

4.0 Site Appraisals



4.1 Site Appraisals

As part of the feasibility process all areas within the red line boundary shown adjacent were considered, investigated and tested as possible locations for the new building.

Area 1

The site of the existing playing fields to the rear (west) of the existing school.

Area 2

The site of the existing tennis courts to the north of the existing school.

Area 3

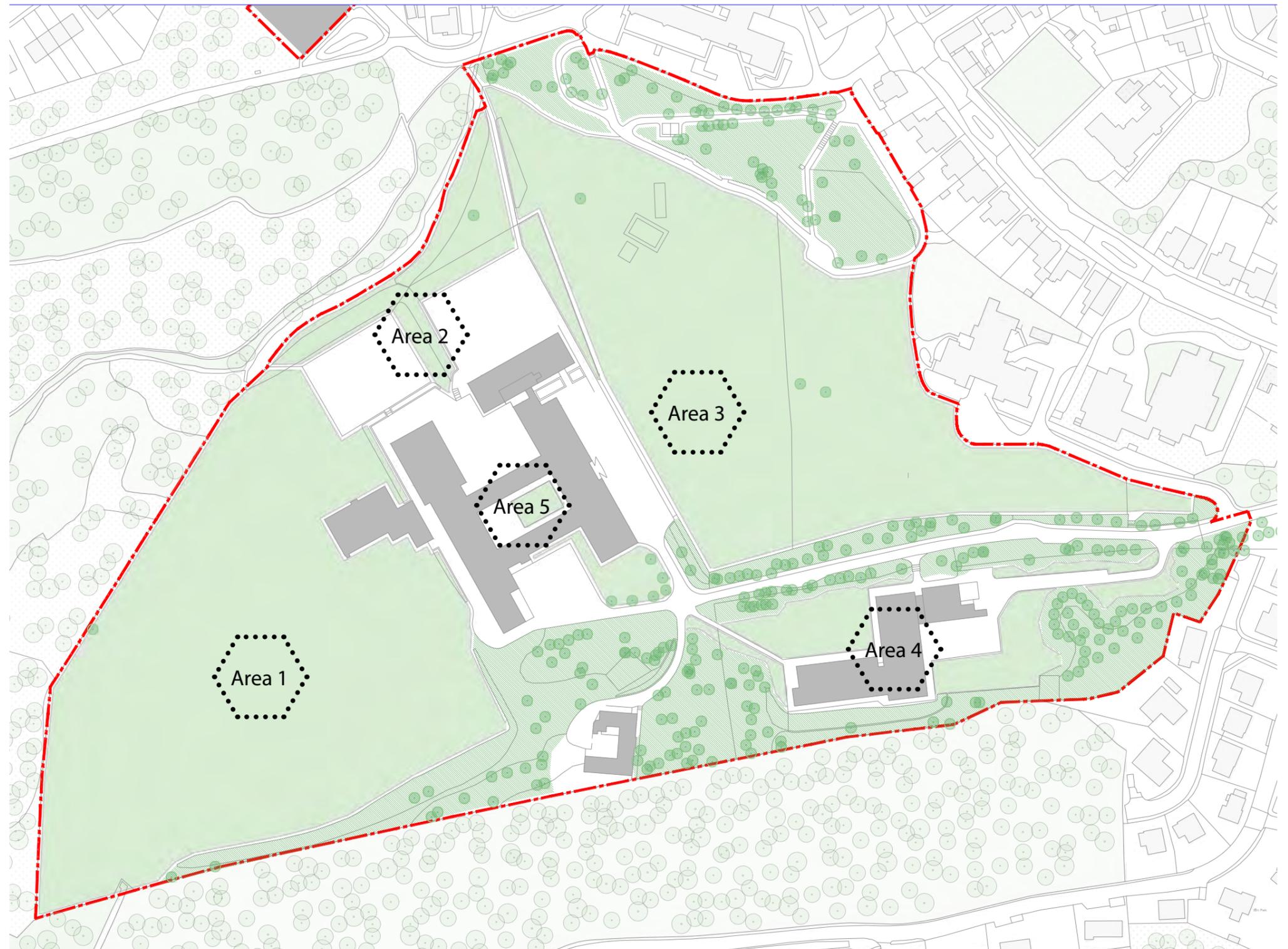
Scott Park, to the east of the existing school.

Area 4

The site of the existing annexe building along the south elevation of the site.

Area 5

The site of the existing main school building.



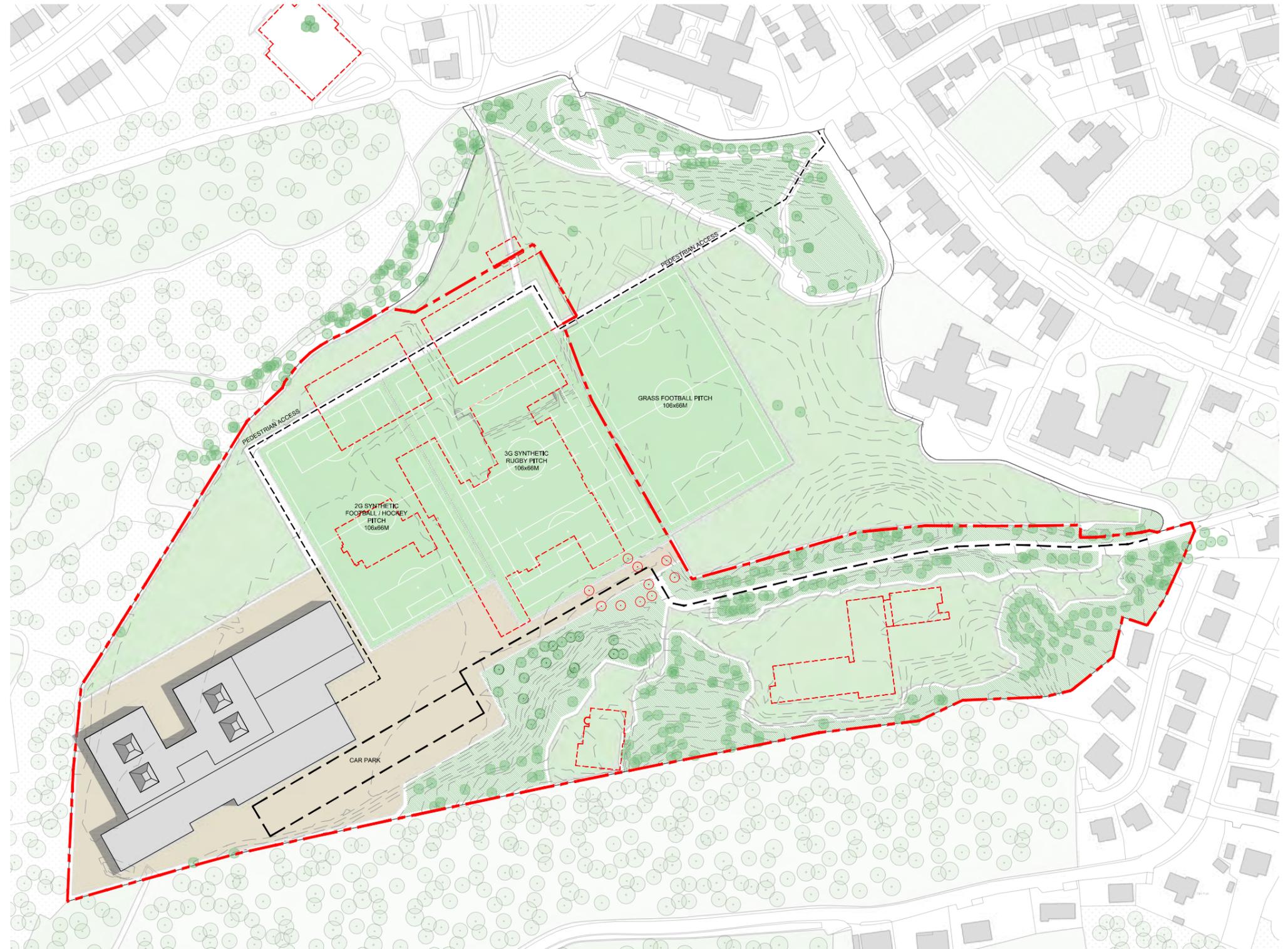
4.1 Site Appraisals : Area 1



- Can facilitate construction of the new campus whilst the existing facility remains fully operational.
- The new campus would not encroach on Scott Park, albeit the required campus sports provision (pitches) would.
- Campus car parking is provided on site and existing site access points are retained.
- Can work with the existing topography and relatively contained impact on the existing trees.
- Maintains a good distance between surrounding residential properties and the new campus.



- The new campus would be detached from the town and local community.
- The approach to the new campus from the town would be obscured by fenced sports pitches - diluting its civic presence and approachability.
- The distance from the town and the protracted, unwelcoming approach may risk reducing community use and out of hours usage.
- The daylighting afforded to the building will be compromised by overshadowing from surrounding woodland.
- It will be partially constructed on a flood risk zone associated with an adjacent watercourse.
- Loss of existing external sports provision during the construction phase.
- Construction traffic would use the full extent of the existing school access road; passing very close to a live school environment.
- Futureproofing options are limited as the proposed buildings location is constrained.
- Existing tennis courts would need to be removed to accommodate pitches and vehicle access.



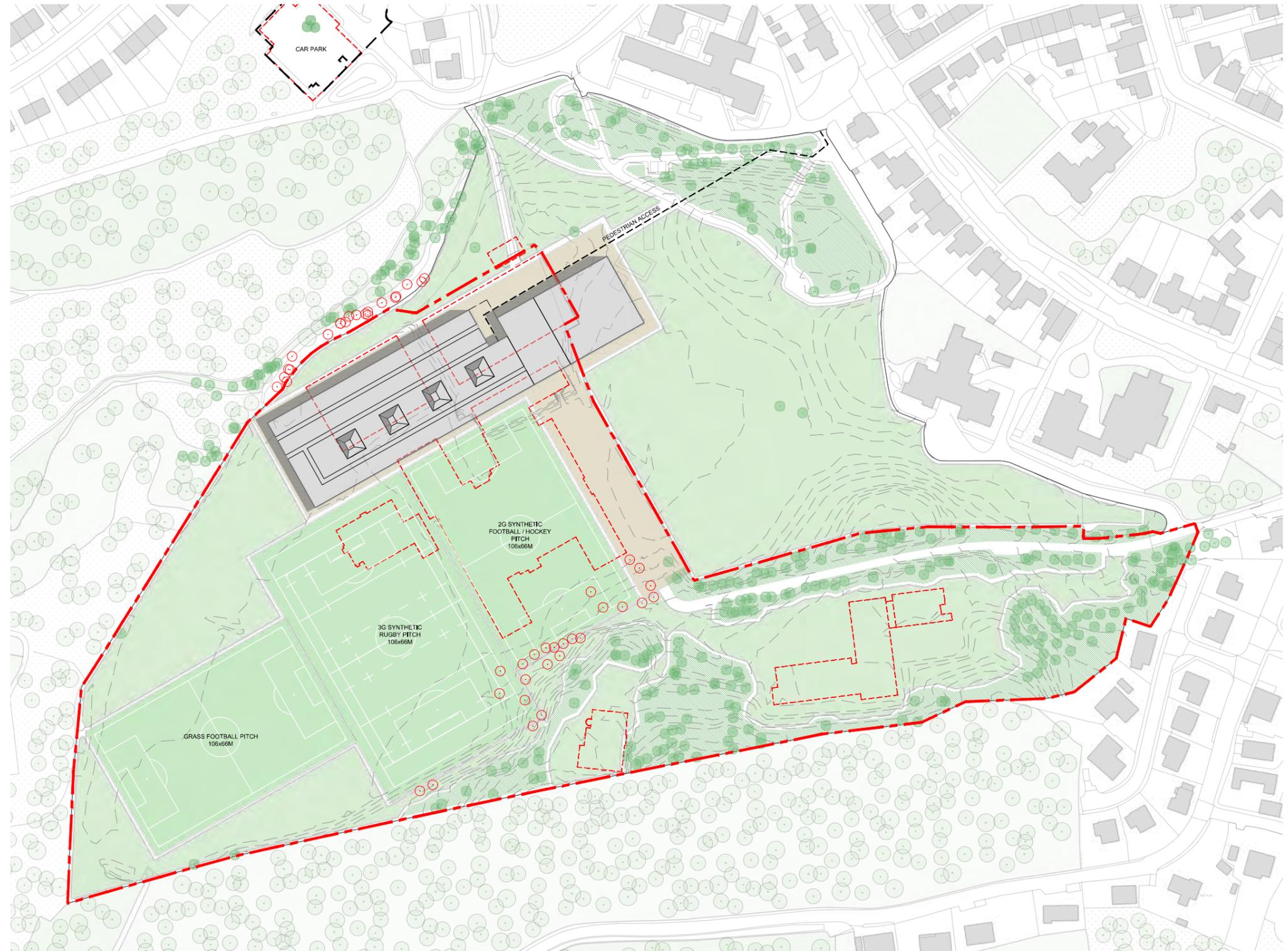
4.1 Site Appraisals : Area 2



- The new campus would only marginally encroach onto Scott Park and the school's sports provision can be contained entirely within the site boundary.
- The campus would have strong links to the town and the local community.
- The new campus would generate a strong civic presence and frontage in its completed format.
- Car parking can be facilitated offsite but nearby.
- Minimal new footpath networks required.
- New campus would have good south facing aspect.
- Maintains a reasonable distance between surrounding residential properties and the new campus.



- The new campus would be located on a very constrained area of the site.
- Partial demolition of the existing school building would be required to facilitate construction.
- There would be significant impact on the operation of the school during construction.
- The construction site would be very close to the new ASN provision and would most likely require the most vulnerable part of the school's population to be decanted for the duration of the works.
- The daylighting of the accommodation on the north side of the building would be compromised by the close proximity to the Gala Policies.
- Some tree removal both within and outwith the site boundary would be required.
- Construction access would be required via both Scott Park and the existing school playing fields.



4.1 Site Appraisals : Area 3



- Can facilitate construction of the new build whilst the existing facility remains operational.
- The building would have strong links to the town and the local community.
- Strong civic presence.
- Good aspect and daylighting.
- Minimal roads infrastructure.
- Maintains the existing buildings relationship with Scott Park.
- Establishes a relationship between Oakwood Park Sheltered Housing and Waverley Care home, promoting intergenerational use of the campus.
- Sports Pitches, playground spaces and resulting noise and light pollution are kept away from residential properties.
- Adequate play space can be provided around the building.
- Maintains a reasonable distance between surrounding residential properties and the new campus.



- Would necessitate the partial re-provision of Scott Park.
- Planning considerations with regards Policy EP11.
- Would necessitate the partial removal of the existing tennis courts.
- Proposed re-provided parkland divided by vehicular service access.



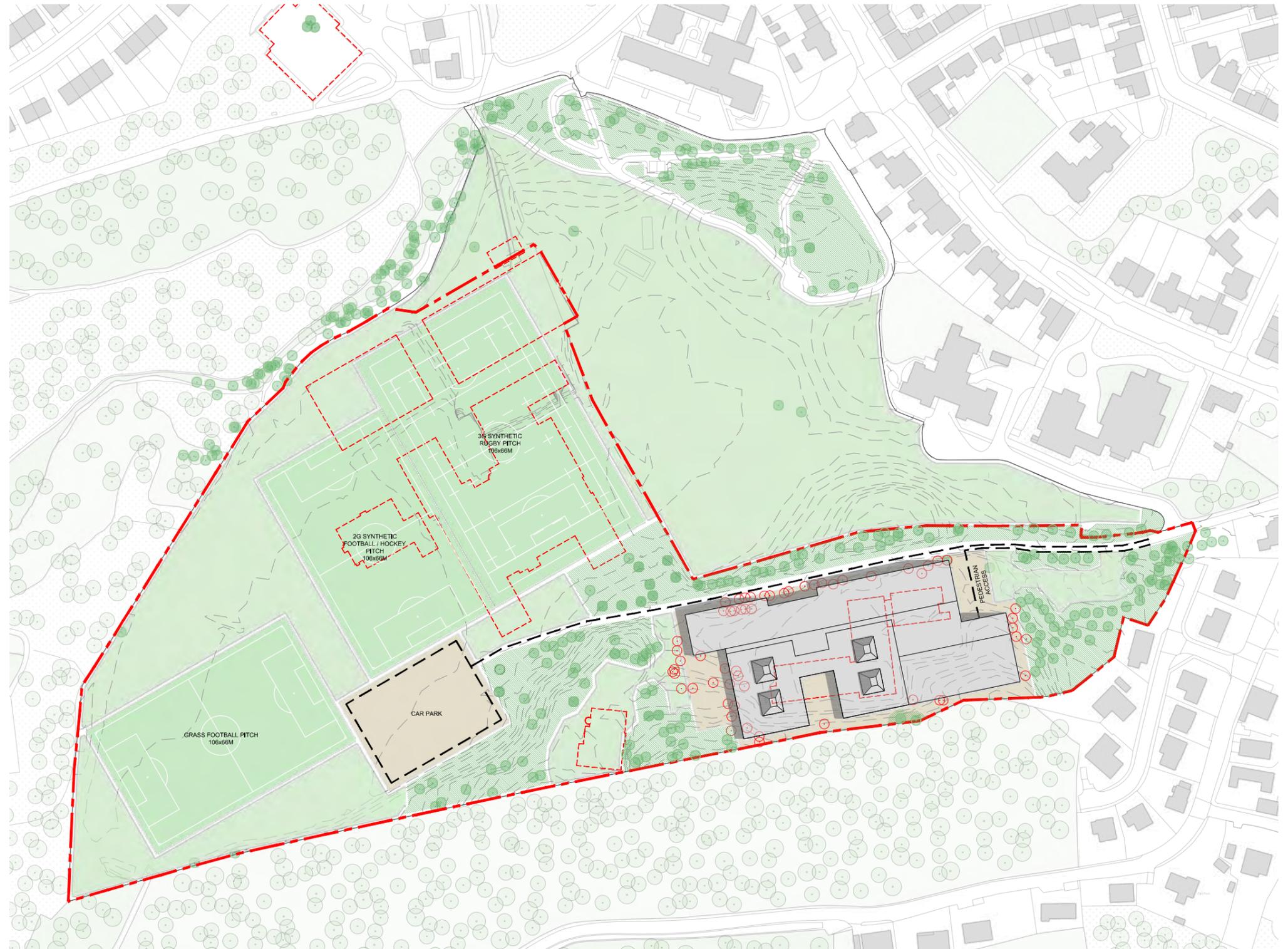
4.1 Site Appraisals : Area 4



- The new campus and associated sports provision would all be contained within the existing school site.
- School car parking is provided on site and existing site access points are retained.



- The new campus would be remote from the site's main pedestrian links to the town centre.
- The civic presence of the campus would be greatly reduced due to its location - building appears tucked away and hidden from view.
- The campus would be particularly close to the housing on Elm Grove.
- The proposed location would involve constructing on or adjacent to challenging topography.
- Demolition of the existing school annex building would be required causing disruption to the operation of the school during construction.
- A significant number of protected trees would have to be removed.
- The daylighting afforded to the building will be compromised by overshadowing from surrounding woodland.
- Futureproofing options are limited as the proposed buildings location is constrained.



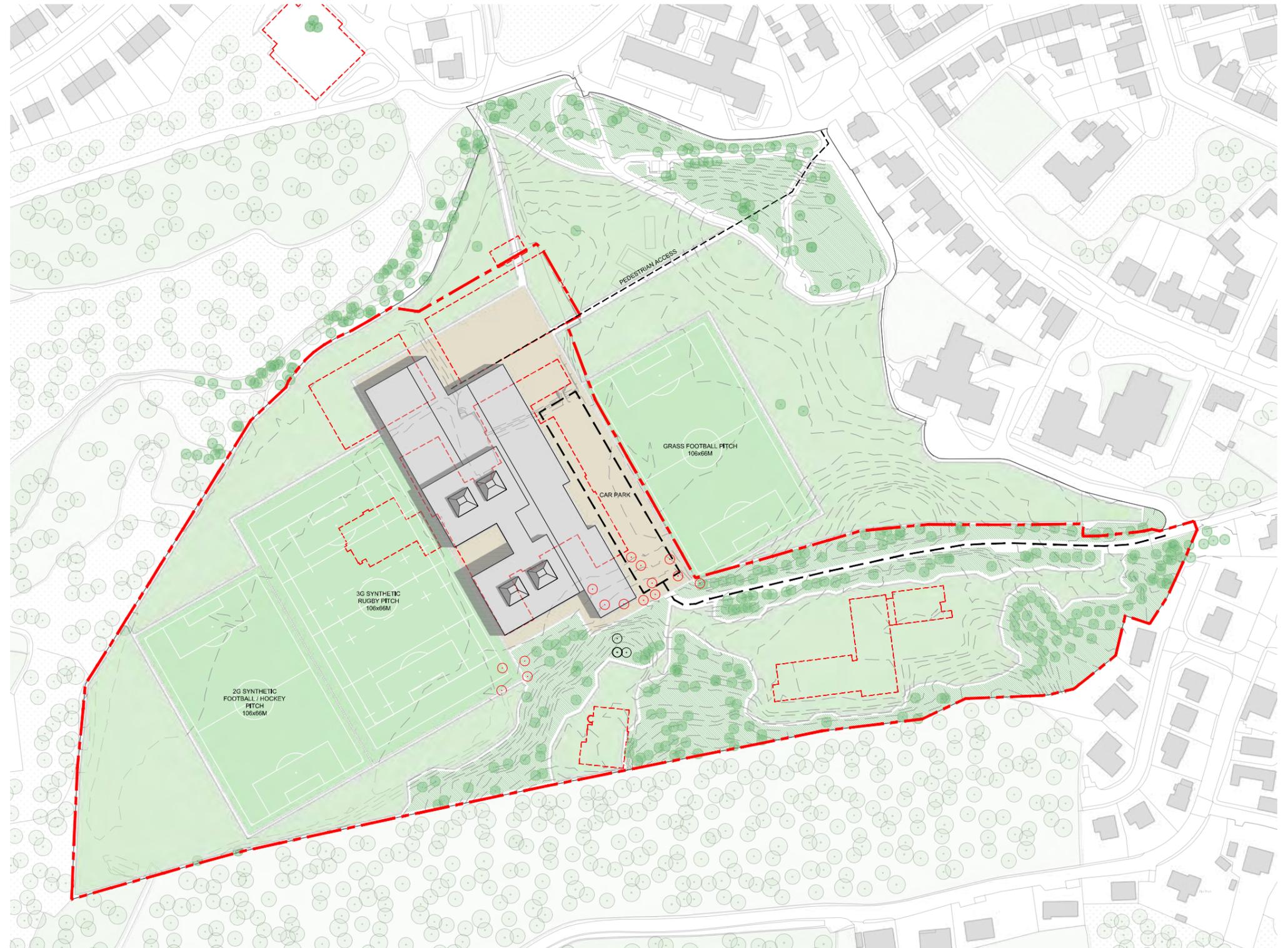
4.1 Site Appraisals : Area 5



- The new building would not encroach on Scott Park, albeit the required school sports provision (pitches) would.
- School car parking is provided on site and existing site access points are retained.



- This proposal would require the temporary decant of the entire school roll in to either another available vacant and suitable building or in to temporary accommodation - off or on site.
- Sports pitches would require to be located on both the east and west elevations of the proposed building - lacking cohesion.



4.2 Appraisal Conclusion

Having tested all options, Area 3 is considered to be the most deliverable in terms of construction, cost, educational functionality and community value.

The key aspects of the masterplan are as follows:

- Proposed building located on the existing Scott Park, positioned as close to the existing school as possible.
- Location provides good physical and visual connectivity to the town and local community.
- Location maintains and strengthens the connection between the town and the Gala Policies, via the new building.
- Existing Galashiels Academy and Swimming Pool will be demolished following the completion of the new building.
- Existing tennis courts to be retained or replaced where required.
- New 2G football pitch, 3G rugby pitch and grass football pitch to be provided.
- Existing schools access road maintained as service access and complex needs drop off.
- Proposed school car park to be located on the site of the existing Galashiels Swimming Pool.
- Scott Park provision to be supplemented to the south and west of the site.

All areas represent a compromise, and in some cases a significant compromise for the future campus building, pupils and with regards community use, which cannot be mitigated or will not diminish over time.....with the exception of area 3.

We acknowledge that area 3 does compromise the existing Scott Park and the amenity this provides for the community.....but this however can be mitigated by provision of additional community green space to the south and by delivery of the new campus and its community facilities

5.0 THE COMMUNITY CAMPUS



5.1 Initial Response



- Can be constructed whilst the existing facility remains operational.
- Strong links to the town and the local community.
- Achieves strong civic presence.
- Achieves good aspect and daylighting.
- Requires minimal new roads infrastructure.
- Maintains relationship with Scott Park.
- Relationship with Oakwood Park Sheltered Housing and Waverley Care home.
- Sports Pitches and playground spaces are kept away from residential properties.
- Adequate play space provided around the building.
- Maintains a reasonable distance between surrounding residential properties and the new campus.
- 2 storey building minimises impact on adjacent properties.



- Necessitates the partial re-provision of Scott Park.
- Planning considerations with regards Policy EP11.
- Requires removal of 2no. trees in the centre of Scott Park.
- Will require earthworks, ground reprofiling and retention to the south.
- Requires Swimming Pool and Assembly Hall to be formed in basement structures.



5.2 Developed Response



- Can be constructed whilst the existing facility remains operational.
- Strong links to the town and the local community.
- Achieves strong civic presence.
- Achieves good aspect and daylighting.
- Requires minimal new roads infrastructure.
- Maintains relationship with Scott Park.
- Relationship with Oakwood Park Sheltered Housing and Waverley Care home.
- Sports Pitches and playground spaces are kept away from residential properties.
- Adequate play space provided around the building.
- Maintains a reasonable distance between surrounding residential properties and the new campus.
- 2 storey element faces adjacent properties, 3 storey element faces sports pitches.
- Amended to reflect adjustments to education accommodation requirements.
- Reduced footprint, the building's east elevation has moved 31m, reducing impact on Scott Park.
- Retains all existing trees and works with existing topography.



- Necessitates the partial re-provision of Scott Park.
- Planning considerations with regards Policy EP11.
- Requires partial re-provision of existing tennis courts.

