

# CAL15088

## Tain 3-18 Community Campus Stakeholder Presentation No.2

15th June 2016

[www.highland.gov.uk](http://www.highland.gov.uk)



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# 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.



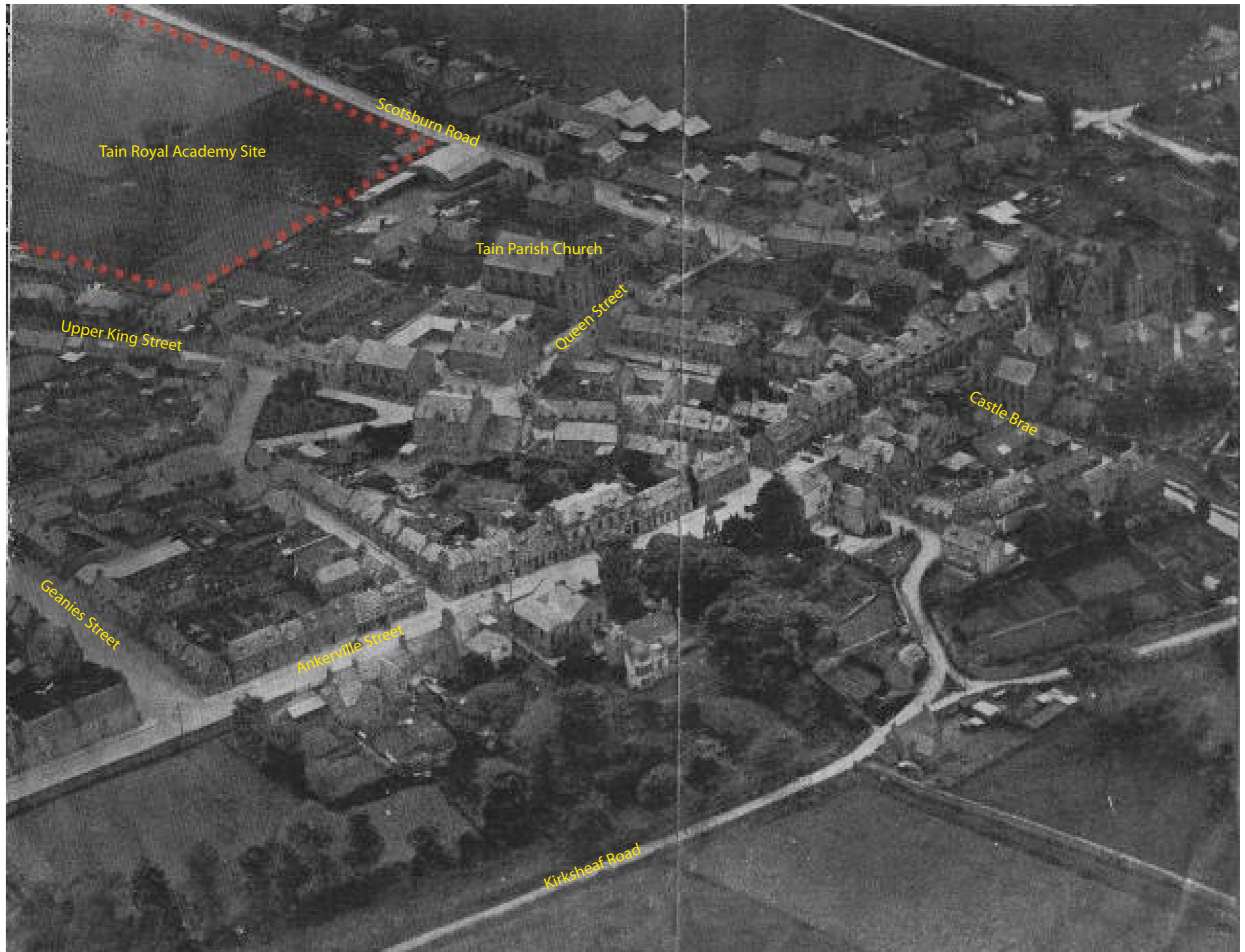
As a major new community facility and school, the design of the new building should provide a strong connection with the town centre and should relate to Tain's local culture, historical context, topography and geography. It should also be designed in such a way that it creates a strong sense of place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

# 1.0 Introduction

## Ro-ràdh

This picture from an unknown newspaper or Magazine is entitled "Tain: From the Air" was possibly taken around 1940. It shows an oblique aerial view from Geanies street NW through the High Street in the middle; Kirksheaf Road, Castle Hill and Castle Brae in the foreground; the triangle, Queen Street, Scotsburn Road, Manse Street and what was to become Craighill Terrace in the background.

Part of the as yet undeveloped Tain Royal Academy site is highlighted in the top left corner with a dotted red line.

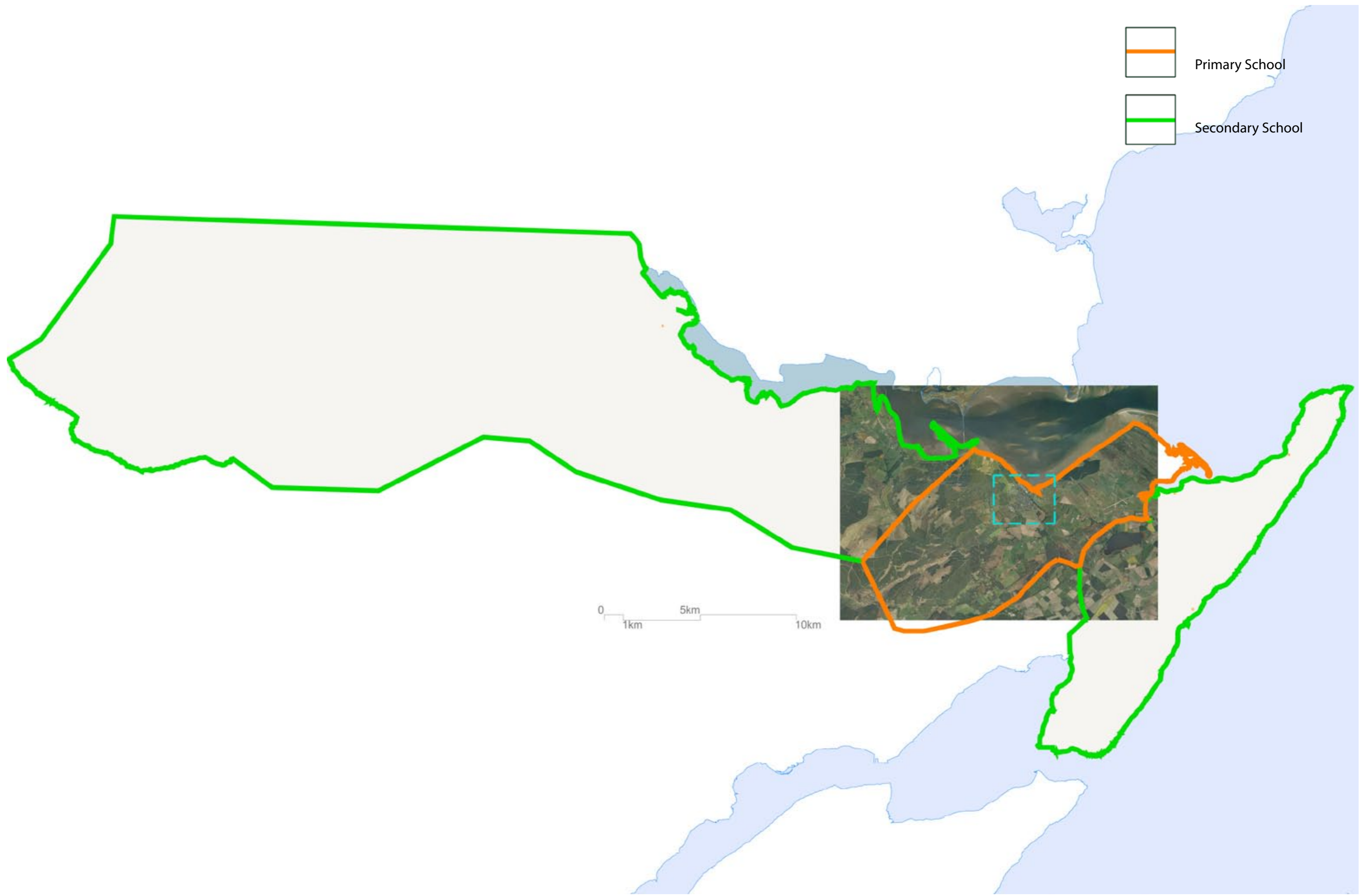


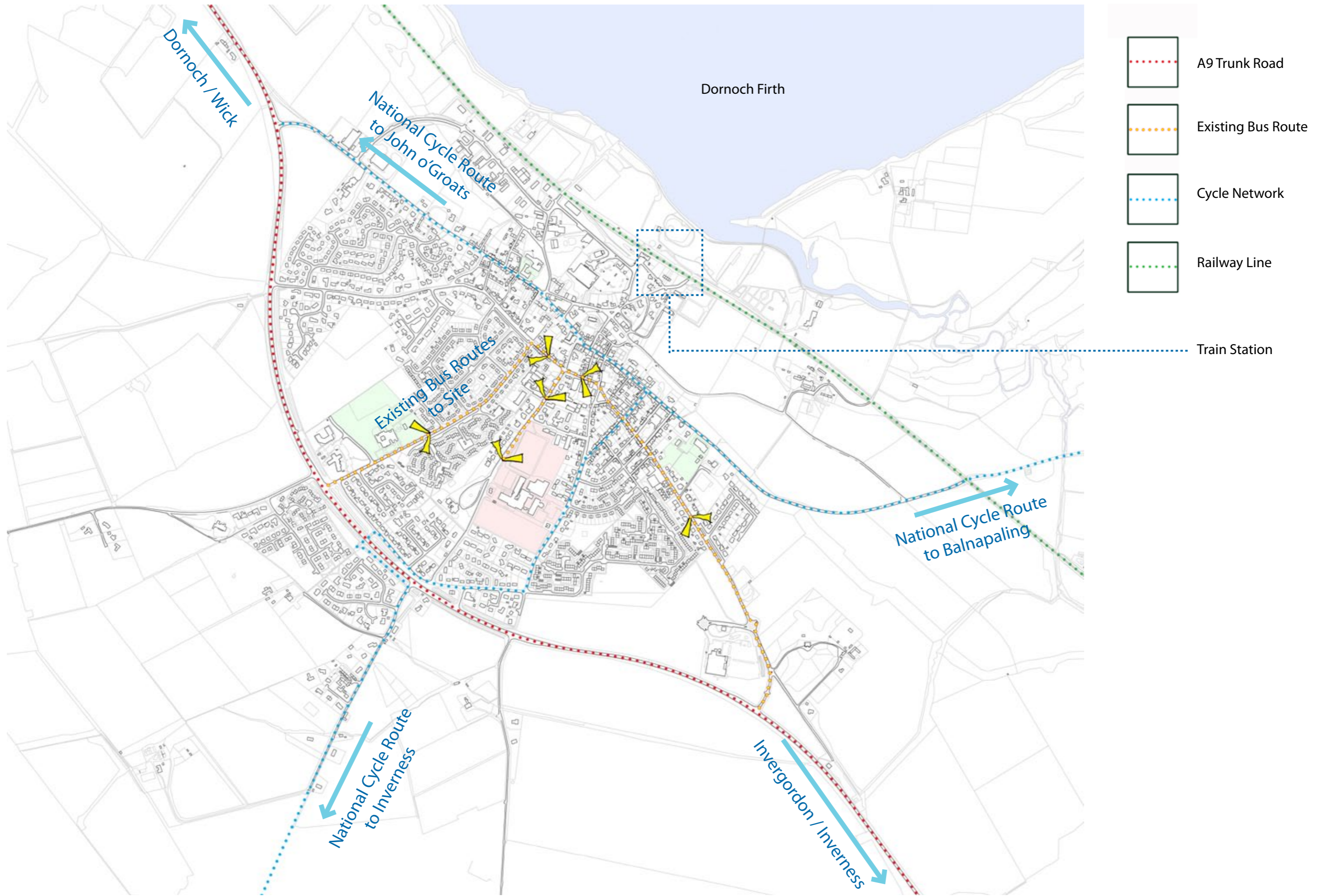
Tain Today

Aerial Photograph of Tain circa 1940

# Location

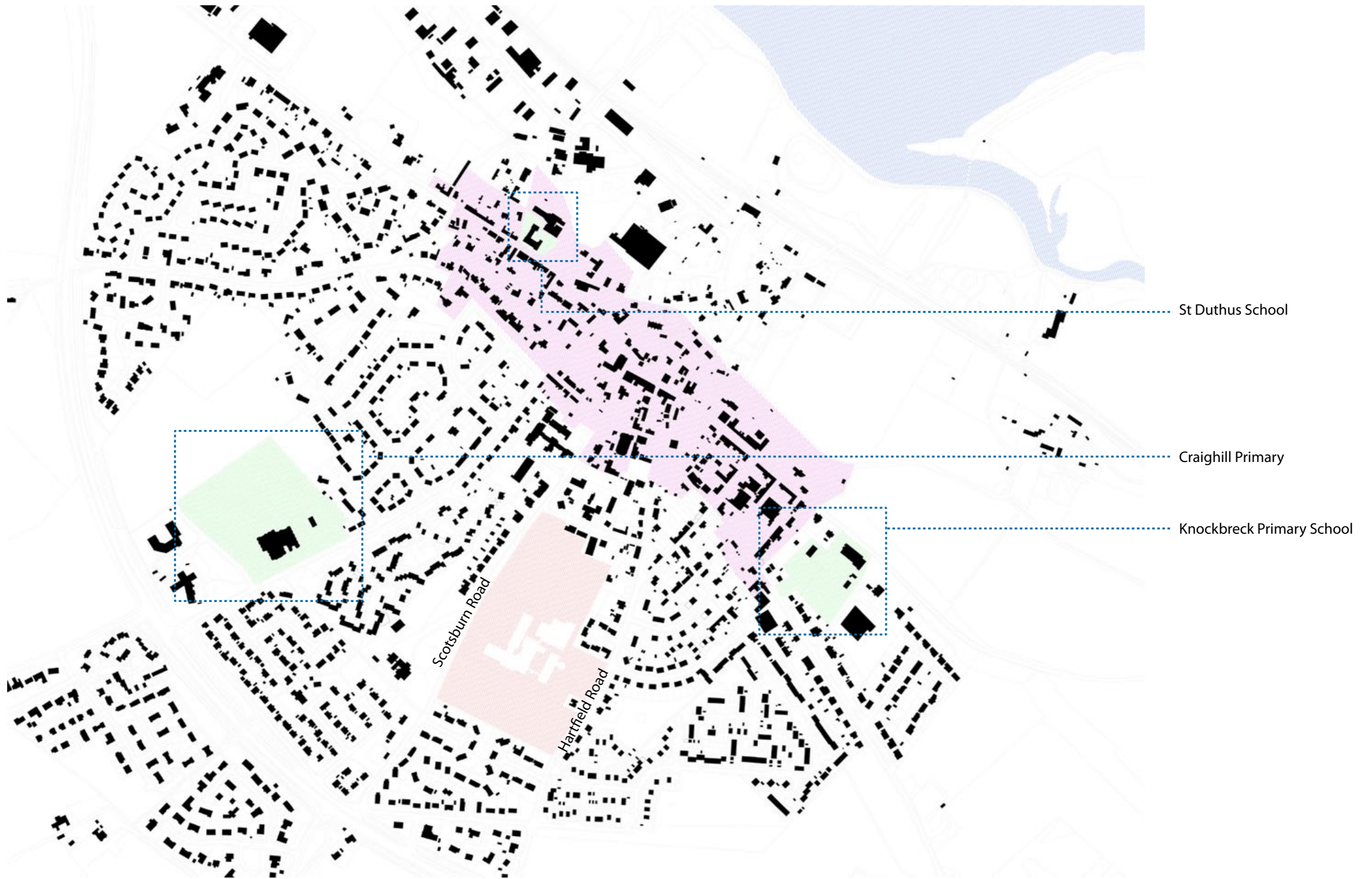
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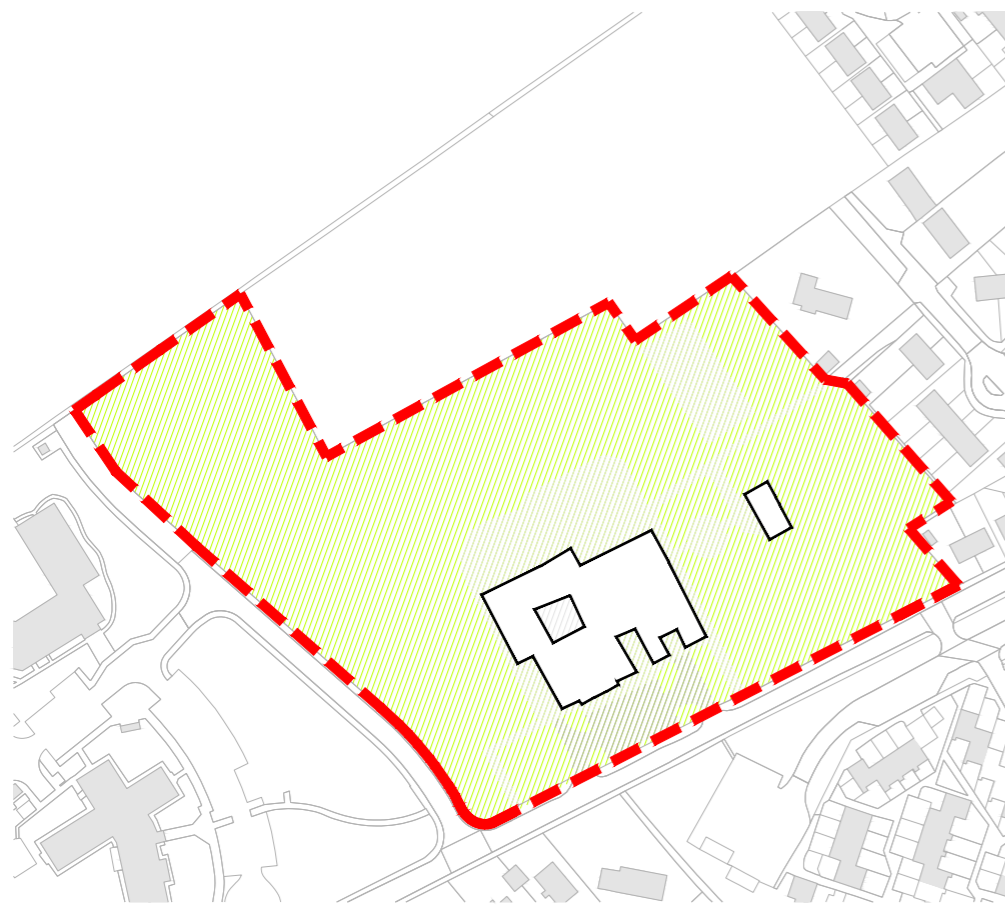












Craighill Primary School

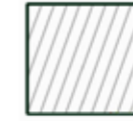
SOFT LANDSCAPE  
open space for play 1.842Ha

HARD LANDSCAPE  
play area 0.176m<sup>2</sup>  
hard court 36 x 18m

CAR PARKING  
spaces 20No.



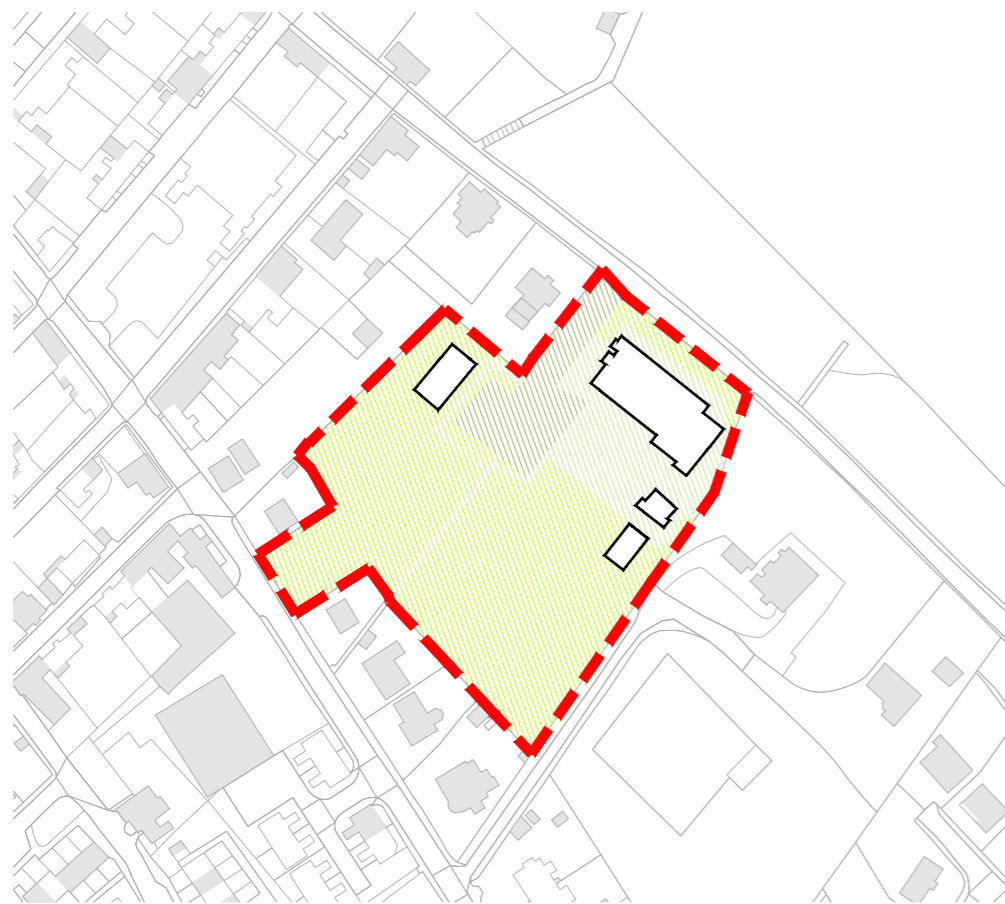
Hard Standing / Informal Play Area



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.



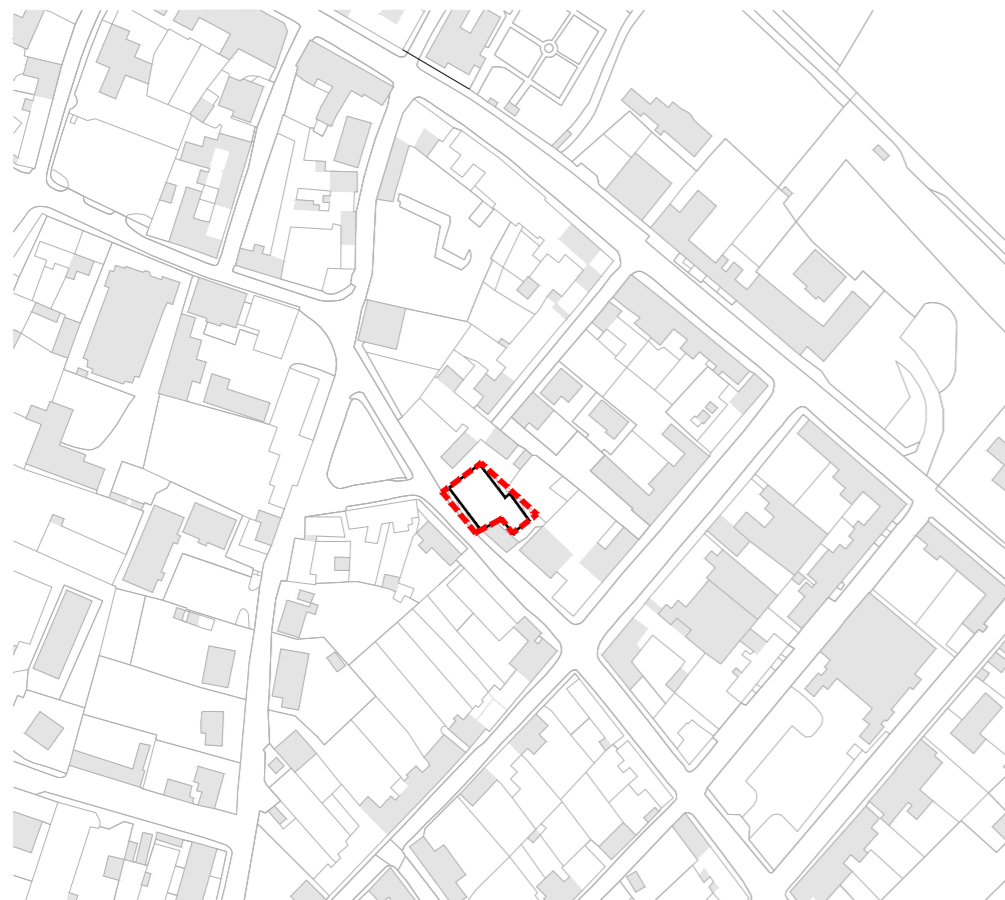
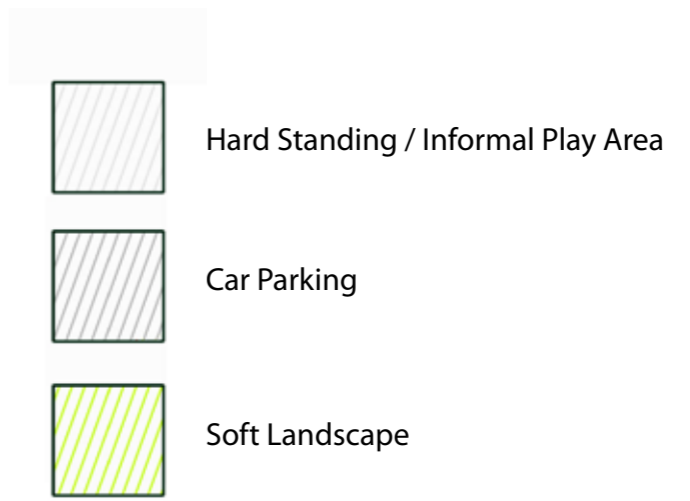


St Duthas School

SOFT LANDSCAPE  
open space for play 0.067Ha

HARD LANDSCAPE  
play area 0.022Ha

CAR PARKING  
spaces 16No.



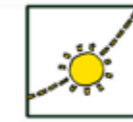
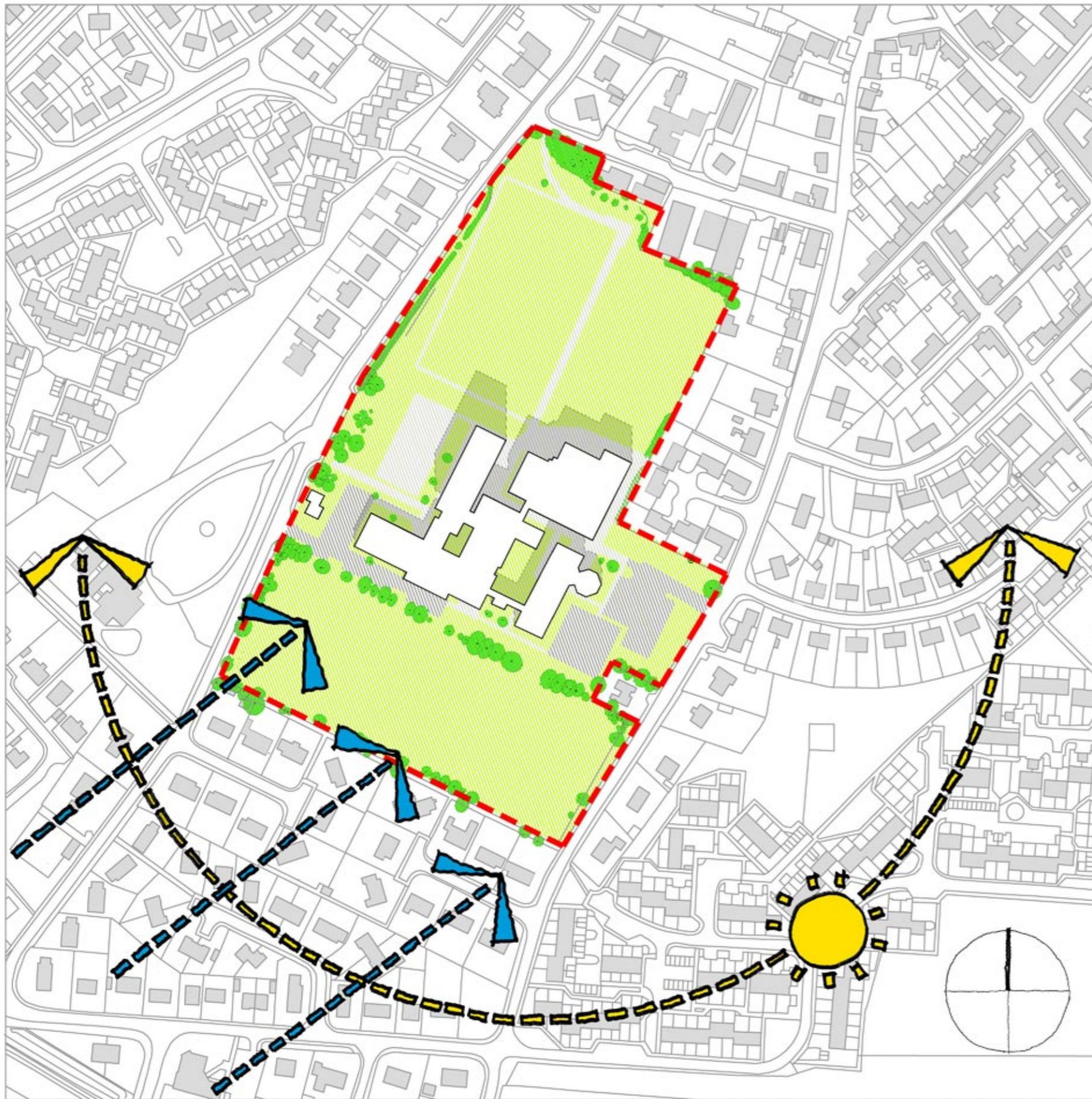
Tain Library

FLOOR AREA 160m2



# Site Analysis

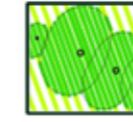
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Sun Path

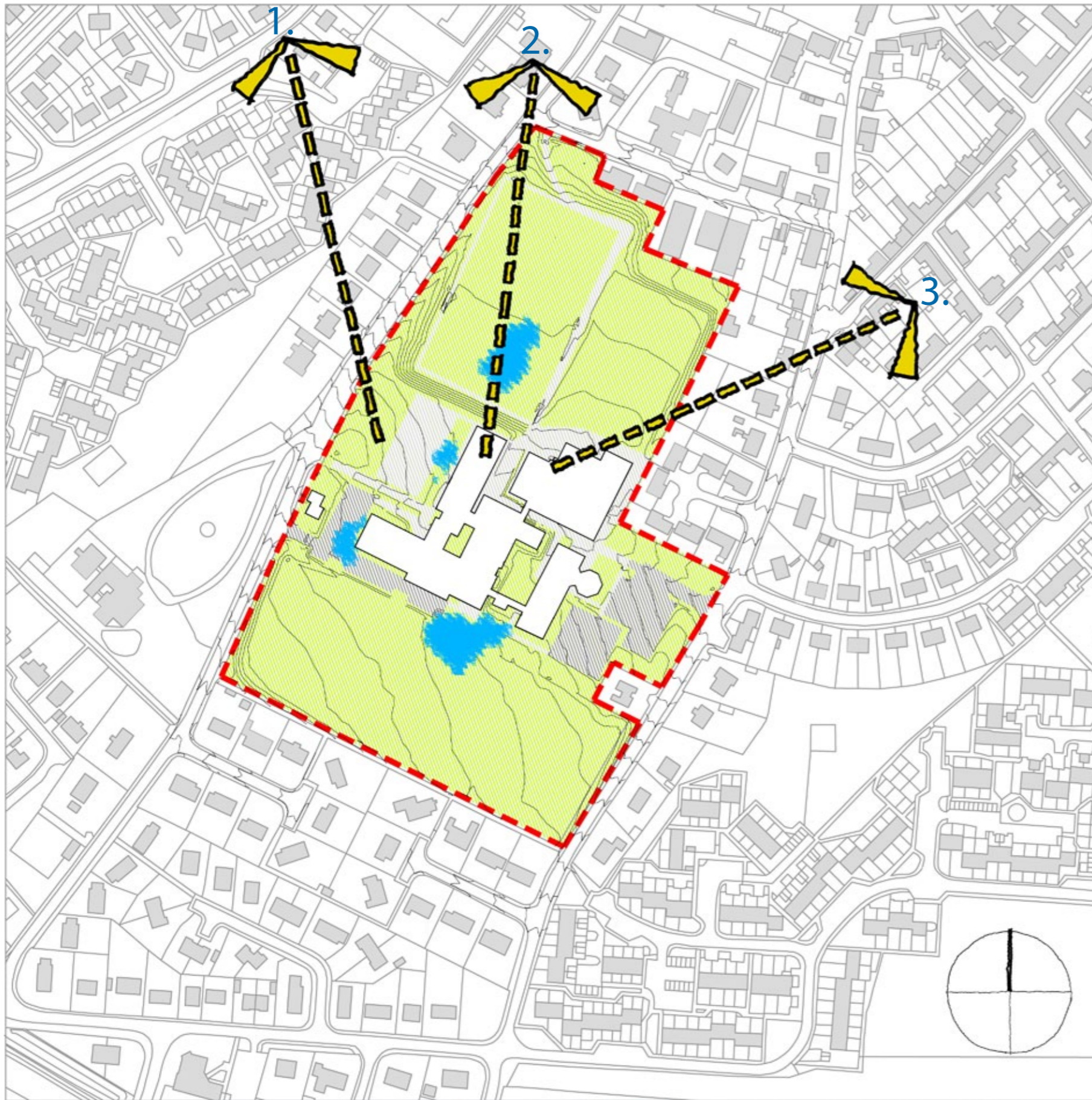


Prevailing Wind Direction



Vegetation

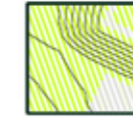
Diagram 1 - Wind And Sun



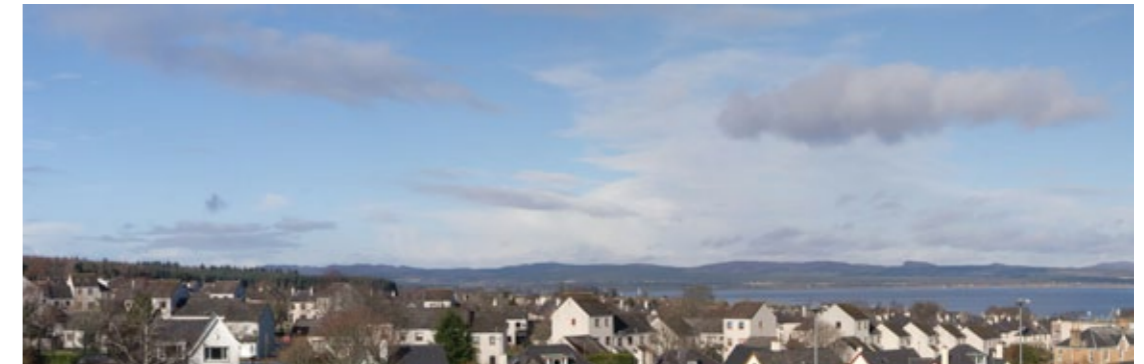
Direction of Potential View



Ground Prone to Flooding



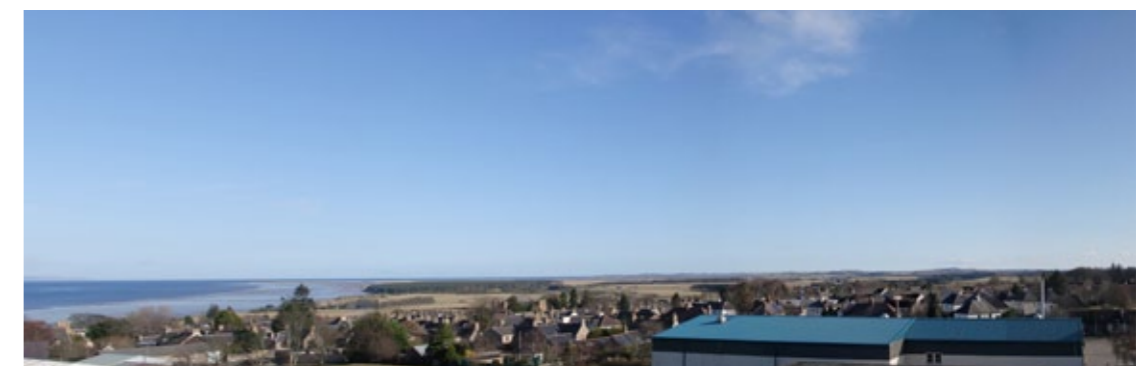
Topography



1.



2.

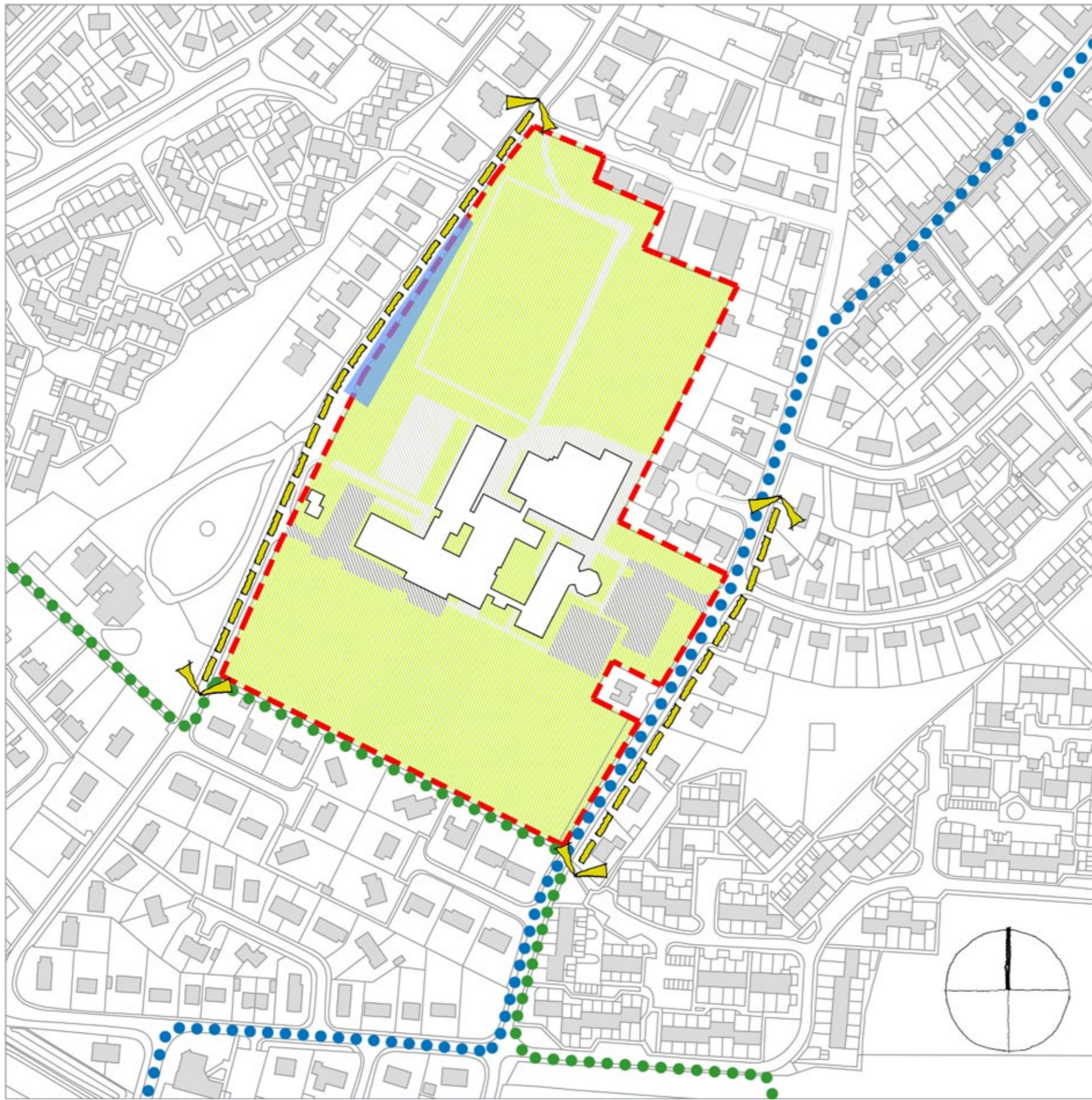


3.

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



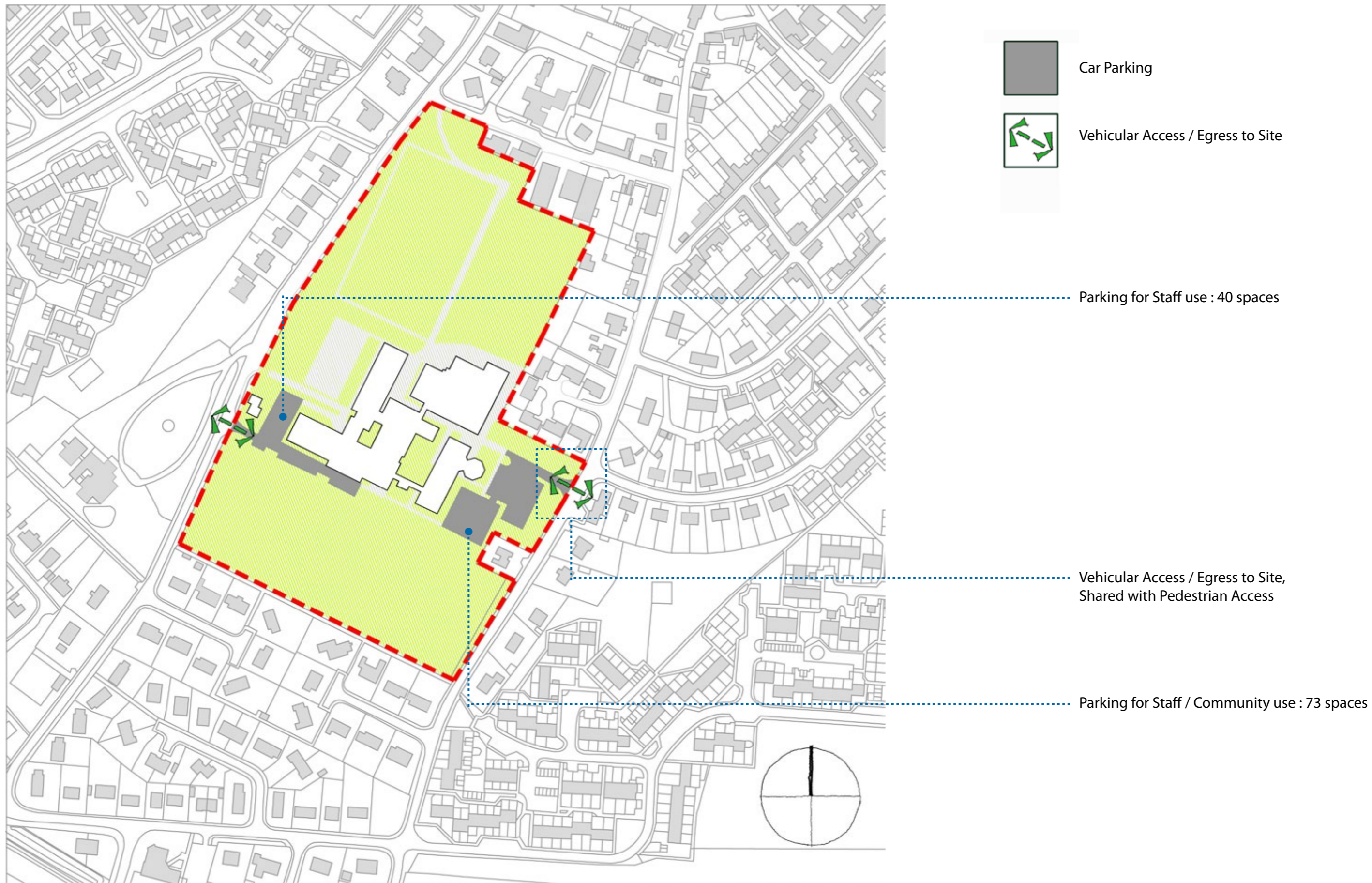
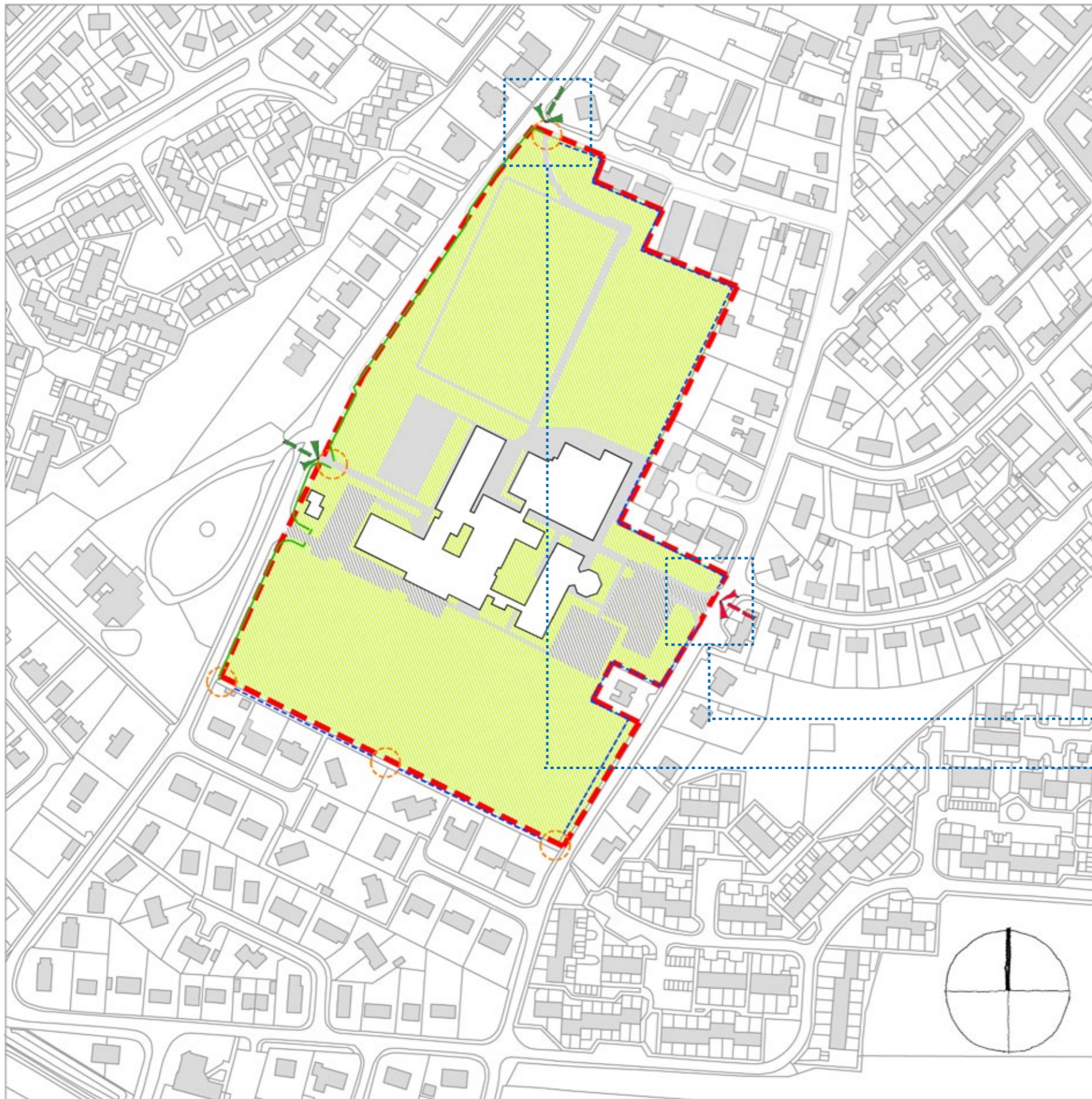


Diagram 5 - On Site Parking



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

# Construction Logistics

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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]

**Scotsburn Road Approach**

North Junction 10m Radius  
 South Junction 8m Radius  
 Carriageway width 4.7m

**Drop of +/- 3.3 in 10.8m**

+/- 1:3  
 Graded Slope to SGP

**Hartfield Road Approach**

North Junction : 10m Radius  
 South Junction : 10m Radius  
 Carriageway Width 5.4m

**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

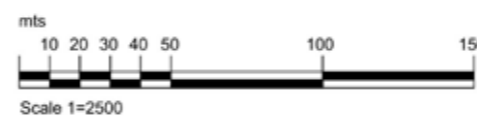
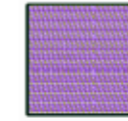


Diagram 10A - Analysis Of Existing Site Access Points



Direction of potential Construction Traffic on to Site



Potential Contractors Compound

Vehicular access improbable due to proximity to existing road junction.

Temporary access formed within bus layby zone as contract enabling works; bus layby and footpath requires upgrading

Formation of heavy plant access. Reduced incline to circa 1:8

Potential to link parking areas to East and West. School and Community access exclusively from East side.

Hammer head turning for lorries delivering to construction site.

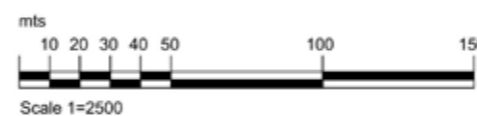
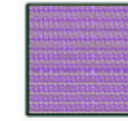


Diagram 10B - Amendments Required For Contractor Access From West





Direction of potential Construction Traffic on to Site



Potential Contractors Compound

Access to North of Site  
Vehicular access improbable without phased demolition and construction.

Access Across Existing Parking  
Potential for requirement for removal of trees  
Reprofiling of Bunding to Enable Vehicular Access to Playing Fields

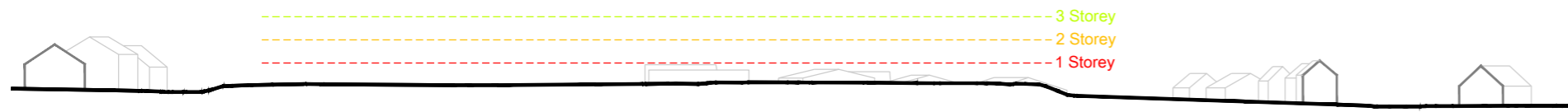
Potential to link parking areas to East and West. School and Community access exclusively from West side.



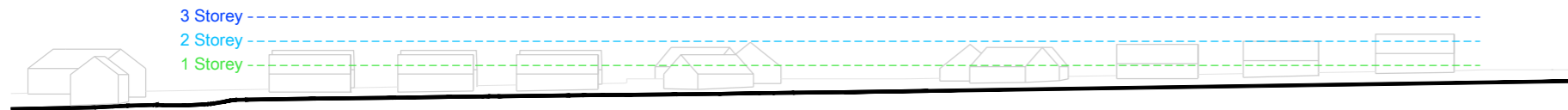
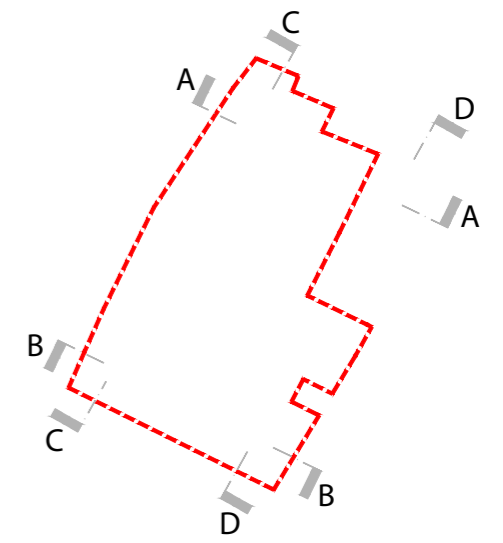
Diagram 10C - Amendments Required For Contractor Access From East

# Building Strategy Diagrams

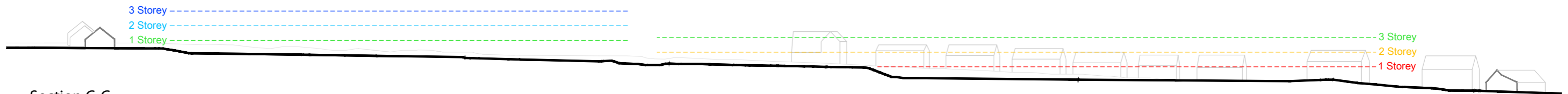
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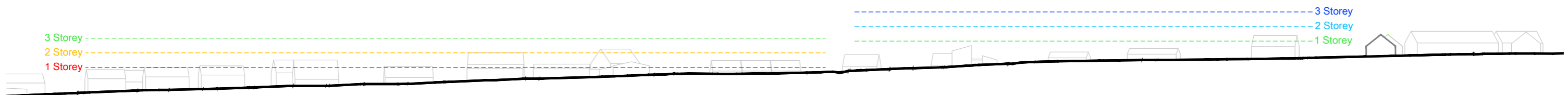
Section A-A



Section B-B



Section C-C



Section D-D

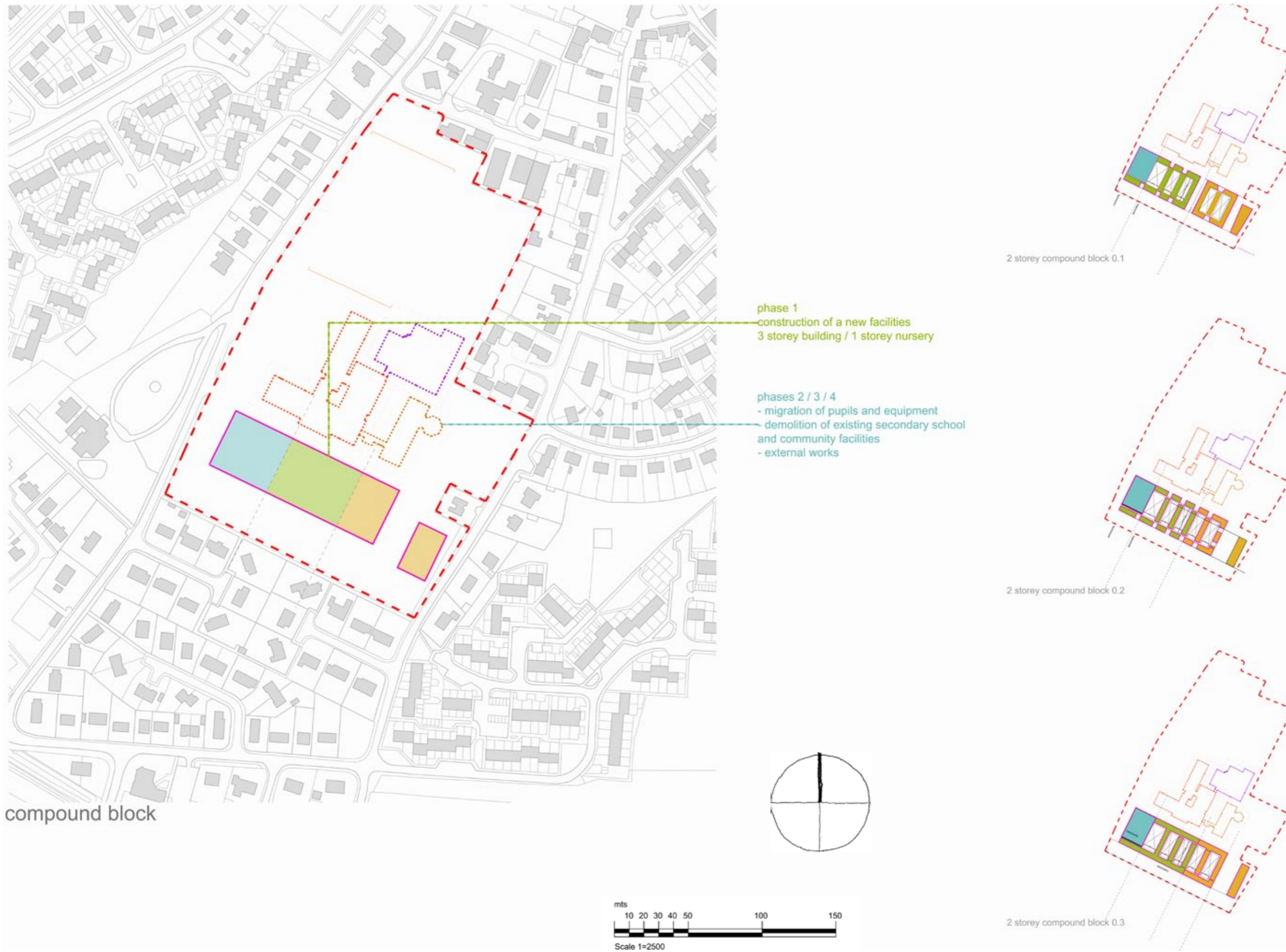


Diagram 12A - South of Site - Compound Block

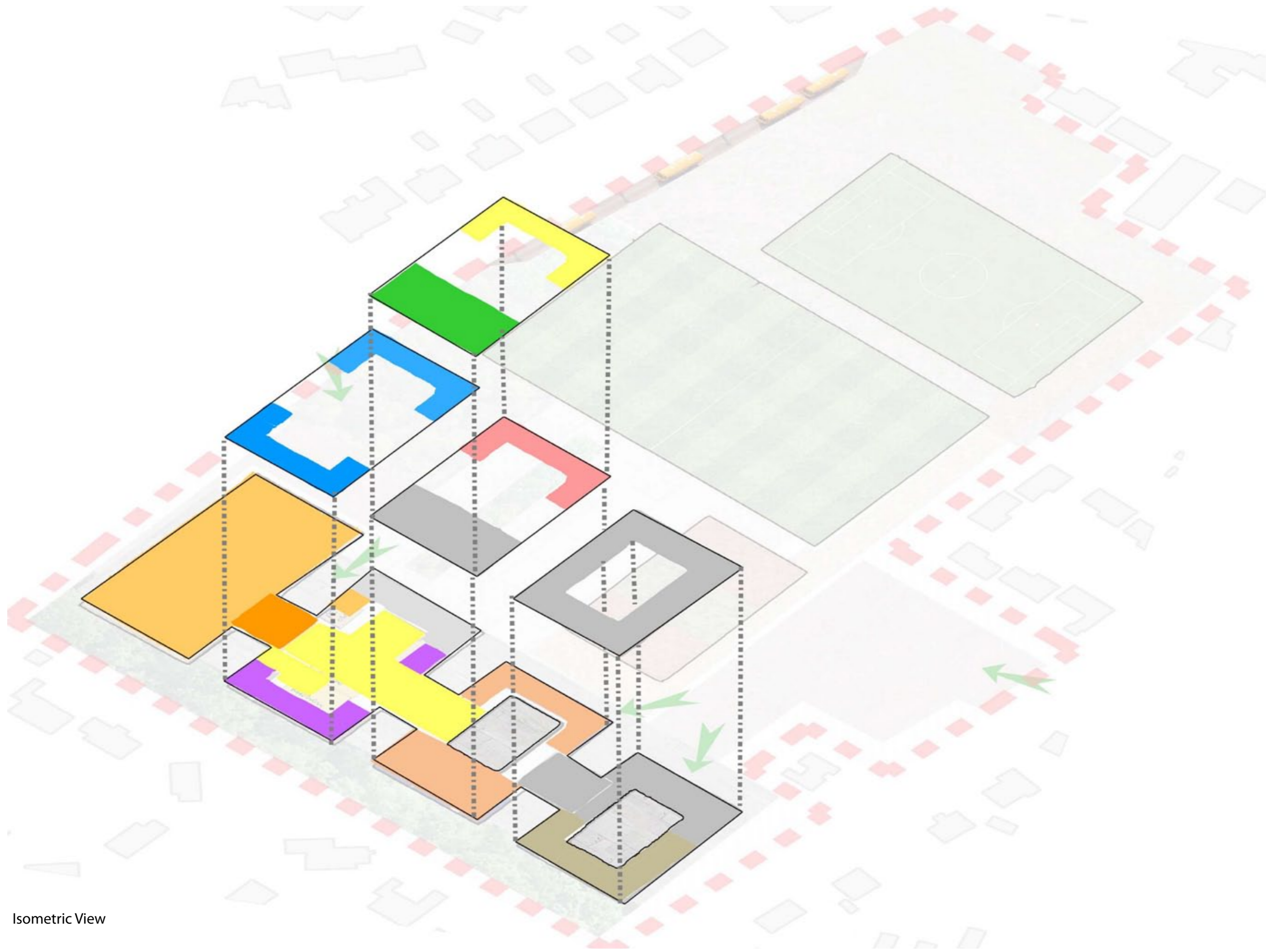


First Floor Plan

# Diagram 12C - South of Site - Chain Model



Ground Floor Plan



Isometric View

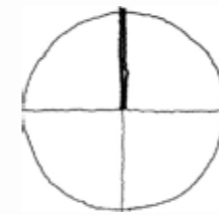
Diagram 12D - South of Site - Chain Model



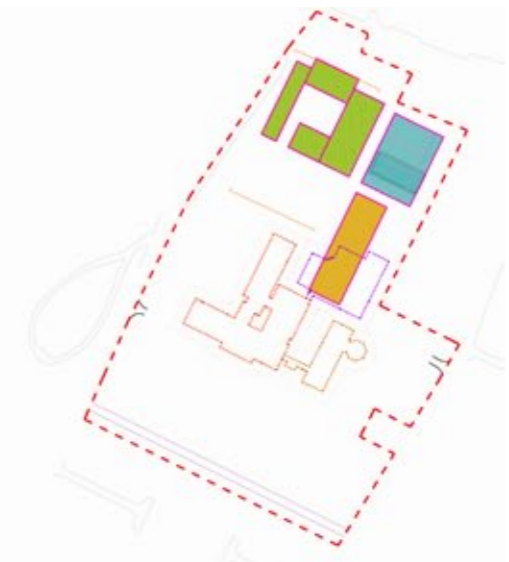
**phase 1**  
 construction of a new secondary facility  
 3 storeys in part, 2 storeys generally;  
 construction of a new community facility  
 2 storeys

**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

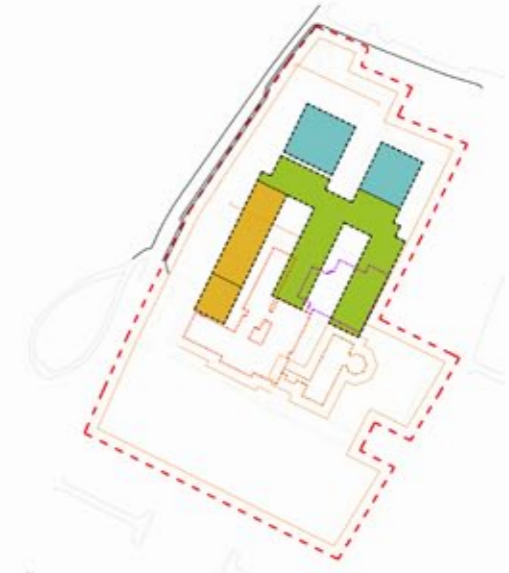
fingers and thumb



lump & line



WHS model on site



three storey fingers

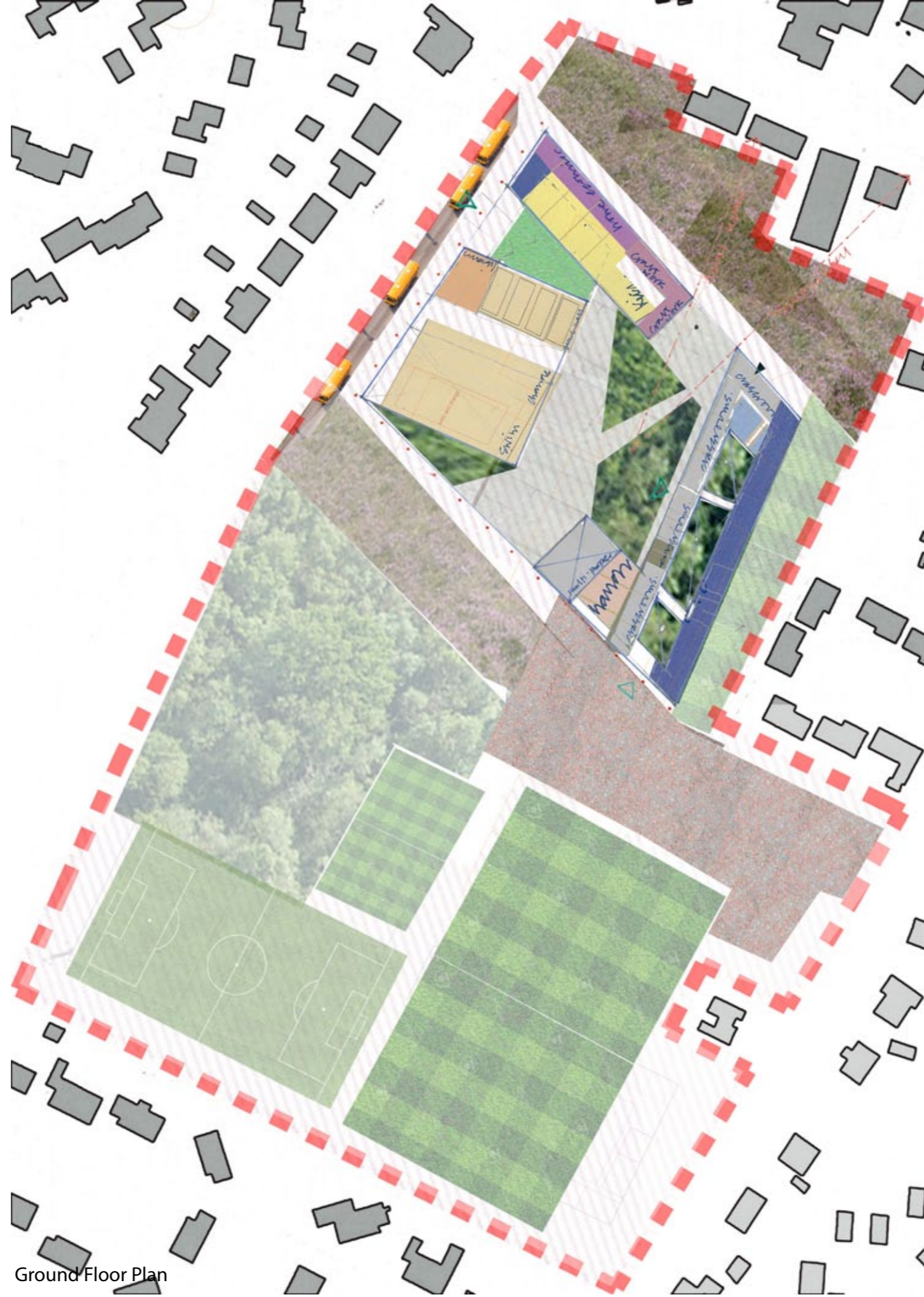


Diagram 12E - North of Site - Fingers and Thumb Model





Diagram 12F - North of Site - Courtyard Cluster Model



Ground Floor Plan

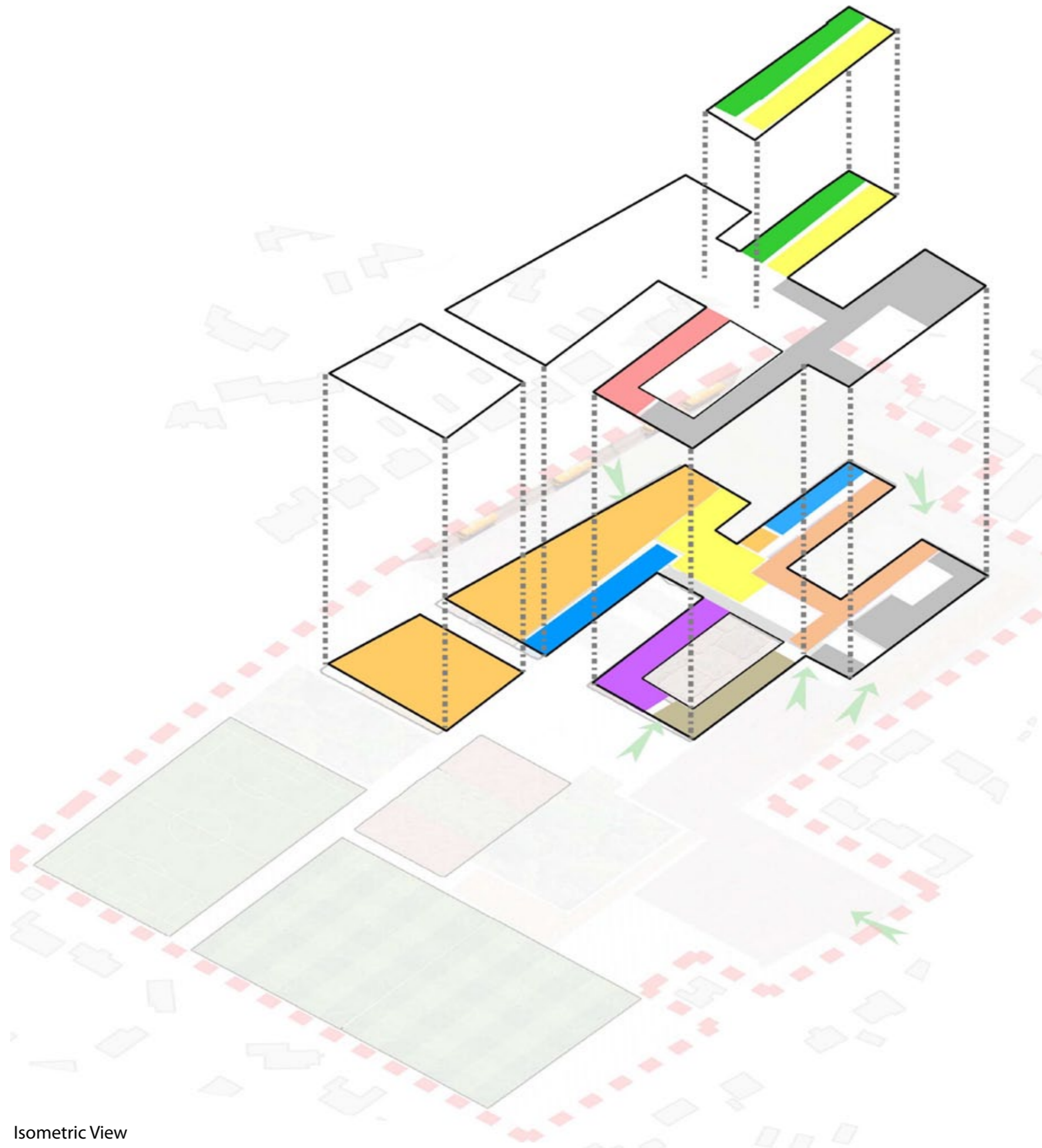
# Diagram 12G - North of Site - Courtyard Cluster Model



First Floor Plan



Ground Floor Plan



Isometric View

# Precedent

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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



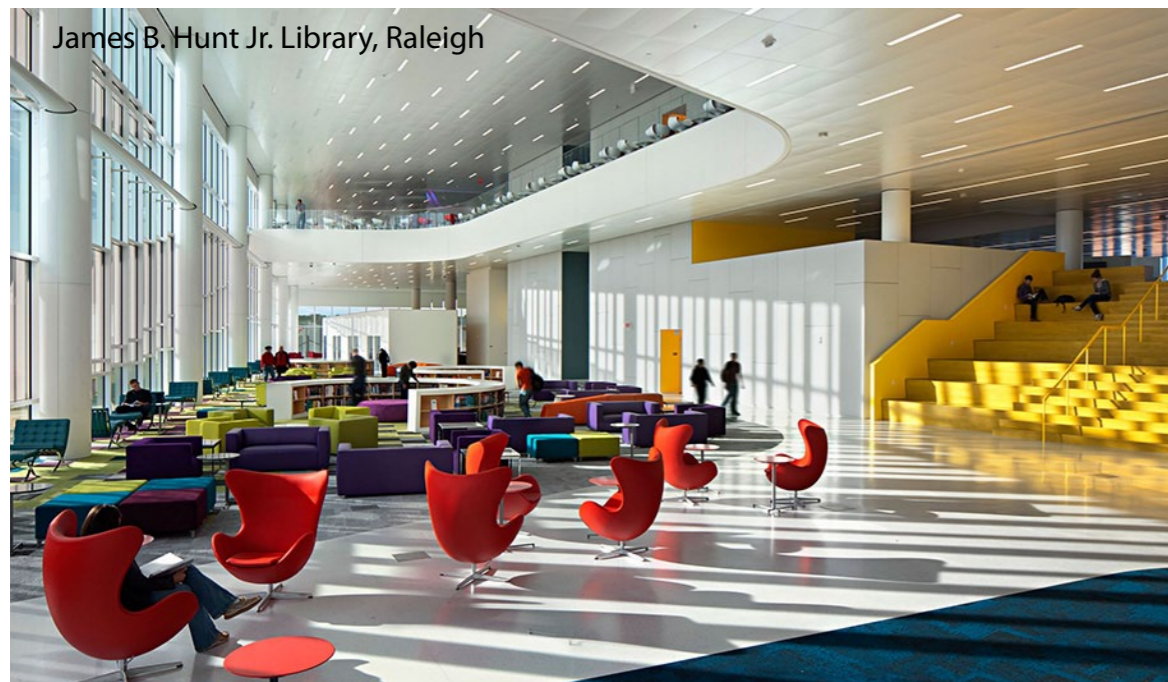
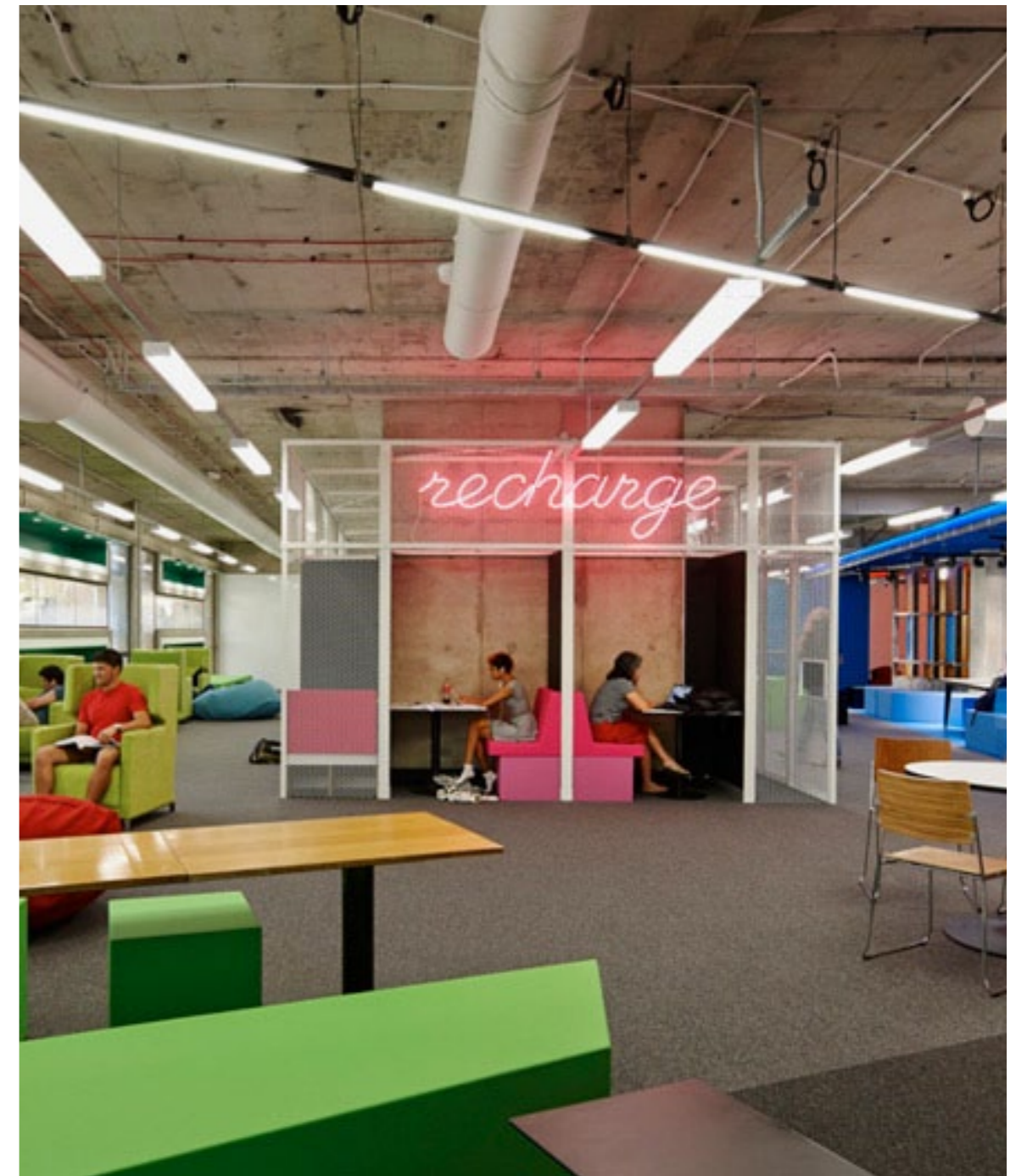
Inverness Royal Academy



Wick Joint Campus







St Mary's Primary School, Derrimut



St Mary's Primary School, Greensborough



Scotts Valley Library



Scotts Valley Library



Scotts Valley Library



# Diagram 13D - Precedent - Flexible Learning Spaces

