

# Beaully Primary Masterplan Development Sites



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## Background

The Highland council have approached Colin Armstrong Architects to undertake a high-level appraisal of development sites in and around Beauly for a new Primary school to replace the existing Primary.

The document looks at 4 sites referenced in the Local development plan.

The study requirement is for a 6 classroom primary school that could be expanded by a further 2 classrooms.

For the purpose of this study and to test site capacities a floor plan arrangement accommodated 8 classrooms has been used. Expansion zones are shown on each site for associated facilities.



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# Local Development Plan Extracts

## BE01: Beauly North

Area: 18.2 ha

Indicative housing capacity: 120 (340 Total)

Developer requirements: Developer masterplan which should include/address: retention and naturalisation of watercourses as enhanced green networks with bridged not culverted crossings; Flood Risk and Drainage Impact Assessments including consideration of known local groundwater issues (no development in areas shown to be at risk of flooding); public sewer extension and connection; retain, setback development from and add planting along riparian strips and site boundaries; visualisations to assess and mitigate landscape and visual impact; Transport Assessment and mitigation including, new/improved active travel links to village facilities (especially to Beauly Primary School), contribution to Beauly to Muir of Ord strategic link, completion of distributor loop road through limits of site; details of phasing; land safeguard for possible cemetery provision.

## BE02: East Wellhouse

Area: 3.7 ha

Use(s): Community (incl. Care Home), Business

Developer requirements: Developer masterplan which should include/address: retention and naturalisation of watercourses as enhanced green networks with bridged not culverted crossings; Flood Risk and Drainage Impact Assessments including consideration of known local groundwater issues (no development in areas shown to be at risk of flooding); public sewer extension and connection; retain, setback development from and add planting along riparian strips and site boundaries including TPO woodland on A862 frontage; visualisations to assess and mitigate landscape and visual impact; Transport Statement and mitigation including, new/improved active travel links to village facilities, contribution to Beauly to Muir of Ord strategic link, possible need for speed limit extension.

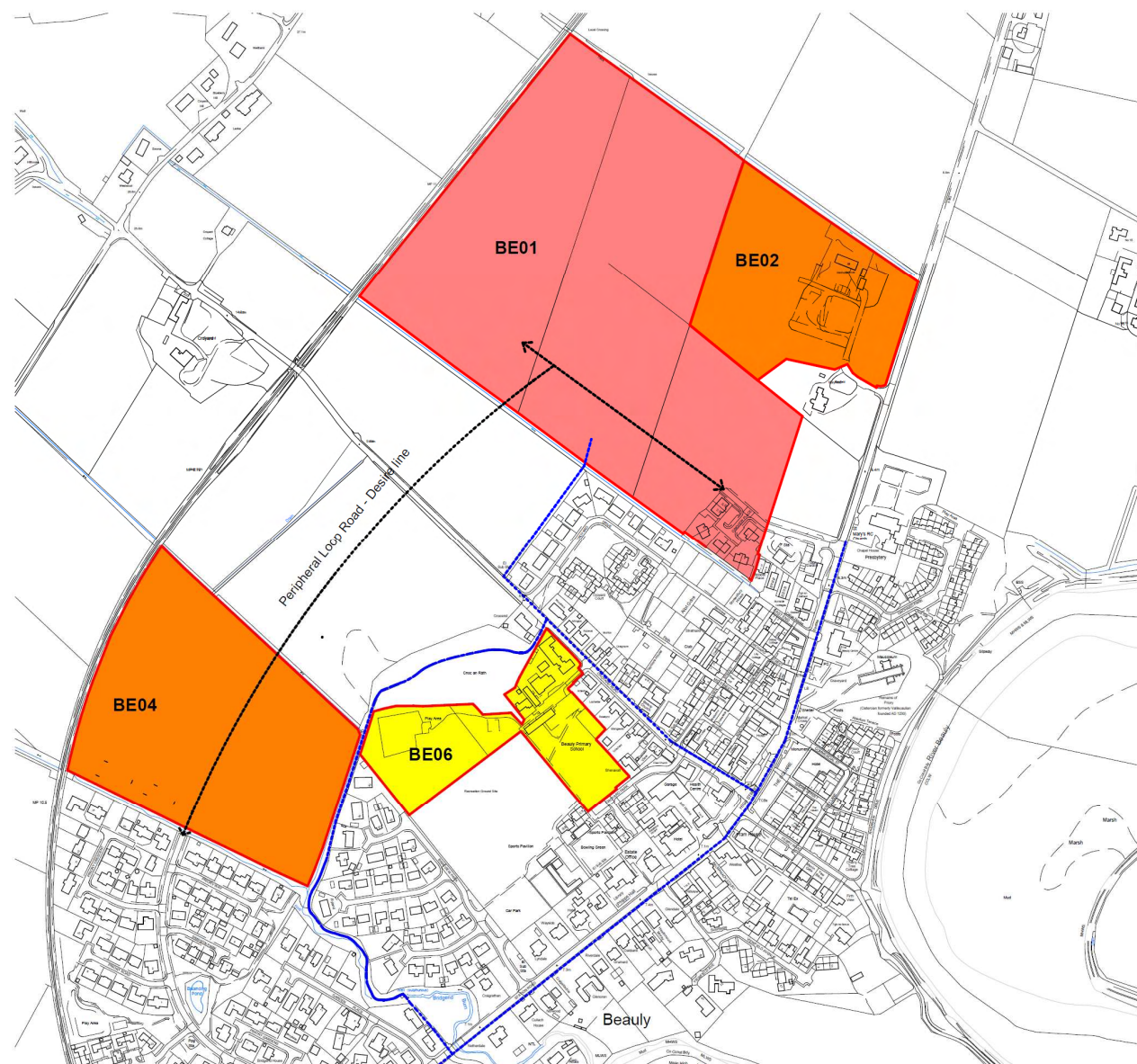
## BE04: West of Cnoc na Rath

Area: 6.5 ha

Use(s): Housing, Community (incl. School, Allotments), Business

Indicative housing capacity: 50 (90 Total)

Developer requirements: Developer masterplan which should include/address: retention and naturalisation of watercourses as enhanced green networks with bridged not culverted crossings; Flood Risk and Drainage Impact Assessments including consideration of known local groundwater issues (no development in areas shown to be at risk of flooding); public sewer extension and connection; retain, setback development from and add planting along riparian strips and site boundaries; visualisations to assess and mitigate landscape and visual impact; Transport Assessment and mitigation including, new/improved active travel links to village facilities (especially to Beauly Primary School), completion of distributor loop road through limits of site; details of phasing; land safeguard for possible cemetery, secondary education and allotments provision if not accommodated on other sites. Demonstration of no adverse effect on the integrity of Inner Moray Firth SPA and Ramsar by public sewer connection and comprehensive sustainable urban drainage system which safeguards water quality and avoids



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# Beaulieu Site Capacities BB103 Report

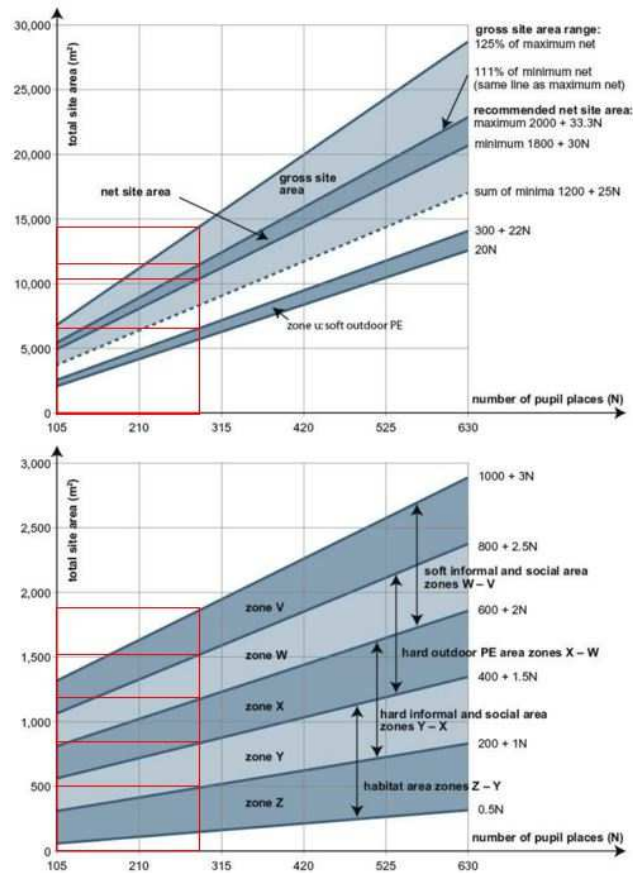
## Pupils Numbers

6 classrooms and 1 General Purpose Room (As noted on accommodation brief)

Expansion for 2 further classrooms (as requested)

Total 8 classroom and 1 general purpose room

**270 Pupils**



The Above graph taken from Building Bulletin 103 gives the estimated Gross site area for a primary school.

For 270 Pupils the suggestion of the graph is

**Gross Site Area: between 12000m² and 14500m²**

**Net Site Area: Between 11000m² and 12000m²**

Net site area, which is the usable site area available to pupils, and is also known as the 'playing field area' when considering land disposals

**Non net site area: between 1000m² and 2500m² derived from Gross site area minus Net site area**

Non-net site area, which supports the functioning of the site and includes the footprint of buildings and access areas such as paths, roads and parking.

## Supplementary area – Nursery and play garden – Not prescribed

Supplementary area, which is used for non-school or support functions such as specially resourced special needs facilities.

## Zone U – Between 6000m² and 7000m²

Zone U - The total area of soft surfaced outdoor PE (zone u for 5 to 11 primary or zone U for secondary) should include sports pitches laid out to suit team games including:

- winter pitches for the school's preferred team games, such as football, rugby and hockey; and,
- overlapping summer pitches, such as cricket, a 400m athletics track and facilities for field events

## Zone X-W – Between 750m² – 1500m²

Hard outdoor PE - In new schools PE (zone X - W) should include:

- a porous macadam multi-use games area (MUGA), with three netball courts overlaid, with critical dimensions of 22m x 33m plus margins for primary
- further tennis/netball courts in larger schools.

## Zone W-V – Between 1200m² – 1800m²

The soft-surfaced areas should be conveniently situated, safe and provide some shade. The total area (zone W - V) could include:

- soft-surfaced areas, such as grass, sand or bark mulch, for play, or to sit and socialise;
- grassed banks or terraces that can be used for large gatherings.
- shrubs or planted areas (including those near buildings);
- meadowland or woodland, where there is space available

## Zone Y-X – Between 500m² -1200m²

To complement the soft informal and social areas, there should be hard-surfaced playgrounds for the encouragement of healthy, active, creative outdoor play, as well as for more formal learning activities including outdoor study groups and for pupils to engage in outdoor art, theatre, dance and design. There may also be the need for areas dedicated specifically to early years (nursery and reception), including some sheltered space. 'Furniture' can be created through the introduction of natural materials that blend into the landscaping. The total area (zone Y - X) may include paths and rooftop play areas in restricted sites.

## Zone Z-Y – Between 200m² -750m²

Habitat areas can include a range of outdoor classroom spaces and designs, to provide a valuable resource for teaching and learning across the whole curriculum. The total habitat area (zone Z - Y) should include grounds developed for a range of supervised activities, for instance meadowland, wildlife habitats (such as ponds), gardens and outdoor science areas to support the curriculum. Such areas should generally be fenced to avoid unsupervised access. Parts of this area may be designed to be developed over time by the school.



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# School Premises Report

Pupils Numbers

6 classrooms and 1 General Purpose Room (noted on accommodation brief)

Expansion for 2 further classrooms (as requested)

Total 8 classroom and 1 general purpose room

270 Pupils

### Sites for primary and secondary schools

7.—(1) Every primary school shall have a site of not less than the area specified in Table I according to the number of pupils for which the school is designed except where the provisions of regulation 7(6) apply.

TABLE I	
Number of pupils	Area (Acres)
25 or less	$\frac{1}{4}$
26-60	$\frac{1}{2}$
61-140	1
141-315	$1\frac{1}{2}$
316-450	2
451 or more	3

4

(3) Every nursery school shall have a site of not less than the area specified in Table III according to the number of pupils for which the school is designed except where the provisions of regulation 7(6) apply.

TABLE III	
Number of pupils	Area (Acres)
40 or less	$\frac{1}{4}$
41-80	$\frac{1}{2}$

### Sites for playing fields

8.—(1) Every primary school shall have available and in close proximity to it playing fields not less than the area specified in Table IV according to the number of pupils for which the school is designed except where the provisions of regulation 8(4) apply.

TABLE IV	
Number of pupils	Area (Acres)
60 or less	$\frac{1}{4}$
61-140	$\frac{1}{2}$
141-315	1
316-450	$1\frac{1}{2}$
451 or more	2

The Above tables taken form School Premise gives the estimated Gross site area for a primary school and nursery:

Site Area: 141-315 – 1 and ½ Acres(6070m2)

Nursery: 41-80 – ½ Acre (2023m2)

Sites for playing Fields: 141-315 – ¾ Acre (3035m2)

Total Area of gross site area prescribed by “School Premises”: 11128m2

### CONCLUSION SUMMARY

Building Bulletin 103	Areas Prescribed
Gross Site Area	14500m2(does not include nursery Provision)
School Premises	Areas Prescribed
Primary and Nursery Provision total	11128m2

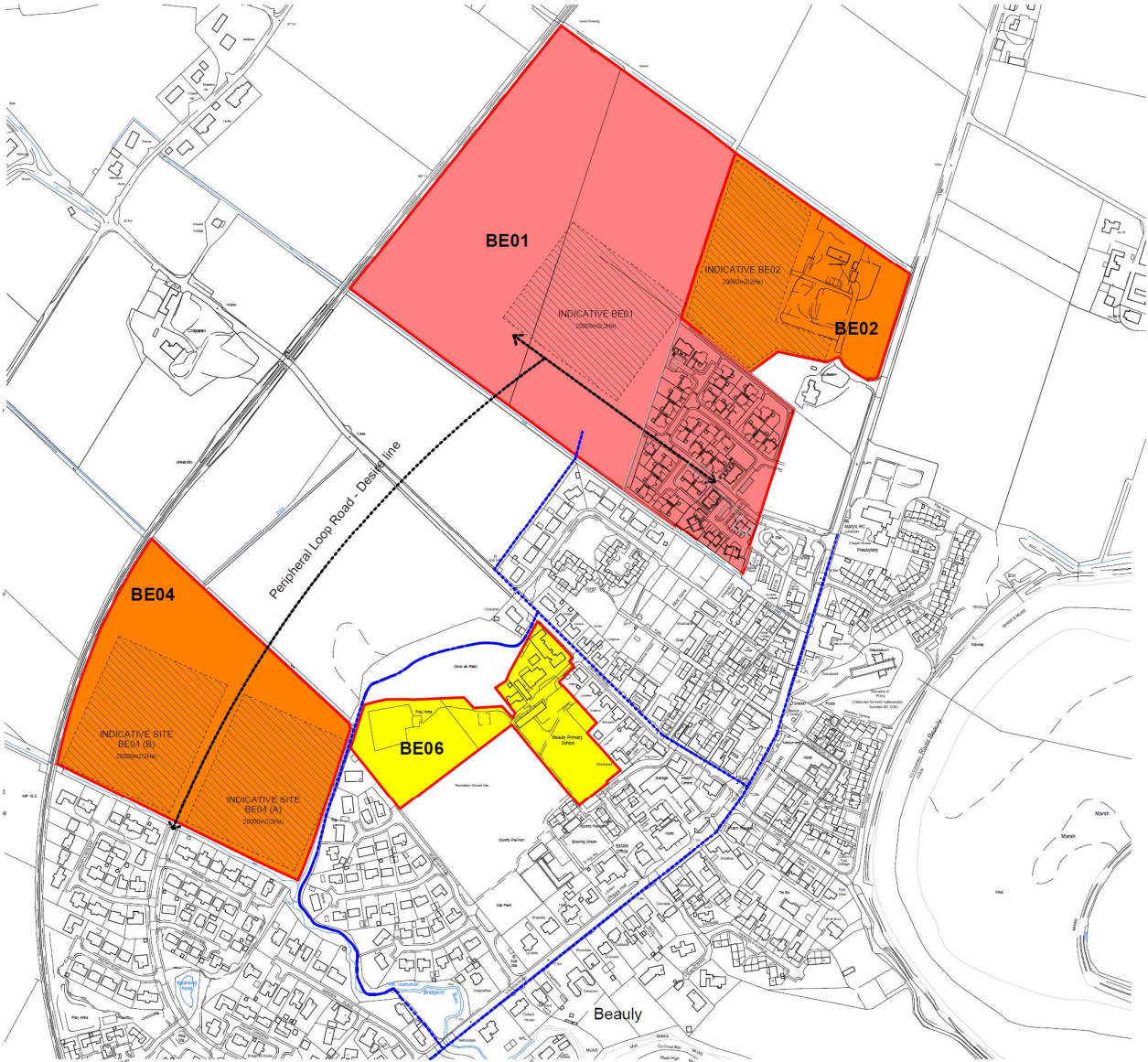
The conclusion of the guidance above provides a Gross site area figure of 15000m2 giving an allowance of 500m2 for Nursery provision.

The Highland Council have intimated a figure of 2.2Ha (22000m2)

The proposals will be based on a figure of 2Ha(20000m2) which sits between the figure intimated from The Highland Council and the BB103 Guidance.



High level review of areas based on school provision



# BE04(A)– Site Analysis

## Topography & Aspect

No topographical survey information is present at this time. From visual inspection it is noted that the site is very level. The main body of the site enjoys an extensive open aspect, facing Northwest towards the hills beyond. A line of mature trees form a buffer between the site and the backs of the adjacent housing on Priory Way. The site is bounded on the Eastern and Southern boundaries by a Bridgend Burn.

On consulting SEPA flood maps we are aware of an area which has a 10% flooding chance each year. Discussion will be required with the local authority flood team to understand implications and decide if the site is worthy of further investigation.

## Views

The open nature of the site allows it to take advantage of exceptional views to the Northwest over the existing fields. This relationship in turn allows for open views of any new school building looking back toward the school site. The main arrival point for a vehicle would be from the south west where the peripheral loop road would begin.

## Buildings & External Features

To the northeast and south of the site the Bridgend burn forms the boundary. Beyond this are residential properties.

## Site Access

The site would gain vehicular access from the Peripheral loop road which has a desire line which cuts across the existing field.

There are several opportunities for pedestrian access points from the North and east boundaries connecting in with the core path network.





BE04(A)– Concept



# BE04(B)– Site Analysis

## Topography & Aspect

No topographical survey information is present at this time. From visual inspection it is noted that the site is very level. The main body of the site enjoys an extensive open aspect, facing Northwest towards the hills beyond. A line of mature trees form a buffer between the site and the backs of the adjacent housing on Priory Way. The site is bounded on the Western boundary by the main North-South trainline which wraps around Beaulieu.

## Views

The open nature of the site allows it to take advantage of exceptional views to the Northwest over the existing fields. This relationship in turn allows for open views of any new school building looking back toward the school site. The main arrival point for a vehicle would be from the south west where the peripheral loop road would begin.

## Buildings & External Features

The site is hemmed in by the main trainline, this forms the western Boundary of the site.

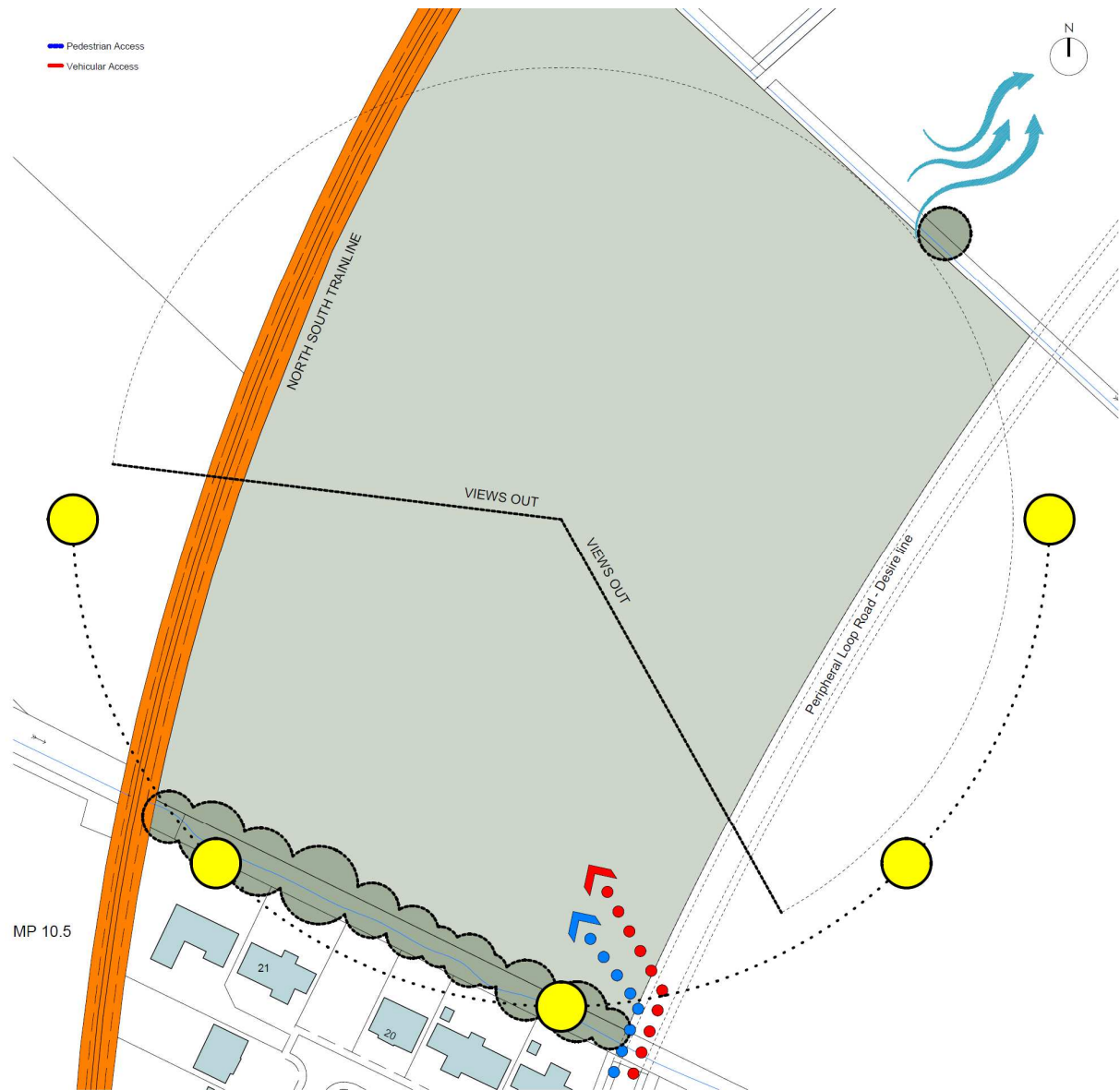
Bridgeend Burn and bank of mature trees form the southern boundary.

To the Northeast another burn forms the extent.

## Site Access

The site would gain vehicular access from the Peripheral loop road which has a desire line which cuts across the existing field.

There are limited opportunities for pedestrian access as the boundaries form hard edges to the site with limited external pathways.





BE04(B)– Concept



# BE01– Site Analysis

## Topography & Aspect

No topographical survey information is present at this time. From visual inspection it is noted that the site is very level. The main body of the site enjoys an extensive open aspect, facing Northwest towards the hills beyond. The site is essentially farming land onto the periphery of Beaulieu.

## Views

The open nature of the site allows it to take advantage of exceptional views to the North, West and South over the existing fields. This relationship in turn allows for open views of any new school building looking back toward the school site.

The main arrival point for a vehicle would be from the south west and Southeast where the peripheral loop road would begin.

## Buildings & External Features

The site is hemmed in by the main trainline, this forms the Northwestern Boundary of the site.

A burn forms the Northern and southern boundaries. To the Southeast lies the periphery of Beaulieu residential properties and newly constructed Springfield homes development.

## Site Access

The site would gain vehicular access from the Peripheral loop road which has a desire line which cuts across the existing field.

There are limited opportunities for pedestrian access as the boundaries to the northwest, and Northeast are farmland.

A few access points will be formed through the development of the adjacent residential scheme.





## BE01– Concept

1. School/Nursery Entrance
2. Drop Off
3. Bike Stores
4. Nursery Playground
5. 35x19m MUGA
6. Site Entrance
7. Staff Parking
8. Accessible Parking
9. Refuse Store
10. Future Expansion Zone
11. Primary Play Area



# BE02-Site Analysis

## Topography & Aspect

No topographical survey information is present at this time. From visual inspection it is noted that the site is very level. The main body of the site enjoys an extensive open aspect, facing North West towards the hills beyond.

To the east of the site lies Simpson Builders buildings and compound.

To the south of the site is currently being developed by Springfield Homes.

To the North East a burn forms the extent of the site.

To the West a fence line forms the boundary

## Views

The open nature of the site allows it to take advantage of exceptional views to the North west over the existing fields.

The main arrival point for a vehicle would be from the south East where there is an existing access to the A862.

## Buildings & External Features

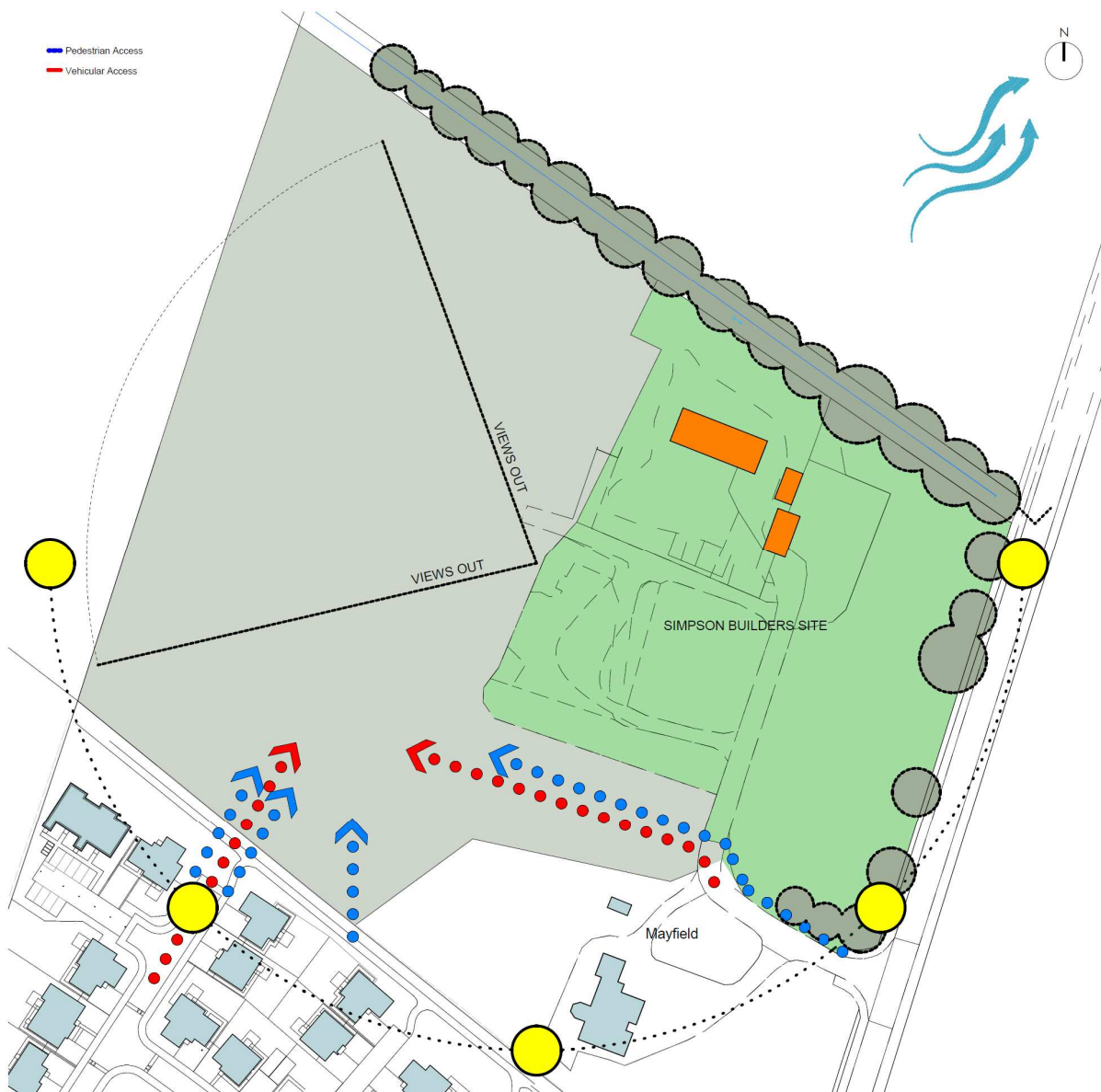
The site is hemmed in by the Simpson Builders site and new housing development to the south

Mayfield is a large private residence on the southeastern boundary.

## Site Access

The site has two possible access points. 1 which leads directly from the A862. The other from the new Springfield housing development,

There are limited opportunities for pedestrian access as the boundaries to.



## BE02– Concept





# Appendix A – Utilities Information



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✓ Electricity

● Electricity Point Features

--- Overhead Line

— Other Electrical

✓ Gas

— Gas

— Fuel

— All other values

✓ Sewer

— Sewer Linear Features

✓ Telecoms


● Telecoms Point Features


— Telecoms Linear Features


✓ Water

— Water Linear Features

✓ Road Authority


 Street Light

 Gully

 Other Lighting

 Other Drainage

 Other Electrical

 Other Assets

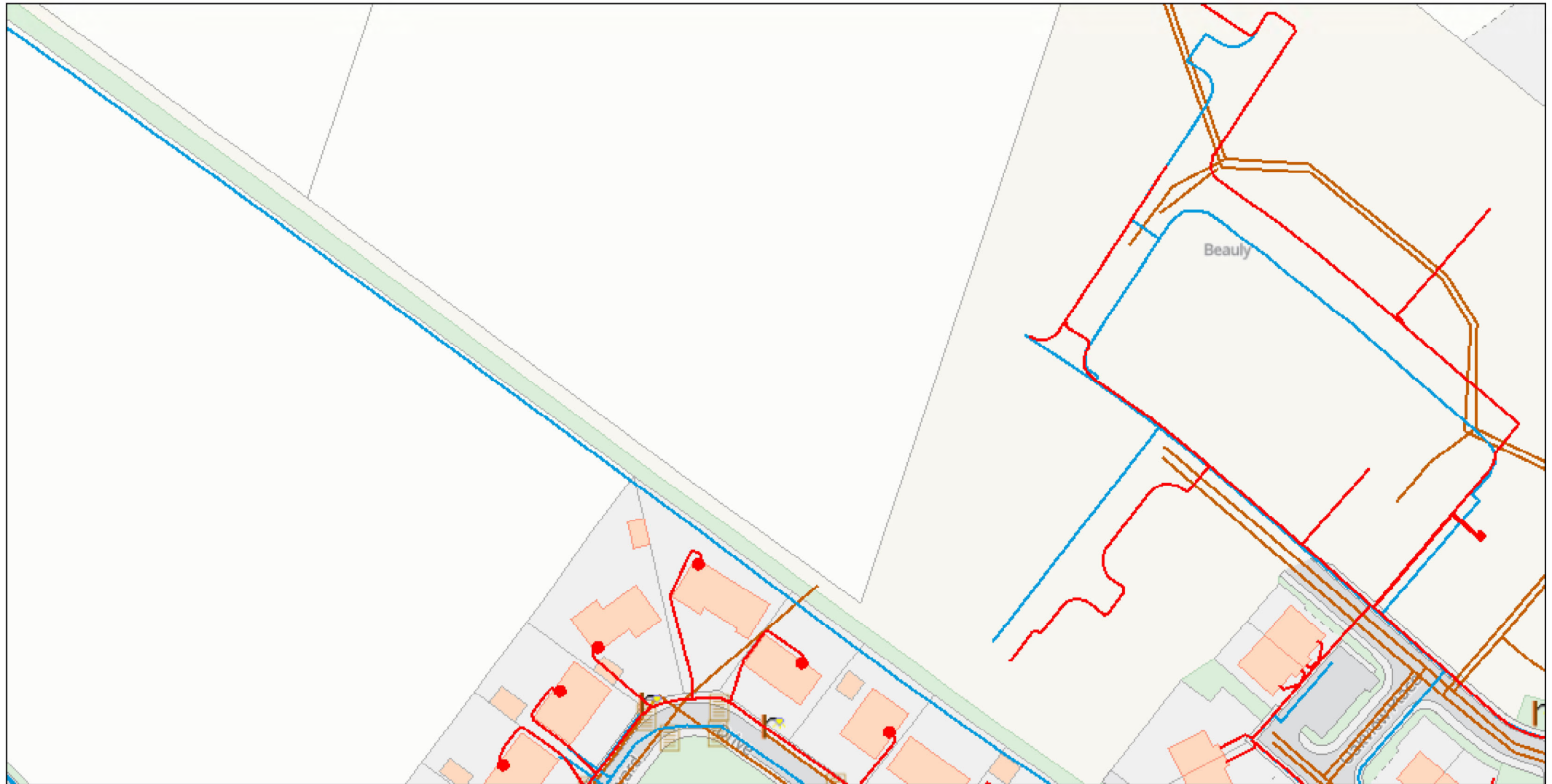
— Cables and Ducts

— Drainage Systems

— All other values



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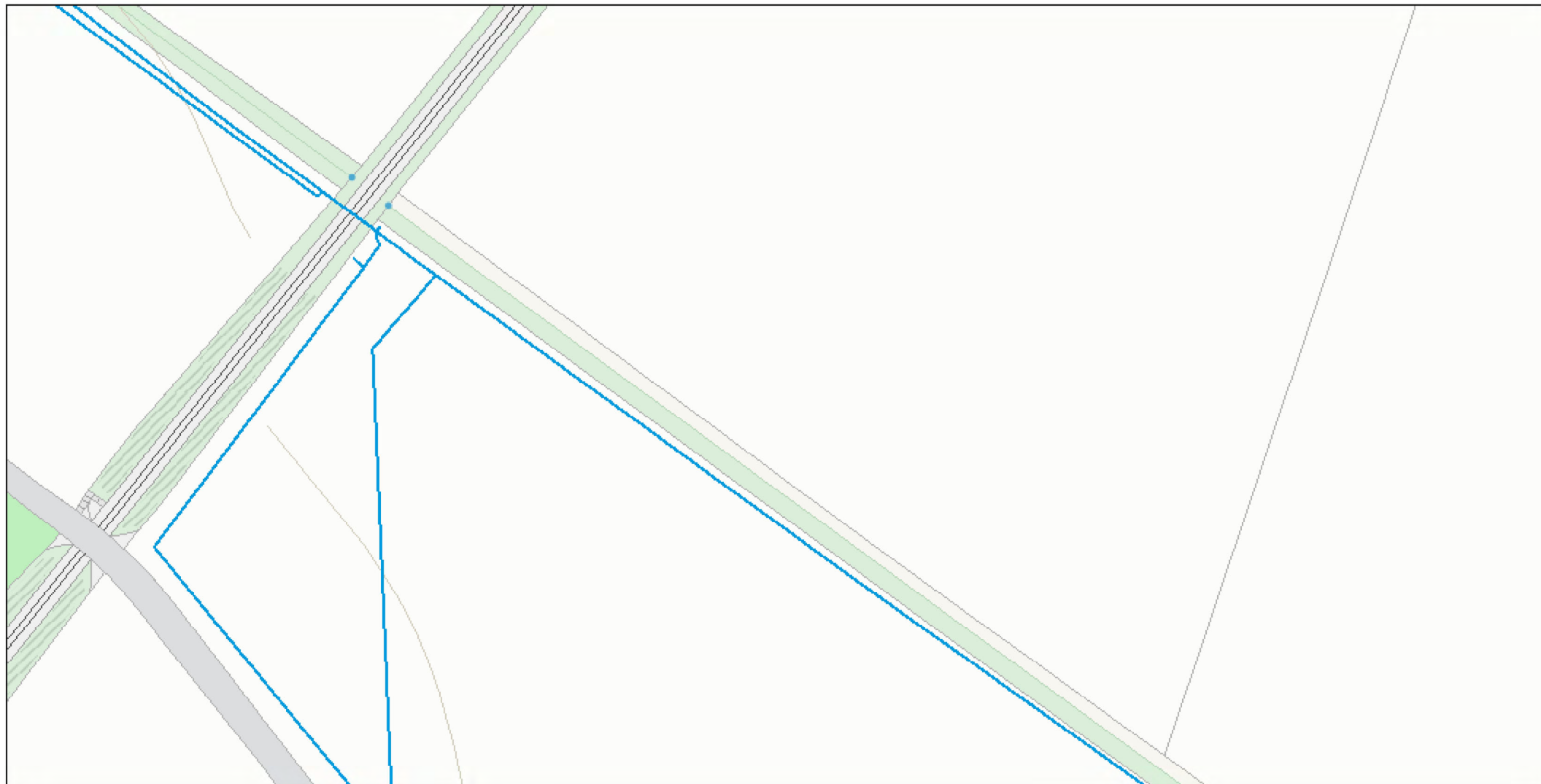
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By: arcgis

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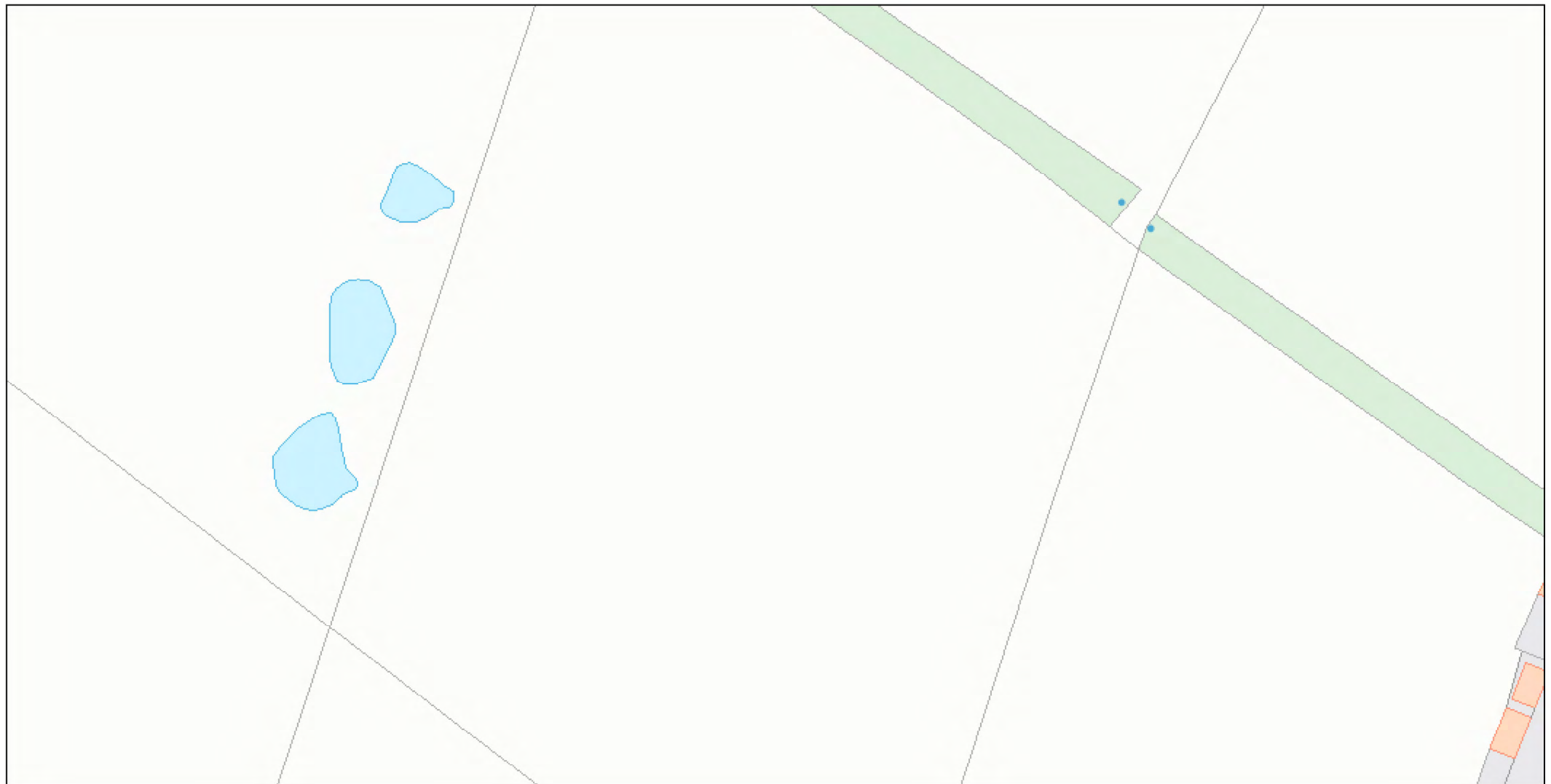
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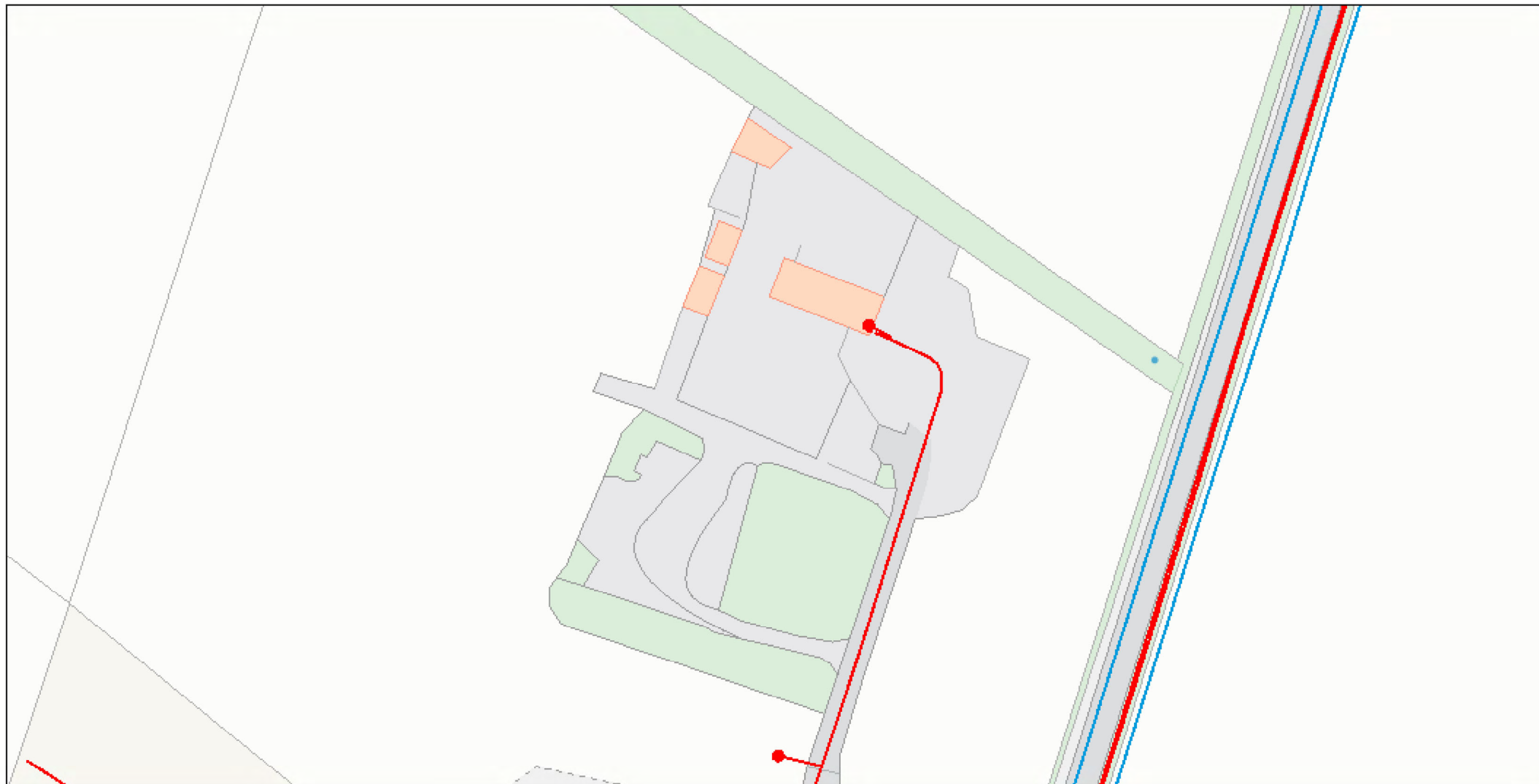
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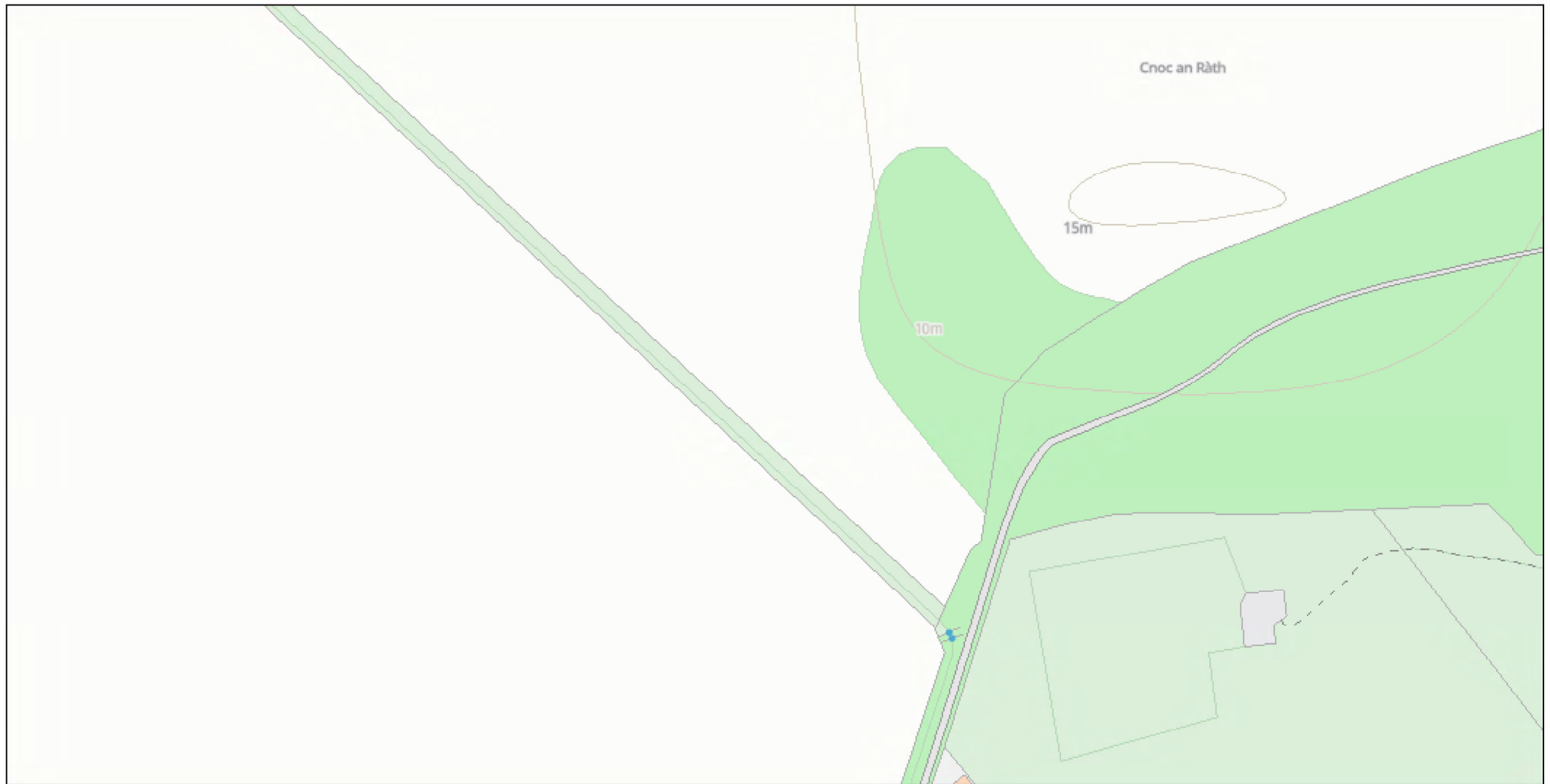
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Cnoc an Ràth

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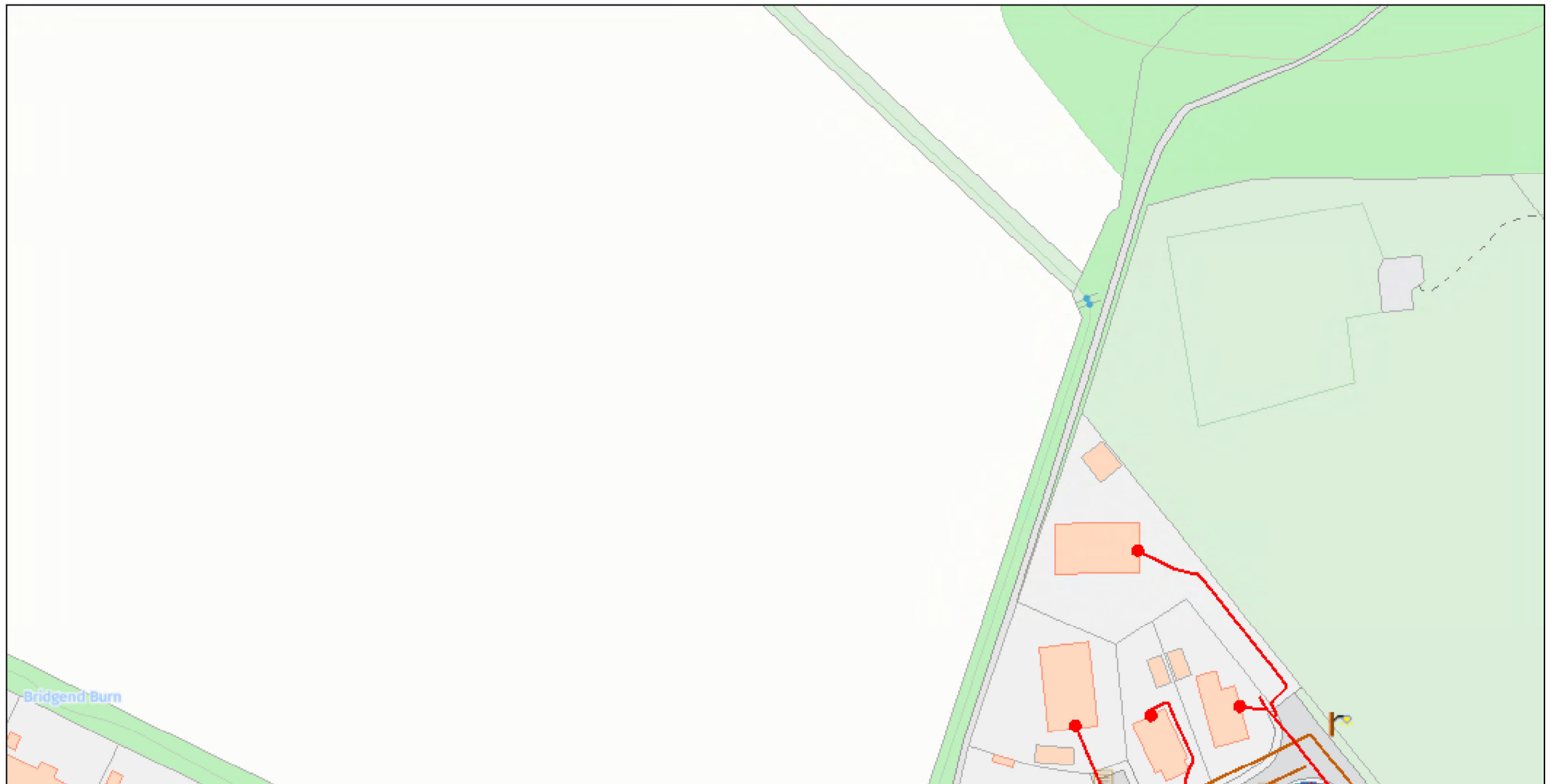
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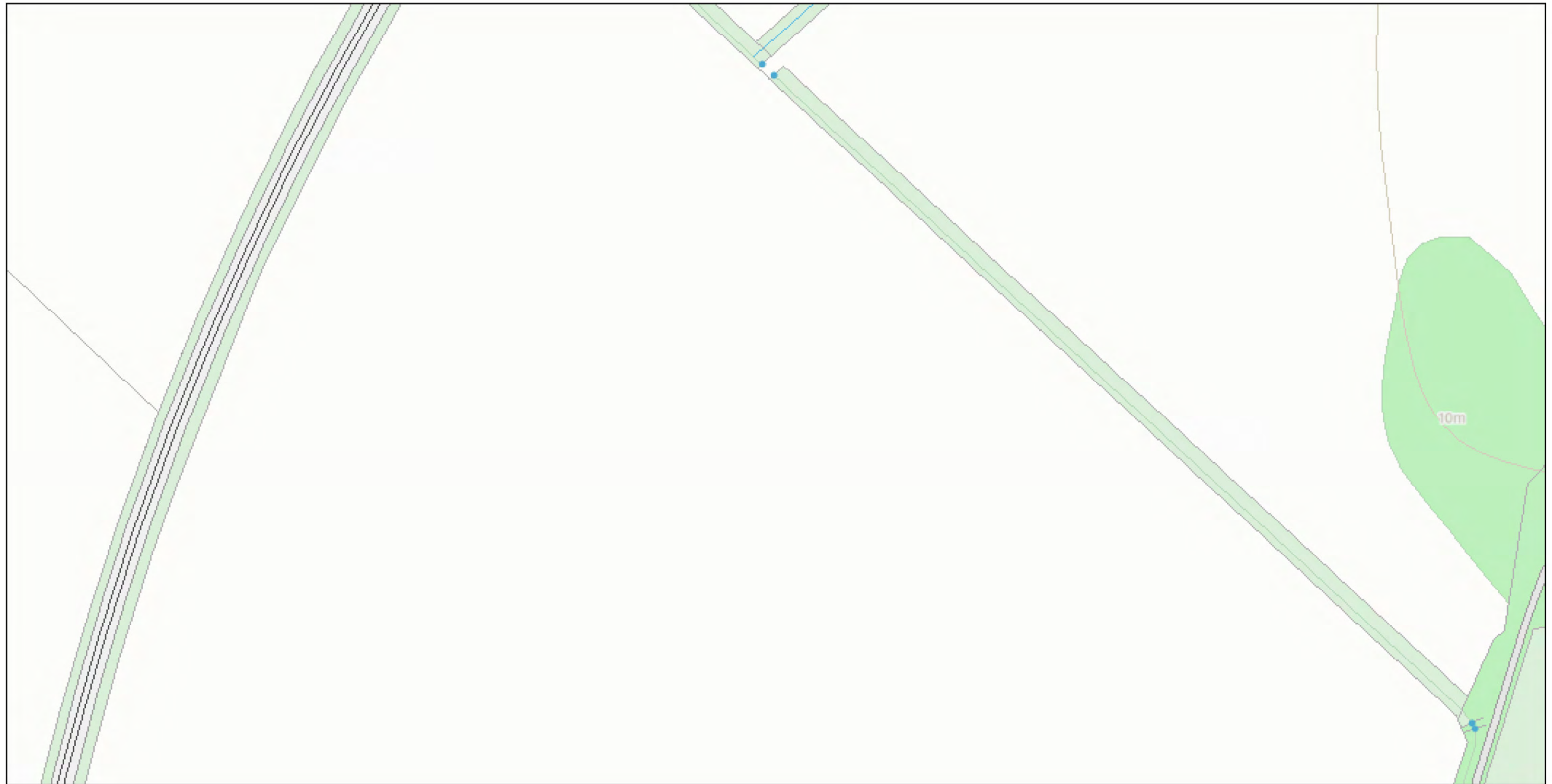
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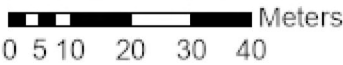




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Accordingly, You must not rely solely on data viewed, extracted or printed from the Vault when You are carrying out any excavation or other works in the vicinity of cable networks, plant or apparatus belonging to any of the Suppliers. The actual position of any underground service, cable network, plant or apparatus must be verified by cable detection or other suitable equipment and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of the Commissioner and/or the Provider and/or a Supplier, or their respective employees, sub-contractors or agents, none of the Commissioner, the Provider or the relevant Supplier will have any liability for any errors, omissions or inaccuracies in the data or for any loss or damage caused or arising directly or indirectly from the use of and/or any reliance on this data.



Title: SRWR Underground Apparatus  
 Scale:1:1,250 By: arcgis  
 Produced: 8/13/2024 11:54 AM




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## Appendix B – SEPA flood Maps Information



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ARCHITECTS



Map Key

Flood Maps

River Flooding

High Likelihood

Each year this area has a 10% chance of flooding.

Medium Likelihood

Each year this area has a 0.5% chance of flooding.

Low Likelihood

Each year this area has a 0.1% chance of flooding.

Surface Water Flooding

High Likelihood

Each year this area has a 10% chance of flooding.

Medium Likelihood

Each year this area has a 0.5% chance of flooding.

Low Likelihood

Each year this area has a 0.1% chance of flooding.

Coastal Flooding

High Likelihood

Each year this area has a 10% chance of flooding.

Medium Likelihood

Each year this area has a 0.5% chance of flooding.

Low Likelihood

Each year this area has a 0.1% chance of flooding.

Future Flood Maps

River Medium Likelihood

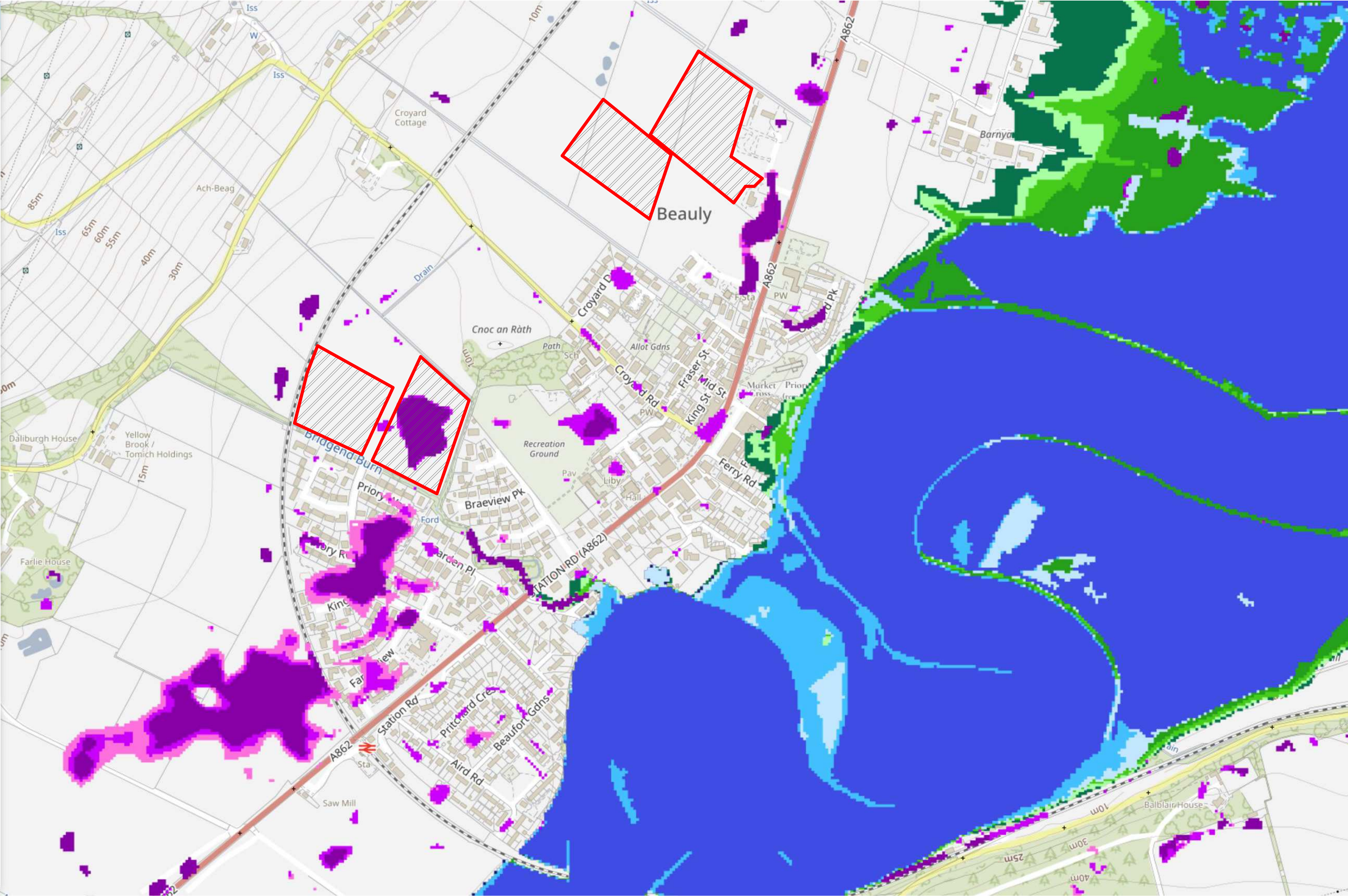
By the 2080s, each year this area may have a 0.5% chance of flooding.

Future scenario data not available.

Coastal Medium Likelihood

By the 2080s, each year this area may have a 0.5% chance of flooding.

Future scenario data not available.



Rev	Description	Date

**COLIN ARMSTRONG**  
ARCHITECTS

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Inverness IV2 6AA

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Client  
The Highland Council

Project  
Beauly Primary  
Masterplan

Project No. 2296

Drawing No. 000011

Revision

SEPA Flood Maps

Status  
S1

Date Created  
08/22/24

Drawn by  
RG

Scale  
1 : 1000

Sheet  
@ A1



# Appendix C – Architectural Sheeted Information



COLIN ARMSTRONG  
ARCHITECTS



**BE01: Beauly North**  
Area: 18.2 ha  
Indicative housing capacity: 120 (340 Total)

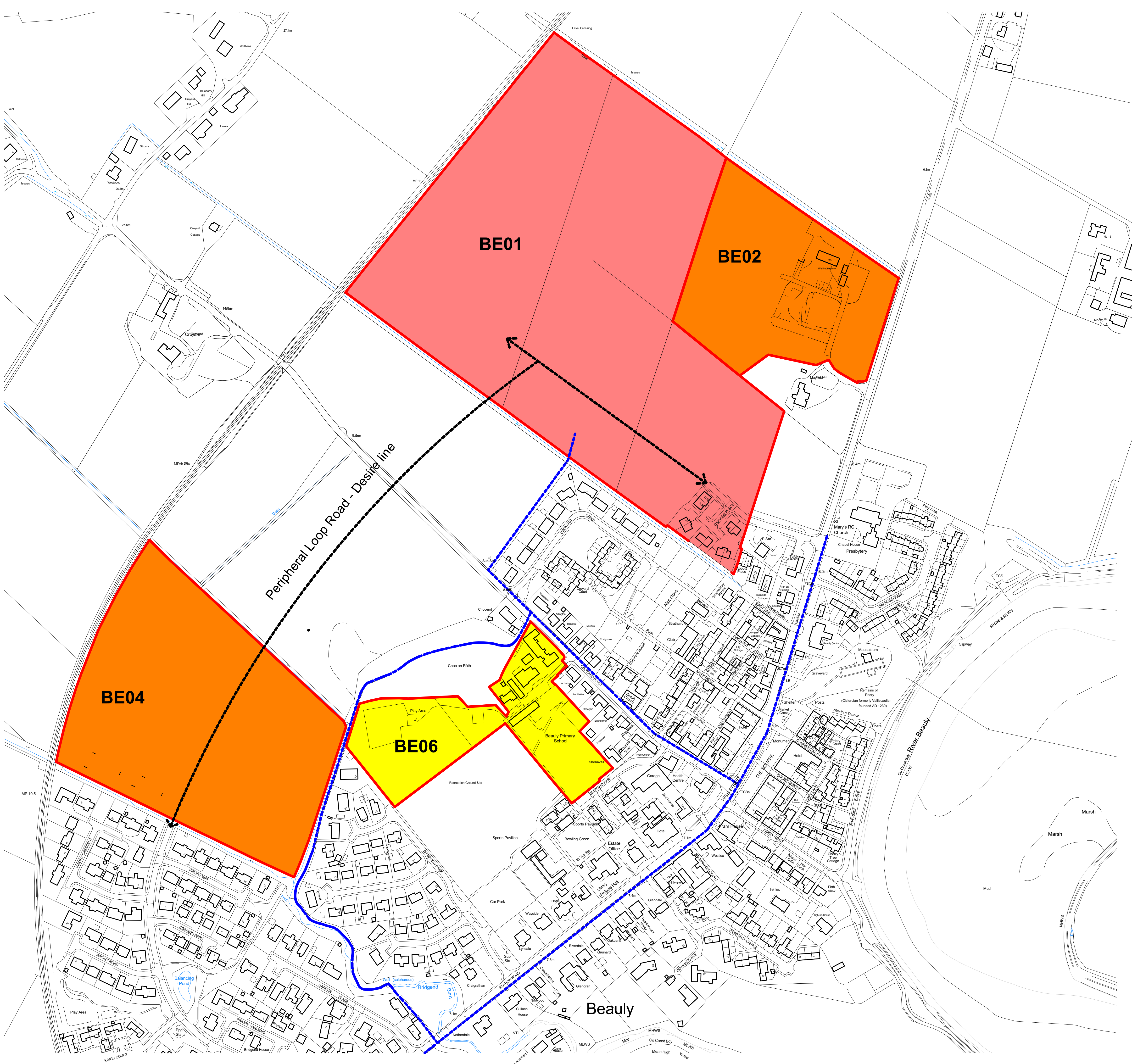
Developer requirements: Developer masterplan which should include/address: retention and naturalisation of watercourses as enhanced green networks with bridged not culverted crossings; Flood Risk and Drainage Impact Assessments including consideration of known local groundwater issues (no development in areas shown to be at risk of flooding); public sewer extension and connection; retain, setback development from and add planting along riparian strips and site boundaries; visualisations to assess and mitigate landscape and visual impact; Transport Assessment and mitigation including, new/improved active travel links to village facilities (especially to Beauly Primary School), contribution to Beauly to Muir of Ord strategic link, completion of distributor loop road through limits of site; details of phasing; land safeguard for possible cemetery provision.

**BE02: East Wellhouse**  
Area: 3.7 ha  
Use(s): Community (incl. Care Home), Business

Developer requirements: Developer masterplan which should include/address: retention and naturalisation of watercourses as enhanced green networks with bridged not culverted crossings; Flood Risk and Drainage Impact Assessments including consideration of known local groundwater issues (no development in areas shown to be at risk of flooding); public sewer extension and connection; retain, setback development from and add planting along riparian strips and site boundaries including TPO woodland on A862 frontage; visualisations to assess and mitigate landscape and visual impact; Transport Statement and mitigation including, new/improved active travel links to village facilities, contribution to Beauly to Muir of Ord strategic link, possible need for speed limit extension.

**BE04: West of Cnoc na Rath**  
Area: 6.5 ha  
Use(s): Housing, Community (incl. School, Allotments), Business  
Indicative housing capacity: 50 (90 Total)

Developer requirements: Developer masterplan which should include/address: retention and naturalisation of watercourses as enhanced green networks with bridged not culverted crossings; Flood Risk and Drainage Impact Assessments including consideration of known local groundwater issues (no development in areas shown to be at risk of flooding); public sewer extension and connection; retain, setback development from and add planting along riparian strips and site boundaries; visualisations to assess and mitigate landscape and visual impact; Transport Assessment and mitigation including, new/improved active travel links to village facilities (especially to Beauly Primary School), completion of distributor loop road through limits of site; details of phasing, land safeguard for possible cemetery, secondary education and allotments provision if not accommodated on other sites. Demonstration of no adverse effect on the integrity of Inner Moray Firth SPA and Ramsar by public sewer connection and comprehensive sustainable urban drainage system which safeguards water quality and avoids sedimentation and other pollution reaching the Firth.



Figured dimensions only are to be taken from this drawing.  
All dimensions are to be checked on site before any work is put in hand.  
IF IN DOUBT ASK.

CDM:  
Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Designers'

Rev	Description	Date
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Client  
The Highland Council

Project  
Beauly Primary  
Masterplan

Project No. 2296

Drawing No. 000001

Revision

External Works  
Location Plan

Status	S1
Date Created	31/07/24
Scale	As indicated
Drawn by	RG
Sheet	@ A1

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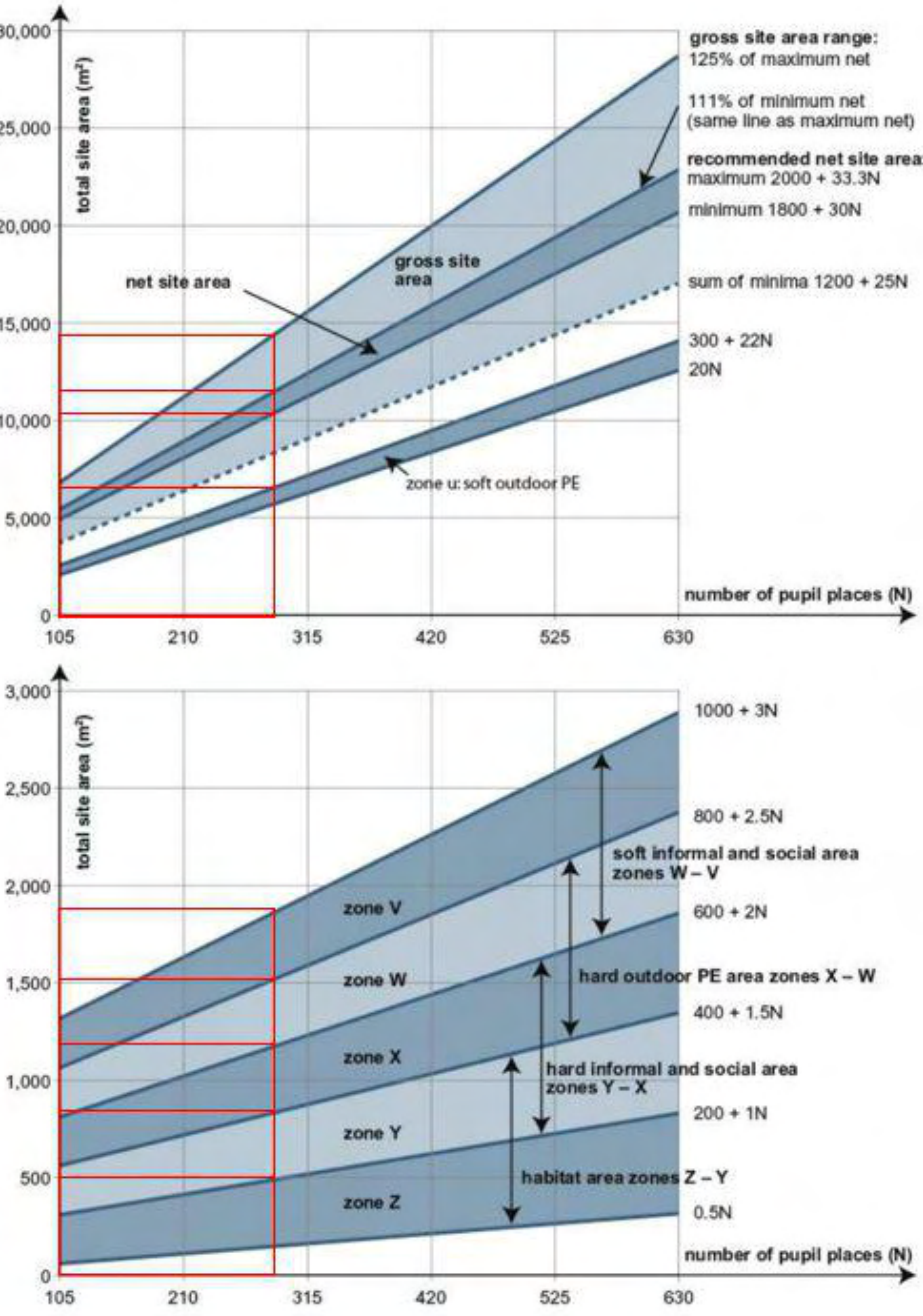
Beauy Site Capacities BB103 Report

Pupils Numbers

6 classrooms and 1 General Purpose Room (As noted on accommodation brief)

Expansion for 2 further classrooms (as requested)  
Total 8 classroom and 1 general purpose room

270 Pupils



The Above graph taken from Building Bulletin 103 gives the estimated Gross site area for a primary school.

For 270 Pupils the suggestion of the graph is

Gross Site Area: between 12000m2 and 14500m2

Net Site Area: Between 11000m2 and 12000m2

Net site area, which is the usable site area available to pupils, and is also known as the 'playing field area' when considering land disposals

Non net site area: between 1000m2 and 2500m2 derived from Gross site area minus Net site area

Non-net site area, which supports the functioning of the site and includes the footprint of buildings and access areas such as paths, roads and parking.

Supplementary area – Nursery and play garden – Not prescribed

Supplementary area, which is used for non-school or support functions such as specially resourced special needs facilities.

Zone U – Between 6000m2 and 7000m2

Zone U - The total area of soft surfaced outdoor PE (zone u for 5 to 11 primary or zone U for secondary) should include sports pitches laid out to suit team games including:

- winter pitches for the school's preferred team games, such as football, rugby and hockey; and,
- overlapping summer pitches, such as cricket, a 400m athletics track and facilities for field events

Zone X-W – Between 750m2 – 1500m2

Hard outdoor PE - In new schools PE (zone X - W) should include:

- a porous macadam multi-use games area (MUGA), with three netball courts overlaid, with critical dimensions of 22m x 33m plus margins for primary
- further tennis/netball courts in larger schools.

Zone W-V – Between 1200m2 – 1800m2

The soft-surfaced areas should be conveniently situated, safe and provide some shade. The total area (zone W - V) could include:

- soft-surfaced areas, such as grass, sand or bark mulch, for play, or to sit and socialise;
- grassed banks or terraces that can be used for large gatherings.
- shrubs or planted areas (including those near buildings);
- meadowland or woodland, where there is space available

Zone Y-X – Between 500m2 -1200m2

To complement the soft informal and social areas, there should be hard-surfaced playgrounds for the encouragement of healthy, active, creative outdoor play, as well as for more formal learning activities including outdoor study groups and for pupils to engage in outdoor art, theatre, dance and design. There may also be the need for areas dedicated specifically to early years (nursery and reception), including some sheltered space. 'Furniture' can be created through the introduction of natural materials that blend into the landscaping. The total area (zone Y - X) may include paths and rooftop play areas in restricted sites.

Zone Z-Y – Between 200m2 -750m2

Habitat areas can include a range of outdoor classroom spaces and designs, to provide a valuable resource for teaching and learning across the whole curriculum. The total habitat area (zone Z - Y) should include grounds developed for a range of supervised activities, for instance meadowland, wildlife habitats (such as ponds), gardens and outdoor science areas to support the curriculum. Such areas should generally be fenced to avoid unsupervised access. Parts of this area may be designed to be developed over time by the school.

School Premise gives the estimated Gross site area for a primary school and nursery;

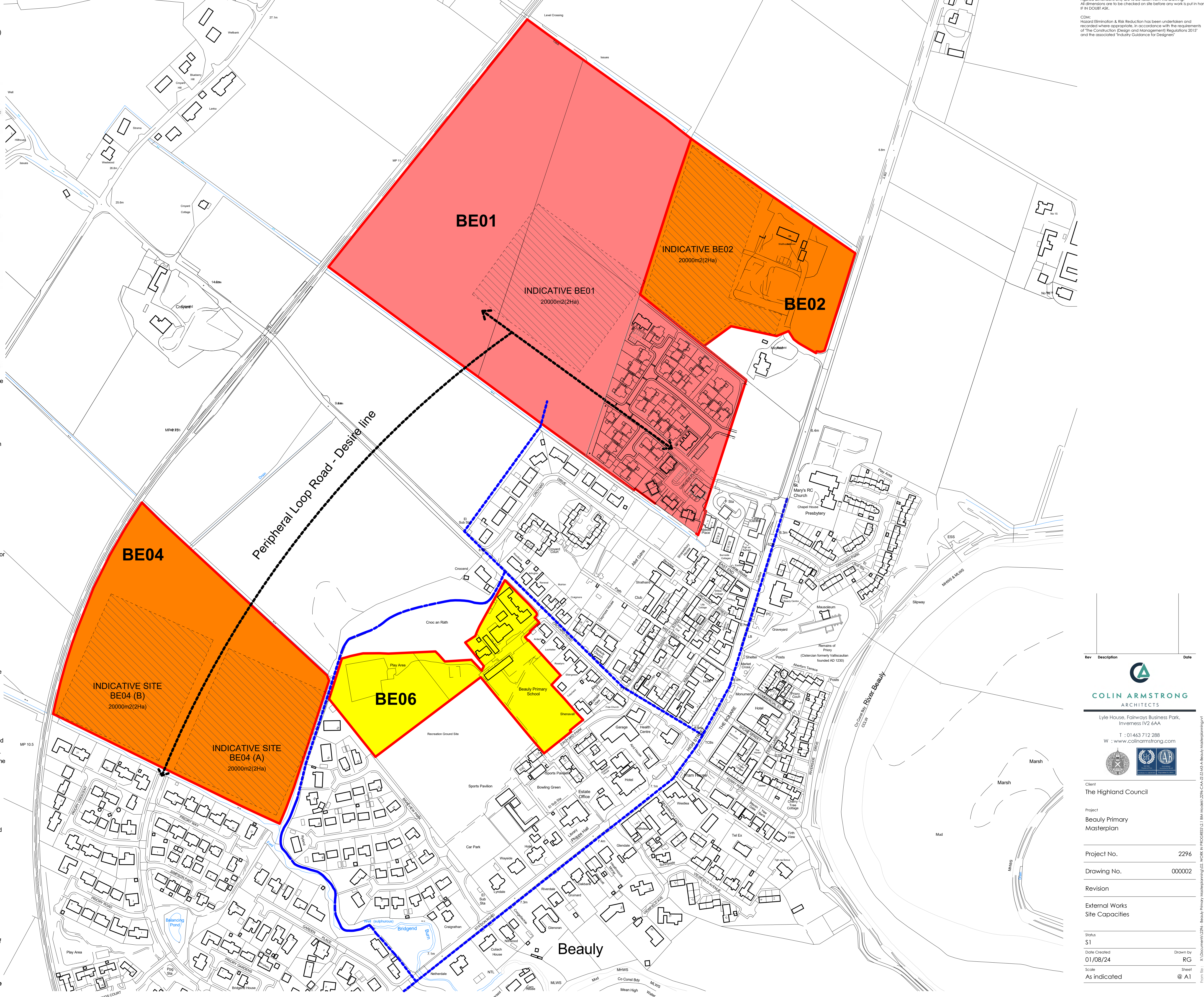
Site Area: 141-315 – 1 and ½ Acres(6070m2)  
Nursery: 41-80 – ½ Acre (2023m2)  
Sites for playing Fields: 141-315 – ¼ Acre (3035m2)  
Total Area of gross site area prescribed by "School Premises": 11128m2

Conclusion Summary

The conclusion of the guidance above provides a Gross site area figure of 15000m2 giving an allowance of 500m2 for Nursery provision.

The Highland Council have intimated a figure of 2.2Ha (22000m2)

The proposals will be based on a figure of 2Ha(20000m2) which sits between the figure intimated from The Highland Council and the Guidance BB103.



Figured dimensions only are to be taken from this drawing.  
All dimensions are to be checked on site before any work is put in hand.  
IF IN DOUBT ASK.

CDM:  
Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers"

Rev	Description	Date
 <b>COLIN ARMSTRONG</b> ARCHITECTS		
Lyle House, Fairways Business Park, Inverness IV2 6AA		
T : 01463 712 288 W : www.colinarmstrong.com		
		
Client	The Highland Council	
Project	Beauy Primary Masterplan	
Project No.	2296	
Drawing No.	000002	
Revision		
External Works	Site Capacities	
Status	S1	
Date Created	01/08/24	
Scale	As indicated	
Drawn by	RG	
Sheet	@ A1	

From file: X:\Documents\2296 - Beauy Primary Masterplan\02 - WORK IN PROGRESS\01 - BM Models\2296-CAA-02-01-03-A-Beauy Masterplan.rvt  
Printed on: 22/08/2024 16:55:03



Topography & Aspect

No topographical survey Information is present at this time.  
From visual inspection it is noted that the site is very level.

The main body of the site enjoys an extensive open aspect, facing North West towards the hills beyond. A line of mature trees form a buffer between the site and the backs of the adjacent housing on Priory Way. The site is bounded on the Eastern and Southern boundaries by a Bridgend Burn.

On consulting SEPA flood maps we are aware of an area which has a 10% flooding chance each year. Discussion will be required with the local authority flood team to understand implications and decide if the site is worthy of further investigation.

Views

The open nature of the site allows it to take advantage of exceptional views to the North west over the existing fields. This relationship in turn allows for open views of any new school building looking back toward the school site.

The main arrival point for a vehicle would be from the south west where the peripheral loop road would begin.

Buildings & External Features

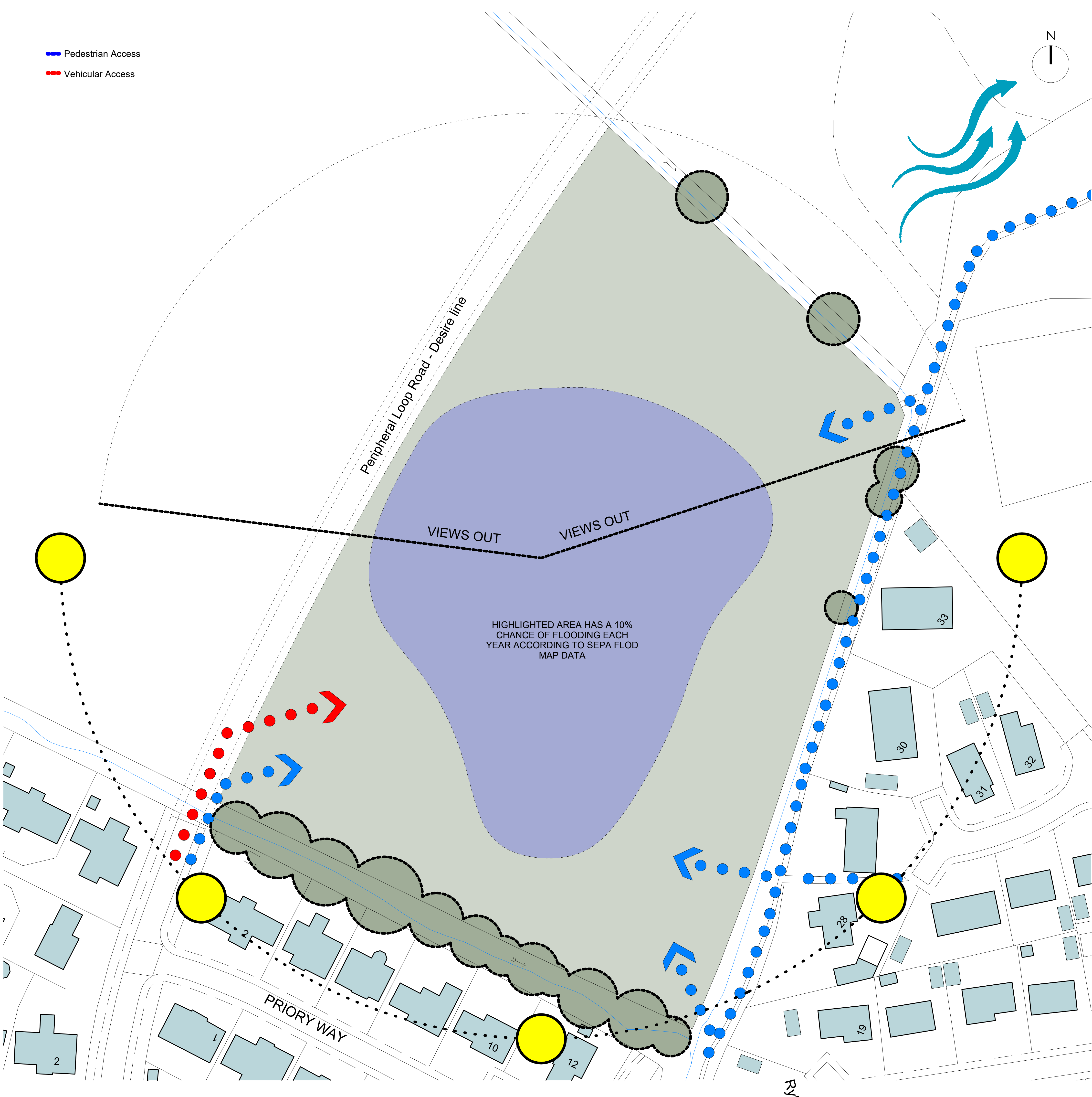
To the north east and south of the site the bridgend burn forms the boundary. Beyond this are residential properties.

Site Access

The site would gain vehicular access from the Peripheral loop road which has a desire line which cuts across the existing field.

There are several opportunities for pedestrian access points form the North and east boundaries connecting in with the core path network.

- Pedestrian Access
- Vehicular Access



Figured dimensions only are to be taken from this drawing.  
All dimensions are to be checked on site before any work is put in hand.  
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CDM:  
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Rev	Description	Date
<div> <b>COLIN ARMSTRONG</b> ARCHITECTS</div> <p>Lyle House, Fairways Business Park, Inverness IV2 6AA</p> <p>T : 01463 712 288 W : <a href="http://www.colinarmstrong.com">www.colinarmstrong.com</a></p> <div></div> <p>Client The Highland Council</p> <p>Project Beauly Primary Masterplan</p> <p>Project No. 2296</p> <p>Drawing No. 000003</p> <p>Revision</p> <p>General Substructure BE04 (A) - Analysis</p> <p>Status S1</p> <p>Date Created 01/08/24 Drawn by RG</p> <p>Scale As indicated Sheet @ A1</p>		

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Printed on: 22/08/2024 16:11:25



Topography & Aspect

No topographical survey Information is present at this time. From visual inspection it is noted that the site is very level.

The main body of the site enjoys an extensive open aspect, facing North West towards the hills beyond. A line of mature trees form a buffer between the site and the backs of the adjacent housing on Priory Way. The site is bounded on the Western boundary by the main North-South trainline which wraps around Beauly.

Views

The open nature of the site allows it to take advantage of exceptional views to the North west over the existing fields. This relationship in turn allows for open views of any new school building looking back toward the school site.

The main arrival point for a vehicle would be from the south west where the peripheral loop road would begin.

Buildings & External Features

The site is hemmed in by the main trainline, this forms the western Boundary of the site.

Bridgeend Burn and bank of mature trees form the southern boundary.

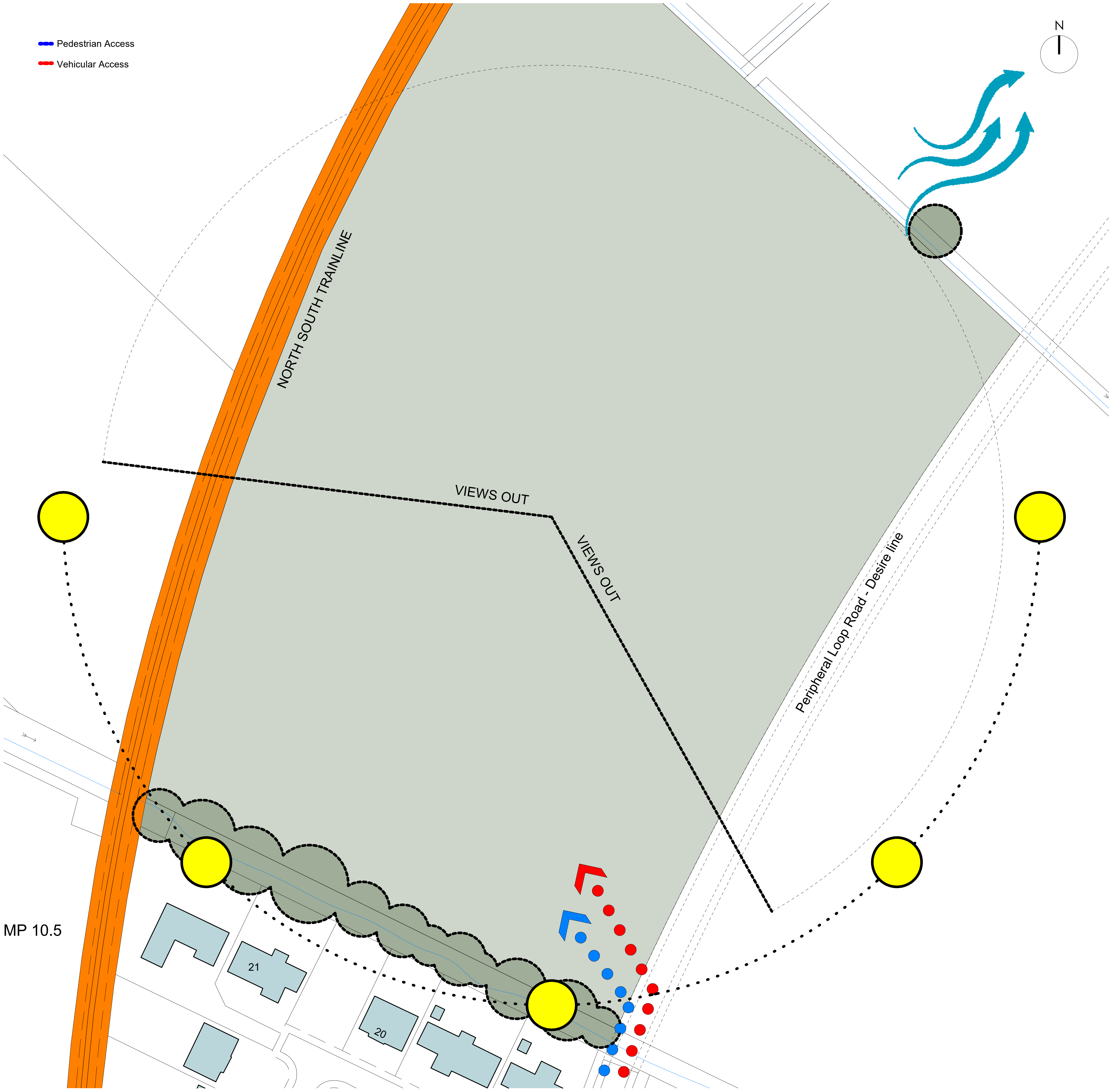
To the North East another burn forms the extent.

Site Access

The site would gain vehicular access from the Peripheral loop road which has a desire line which cuts across the existing field.

There are limited oppertunites for pedestrain access as the boundaries form hard edges to the site with limited external pathways.

- Pedestrian Access
- Vehicular Access



Figured dimensions only are to be taken from this drawing.  
All dimensions are to be checked on site before any work is put in hand.  
IF IN DOUBT ASK.

CDM:  
Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Designers'

Rev	Description	Date

**COLIN ARMSTRONG**  
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Client  
The Highland Council

Project  
Beauly Primary  
Masterplan

Project No.	2296
Drawing No.	000004
Revision	
General Substructure BE04 (B) - Analysis	
Status S1	
Date Created 01/08/24	Drawn by RG
Scale As indicated	Sheet @ A1

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Printed on : 22/08/2024 16:11:52



Topography & Aspect

No topographical survey Information is present at this time. From visual inspection it is noted that the site is very level.

The main body of the site enjoys an extensive open aspect, facing North West towards the hills beyond. The site is essentially famring land ont he periphery of Beauly.

Views

The open nature of the site allows it to take advantage of exceptional views to the North, West and South over the existing fields. This relationship in turn allows for open views of any new school building looking back toward the school site.

The main arrival point for a vehicle would be from the south west and South East where the peripheral loop road would begin.

Buildings & External Features

The site is hemmed in by the main trainline, this forms the North Western Boundary of the site.

A burn forms the Northern and southern boundaries.

To the South east lies the periphery of Beauly residential propoeties and newly constrcuted SPringfeild homes development.

Site Access

The site would gain vehicular access from the Peripheral loop road which has a desire line which cuts across the existing field.

There are limited oppertunites for pedestrain access as the boundaries to the northwest, and North east are farmland. A few access points will be formed throught the development of the adjacent residential scheme.



Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Designers'

Rev	Description	Date

**COLIN ARMSTRONG ARCHITECTS**

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Client  
The Highland Council

Project  
Beauly Primary  
Masterplan

Project No. 2296

Drawing No. 000005

Revision

General Substructure  
BE01 - Analysis

Status  
S1

Date Created 01/08/24 Drawn by RG

Scale As indicated Sheet @ A1

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Printed on: 22/08/2024 16:11:46



Topography & Aspect

No topographical survey information is present at this time. From visual inspection it is noted that the site is very level.

The main body of the site enjoys an extensive open aspect, facing North West towards the hills beyond.

To the east of the site lies Simpson Builders buildings and compound.

To the south of the site is currently being develeoped by Springfield Homes.

To the North East a burn forms the extent of the site.

To the West a fence line forms the boundary

Views

The open nature of the site allows it to take advantage of exceptional views to the North west over the existing fields.

The main arrival point for a vehicle would be from the south East where there is an existing access to the A862.

Buildings & External Features

The site is hemmed in by the Simpson Builders site and new housing development to the south

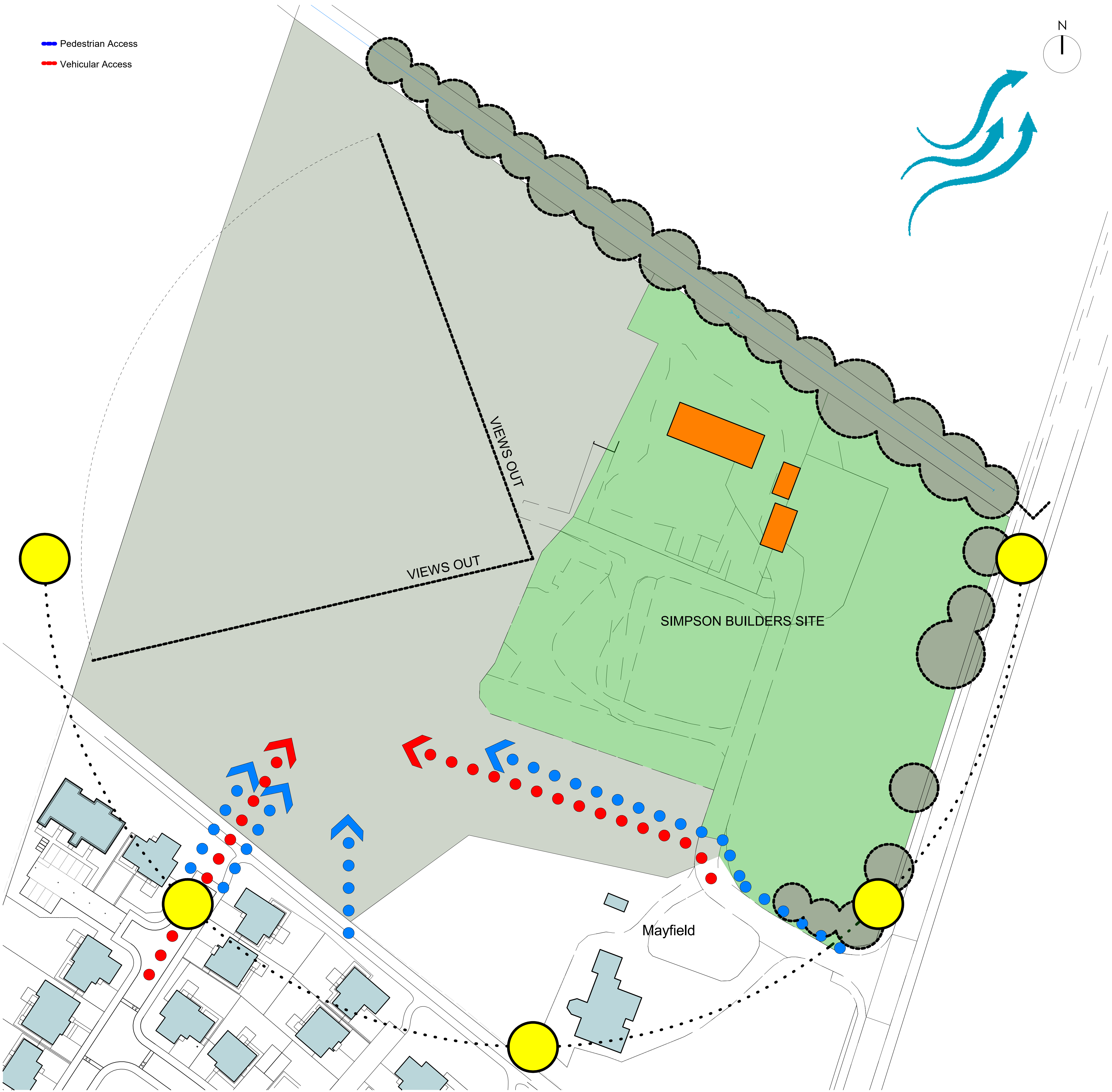
Mayfeild is a large private residence on the south eastern boundary.

Site Access

The site has two possible access points. 1 which leads directly form the A862. The other form the new Springfield housing development,

There are limited oppertunites for pedestrain access as the boundaries to the North and West have no external pathways.

- Pedestrian Access
- Vehicular Access



Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Designers'

Rev	Description	Date
<div><div><div><div></div><div></div></div><div>COLIN ARMSTRONG ARCHITECTS</div><div>Lyle House, Fairways Business Park, Inverness IV2 6AA</div><div>T : 01463 712 288 W : www.colinarmstrong.com</div><div><div><div></div><div></div><div></div></div></div></div></div>		
Client The Highland Council		
Project Beauly Primary Masterplan		
Project No.		2296
Drawing No.		000006
Revision		
General Substructure BE02 - Analysis		
Status S1		
Date Created 01/08/24		Drawn by RG
Scale As indicated		Sheet @ A1

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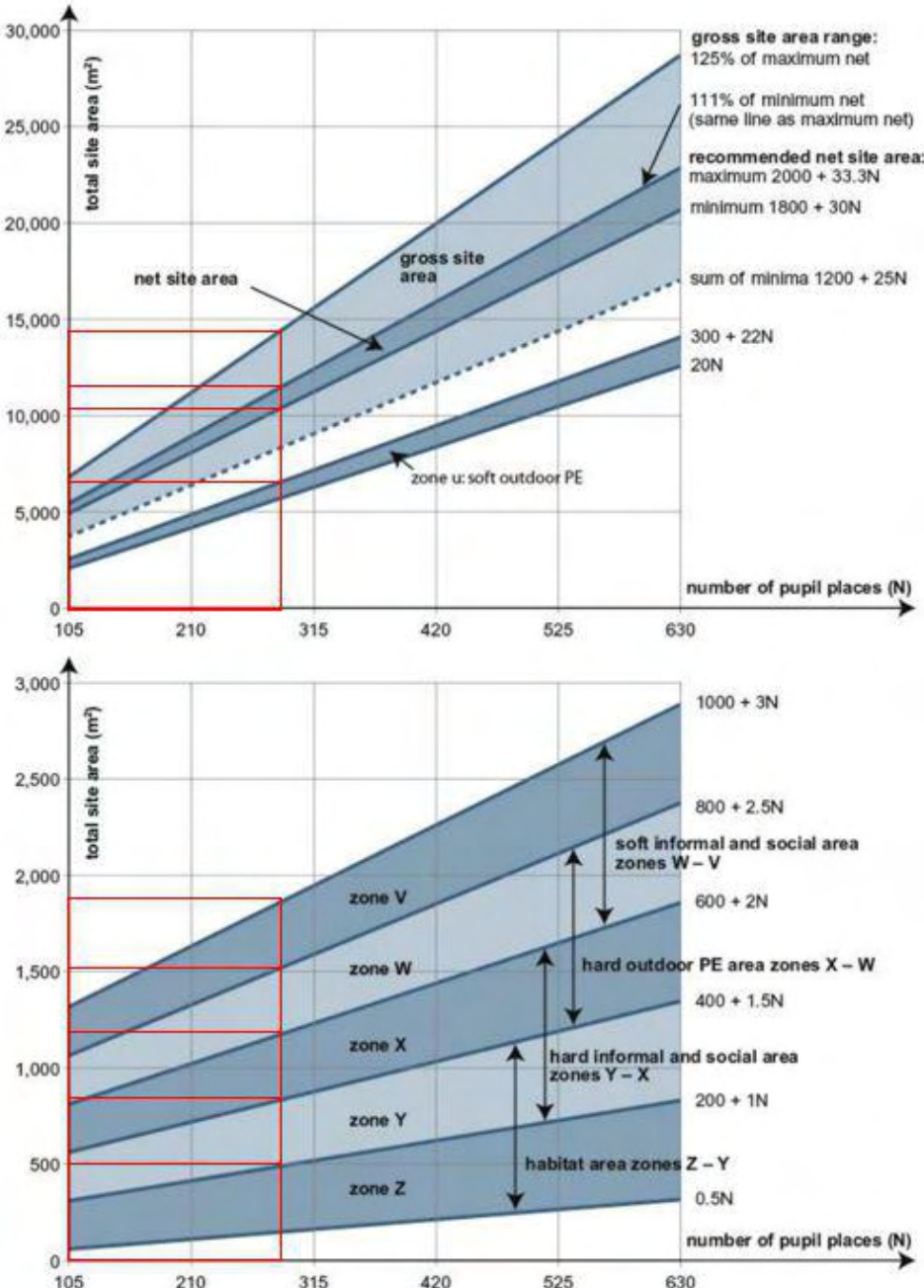
Beauty Site Capacities BB103 Report

Pupils Numbers

6 classrooms and 1 General Purpose Room (As noted on accommodation brief)

Expansion for 2 further classrooms (as requested)  
Total 8 classroom and 1 general purpose room

270 Pupils



The Above graph taken form Building Bulletin 103 gives the estimated Gross site area for a primary school.

For 270 Pupils the suggestion of the graph is

Gross Site Area: between 12000m2 and 14500m2

Net Site Area: Between 11000m2 and 12000m2

Net site area, which is the usable site area available to pupils, and is also known as the 'playing field area' when considering land disposals

Non net site area: between 1000m2 and 2500m2 derived from Gross site area minus Net site area

Non-net site area, which supports the functioning of the site and includes the footprint of buildings and access areas such as paths, roads and parking.

Supplementary area – Nursery and play garden – Not prescribed

Supplementary area, which is used for non-school or support functions such as specially resourced special needs facilities.

Zone U – Between 6000m2 and 7000m2

Zone U - The total area of soft surfaced outdoor PE (zone u for 5 to 11 primary or zone U for secondary) should include sports pitches laid out to suit team games including:  
· winter pitches for the school's preferred team games, such as football, rugby and hockey; and,  
· overlapping summer pitches, such as cricket, a 400m athletics track and facilities for field events

Zone X-W – Between 750m2 – 1500m2

Hard outdoor PE - In new schools PE (zone X - W) should include:  
· a porous macadam multi-use games area (MUGA), with three netball courts overlaid, with critical dimensions of 22m x 33m plus margins for primary  
· further tennis/netball courts in larger schools.

Zone W-V – Between 1200m2 – 1800m2

The soft-surfaced areas should be conveniently situated, safe and provide some shade. The total area (zone W - V) could include:  
· soft-surfaced areas, such as grass, sand or bark mulch, for play, or to sit and socialise;  
· grassed banks or terraces that can be used for large gatherings.  
· shrubs or planted areas (including those near buildings);  
· meadowland or woodland, where there is space available

Zone Y-X – Between 500m2 -1200m2

To complement the soft informal and social areas, there should be hard-surfaced playgrounds for the encouragement of healthy, active, creative outdoor play, as well as for more formal learning activities including outdoor study groups and for pupils to engage in outdoor art, theatre, dance and design. There may also be the need for areas dedicated specifically to early years (nursery and reception), including some sheltered space. 'Furniture' can be created through the introduction of natural materials that blend into the landscaping. The total area (zone Y - X) may include paths and rooftop play areas in restricted sites.

Zone Z-Y – Between 200m2 -750m2

Habitat areas can include a range of outdoor classroom spaces and designs, to provide a valuable resource for teaching and learning across the whole curriculum. The total habitat area (zone Z - Y) should include grounds developed for a range of supervised activities, for instance meadowland, wildlife habitats (such as ponds), gardens and outdoor science areas to support the curriculum. Such areas should generally be fenced to avoid unsupervised access. Parts of this area may be designed to be developed over time by the school.

School Premise gives the estimated Gross site area for a primary school and nursery:

Site Area: 141-315 – 1 and ½ Acres(6070m2)  
Nursery: 41-80 – ½ Acre (2023m2)  
Sites for playing Fields: 141-315 – ½ Acre (3035m2)  
Total Area of gross site area prescribed by "School Premises": 11128m2

Conclusion Summary

The conclusion of the guidance above provides a Gross site area figure of 15000m2 giving an allowance of 500m2 for Nursery provision.

The Highland Council have intimated a figure of 2.2Ha (22000m2)

The proposals will be based on a figure of 2Ha(20000m2) which sits between the figure Intimated from The Highland Council and the Guidance BB103.

1. School/Nursery Entrance
2. Drop Off
3. Bike Stores
4. Nursery Playground
5. Bridge/Path Connections
6. Bridge/Path Connections
7. Refuse Store
8. Accessible Parking
9. Staff Parking
10. Entrance
11. Future Exapnsion Zone
12. Primary Play Area
13. 35x19m MUGA



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All dimensions are to be checked on site before any work is put in hand.  
IF IN DOUBT ASK.

CDM:  
Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Designers'

Rev	Description	Date
COLIN ARMSTRONG ARCHITECTS		
Lyle House, Fairways Business Park, Inverness IV2 6AA		
T : 01463 712 288 W : www.colinarmstrong.com		
Client The Highland Council		
Project Beauty Primary Masterplan		
Project No.		2296
Drawing No.		000007
Revision		
BE04 (A) - Proposal		
Status S1		
Date Created 08/01/24		Drawn by RG
Scale As indicated		Sheet @ A1

From file: X:\Documents\2296 - Beauty Primary Masterplan\G:\WORK IN PROGRESS\2.1 BM Models\2296-CAA-22-03-A-Beauty Masterplan.rvt  
Printed on: 22/08/2024 16:25:06

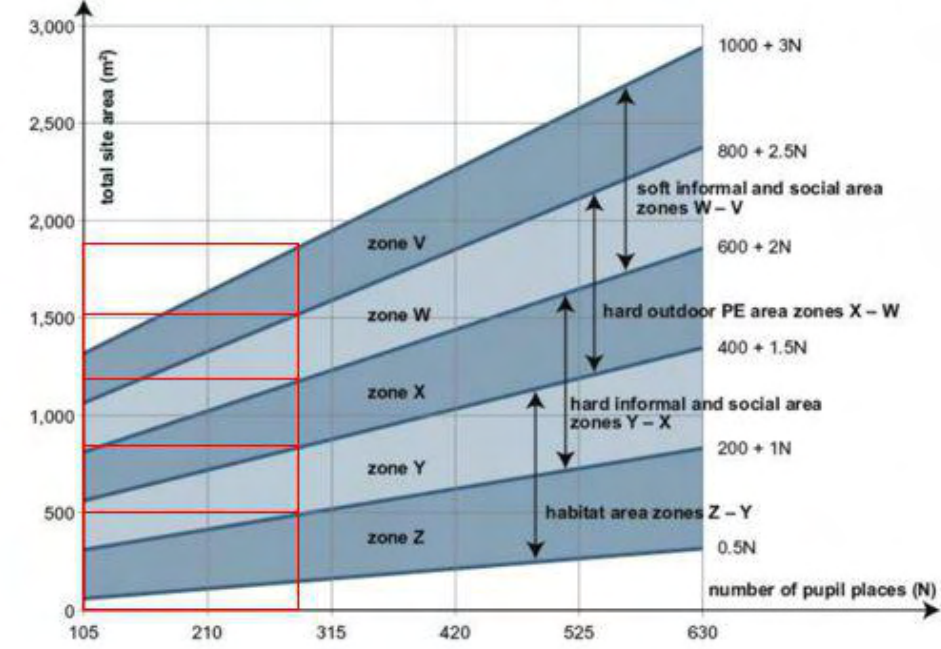
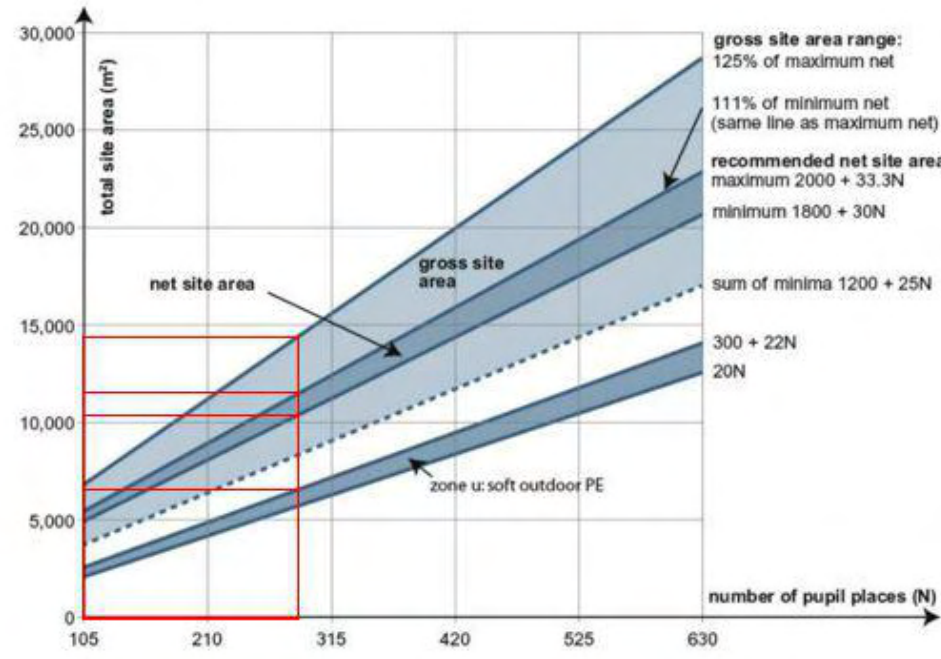


## Pupils Numbers

6 classrooms and 1 General Purpose Room (As noted on accommodation brief)

Expansion for 2 further classrooms (as requested)  
Total 8 classroom and 1 general purpose room

**270 Pupils**



The Above graph taken form Building Bulletin 103 gives the estimated Gross site area for a primary school.

For **270** Pupils the suggestion of the graph is

**Gross Site Area: between 12000m<sup>2</sup> and 14500m<sup>2</sup>**

Net site area, which is the usable site area available to pupils, and is also known as the 'playing field area' when considering land disposals

**Non net site area: between 1000m2 and 2500m2 derived from Gross site area minus Net site area**

Non-net site area, which supports the functioning of the site and includes the footprint of buildings and access areas such as paths, roads and parking.

**Supplementary area – Nursery and play garden – Not prescribed**

Supplementary area, which is used for non-school or support functions such as specially resourced special needs facilities.

**Zone U – Between 6000m2 and 7000m2**

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**Zone X-W – Between 750m<sup>2</sup> – 1500m<sup>2</sup>**

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- a porous macadam multi-use games area (MUGA), with three netball courts overlaid, with critical dimensions of 22m x 33m plus margins for primary
- further tennis/netball courts in larger schools.

**Zone W-V – Between 1200m<sup>2</sup> – 1800m<sup>2</sup>**

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**Zone Y-X – Between 500m2 -1200m2**

To complement the soft informal and social areas, there should be hard-surfaced playgrounds for the encouragement of healthy, active, creative outdoor play, as well as for more formal learning activities including outdoor study groups and for pupils to engage in outdoor art, theatre, dance and design. There may also be the need for areas dedicated specifically to early years (nursery and reception), including some sheltered space. 'Furniture' can be created through the introduction of natural materials that blend into the landscaping. The total area (zone Y - X) may include paths and rooftop play areas in restricted sites.

**Zone Z-Y – Between 200m<sup>2</sup> -750m<sup>2</sup>**

Habitat areas can include a range of outdoor classroom spaces and designs, to provide a valuable resource for teaching and learning across the whole curriculum. The total habitat area (zone Z - Y) should include grounds developed for a range of supervised activities, for instance meadowland, wildlife habitats (such as ponds), gardens and outdoor science areas to support the curriculum. Such areas should generally be fenced to avoid unsupervised access. Parts of this area may be designed to be developed over time by the school.

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## Conclusion Summary

The conclusion of the guidance above provides a Gross site area figure of 15000m2 giving an allowance of 500m2 for Nursery provision.

**The Highland Council have intimated a figure of 2.2Ha (22000m2)**

The proposals will be based on a figure of 2Ha(20000m2) which sits between the figure intimated from The Highland Council and the Guidance BB103.

1. School/Nursery Entrance
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3. Bike Stores
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5. 35x19m MUGA
6. Refuse Store
7. Accessible Parking
8. Staff Parking
9. Entrance
10. Future Expansion Zone
11. Primary Play Area



Rev	Description	Date
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Project No.		2296
Drawing No.		000008
Revision		
BE04 (B) - Proposal		
Status		
Date Created 08/01/24	Drawn by RG	
Scale As indicated	Sheet @ A1	



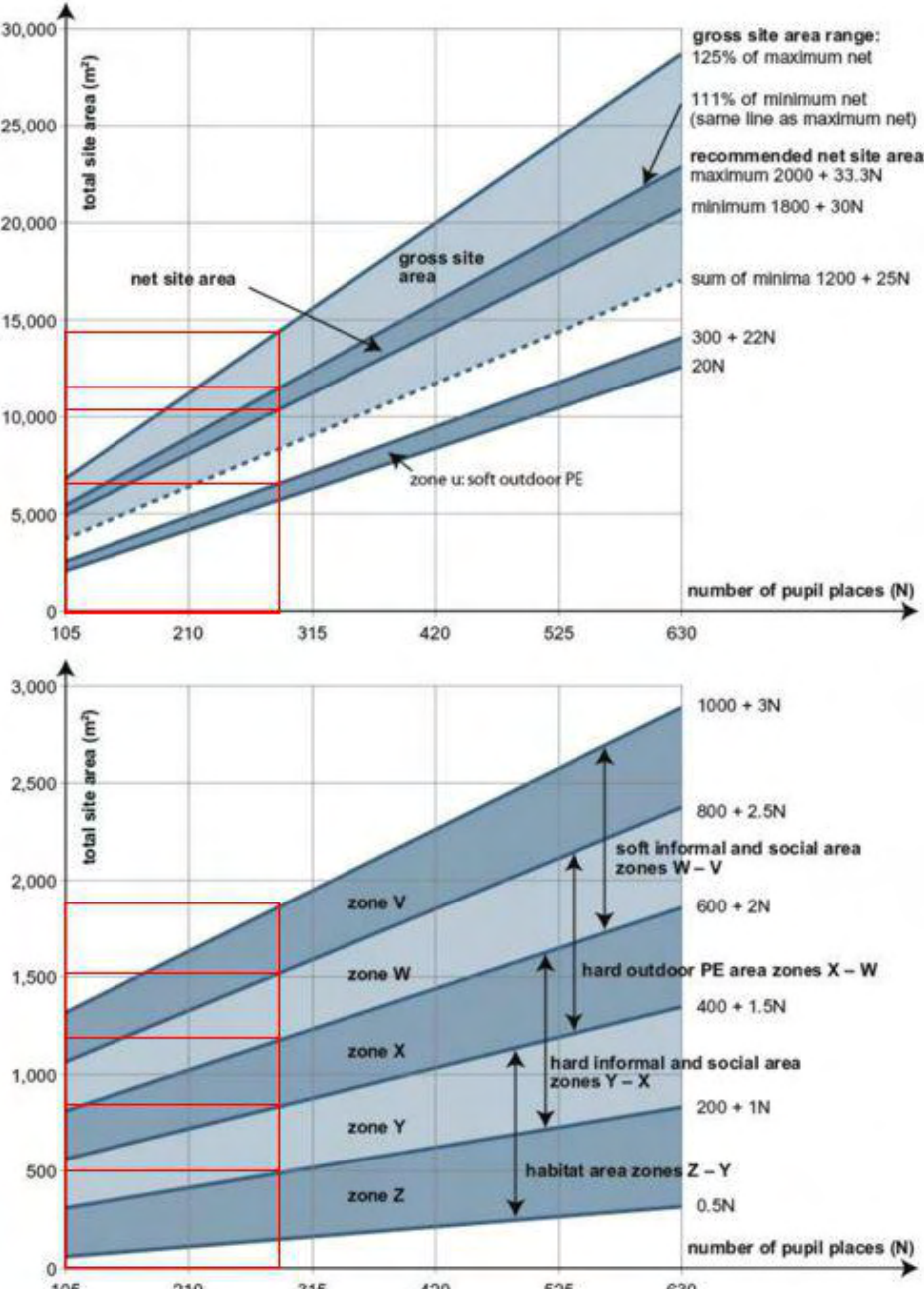
Beauty Site Capacities BB103 Report

Pupils Numbers

6 classrooms and 1 General Purpose Room (As noted on accommodation brief)

Expansion for 2 further classrooms (as requested)  
Total 8 classroom and 1 general purpose room

270 Pupils



The Above graph taken from Building Bulletin 103 gives the estimated Gross site area for a primary school.

For 270 Pupils the suggestion of the graph is

Gross Site Area: between 12000m2 and 14500m2

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IF IN DOUBT ASK.

CDM:  
Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Designers'

Rev	Description	Date
<div></div> <div><b>COLIN ARMSTRONG</b> ARCHITECTS</div> <div>Lyle House, Fairways Business Park, Inverness IV2 6AA T : 01463 712 288 W : <a href="http://www.colinarmstrong.com">www.colinarmstrong.com</a></div> <div></div>		
<hr/>		
Client		
The Highland Council		
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Project		
Beauty Primary Masterplan		
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Project No.		2296
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Drawing No.		000009
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Revision		
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BE01 - Proposal		
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Status		
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Date Created		Drawn by
08/01/24		RG
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Scale		Sheet
As indicated		@ A1

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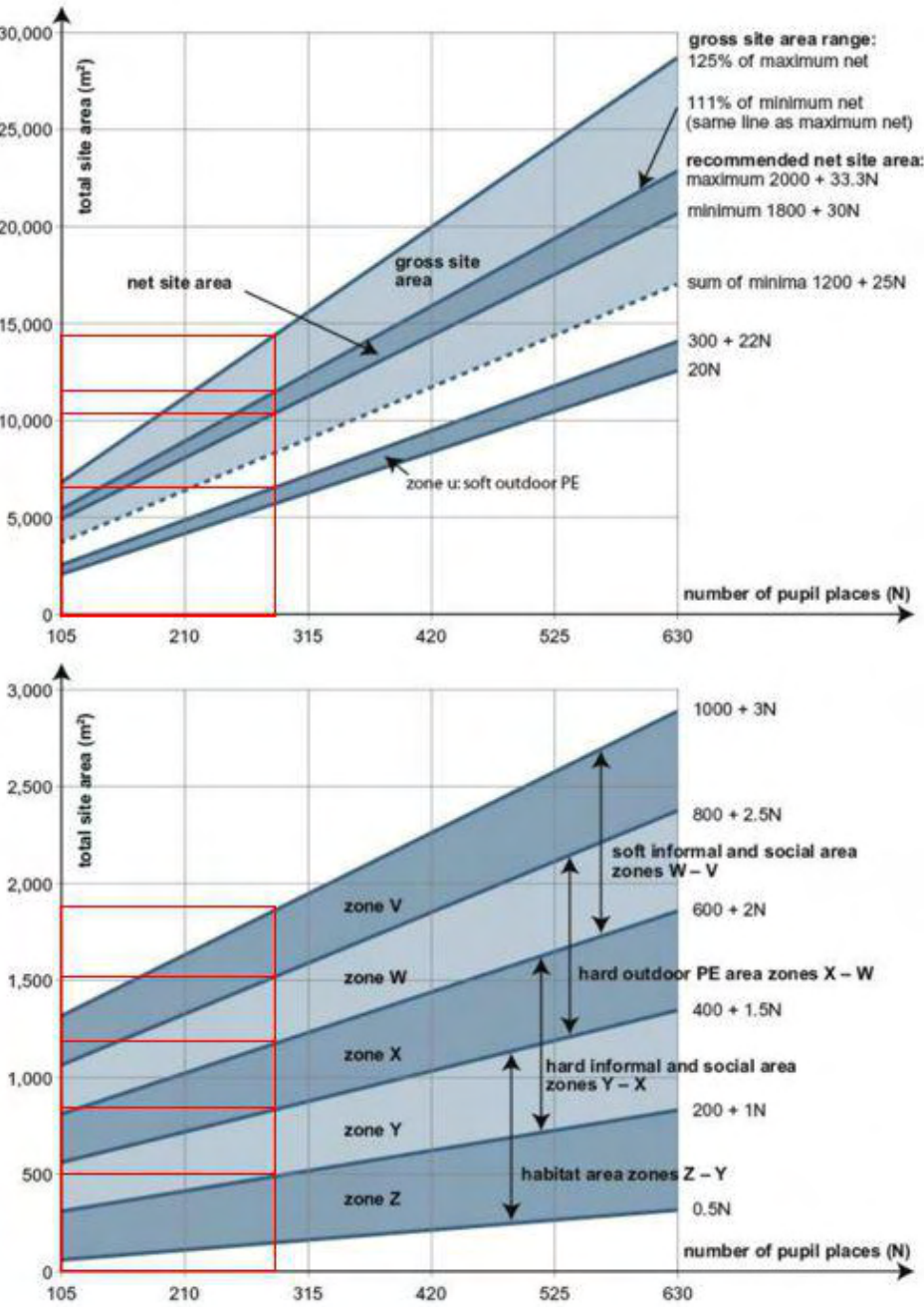
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Rev Description Date



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Client  
The Highland Council

Project  
Beauly Primary  
Masterplan

Project No. 2296

Drawing No. 000010

Revision

BE02 - Proposal

Status  
Sketch

Date Created 08/01/24  
Date Drawn RG

Scale As indicated  
Sheet A1

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