

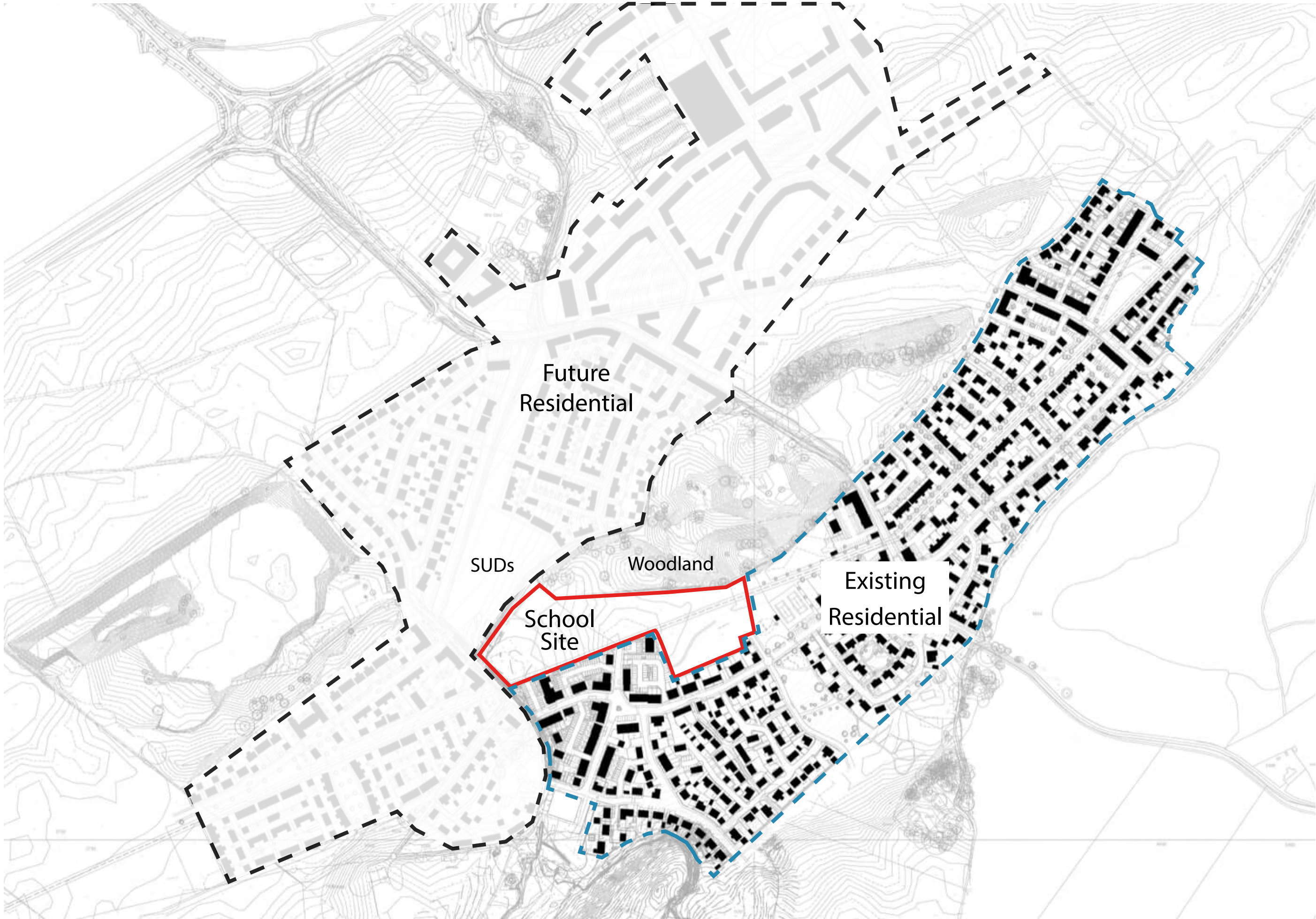
Primary School, Early Years Facility & Community PoD | Puing Lìbhrigidh Bun-sgoil, Thràth-bhliadhnaichean & Coimhearsnachd

Tornagrain is a growing new town designed to support a sustainable and long-lasting community. As part of its ongoing commitment to supporting the town's growth, The Highland Council (THC) is developing a Community Point of Delivery (PoD), which includes a Primary School and Early Learning and Childcare facility.

The new building will be centrally located within the town on a site identified within the Tornagrain Masterplan, with the site acquired by THC. Within the adjacent masterplan, the site is identified as Plot 107 and highlighted in yellow. The school is a Highland Council-funded capital project being delivered in two phases as part of the Highland Investment Plan.

The brief outlines a 8-classroom primary school and early years facility designed to provide flexible and inclusive learning environments that support the full Primary and Nursery curriculum, including provision for pupils with Additional Support Needs (ASN).

The school is designed with a capacity for 225 primary pupils and 72 nursery children. Modern indoor and outdoor play-based learning environments will be provided in line with Care Inspectorate guidance, while the site layout also allows for the future expansion of up to eight additional classrooms to support the long-term growth of the community.



Highland Investment Plan | Prògram Tasgaidh na Gàidhealtachd

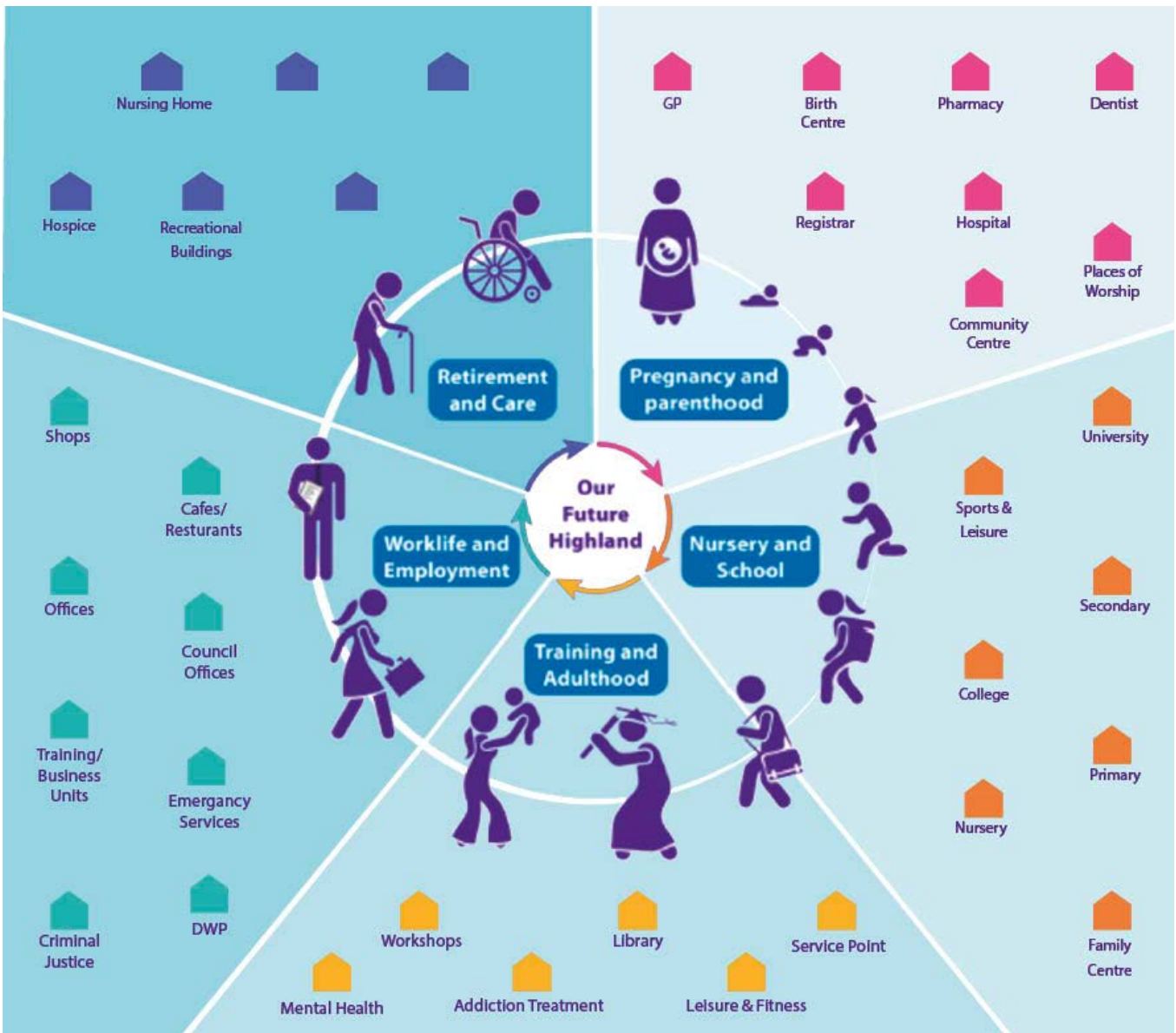
Tornagrain Community Point of Delivery (PoD) will be delivered as the first of seven schools projects being delivered by The Highland Council in partnership with Hub North Scotland

The Highland Investment Plan (HIP) sets out £2.1 billion of capital investment over a twenty-year period, funded through the ring-fencing of 2% of council tax annually or an equivalent revenue stream. This creates a long-term investment fund to address key infrastructure priorities across Highland Council, including transport and roads, schools and community facilities, and depots and offices, supporting the move towards a single public estate and an integrated community operating model.

A key strand of the plan is the Community Point of Delivery (PoD) programme, which brings together public services within modern, integrated community hubs. These hubs co-locate education, council services and partner organisations to improve service delivery, efficiency and accessibility for communities.

Hub North Scotland are leading the design team for Tornagrain Community PoD with the wider consultant team described below. Robertson Group have been appointed as preferred main contractor for the project, applying its previous expertise in delivering community-based integrated facilities.

Highland Investment Plan

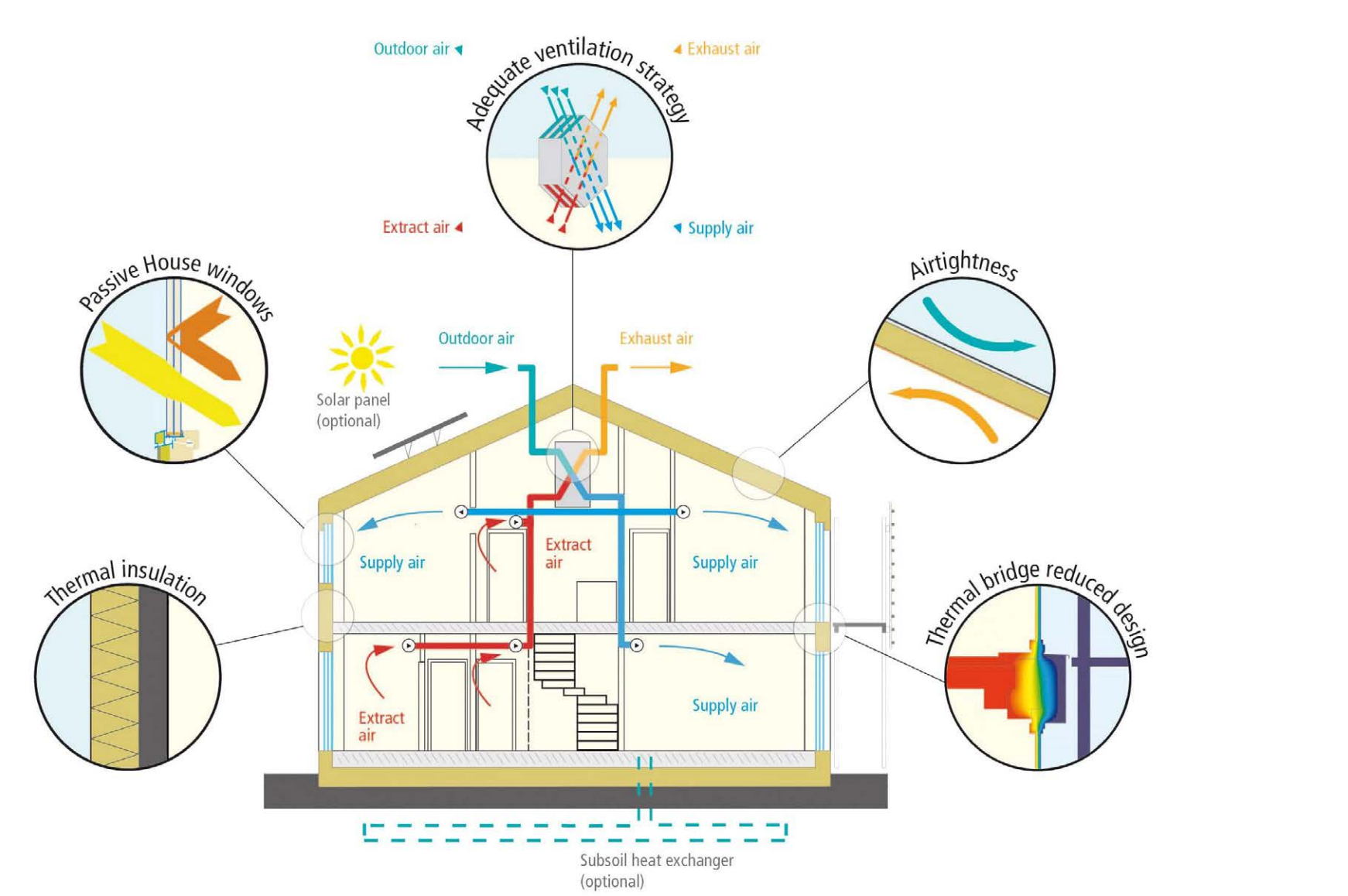


Hub North Scotland

hub
North Scotland

“As an award-winning strategic development partner of choice for the public sector, the hub North Scotland role is to support our clients in delivering their community infrastructure requirements and achieving service delivery transformation.”

Passivhaus Principles



Examples of Schools Delivered by The Highland Council



Merkinch Primary School



Ness Castle Primary & ELC



Wick 3-18 Community Campus

Supply Chain

ROBERTSON

Turner & Townsend

CUNDALL

OFR

RYBKA

MAX FORDHAM

CURRIE & BROWN
The Value of Certainty.

BW+

Brown+Wallace

ARMILA
Sustainability Services

ETIVE

CONSULTING ENGINEERS

Existing Site Plan | Plana Làraich a Th’ ann Mar-thà

North: Existing woodland and future housing beyond
South: Residential development, existing and currently under construction
East: Community amenity space
West: SUDs retention pond, pedestrian access and construction road, future housing

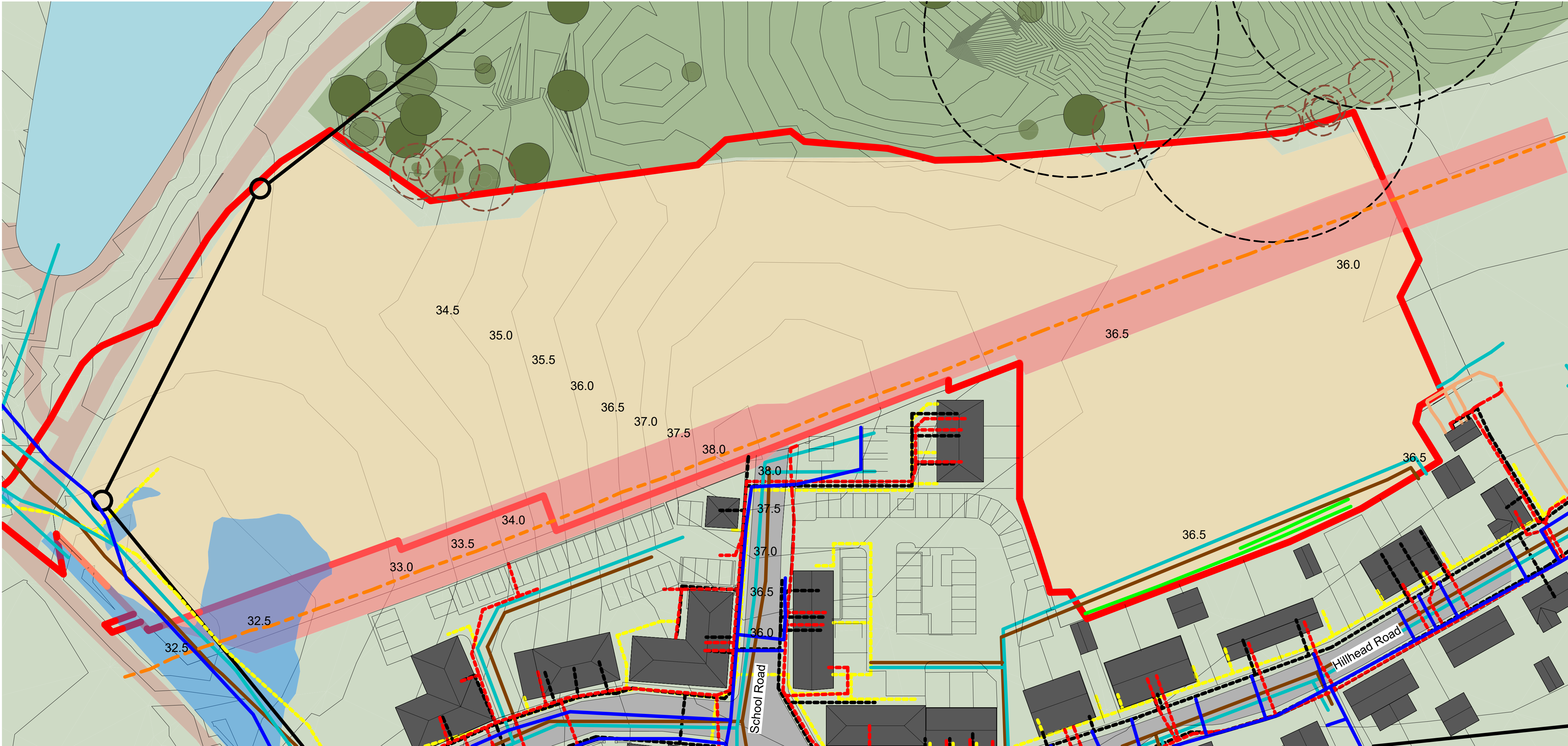
Site and Boundary key considerations:

The **western** boundary will be bounded by Quarry Road, which is currently used for construction traffic, and will be retained as a pedestrian-only route. The school site must connect to the public road network at the South-West corner onto Burn Road, which is part of the next phase of Tornagrain residential construction.

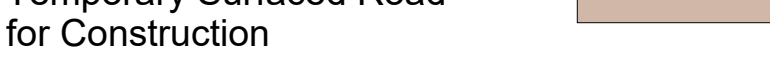
An area of flood risk exists in the SW corner, which is related to the culvert to the south west, which the Civil Engineer will seek to improve on, without compromising flood risk downstream.

The **southern** boundary is constrained due to the presence of existing residential drainage, the School Close access point and the buried aviation fuel line. The cover levels over the fuel line must remain entirely unaltered, limiting flexibility to adjust ground levels and in some areas requiring retainment. Construction work over the fuel line is extremely limited to specific approved crossing points for fencing, pedestrian and vehicles.

The **north** of the site has some areas of tree and ecological restriction on development, and must be carefully protected during construction.



Aerial Views of Site

Services Key		Aviation Exclusion Zone	
Water		Flood Zone	
Sewrage		Green Space / Woodland	
Surface Foul		Residential Housing	
Aviation Fuel Line		Existing Road	
Electricity		Buildable Area	
High Voltage		Temporary Surfaced Road for Construction	
Gas		Trees	
Telecoms		Tree Root Protection Area	
BT on Demand		Species Protection Zone	
Unknown Service			

Proposed Site Plan | Plana Làraich a Th' air a Mholadh

The proposed school is located on a greenfield site to the north of existing housing, in-development housing to the south and west, and woodland to the north. Its location makes it a prominent feature within Tornagrain, and the design has been carefully developed to ensure the building reads as a positive focal point for the community, while avoiding an overbearing presence. By working with the natural topography, the overall height has been kept to a minimum, allowing the development to integrate sensitively with the surrounding townscape.

The site layout has been informed by a thorough analysis of existing constraints, including the aviation fuel line, flood risk areas, challenging topography, and the irregular site shape. Early feasibility work, in collaboration with engineering and transport consultants, established that the originally proposed access from School Close was not achievable due to a number of factors including set-off around the fuel line. Accordingly, site access, parking, drop off and public access have been relocated to the lower SW corner of the site, providing safe and efficient access arrangements.

Secondary pedestrian drop off and pick up points are arranged around the perimeter of the school secure boundary.

Landscaping is proposed to be natural, low maintenance and playful. Areas of grass are retained where possible, and sit alongside areas of hard landscaping. The multi-level nature of the site is managed by a series of ramps and gently sloping routes on the north side of the building. A MUGA sports pitch will be included to the east of the site, with space reserved for an additional pitch for a future extension.



Precedents for the Landscape proposals include - hard landscaped seating areas, informs shelters, natural play areas, woodland access and hard landscaping for roads, parking and paths in-keeping with the Tornagrain aesthetic.

Design Development | Leasachadh Dealbhachaidh

The form of the building has developed as a linear object stepping down the site, the crank in the plan informed by the significant spatial site constraints. Planning for a future Tornagrain, in which the community approaches the school from all sides, the building and site organisation seeks to address multiple drop off points across varying levels, which providing secure play areas and rich learning environments.

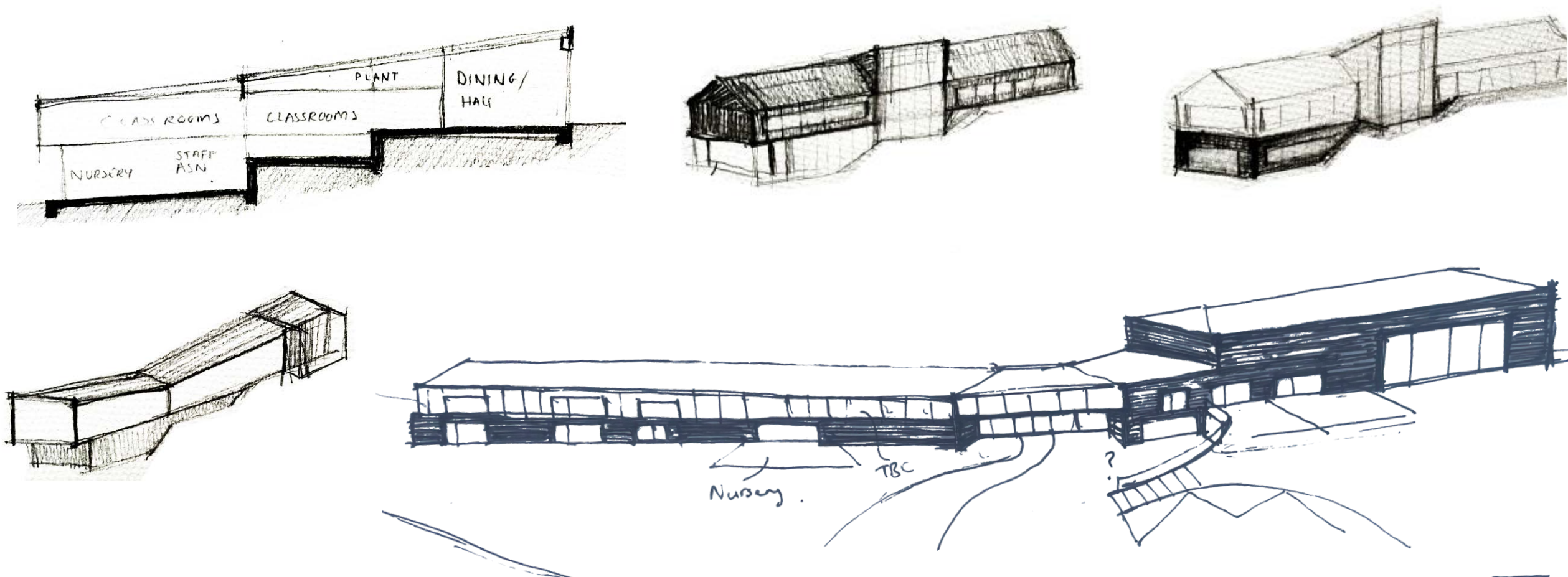
At an early stage, the colour palette was informed by the immediate surroundings and the root of its place name, Torr na Grèine - “the hill of the sun” - soft greens and yellows inspired by the species-rich woodland to the north, and a warmer, bolder external palette, inspired by the Tornagrain use of red and more traditional precedents of larger agricultural buildings.

The woodland creates a natural backdrop to the North of the school, providing a rich and variable environment for year-round learning. To the West, the ground drops away and the school will be exposed to prevailing wind and frequently changing weather fronts.

The primary construction material has been selected to be Cross Laminated Timber (CLT) by the Client and Design Team through a robust assessment of the qualitative, cost and environmental benefits offered by the material.

The timber structural walls will be visible throughout the school interior, and will provide a warm, calming surface so beneficial to a learning environment, as well as significant thermal mass, key for passive temperature regulation in a busy school.

Early Sketches and Design Development



Material Palette

Tòrr na Grèine = “the hill of the sun.”

The design language draws inspiration from the warm tones and agricultural character of the surrounding Highland landscape, creating a contemporary civic building rooted in place.

EXTERNAL  WARM, GROUNDED, RURAL AGRICULTURAL TONES

INTERNAL  SOFT, REFRESHING, CALMING, UPLIFTING



A red “object” building responds to the use of red throughout Tornagrain, and communicates a civic presence on the site. Dark grey punctuates the key entrance points, public access and the sports hall.



Examples of civic buildings using red metal cladding treatment



Precedent - Sciennes Primary School, CoE - CLT



Precedent - Merkinch Primary School, THC - CLT




PRIMARY SCHOOL, EARLY YEARS FACILITY & COMMUNITY PoD
A place to learn, grow and connect - supporting children, families and the wider community.


ORIENTATION
The form and orientation maximise natural light, creating bright, welcoming spaces throughout the day.


ROOTED IN LANDSCAPE
The building steps gently with the land, reducing its visual impact and strengthening its connection to place.


WELCOMING & INCLUSIVE
A clear, open entrance and community-focused spaces foster connection, belonging and pride.


WELLBEING
Natural light, calming colours and views to nature support wellbeing, learning and everyday comfort.


SUSTAINABLE BY DESIGN
Thoughtful material choices, energy-efficient systems and a durable design approach support a better future.


PASSIVHAUS PRINCIPLES
High performance, low energy design that harnesses the power of the sun for comfort, health and sustainability.

Proposed Floor Plans | Planaichean Ùrlair a Thathar a’ Moladh

The proposed floor plans are organised to create a clear, intuitive and inclusive learning environment, supporting both the educational brief and long-term growth of Tornagrain.

The ground floor public entrance, adjacent to the parking and drop-off area, hosts the main reception, the community PoD accommodation and a secure meeting space. This sits adjacent to the sports facilities and allows secure out-of-hours access to the wider community whilst maintaining security to the wider school.

On the east lower ground floor, the Early Years provision benefits from direct access to secure external play spaces, supporting outdoor learning and play-based education, in line with Care Inspectorate guidance.

The central dining hub is located in the crank of the plan, benefiting from direct Early Years access and stair access from the upper floor classrooms. Pupils can access the playground directly to the north, and the kitchen area has direct access to the public side to the south for secure deliveries.

On the first floor / upper ground floor, primary teaching is organised linearly along the length of the building, with a central breakout hub designed to provide a visually connected meeting point for both staff and pupils, facilitating collaborative and informal learning. The central hub also hosts the staff base, meeting room and Headteacher’s office. The classrooms are connected by a well-proportioned corridor, hosting cloakroom areas for each class and allowing calm, efficient circulation.

Additional Support Needs provision is located in two hubs on the same floor, strategically placed to allow integration and direct access, whilst offering the school a wider range of spaces, from bright small classrooms and equipment store to multi-sensory rooms and a large Nurture room facing the north playground.

General storage and WC provision are spread throughout the plan, including accessible WCs and two Changing Places WCs.



Proposed Upper Ground Floor Plan



Proposed Lower Ground Floor Plan

By Department Legend

- 01 - Teaching
- 01 - Teaching - Phase 2
- 02 - Physical Education
- 03 - Staff and Admin
- 04 - Catering and Cleaning
- 04 - Catering and Cleaning - Phase 2
- 05 - ASL
- 06 - Nursery
- 08 - Circulation
- 08 - Circulation - Phase 2
- 09 - Sanitary Facilities - Phase 2
- 10-Plant
- 11 - Attic - M&E Service Zone
- 12 - Comms
- 13 - Community PoD
- 14-Sanitary Facilities-Phase 1

Proposed Site Sections | Earrannan Làraich a Th’ air a Mholadh

The building section responds to the significant level change across the site, incorporating a 6 metre drop between the central School Close entrance point and the lower South-West.

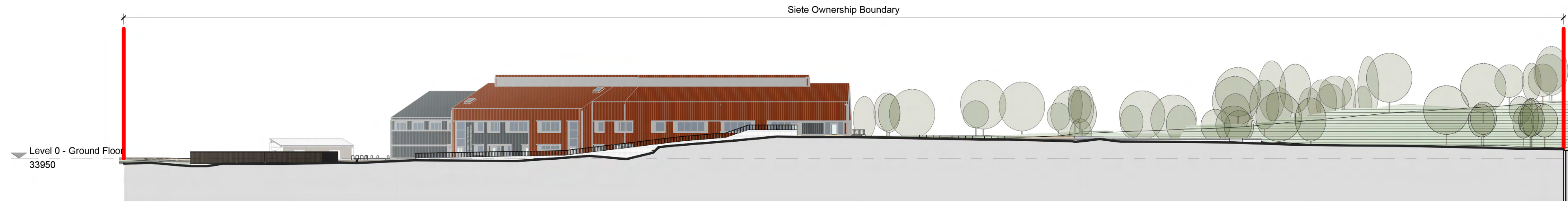
The building will have a significant civic presence within Tornagrain, and is designed to sit as such within the landscape. Whilst it will present as a single-storey building when viewed from the East, it steps down to become a two-storey building when approached from the West, and in fact hosts a second-floor internal plant area within the roof space, to avoid bulky plant areas within the linear site. The double height Sports Hall will bookend the building on the West side, marking its community presence.

The building has a traditional pitched roof in a nod to the wider aesthetic of Tornagrain, and a colour and materiality approach which will complement its location, whilst meeting the needs of a civic educational building.

School pupils will arrive by foot, bike or car drop-off, either at the upper level when approached from the South and East, or the lower level when approached from the North and West. Access points and playground layout are designed to support active travel and community accessibility, with bike stands and pedestrian routes provided.

Internally the upper floor classrooms are reached from the lower ground floor by two stairwells or a lift. The external landscaping deals with the significant level change by way of a generous sloping path to the north side of the building, ensuring equitable external access between levels.

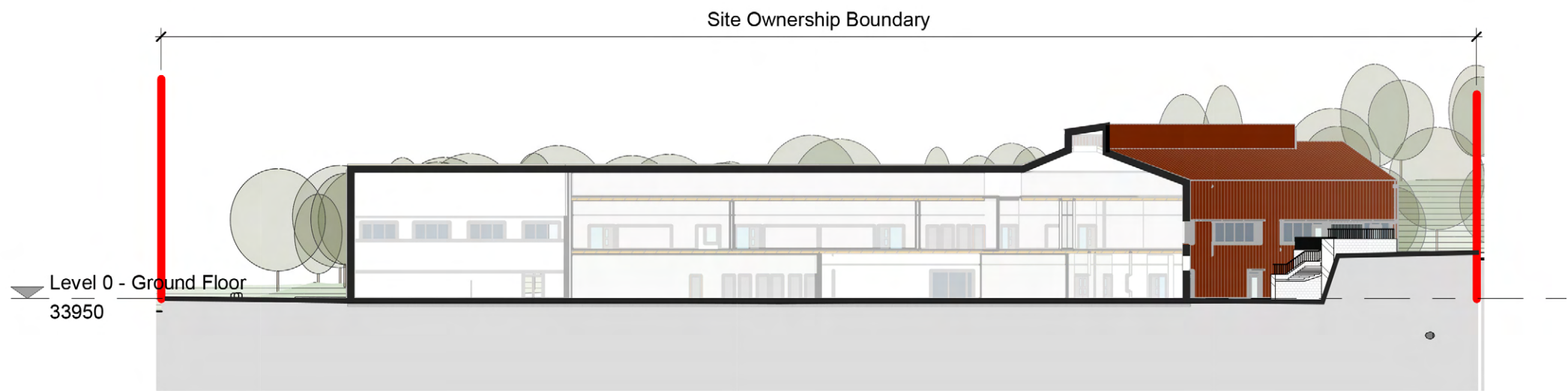
- Integrated with existing topography
- Civic presence on the site
- Supports active travel
- Safe and legible movement strategy
- Form and materiality approach reacts to Tornagrain aesthetic and style
- Materiality appropriate to a non-domestic public building



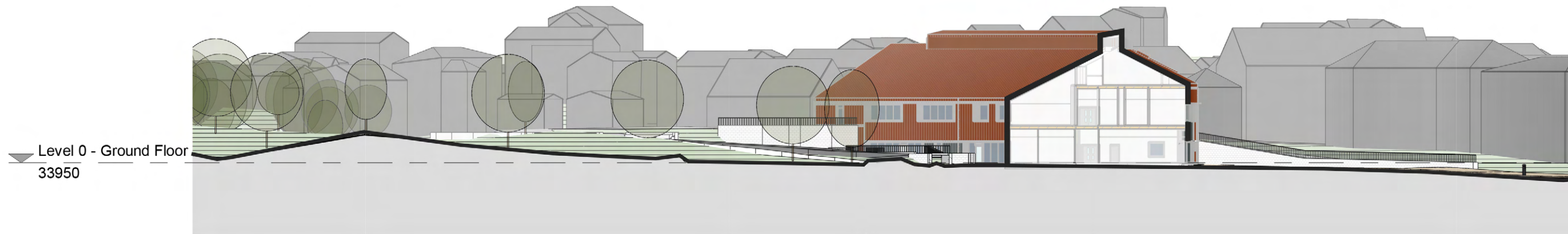
Section A-A
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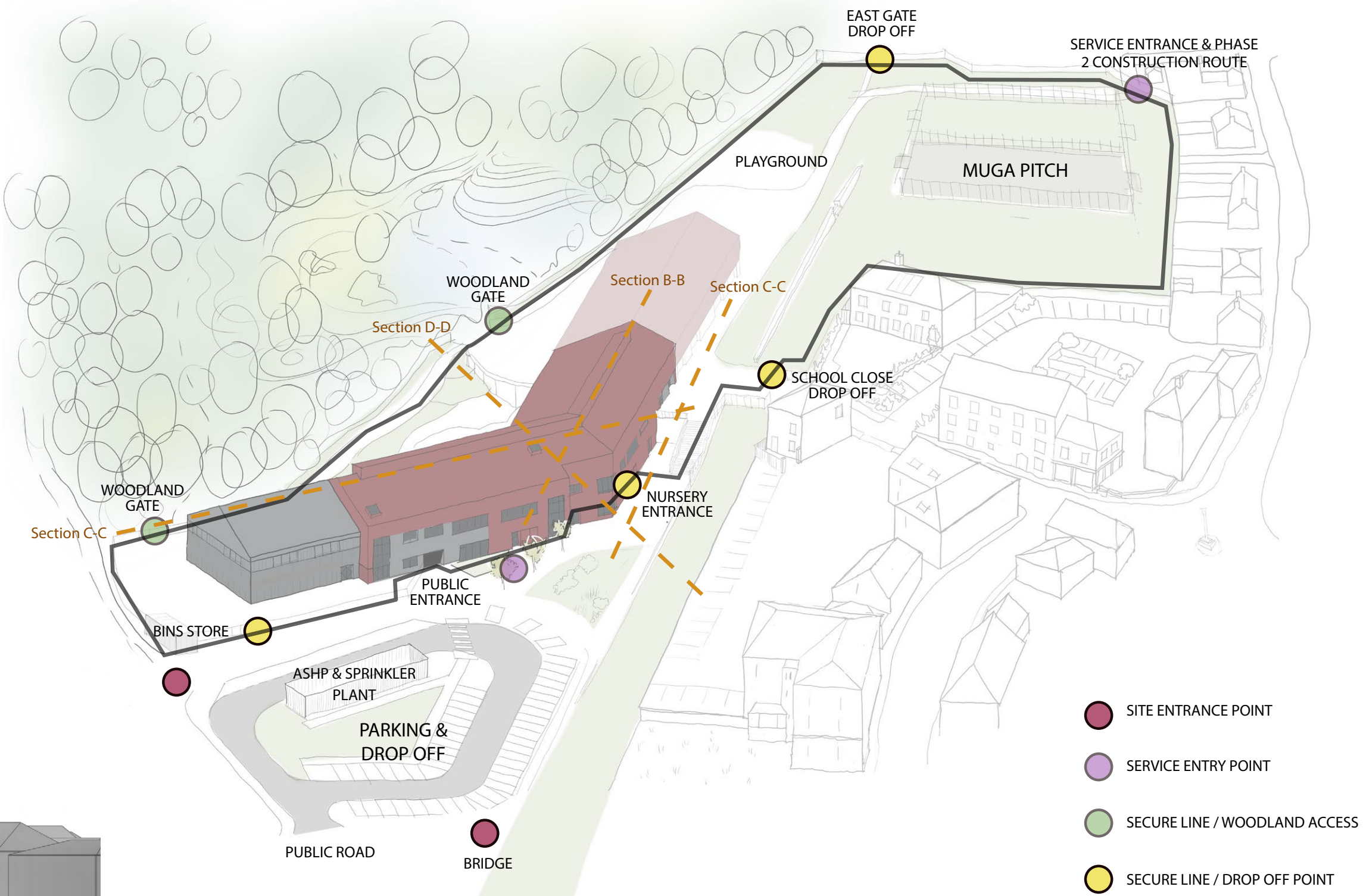
Section B-B
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Section C-C
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Section D-D
1 : 500



Proposed Elevations | Àrdachaidhean a Th’ air a Mholadh

The proposed elevations express a contemporary civic building inspired by the character and colour of Tornagrain. A robust and simple architectural language has been developed to create a welcoming and enduring school environment.

The building form is articulated through a traditional pitched roof, and a cranked plan to respond to the particular site constraints. The East end of the building sits as a single-storey building, rising to a civic 2 storey building on the West side, book-ended by the Sports Hall.

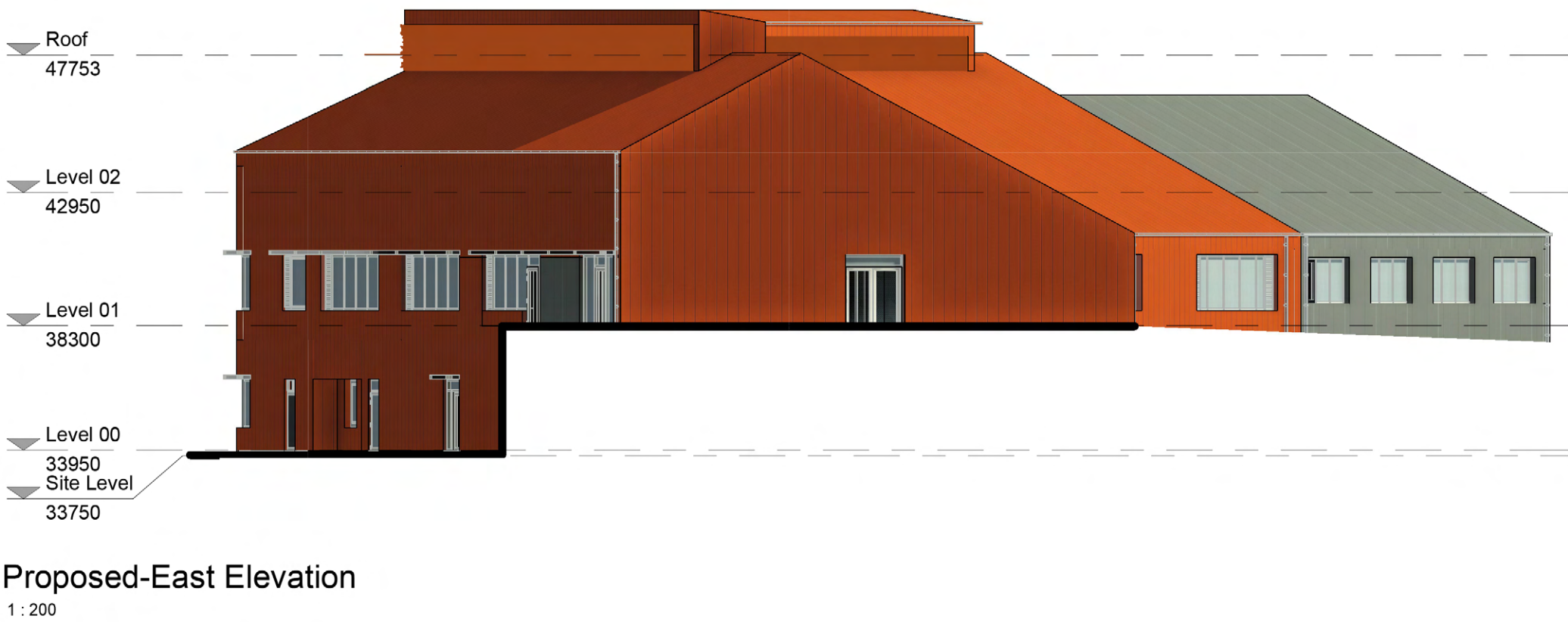
The bold use of metal red cladding creates an object in the landscape, with a civic and purposeful presence. It provides the building with a durable and environmentally appropriate material, whilst the red colour, commonly seen in larger agricultural buildings in rural areas, is both a nod to this historic precedent, and also to the use of red throughout Tornagrain, including the nearby nursery building. It provides a non-combustible outer cladding to the building, in line with Scottish Technical Building Standards and Highland Council policy.

Key entrance points are denoted through the restrained use of darker grey, in the same cladding material - the car parking public entrance and the School Close pupil entrance, as well as the “bookend” Sports Hall.

At a more granular level, the linear language of the building is further articulated through the careful organisation of glazing, and the opening and shading strategy. All rooms are provided with tilt and turn opening windows, fully protected by louvred screens where required.

To prevent over-heating, brise soleil solar shading is incorporated on south and west facing windows.

- Contemporary civic architectural character
- Purposeful colour choice rooted in traditional precedent and the Tornagrain aesthetic approach
- Clear and welcoming entrances
- Carefully designed daylighting and thermal comfort strategy
- Long term durability and environmental performance



Visualisations | Lèirsinneachaidhean



Approach from School Road



Approach from South



Approach from West



Approach from East



Nursery Garden

Visualisations | Lèirsinneachaidhean



School Entrance/ Office



Breakout Space



Classroom



Nursery



Dining



Games Hall