would need to be formed with a new footbridge or upgrade to existing road.
- Close proximity to existing Secondary school.

3.0 SITE OPTIONS & APPRAISALS

3.2 Appraisal of Potential Sites



4. Wilton Lodge Park (Upper)
9.14 ha

- Steep site levels
- Pitches currently on site
- Site access via a narrow residential road



7. Stirches
10.2 ha

- Large site to the north of the town
- Close proximity to residential areas
- HV overhead power lines cross the site
- Areas of steeply sloping ground and mature woodland



5. Burnfoot
8.07 ha

- Large site to the north of the town
- Good access potential
- Limited pedestrian access due to distance from town centre



8. Wilton
4.92 ha

- Site size unable to accommodate 3-18 brief
- Small site close to the town centre
- Access via residential streets



6. Galalaw
10.19 ha

- Large site to the north of the town
- Good access potential
- Limited pedestrian access due to distance from town centre
- Steeply sloping site.



9. Police Scotland Site
4.32 ha

- Site size unable to accommodate brief
- Site of existing Police HQ and Fire Station
- On a main access route and well connected
- Long narrow site with level changes



3.0 SITE OPTIONS & APPRAISALS

3.3 Sites Retained for Further Study

There have been seven sites identified as having potential to accommodate a new educational facility. These sites are well dispersed throughout the town and have varying site qualities described in more detail in section 4.1 site options.



- 2. Existing Secondary School Site
- 3. Wilton Lodge Park (Lower)
- 4. Wilton Lodge Park (Upper)
- 5. Burnfoot
- 6. Galalaw
- 7. Stirches
- 8. Wilton

3.0 SITE OPTIONS & APPRAISALS

3.4 Strategic Development Options

1 Option 1

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

3-18 Combined School

Secondary Pupils	900
ASN	50
Primary Pupils	1085
Early Year	350
Community Enhancement	
Gross Internal Floor Area	19,933m ²
External Area	18,500m ²
Including;	
- Playground	
- Social Areas	
- Parking / Access / Service	
- 3G Rugby Pitch	
- 2G Hockey Pitch	
- Grass Pitches	
- Muga Pitch	

2 Option 2

Replacement of the existing Hawick High School

Secondary school

Secondary Pupils	900
ASN	50
Community Enhancement	
Gross Internal Floor Area	10,850m ²
External Area	8,500m ²
Including;	
- Playground	
- Social Areas	
- Parking / Access / Service	
- 3G Rugby Pitch	
- 2G Hockey Pitch	
- Grass Pitches	

Hawick

Design Aspirations

4

4.0 _ Design Aspirations

4.1 _Site Options

4.0 SITE OPTIONS & APPRAISALS

4.1 Site Options

2. Existing Secondary school Site

4.64 ha (excluding existing pitch provision)

To deliver one of the strategic developments on the existing Secondary school site would require the use of the cricket pitch which is currently owned by the Duke of Buccleuch. A tandem build arrangement is proposed in which the new school would be built on the cricket ground in phase 1, part of or all the existing school would then be demolished in phase 2 to allow the car park and drop of for the new school to be built.

Due to the constraints of the site a 3-storey building would be required. The proposal also assumes ongoing use of the neighbouring pitches to provide sporting facilities. Following the demolition of the existing school the area of site which isn't used for parking could be used either as an expansion of the school grounds or for another future development.

As noted previously the close proximity to the river and flooding issues are present on the site and require careful consideration.

1. Car park
2. The 3-18 School
3. Playground
4. 2G All weather Hockey pitch
5. Rugby / Grass pitch and track
6. 3G All Weather Rugby / Football



Site Suitable for Options:



3. Wilton Lodge Park (Lower)

10.47 ha

Wilton Lodge Park Lower is a large and predominantly flat site which could comfortably accommodate all 3 strategic options. The primary challenge with the site is to establish a road access which would require bridging the river. The site is currently well used as pitches and consideration would need to be given regarding the relocation / alternative provision of these facilities or whether the facilities of the new school would be an adequate replacement.

As with the existing Secondary school site there is a flooding issue here which would require detailed review.

1. Car park
2. The 3-18 School
3. Playground
4. 2G All weather Hockey pitch
5. Rugby / Grass pitch and track
6. 3G All Weather Rugby / Football



Site Suitable for Options:



4. Wilton Lodge Park (Upper)

9.14 ha

Wilton Lodge Park Upper has much more limited opportunities for positioning a new building due to steeply sloping levels to the north of the site. For this reason only development options 2 and 3 would be viable on the site. As can be seen below the school pitch provision would need to use an alternative site as only one of the 3 required pitches could be provided.

The existing access road is through a quiet residential area and appears too narrow to support the traffic for a new school of this scale. An upgraded access is likely to be required.

1. Car park
2. The 3-18 School
3. Playground
6. 3G All Weather Rugby / Football



Site Suitable for Options:



4.0 SITE OPTIONS & APPRAISALS

4.1 Site Options

5. Burnfoot 8.07 ha

The Burnfoot site is currently used as agricultural farmland with an area of wetland to the south which has not been included in the proposed site boundary. The site size can accommodate all 3 development options and has good vehicular access to its boundary.

- 1. Car park
- 2. The 3-18 School
- 3. Playground
- 4. 2G All weather Hockey pitch
- 5. Rugby / Grass pitch and track
- 6. 3G All Weather Rugby / Football



Site Suitable for Options:



6. Galalaw 10.19 ha

Galalaw is on the other side of the A7 to the previous site behind the Homebase site. The site is capable of accommodating all 3 development options however the topography of the site is likely to require a large amount of earthwork and ground retention to form the parking, building platform and pitches and these are likely to be on different levels. The site has the potential to offer excellent views over the town and beyond but any development would need to be sensitive to the prominence of the site.

- 1. Car park
- 2. The 3-18 School
- 3. Playground
- 4. 2G All weather Hockey pitch
- 5. Rugby / Grass pitch and track
- 6. 3G All Weather Rugby / Football



Site Suitable for Options:



7. Stirches 10.2 ha

The Stirches site sits between the Stirches residential area and St Andrew's Convent to the north of the town. The site is currently used as grazing land and has a good proximity to residential areas. The site also has a large number of mature trees to the north which could provide an excellent setting for a school. The site area can accommodate all 3 development options and has good roads access. As with the Galalaw site any development would need to be sensitive to the natural surroundings.

- 1. Car park
- 2. The 3-18 School
- 3. Playground
- 4. 2G All weather Hockey pitch
- 5. Rugby / Grass pitch and track
- 6. 3G All Weather Rugby / Football



Site Suitable for Options:



Stallan-Brand

80 Nicholson Street
Glasgow G5 9ER, Scotland
United Kingdom

+44 (0)141-258-5015
Email info@stallanbrand.com
www.stallanbrand.com