

Tain 3-18 Campus Stakeholder Presentation

22nd March 2016

www.highland.gov.uk



1.0 Introduction

1.1 Context p3

2.0 Location

2.01 Catchments p5

2.02 Strategic Location p6

2.02 Urban Development p7

2.03 Site Locations p8

2.04 Primary School Locations p9

2.05 ASN Location p10

3.0 Site Analysis

3.01 Diagram 1 - Wind & Sun p12

3.02 Diagram 2 - Topography and Potential Views p13

3.03 Diagram 3 - Boundary Context p14

3.08 Diagram 4 - Existing Traffic p15

3.09 Diagram 5 - Existing on Site Parking p16

3.10 Diagram 6 - Non Vehicular Access p17

3.11 Diagram 7 - Pitch and Informal Play p18

3.12 Diagram 8 - Services p19

3.04 Diagram 9 - Block Types p20

3.05 Diagram 9A - School p21

3.06 Diagram 9B - High Life Highland p22

3.07 Diagram 9C - Library & Art p23

3.08 Diagram 10 - Sections p24

4.0 Construction Logistics

4.01 Diagram 10A - Analysis of Existing Access Points p26

4.02 Diagram 10B - Likely Amendments Required p27

4.03 Diagram 10C - Additional Access Strategy p28

5.0 Building Strategy

5.01 Diagram 11A - Compound Block p30

5.02 Diagram 11B - Chain p31

5.03 Diagram 11C - Courtyard Cluster p32

5.04 Diagram 11D - Fingers and Thumb p33

6.0 Precedent

6.01 Precedent p35

6.01 Precedent p36

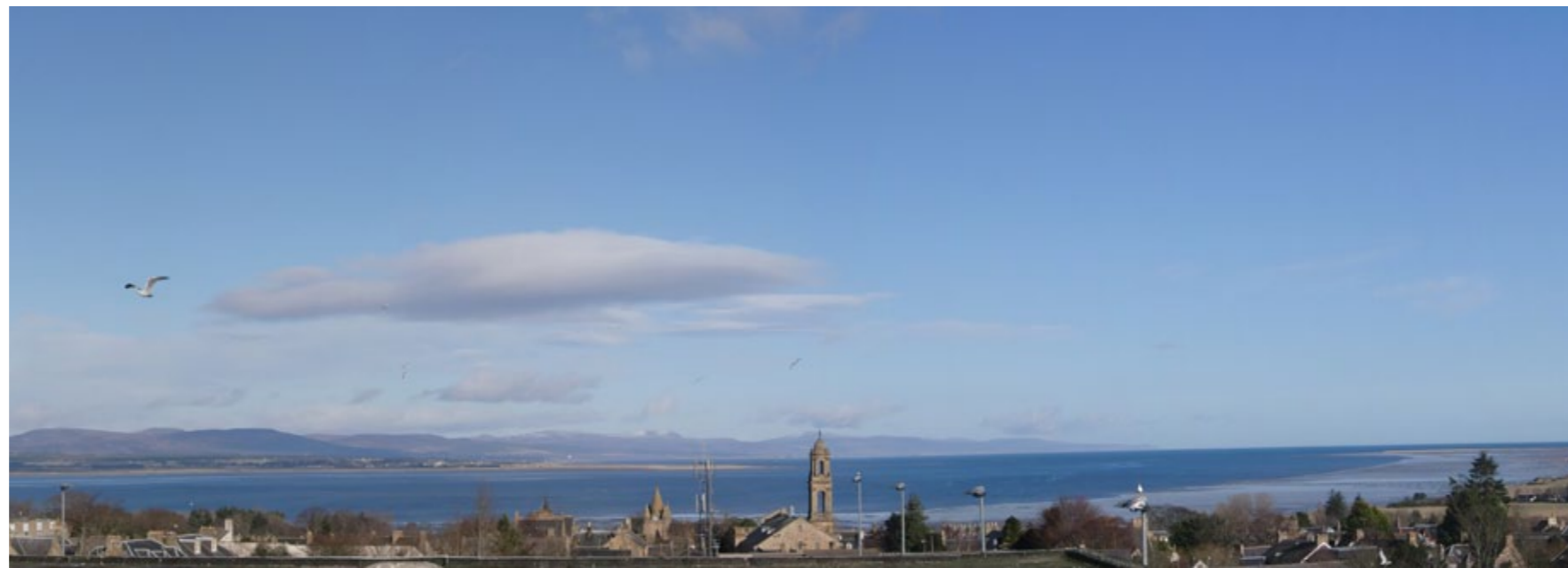
1.0 Introduction

Ro-ràdh



The Royal Burgh of Tain gained its royal charter in 1066, making it Scotland's oldest Royal Burgh. Tain today is a small but thriving town with a population of 4000.

It is the focal point for an extensive rural area stretching from Edderton in the west to Portmahomack in the east and Nigg in the south.



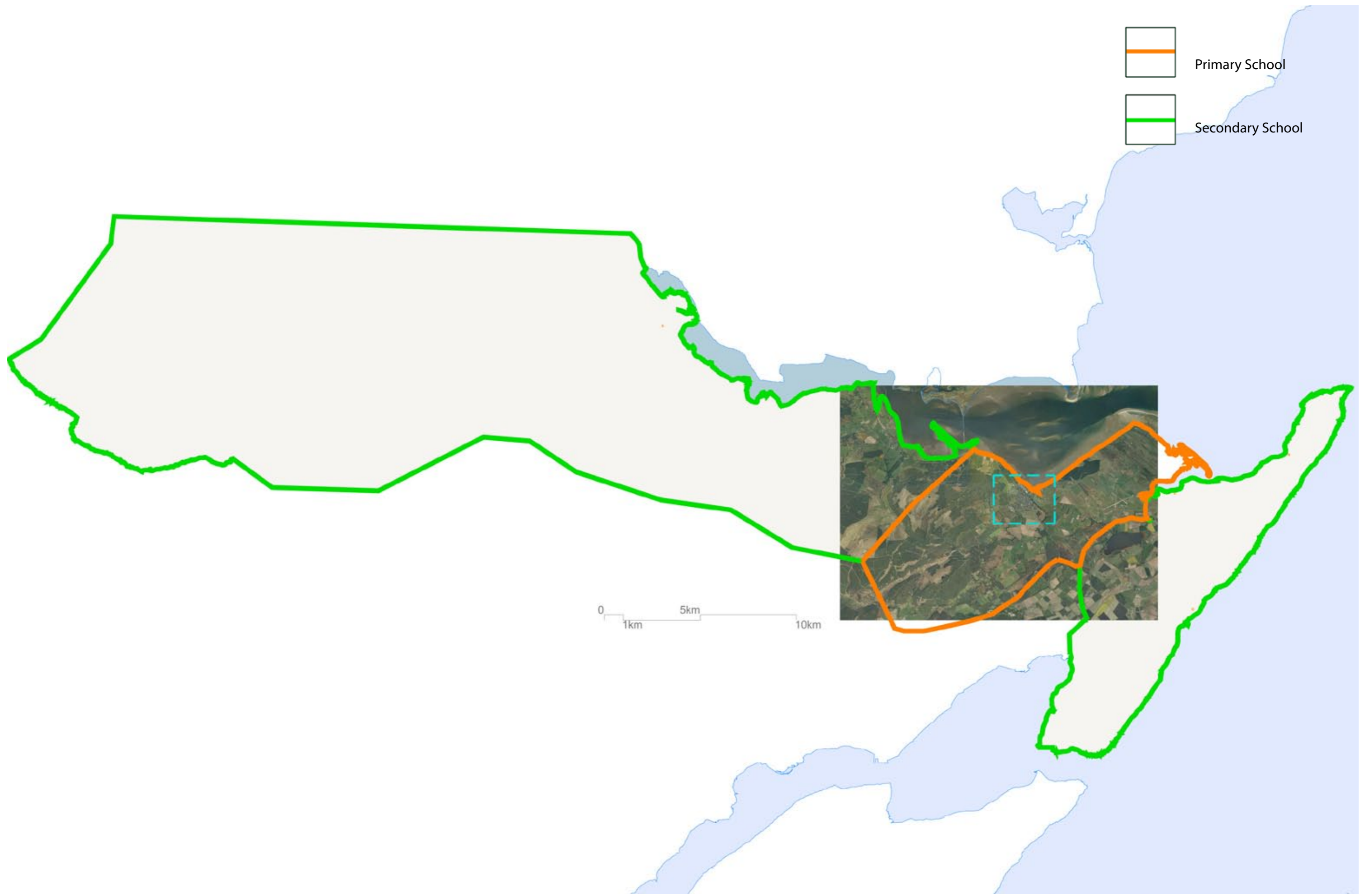
The A9 and the railway connect the town to the north and south of Scotland.

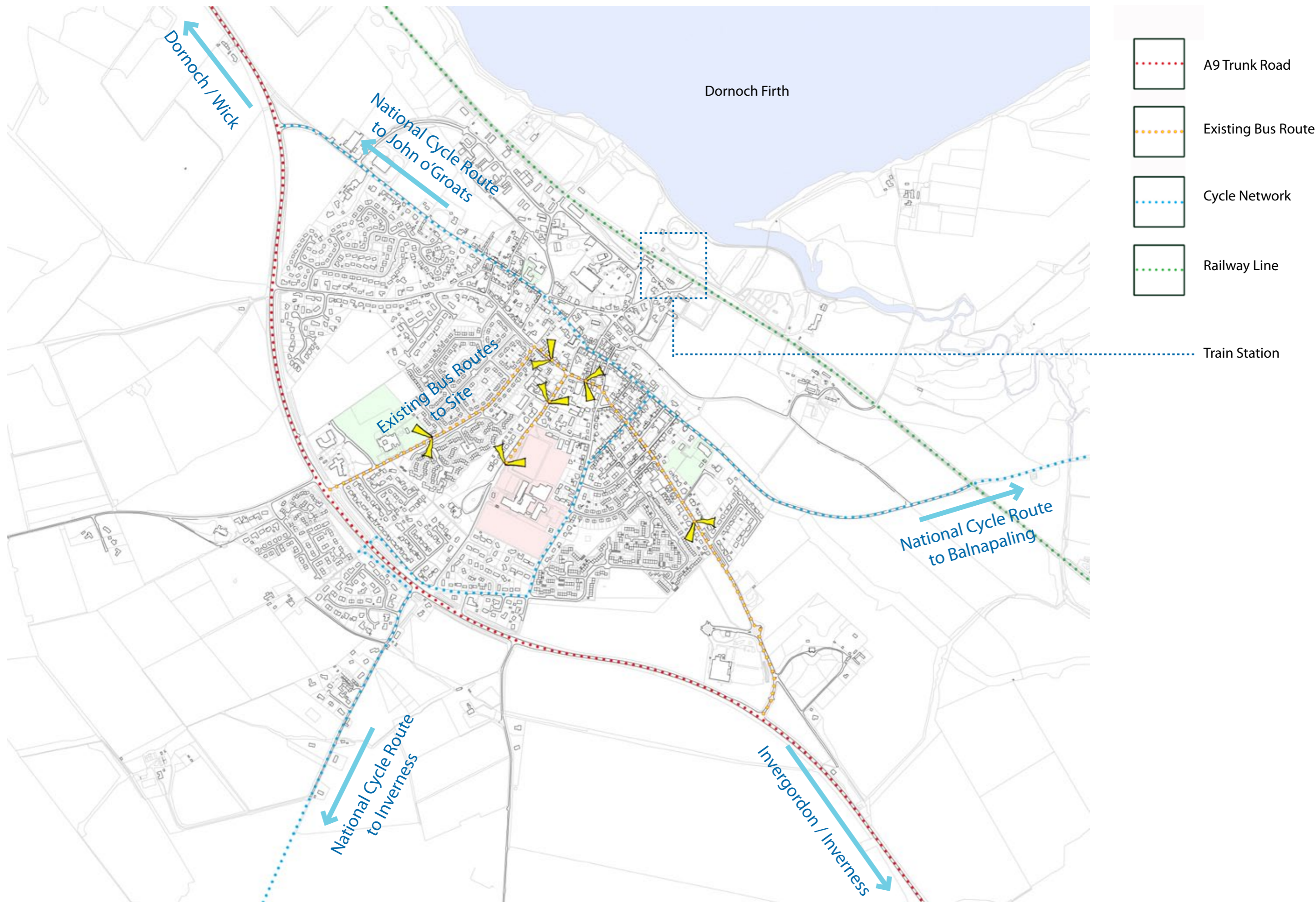
The location for the new 3-18 Campus is the existing Tain Royal Academy site. The site has an urban character, close to the town centre conservation area, with light industrial units to the north, in a predominantly residential setting.



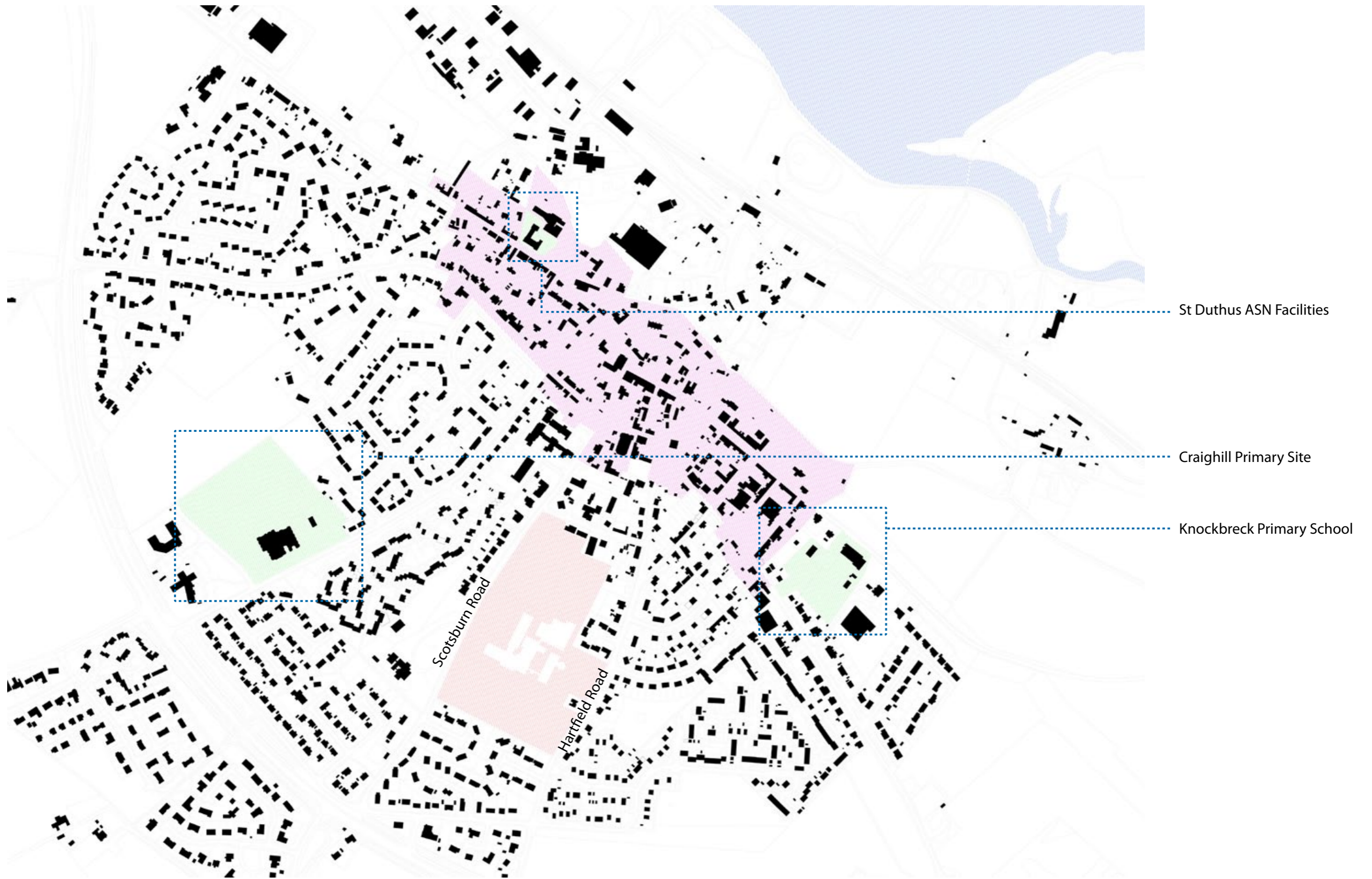
As a major new community facility and school, the design of the new building should provide a strong connection with the town centre and should relate to Tain's local culture, historical context, topography and geography. It should also be designed in such a way that it creates a strong sense of place within the town of Tain.

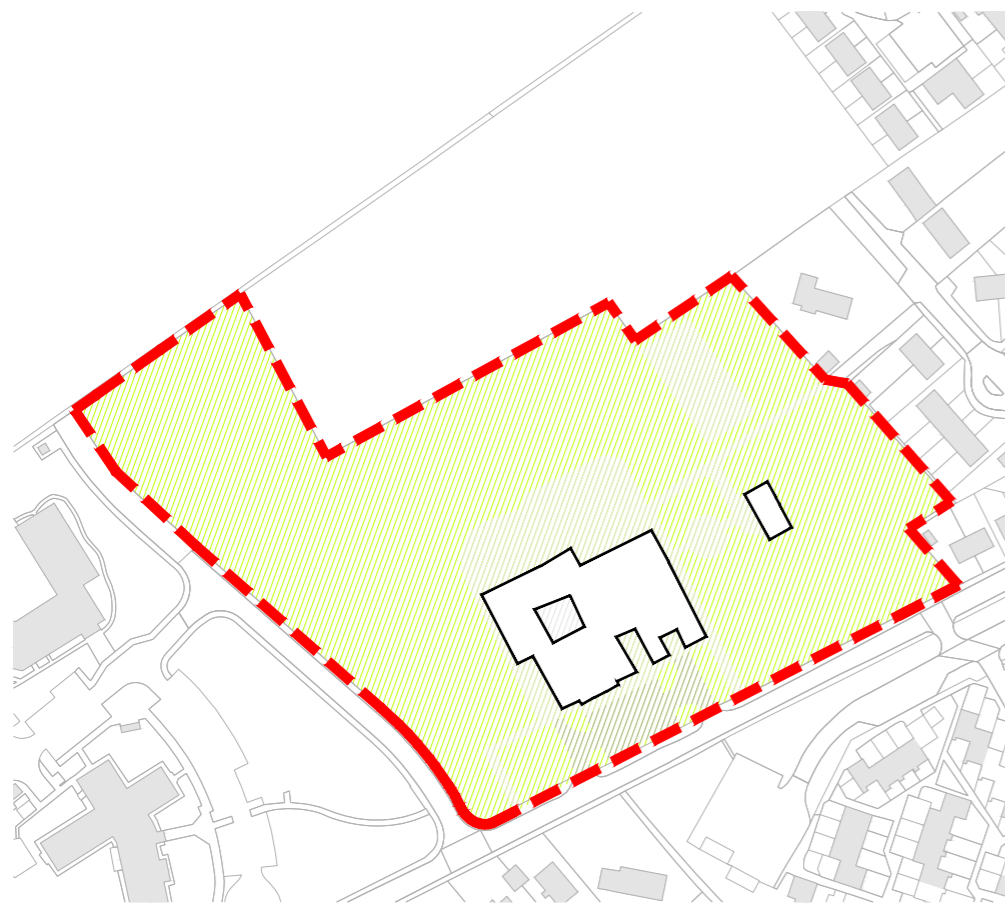
Location











Craighill Primary School

SOFT LANDSCAPE
open space for play 1.842Ha

HARD LANDSCAPE
play area 0.176m²
hard court 36 x 18m

CAR PARKING
spaces 20No.



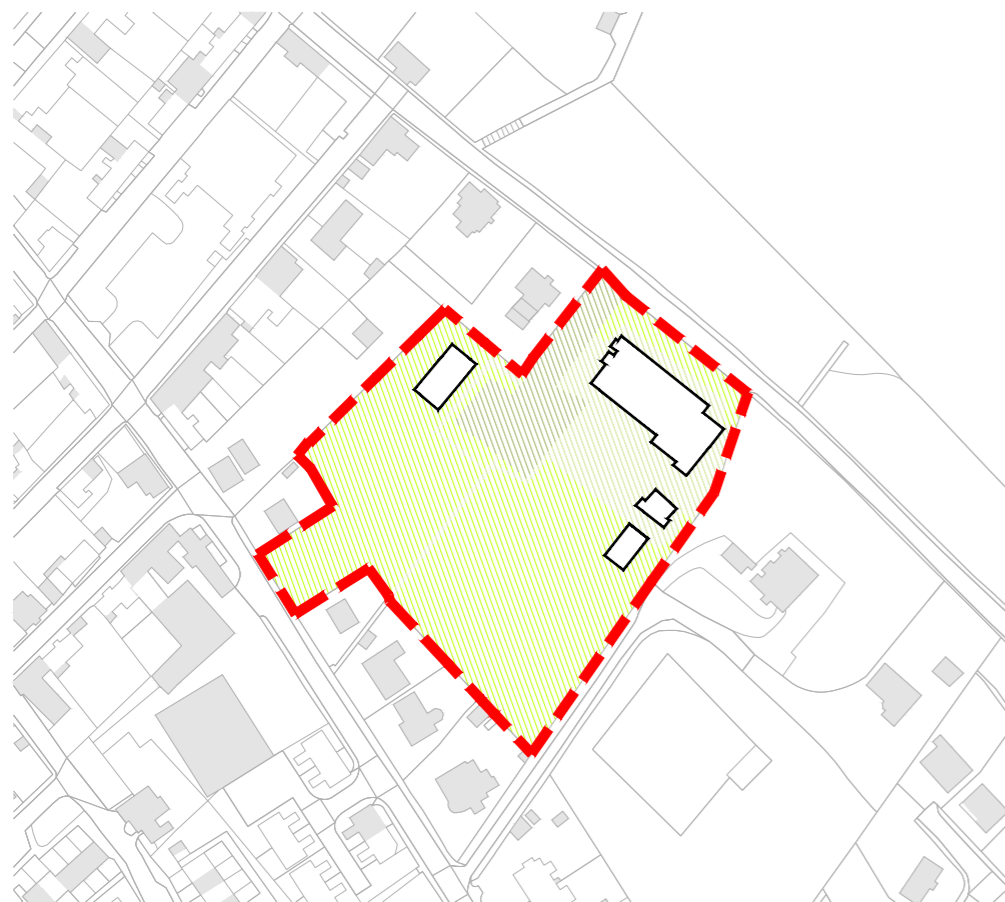
Hard Standing / Informal Play Area



Car Parking



Soft Landscape



Knockbreck Primary School

SOFT LANDSCAPE
open space for play 0.620Ha
informal football area 45 x 22.5m

HARD LANDSCAPE
play area 0.142Ha




CAR PARKING
spaces 24No.





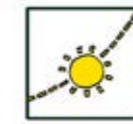
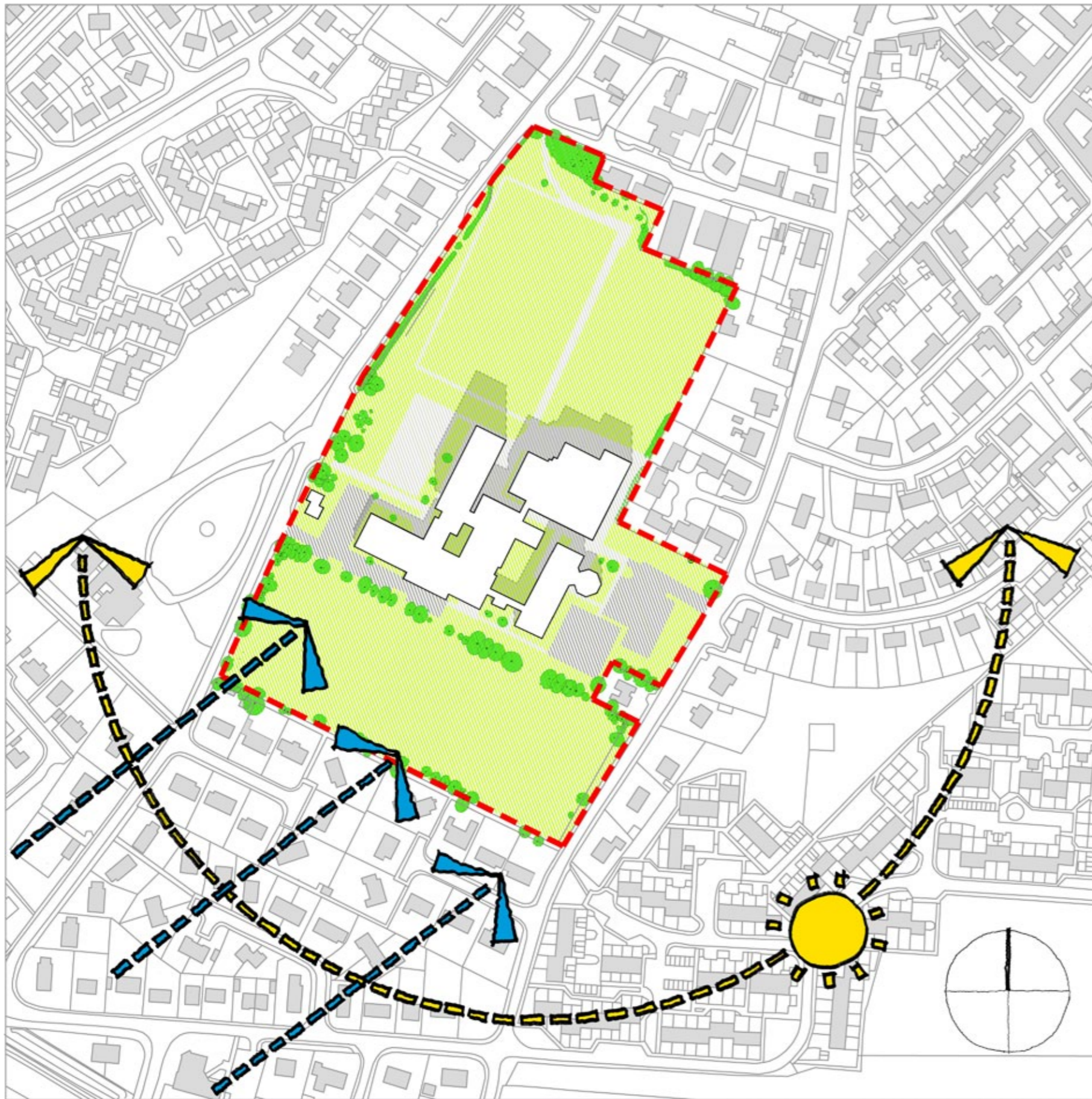
St Duthas ASN Facilities

SOFT LANDSCAPE open space for play	0.067Ha
HARD LANDSCAPE play area	0.022Ha
CAR PARKING spaces	16No.

	Hard Standing / Informal Play Area
	Car Parking
	Soft Landscape



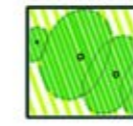
Site Analysis



Sun Path

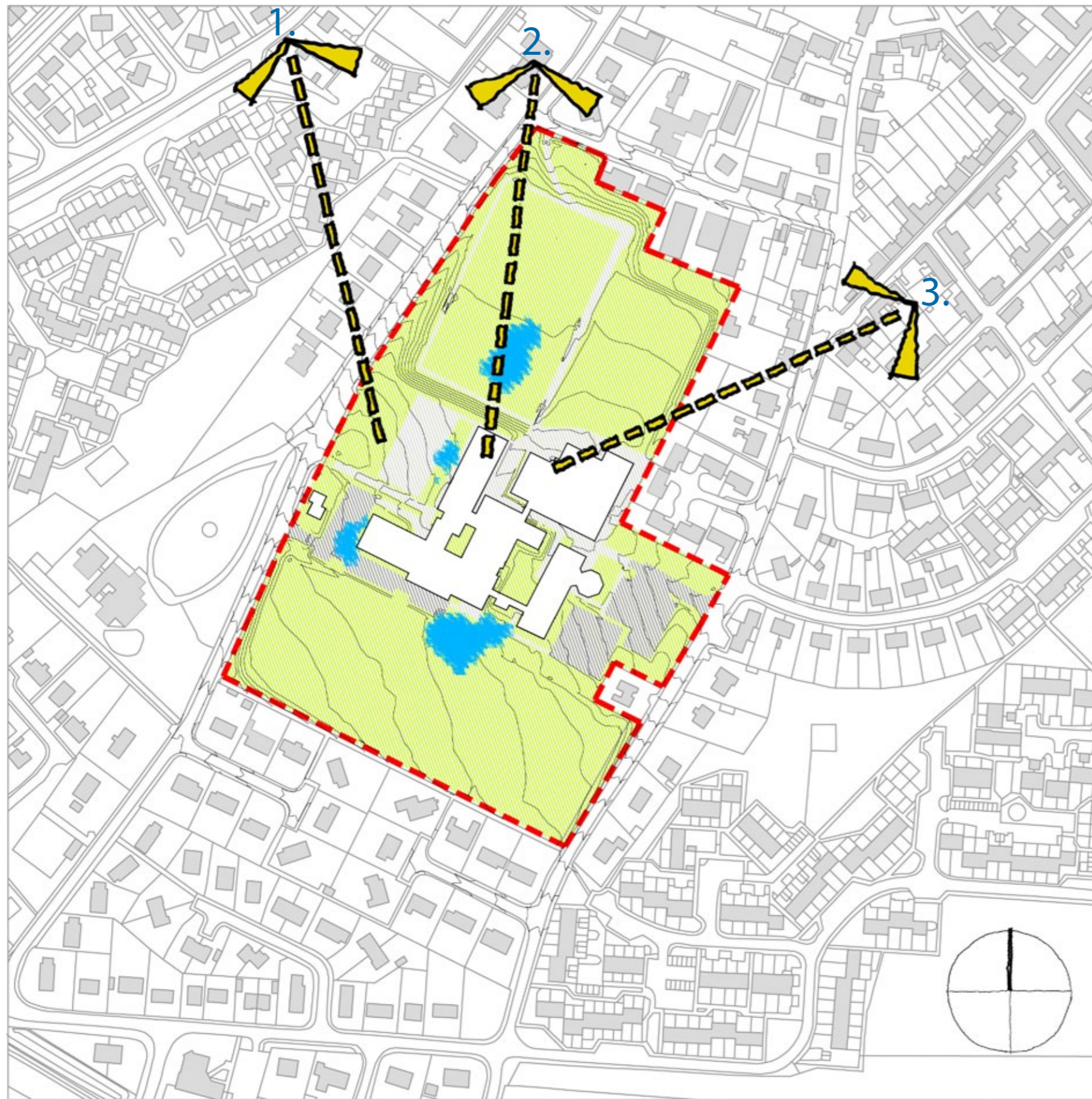


Prevailing Wind Direction



Vegetation

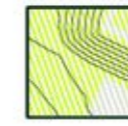
Diagram 1 - Wind and Sun



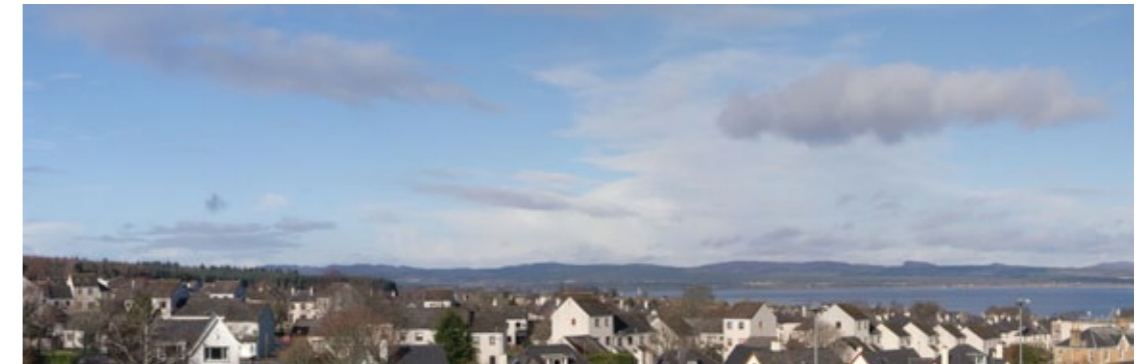
Direction of Potential View



Ground Prone to Flooding



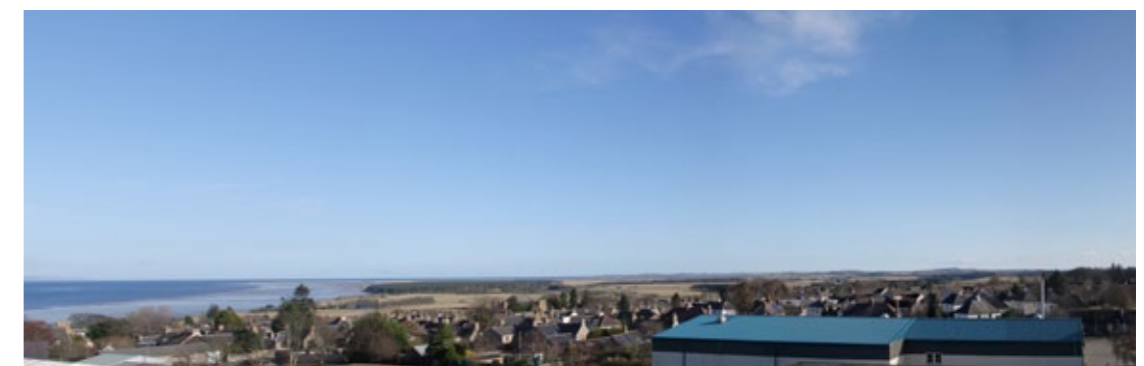
Topography



1.



2.

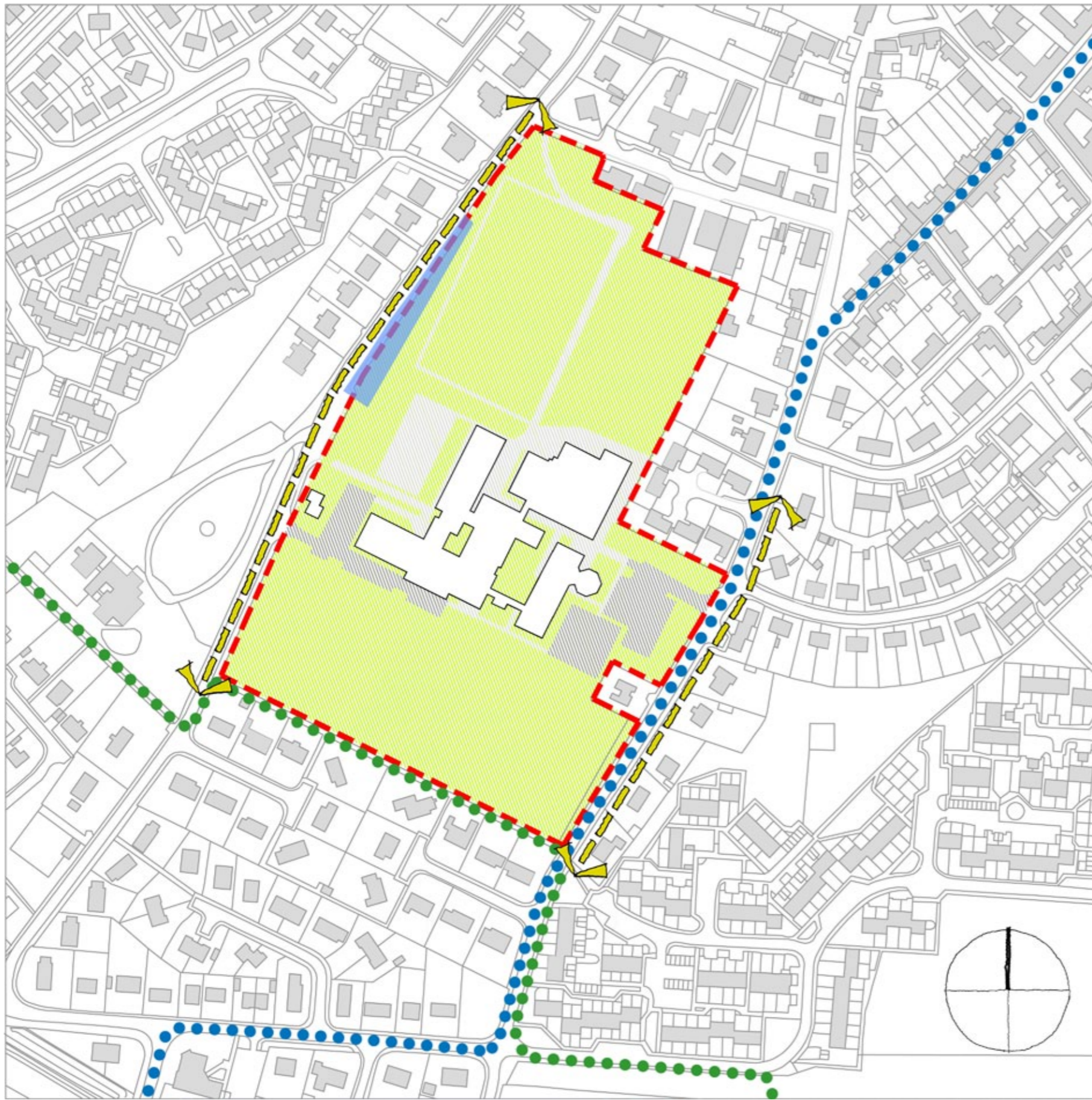


3.

Diagram 2 - Topography and Potential Views



Diagram 3 - Boundary Context







-  Extent of 20 Mph Speed Limit
-  Bus Layby Requires Widening
-  Cycle Route on Road
-  Pedestrian Route

Diagram 4 - Existing Traffic

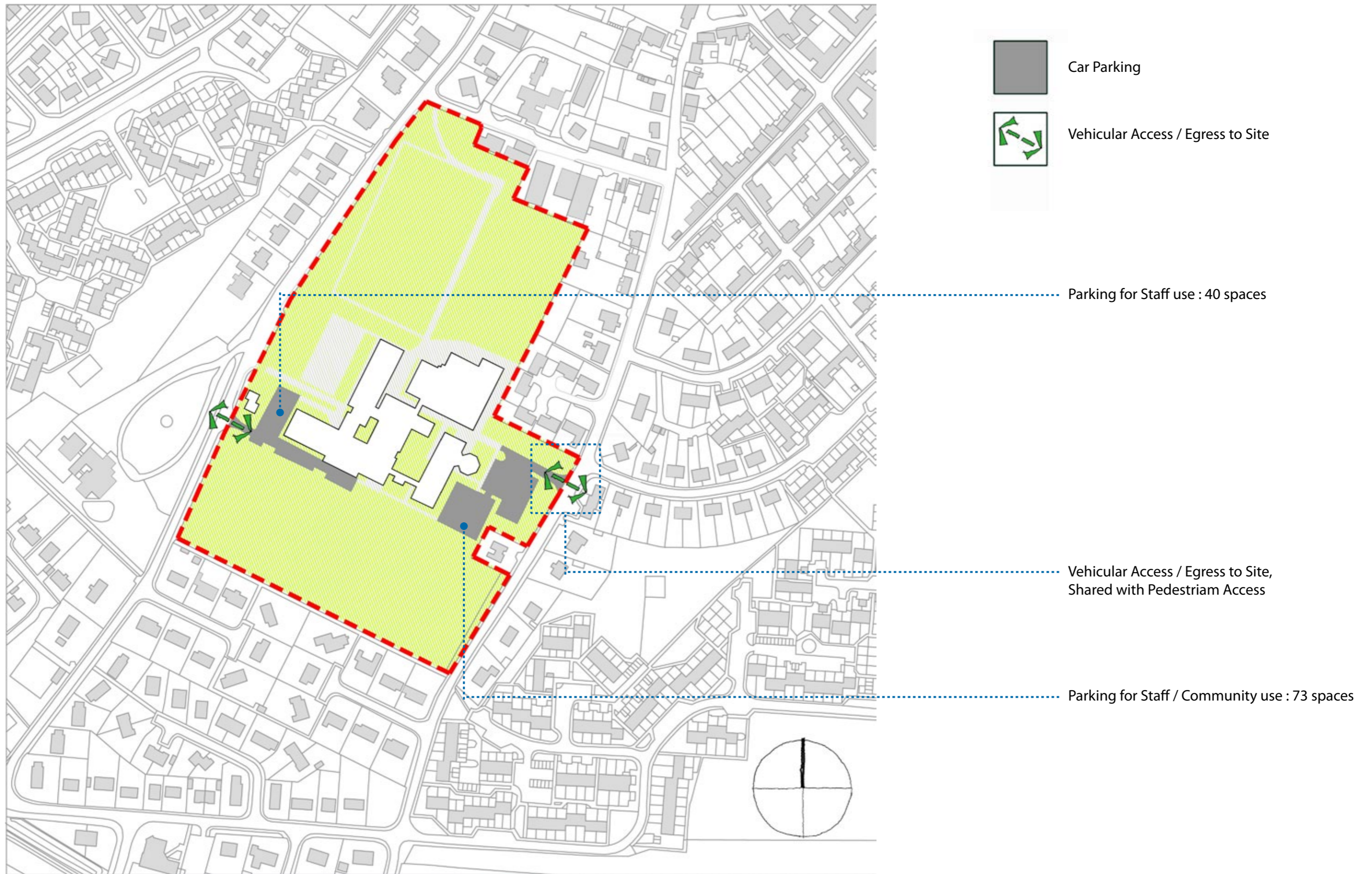
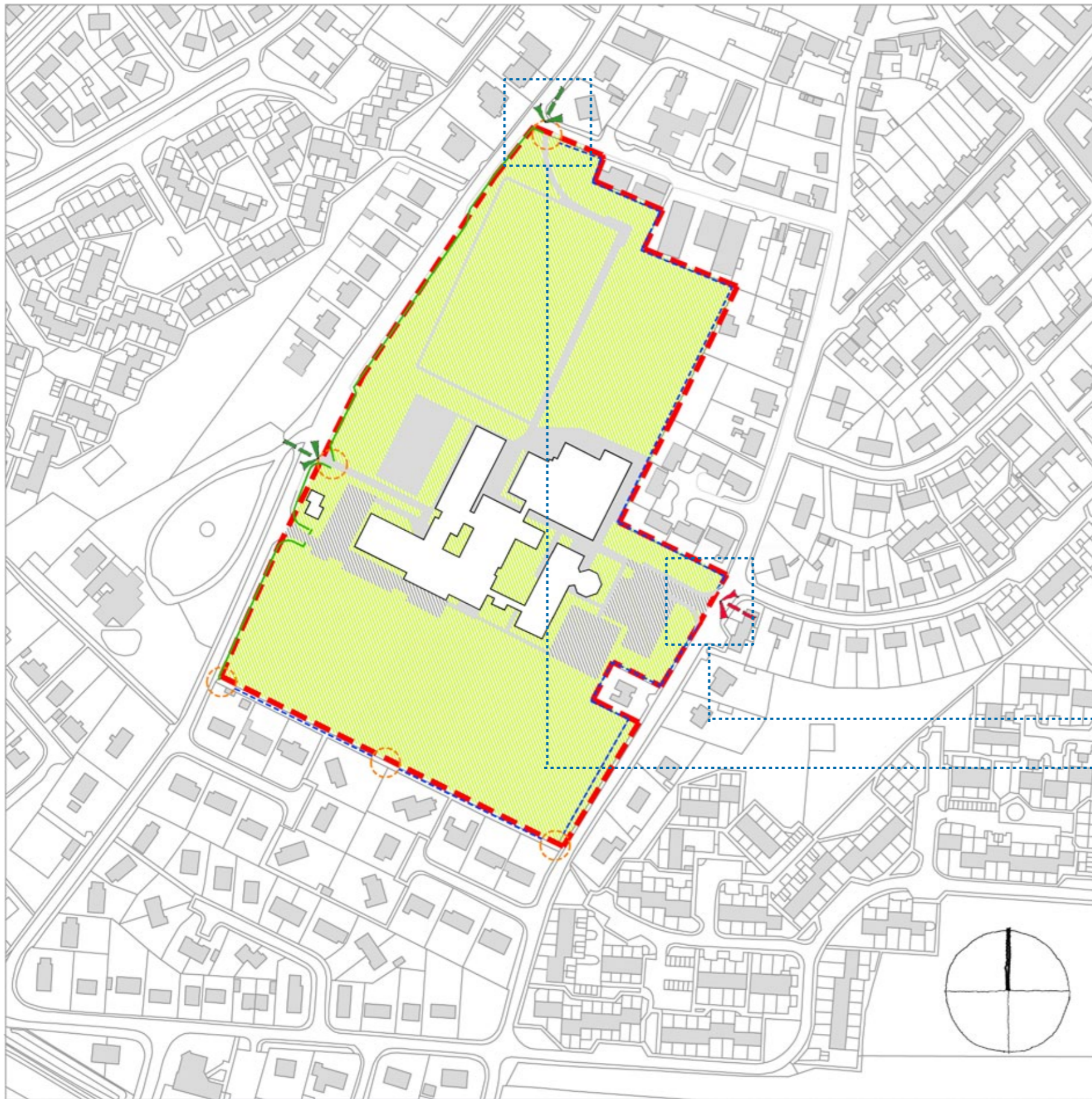







Diagram 5 - On Site Parking

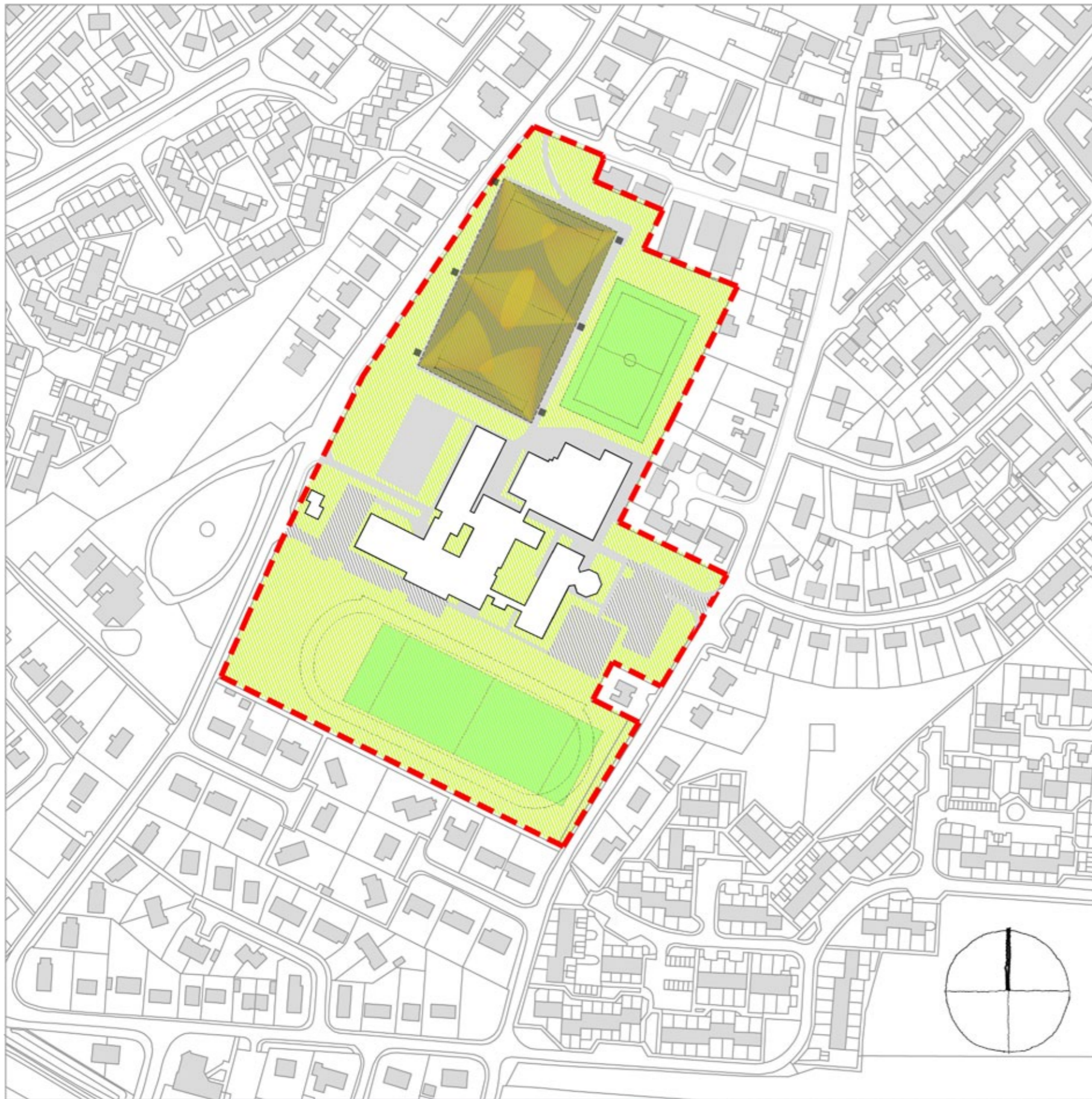


-  Pedestrian Access shared with Vehicles
-  Dedicated Pedestrian Access
-  Controlled Gated Pedestrian Entrance
-  Security Fencing
-  Stone Wall

Level Pedestrian Access Shared with Vehicular Access
 Ramped Pedestrian Access. Close to Vehicular Junction



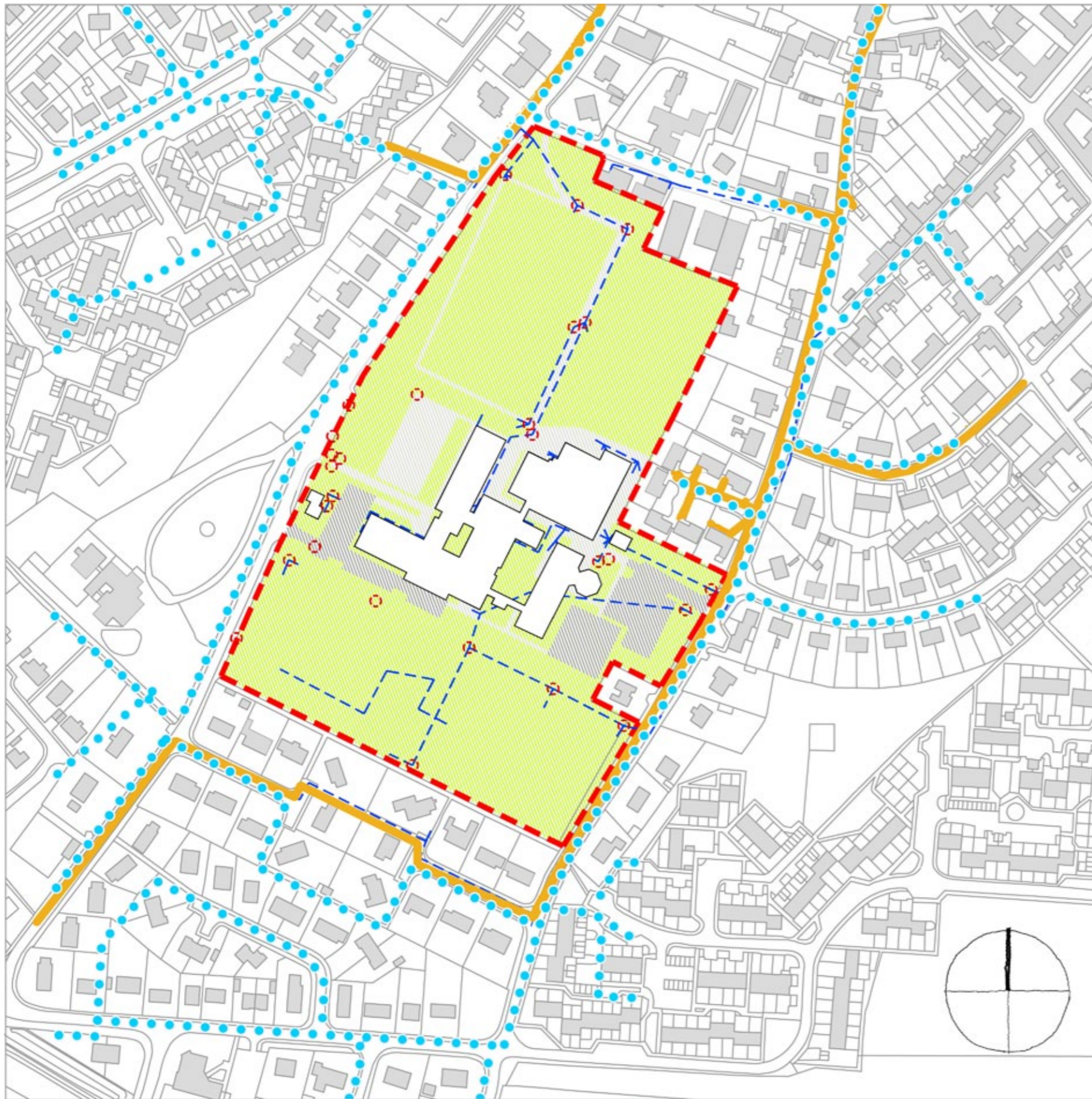
Diagram 6 - Non Vehicular Access







-  Hard Standing / Informal Play Area
-  Floodlit SGP (106m x 66m)
-  Small Grass Pitch (76.6m x 50.5m)
-  Rugby Pitch (140m x 63m)
-  Grass Running Track



Diagram 7 - Sports Pitches and Informal Play



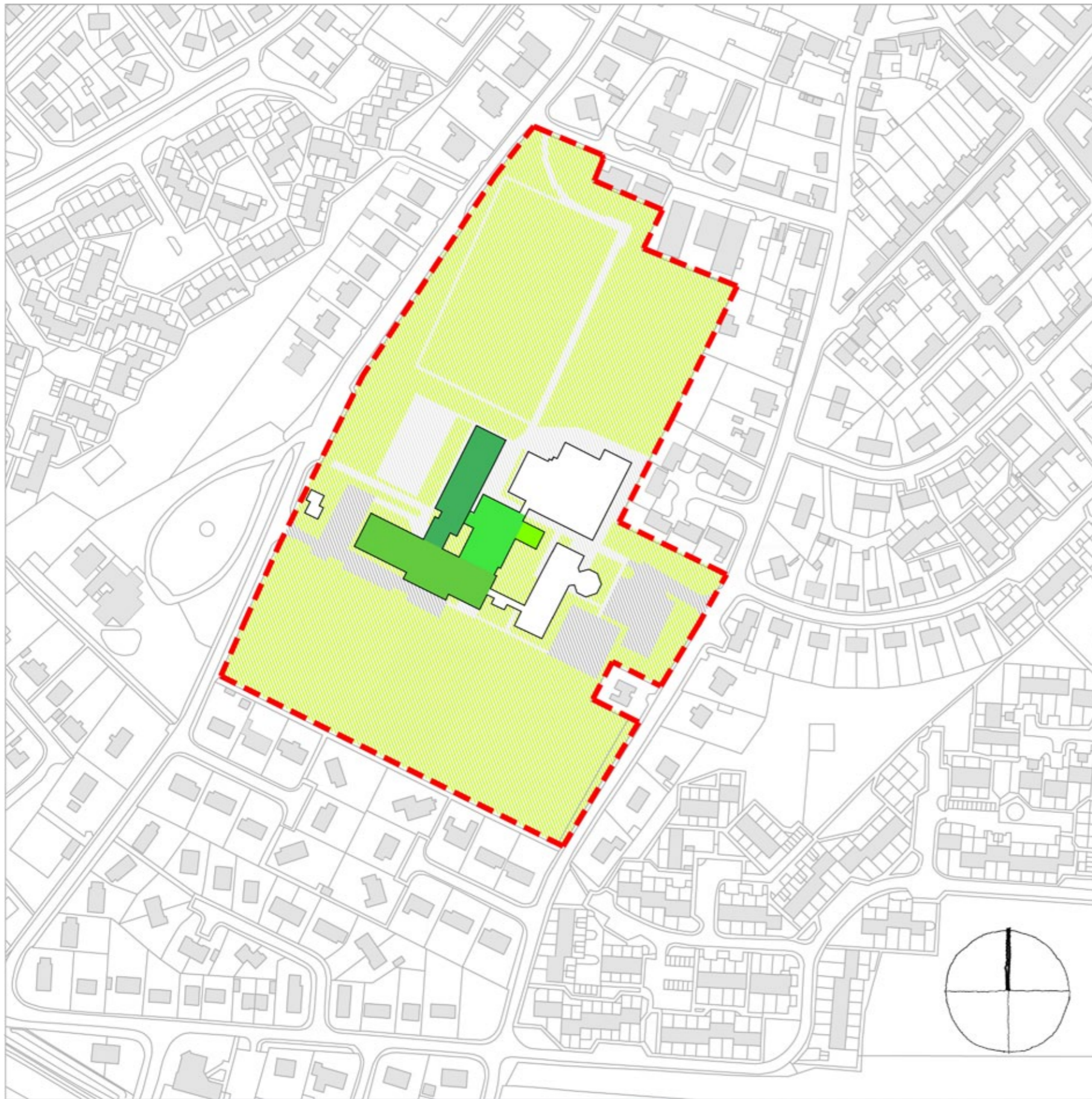
-  Water Network
-  Sewage Network
-  Onsite Drainage
-  Manhole





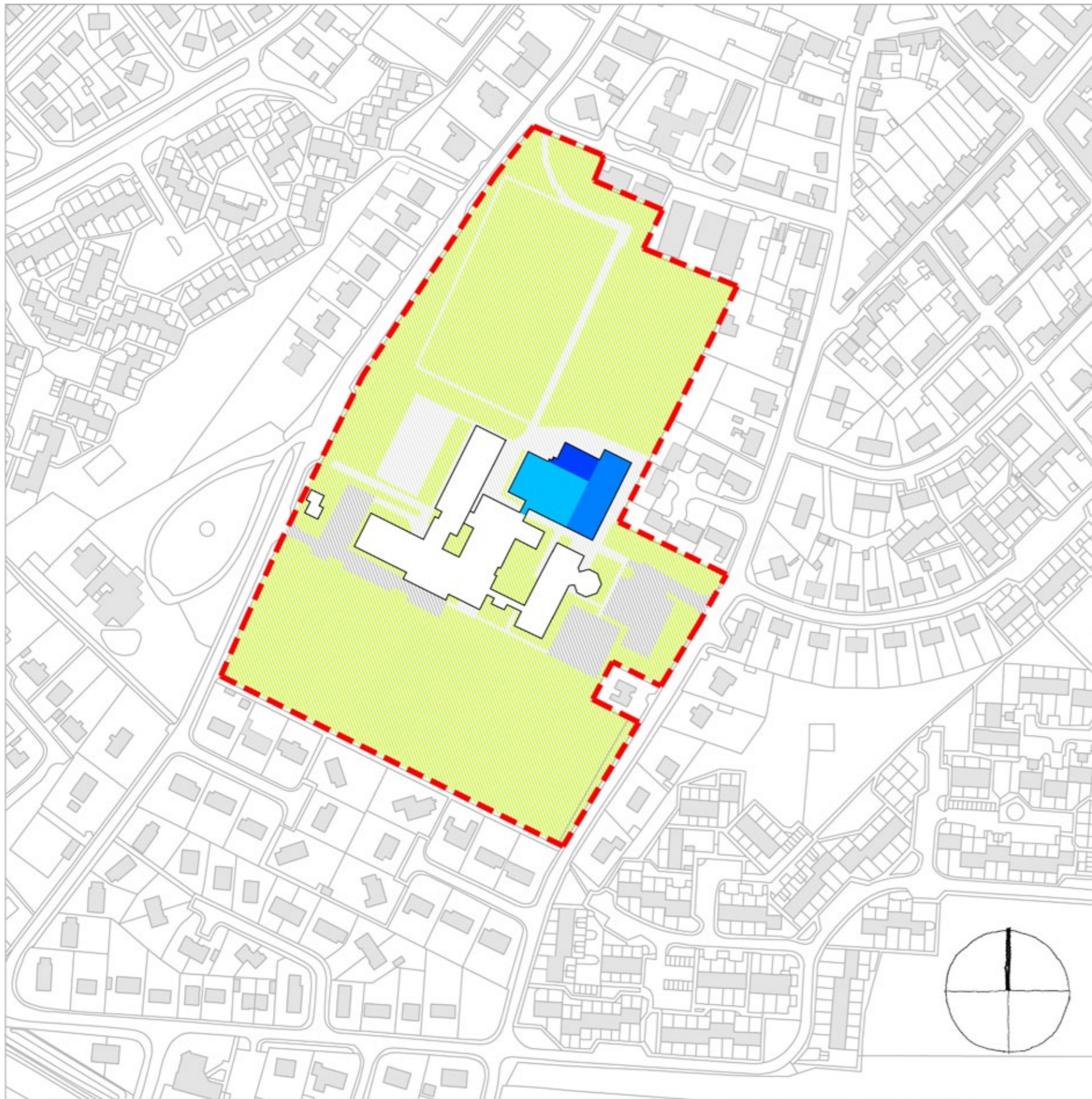
- 3 Storey - Geography, History, Science
- 1 Storey - Home Economics, ICT, Metalwork
- 1 Storey - Dining Hall, Staff Room
- 1 Storey - Kitchen
- 1 Storey - Changing Rooms, Gym
- 2 Storey - Community Centre, Sports Hall
- 1 Storey - Sports Hall, Swimming Pool
- 3 Storey - Art, English, Lecture Room, Library
- 1 Storey - Library
- 1 Storey - Janitors House

Diagram 9 - Block Types



- 3 Storey - Geography, History, Science
- 1 Storey - Home Economics, ICT, Metalwork
- 1 Storey - Dining Hall, Staff Room
- 1 Storey - Kitchen






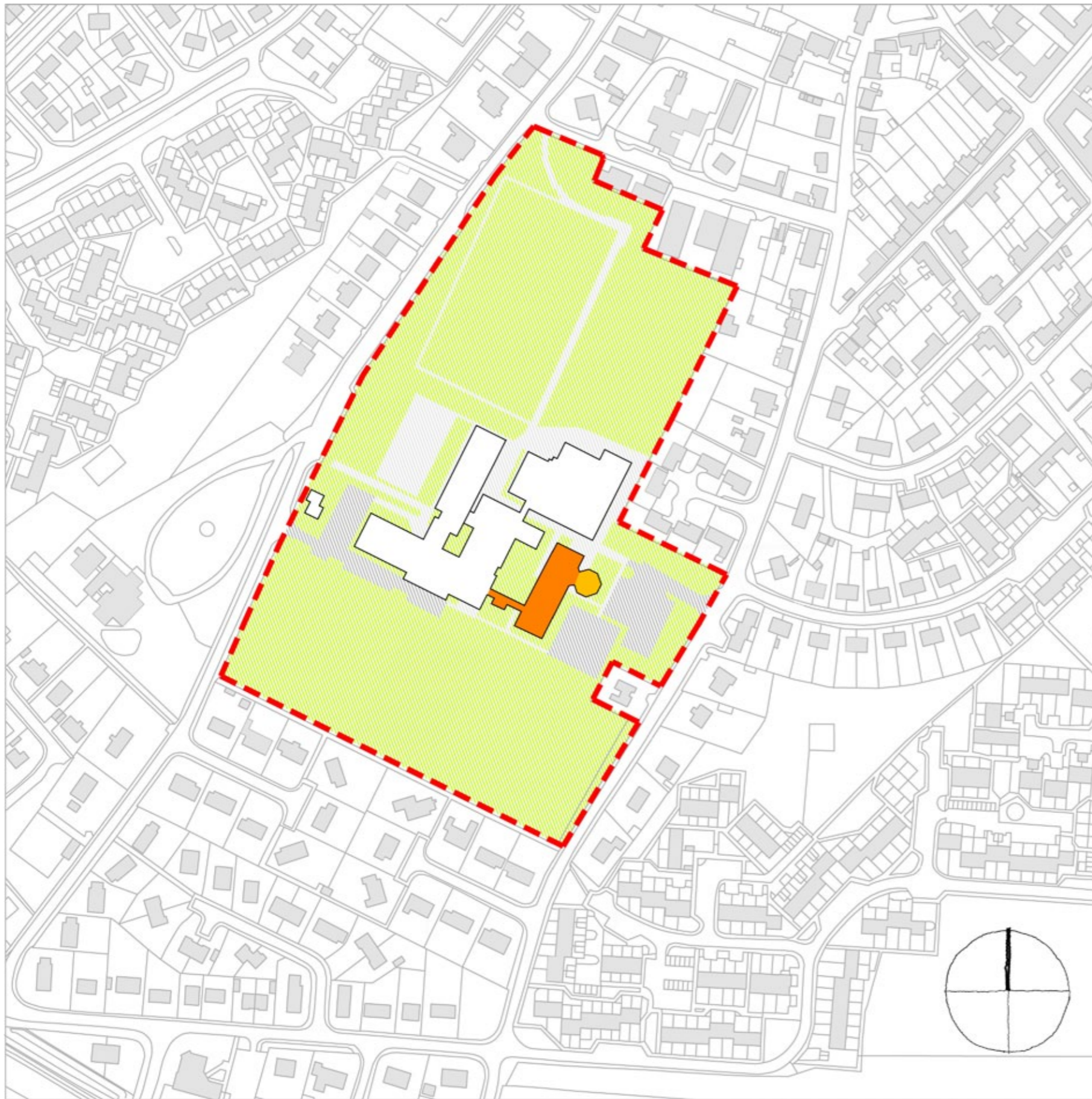
-  1 Storey - Changing Rooms, Gym
-  2 Storey - Community Centre, Sports Hall
-  1 Storey - Sports Hall, Swimming Pool

Diagram 9B - High Life Highland





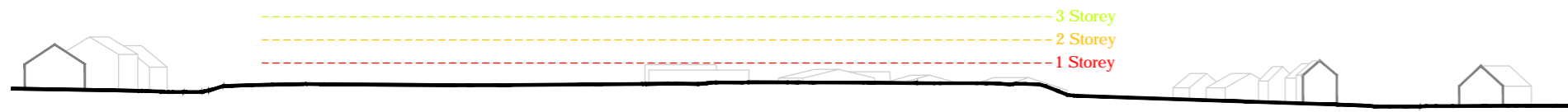
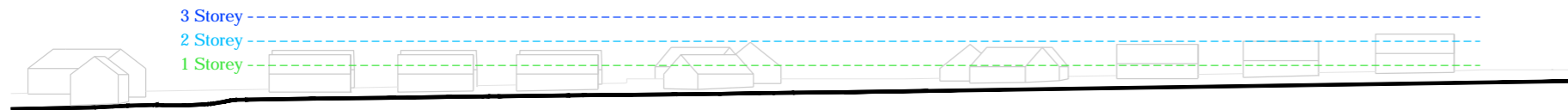
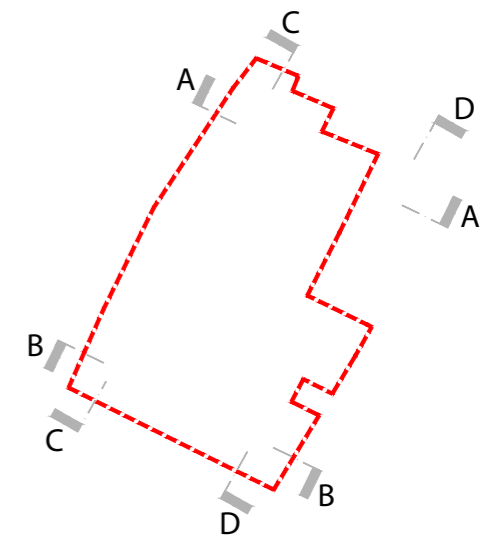
-  3 Storey - Art, English, Lecture Room, Library
-  1 Storey - Library



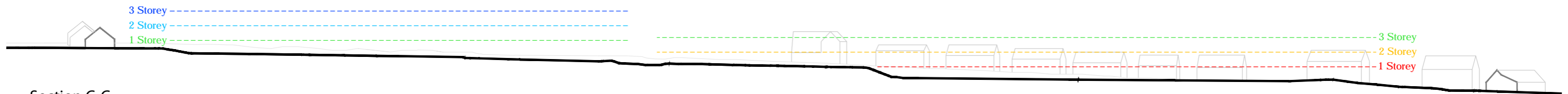
Diagram 9C - Library and Art



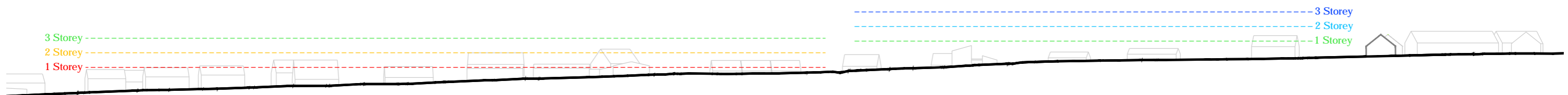
Section A-A



Section B-B



Section C-C



Section D-D

Construction Logistics



Direction of potential Construction Traffic on to Site

Victoria Road Approach
 North Junction : 6.4m Radius
 South Junction : 5m Radius
 Carriageway width 4.9m

Rise of +/- 3.2 in 49m
 +/- 1:15
 Existing Pedestrian Access
 [3.4m existing path with]

Drop of +/- 3.3 in 10.8m
 +/- 1:3
 Graded Slope to SGP

Scotsburn Road Approach
 North Junction 10m Radius
 South Junction 8m Radius
 Carriageway width 4.7m

Drop of +/- 0.8 in 24.2m
 +/- 1:30
 Existing Vehicular Access

Rise of +/- 1m in 3m
 +/- 1:3

Graded Bund from Car Park

Drop of +/- 0.5 in 5m
 +/- 1:10

Graded Bund to Playing Fields

Hartfield Road Approach
 North Junction : 10m Radius
 South Junction : 10m Radius
 Carriageway Width 5.4m

Rise of +/- 0.8 in 28.5m
 +/- 1:35

Existing Vehicular Access

Rise of +/- 0.7 in 3m
 +/- 1:3

Graded Bund from Car Park

Drop of +/- 0.5 in 10m
 +/- 1:20

To Base of Trees

Rise of +/- 0.4 in 1.2m
 +/- 1:3

Graded Bund to Playing Fields



Diagram 10A - Analysis of Existing Site Access Points



Direction of potential Construction Traffic on to Site

Formation of New Wider Junction Required for Access.

- Pedestrian Access Suspended
- Radii of Opening to be Increased
- Existing Fire Hydrant Might Require Relocation
- Reprofiling of Ground Levels Required
- Numerous Trees to be Taken Down
- New Vehicular Access Likely to be Too Proximate to Existing Road Junction

Rise of +/- 3.2 in 49m

- +/- 1:15
- Existing Pedestrian Access
- [3.4m existing path with]

Demolition of Community and Sports Centre [CSC]

- Required to Achieve Access to Low Field.
- CSC Would Need to be Constructed in a Prior Phase to Achieve Continuity of Provision.
- Cycle Store Might Require Demolition

Access Across Existing Parking

- Removal of Trees
- Reprofiling of Bunding to Enable Vehicular Access to Playing Fields



Diagram 10B - Likely Amendments Required



Direction of potential Construction Traffic on to Site

New Level Access to SGP

Formed within existing bus layby. Temporary location for bus drop off / pick up to be provided or bus stop layout to be amended.
Alternatively access by construction plant to be coordinated with service schedule.



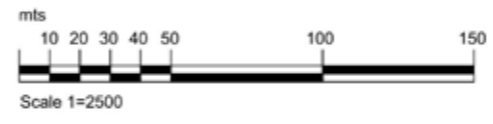
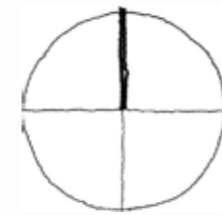
Building Strategy Diagrams



phase 1
 construction of a new facilities
 3 storey building / 1 storey nursery

phases 2 / 3 / 4
 - migration of pupils and equipment
 - demolition of existing secondary school
 and community facilities
 - external works

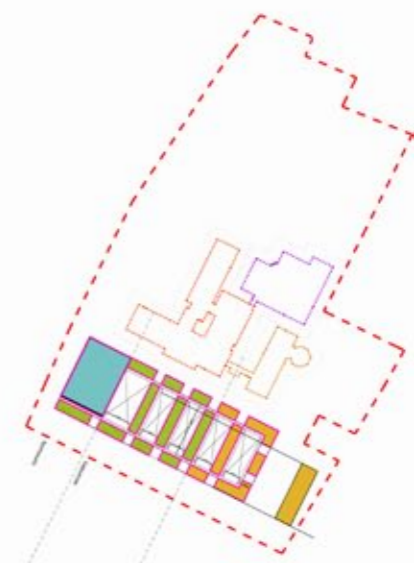
compound block



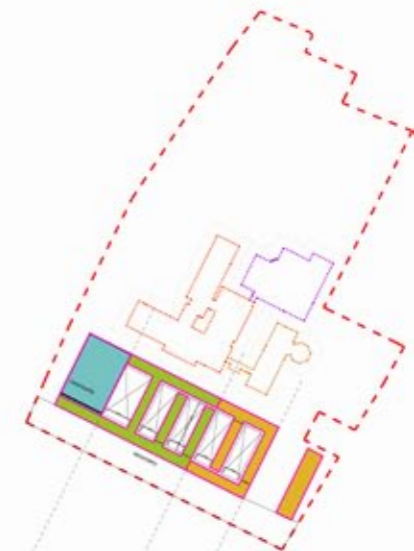
2 storey compound block 0.1



2 storey compound block 0.2



2 storey compound block 0.3



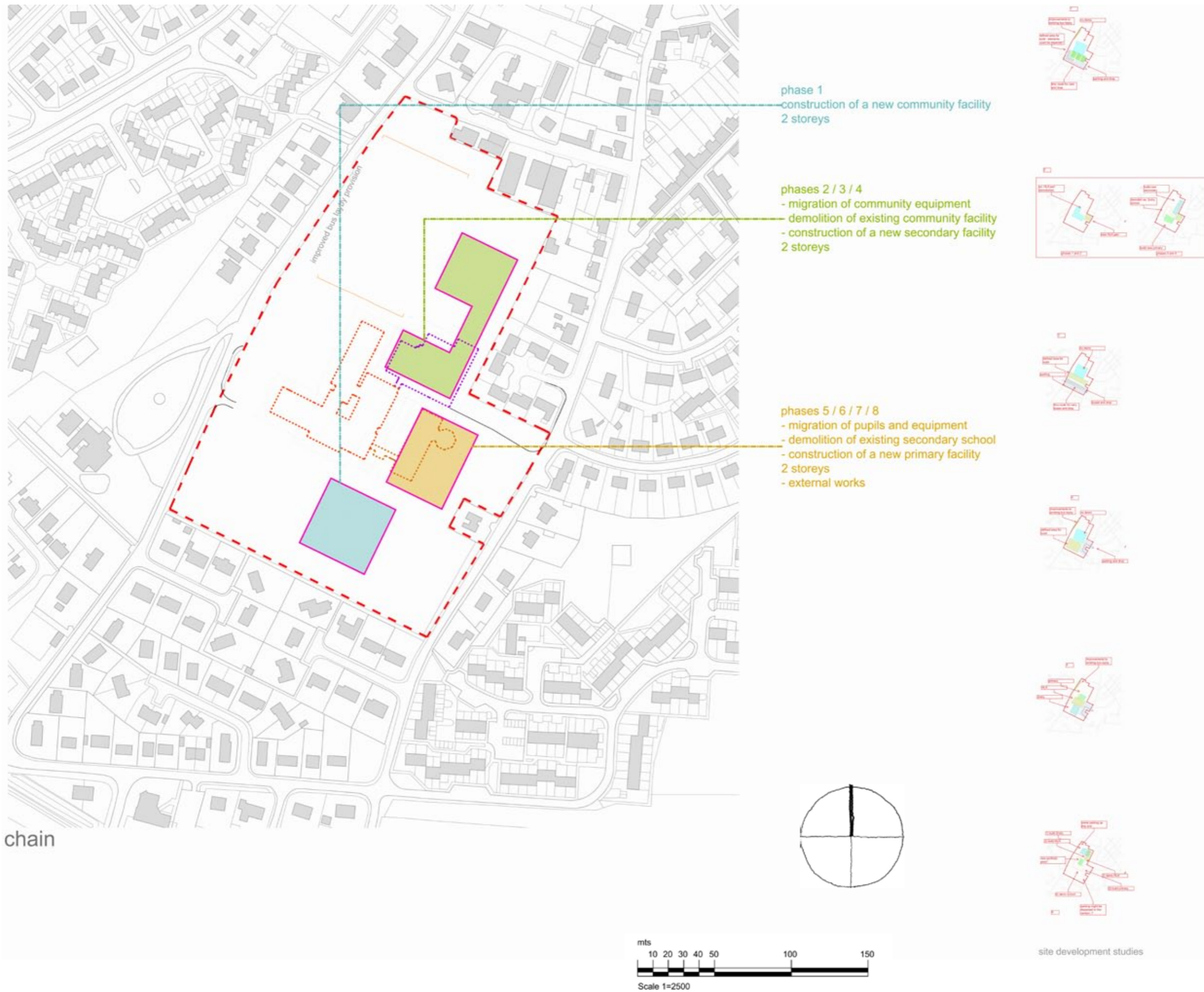


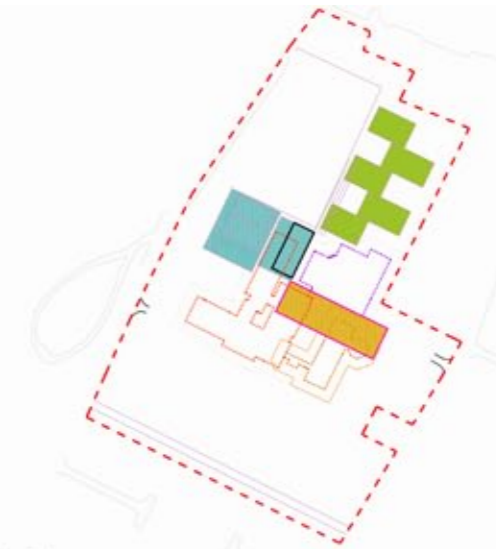
Diagram 11B - Chain



phase 1
construction of a new secondary facility
3 storeys

phases 2 / 3 / 4
- migration of pupils and equipment
- demolition of existing secondary school
- construction of a new community facility
2 storeys

phases 5 / 6 / 7 / 8
- migration of community equipment
- demolition of existing community facility
- construction of a new primary facility
2 storeys
- external works

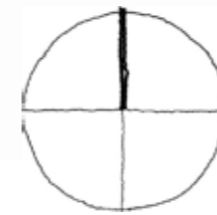


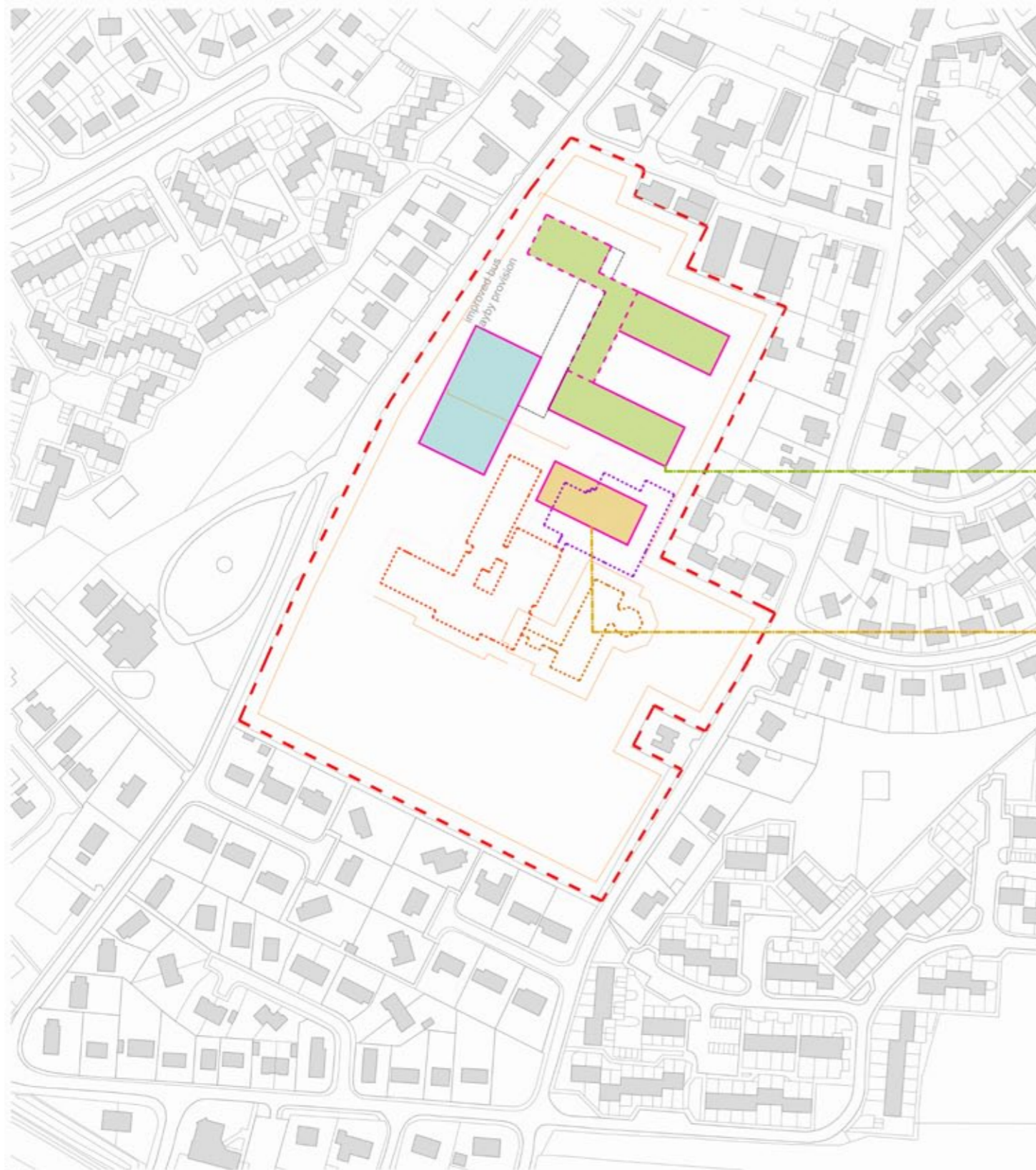
courtyard cluster 0.1



courtyard cluster 0.2

courtyard cluster

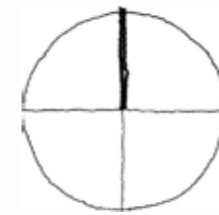




phase 1
 construction of a new secondary facility
 3 storeys in part, 2 storeys generally;
 construction of a new community facility
 2 storeys

phases 2 / 3 / 4 / 5
 - migration of pupils and equipment
 - demolition of existing secondary school
 and community facility
 - construction of a new primary facility
 2 storeys
 - external works

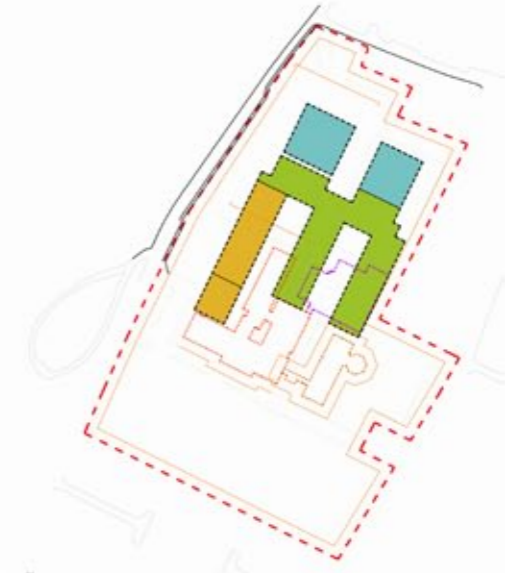
fingers and thumb



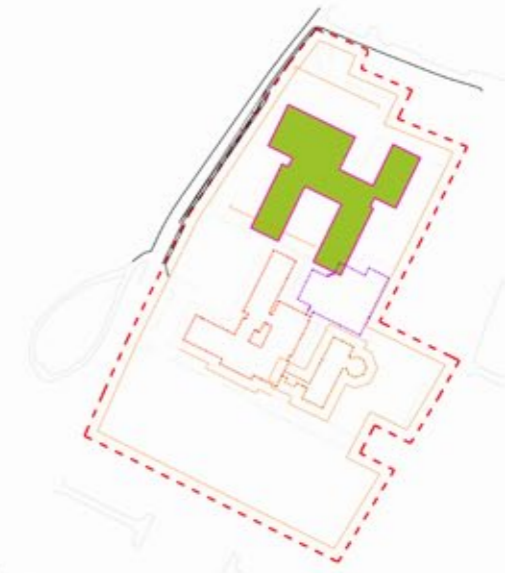
lump & line



WHS model on site



three storey fingers



Precedent

Minster School,
Penoyre and Prasad



Hazelwood School,
Murray Dunlop Architects



Waingels College,
Sheppard Robson



Westminster Academy,
AHMM



Les Beauchamps High School
Design Engine



Wick Joint Campus

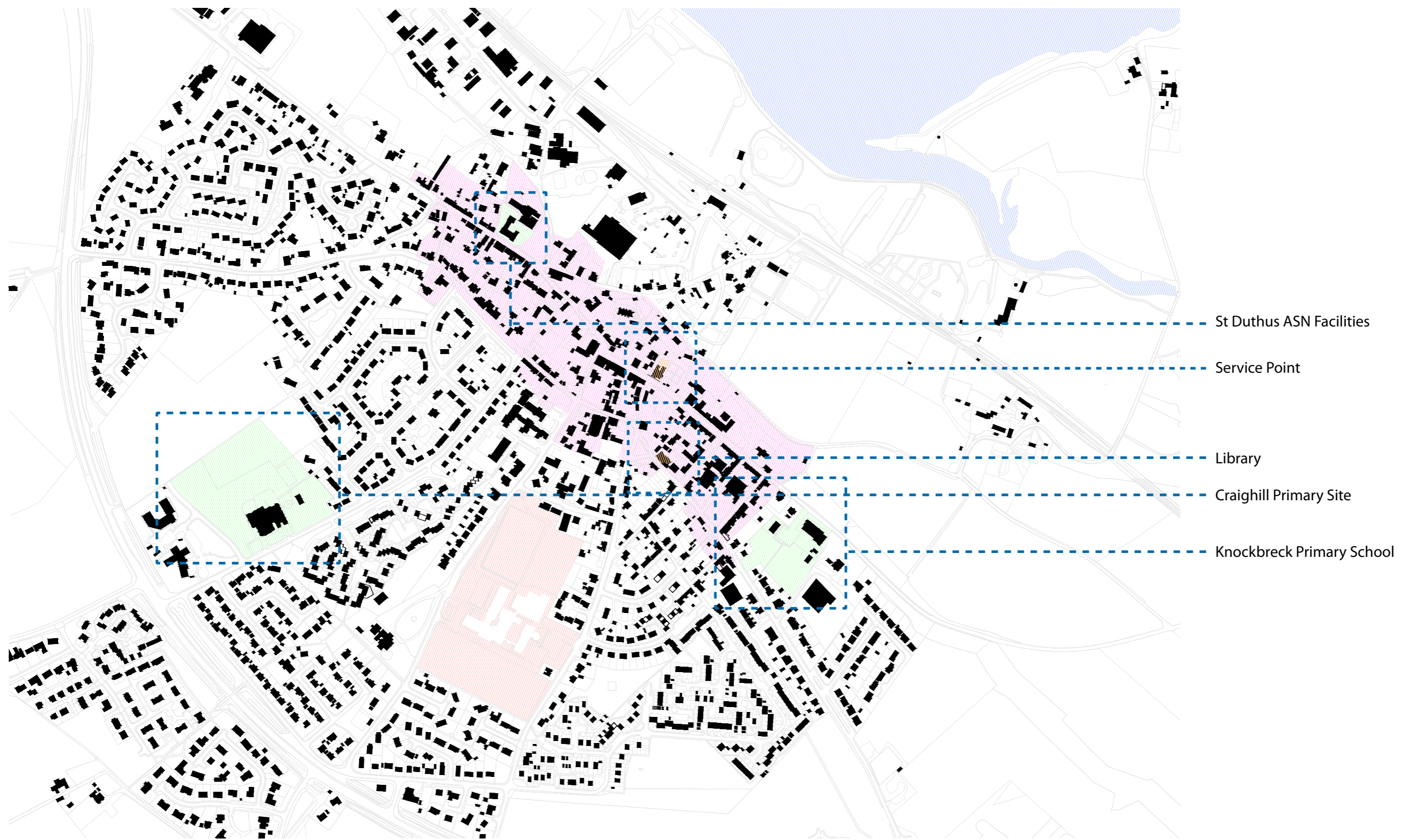


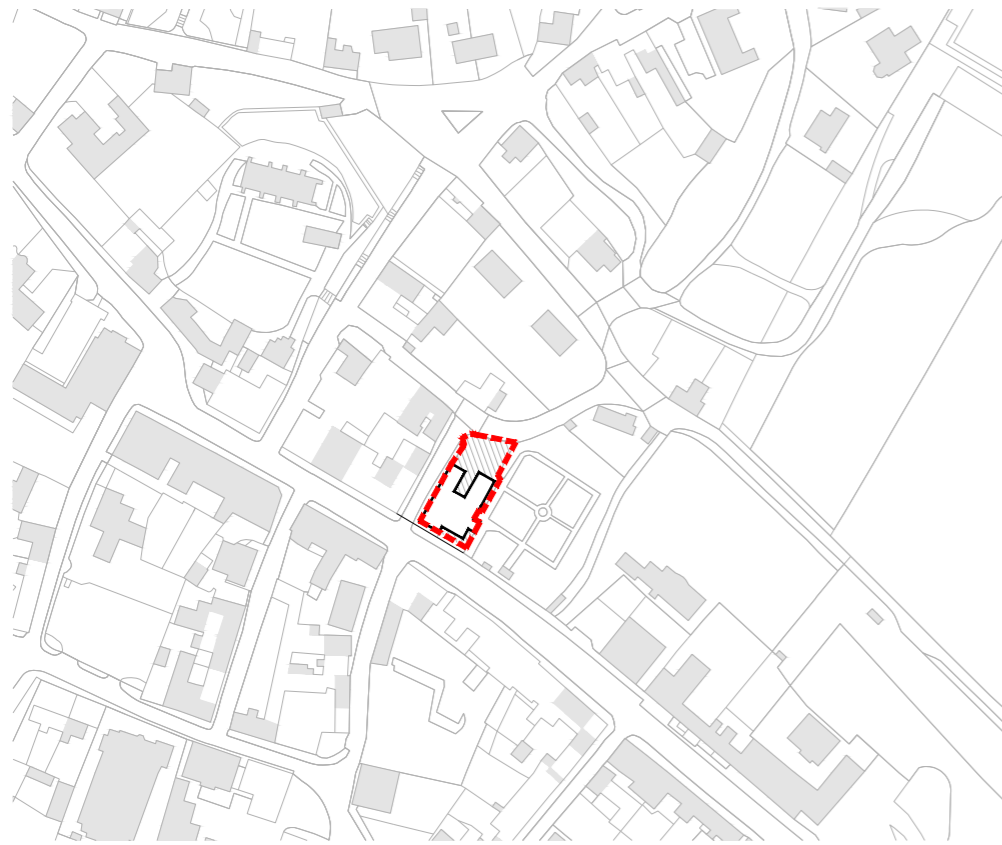
Inverness Royal Academy



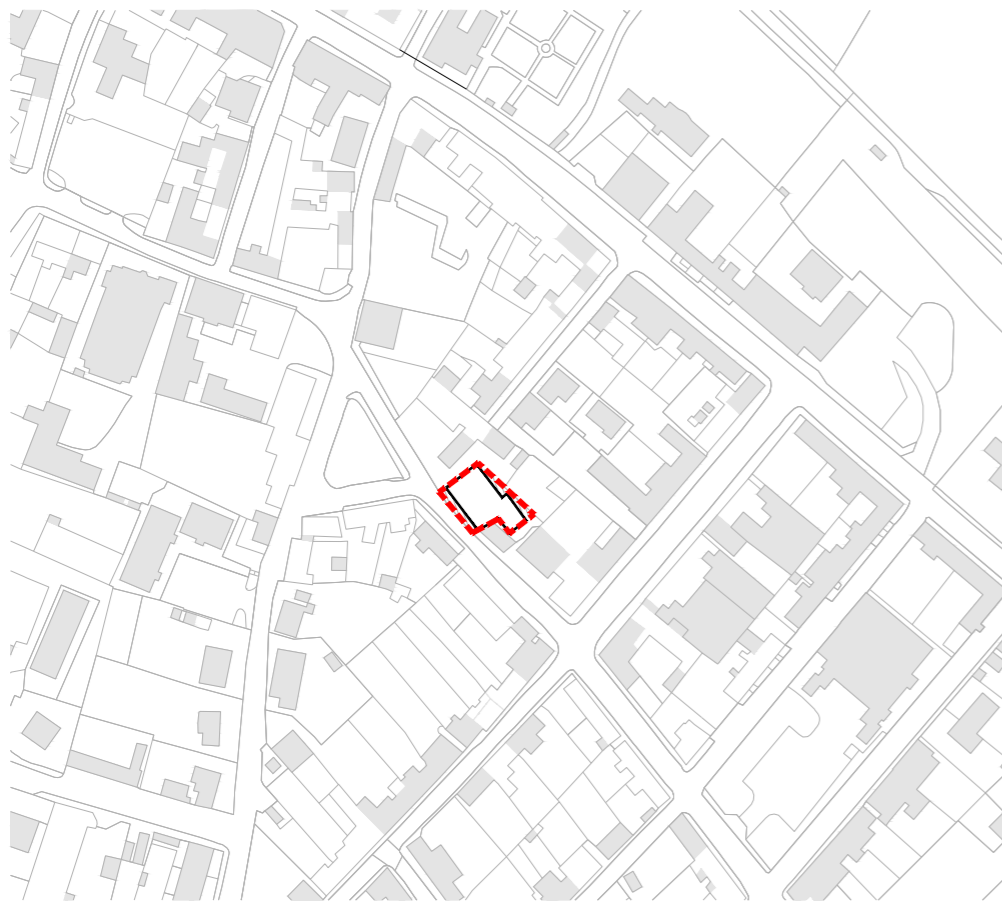
Wick Joint Campus







Service Point



Library

