



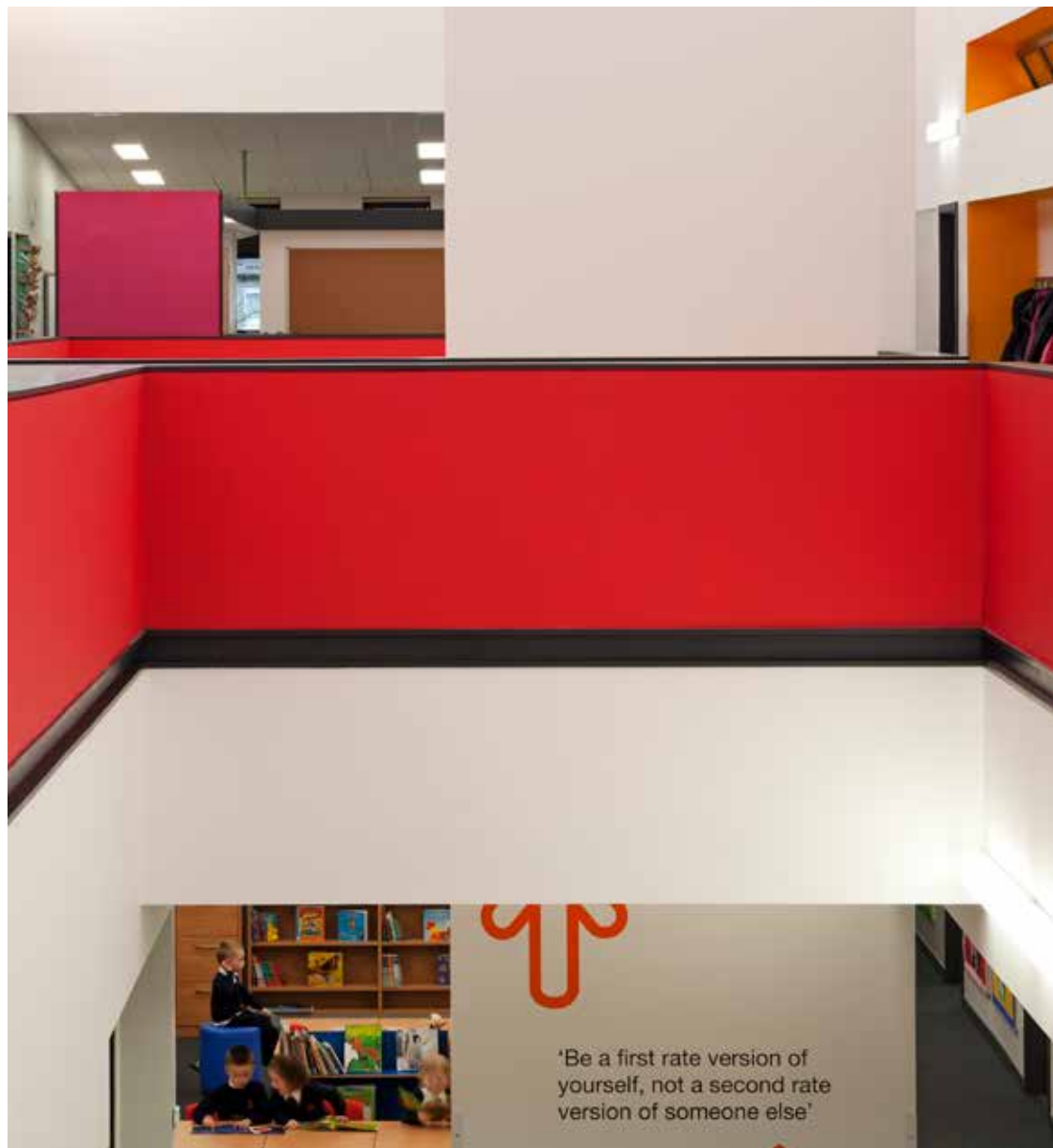
Educational provision in the Scottish Borders is going through a significant transformation.

New education provision including the High Schools at Eyemouth, Earlston, Berwickshire (Duns) and Kelso have enabled significant benefit in these communities. Alongside this is the recently completed 3-18 campus in Jedburgh.

Alongside this, investment in our early years, primary and facilities for pupils with support needs has delivered excellent facilities with examples such as Peebles Primary, West Linton Primary, Langlee Primary (Galasheils), Broomlands Primary (Kelso) and Leader Valley in Earleston.

Scottish Borders Council are committed to continuation of this major investment with new projects including Peebles High School, Galashiels High School, Hawick High School and Selkirk High School.

The requirement for a investment in Peebles High School has been accelerated due to a fire in 2019 which resulted in parts of the school being unstable and temporary measures having to be introduced including temporary classrooms in portacabins.



- excellence

ambition

aspiration

inclusion

attain

achieve

participate

supported

social wellbeing

care

lifestyle

innovation

activity
- creativity

connectivity

youth facilities

resource

talents

abilities

skills

community space

heritage

culture

economy

employment

enterprise

Major investment with new campuses including Berwickshire High, Kingsland Primary, Eyemouth High, Kelso High, West Linton Primary, Earlston High, Langlee Primary, Broomlands Primary and Jedburgh 3-18 Campus



Major investment continues with new schools in Peebles, Galashiels, Hawick, Selkirk, Eyemouth and Earlston



SECONDARY SCHOOLS

- 1 _ Peebles High School

FEEDER PRIMARY SCHOOLS

- 1 _ Priorsford Primary School
- 2 _ Kingsland Primary School
- 3 _ Halyrude RC Primary School
- West Linton Primary School
- Broughton Primary School
- Newlands Primary School
- Walkerburn Primary School
- St Ronan's Primary School

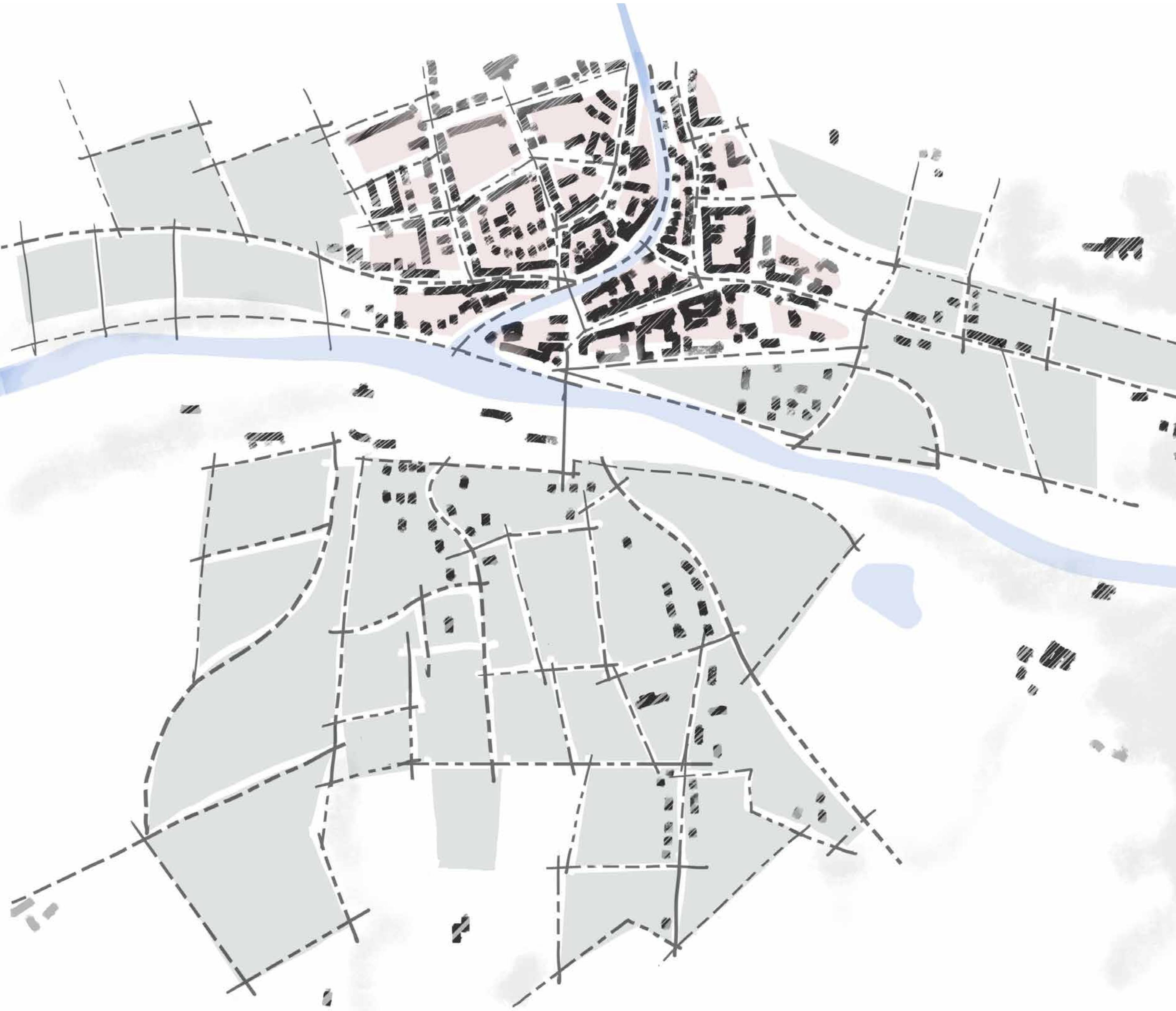
COMMUNITY

- 1 _ Peebles Community Centre
- 2 _ Eastgate Theatre & Arts Centre
- 3 _ Gytes Leisure Centre
- 4 _ Peebles Library

HISTORY & HERITAGE

- 1 _ Old Parish Church of Peebles
- 2 _ Tweeddale Museum and Gallery
- 3 _ John Buchan Story Museum





We have considered how the town has incrementally and sensitively expanded from its historic core into the surrounding landscape

PARTIAL REPLACEMENT DISCOUNTED

Following the fire, an options appraisal was carried out during 2020 to consider potential for replacement around two thirds of the High School, retaining the existing millennium wing and the fairly recently completed sports building and associated all weather flood lit pitch.

This options appraisal led to a conclusion that it would involve complicated phasing which would result in significant ongoing disruption to pupils during construction and take a long time to deliver. It also resulted in significant anticipated costs associated with the long programme and variety of temporary works to ensure a safe environment. Alongside this, the most viable solution for this approach was likely to have involved a 4 storey building which is not ideal in the Peebles context which is predominantly 2 storey. The site is also next to a conservation area with a number of listed buildings, generally 2 storey. Many of the key education spaces would be in the retained millennium wing which has some limitations on the quality of environment that can be provided such as size of rooms, daylighting, acoustics and energy efficiency.

NEW BUILD OPTION

Given the challenges of a partial replacement, the potential for new build option was considered. This has identified that a transformational new campus could be delivered in the grounds of the school whilst enhancing the public space. There are significant benefits as it can be constructed as a clean tandem build, allowing the impact on the existing school during construction to be minimised. It can also be constructed far more quickly and with less risk avoiding unnecessary cost and disruption. Alongside this it allows all of the facilities to be new. It is able to be 2 storeys to sit more comfortably within the setting and providing much improved flexibility for facilities being provided on ground floor and first floor making it much more accessible. And with all aspects being new it can meet current acoustic and energy standards.

BEST VALUE

The complete new build is more expensive than the partial replacement but represents far better value for money overall as it will avoid significant disruption during construction, it will deliver far better education facilities and far more energy efficient facilities making the investment far better value in the long term.

- 1 Existing fire damaged area of school
 - 2 Existing Millennium Wing
 - 3 Existing Sports Building
 - 4 Existing Science Wing
 - 5 Existing Bus Drop Off
 - 6 Existing Floodlit All Weather Pitch
 - 1 Site Identified as Preferred For New Build
- Water Main



We are interested in an education environment which is derived from the character of the landscape.

Peebles has gradually extended in to the fields which included tree lines defining boundaries. Often these mark key edges and define routes of circulation around the town.

We are intrigued by the general two storey scale of the town and the terraces which create patterns of a scale which feel embedded in the landscape and field patterns.

The proposal considers the idea of structured tree planting like an orchard, defining a place where people meet and there is a degree of shelter.

Inspired by this we are exploring the idea of a 2 storey building which becomes an extension of the landscape, with generous views in and out and materials and detailing which continue the natural feel from outside to inside.



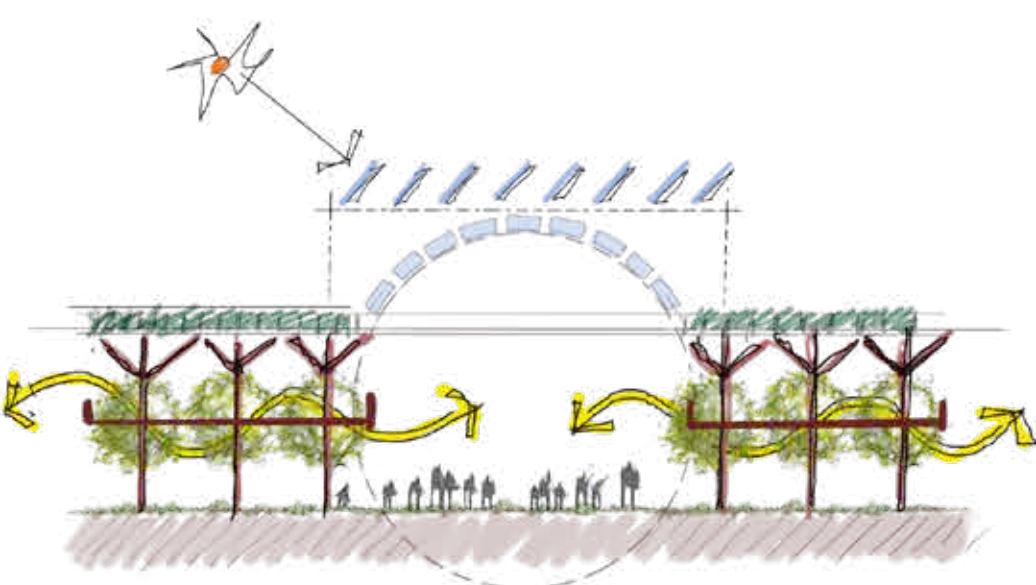
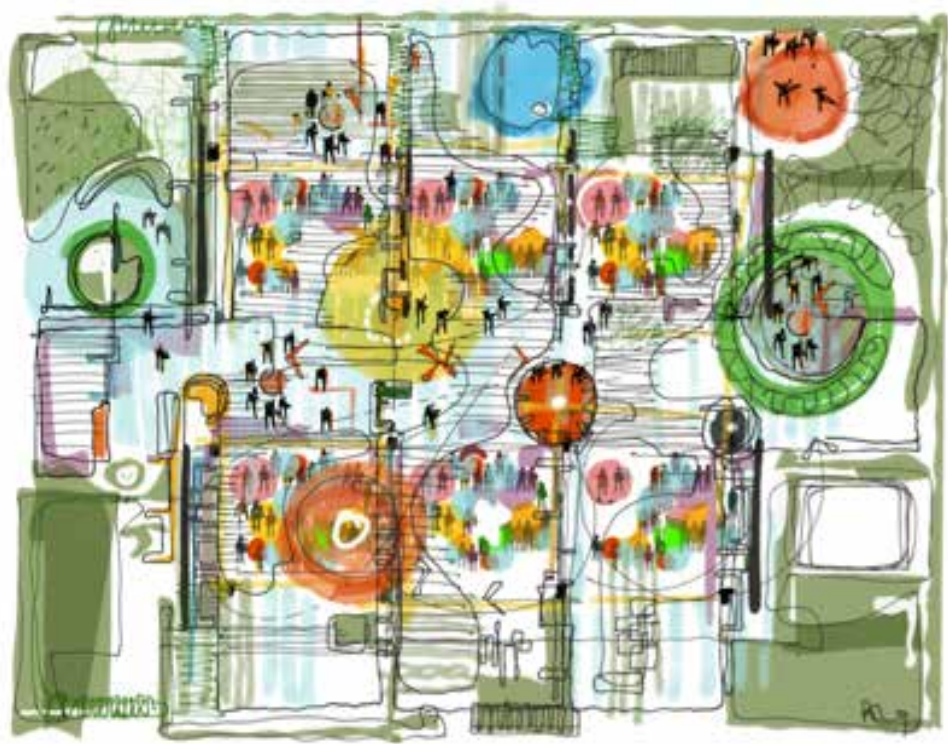
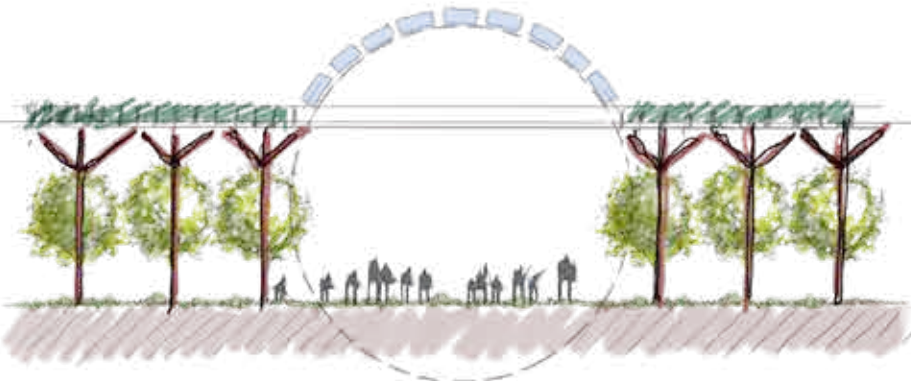
Setting out of local fields and tree lined avenues.



Scale, character & rhythm of streets in Peebles.



Human scale of new school & synergizing with context



An environment where responsibility and authority is shared equally by colleagues.

Collegiate Culture

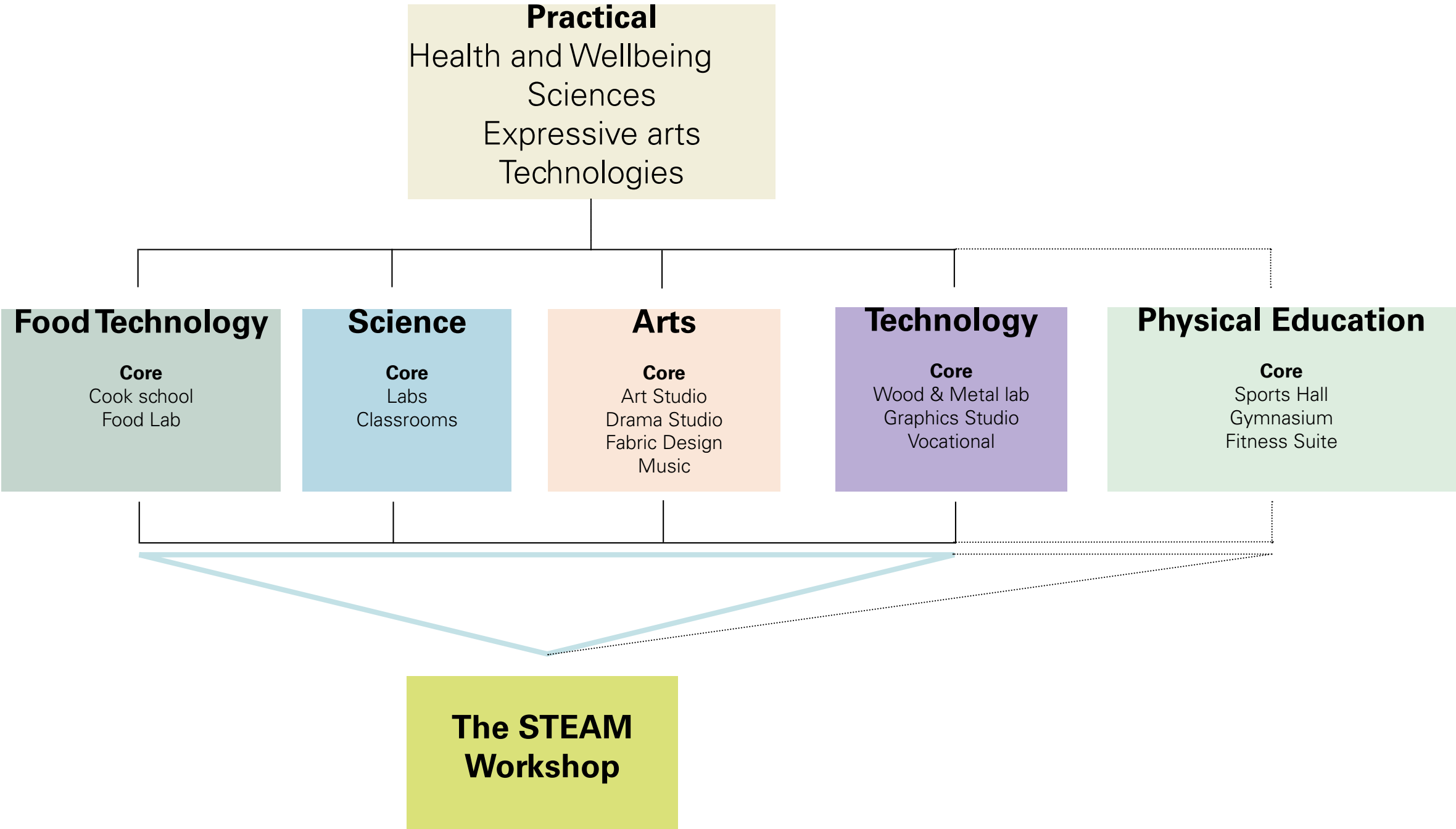
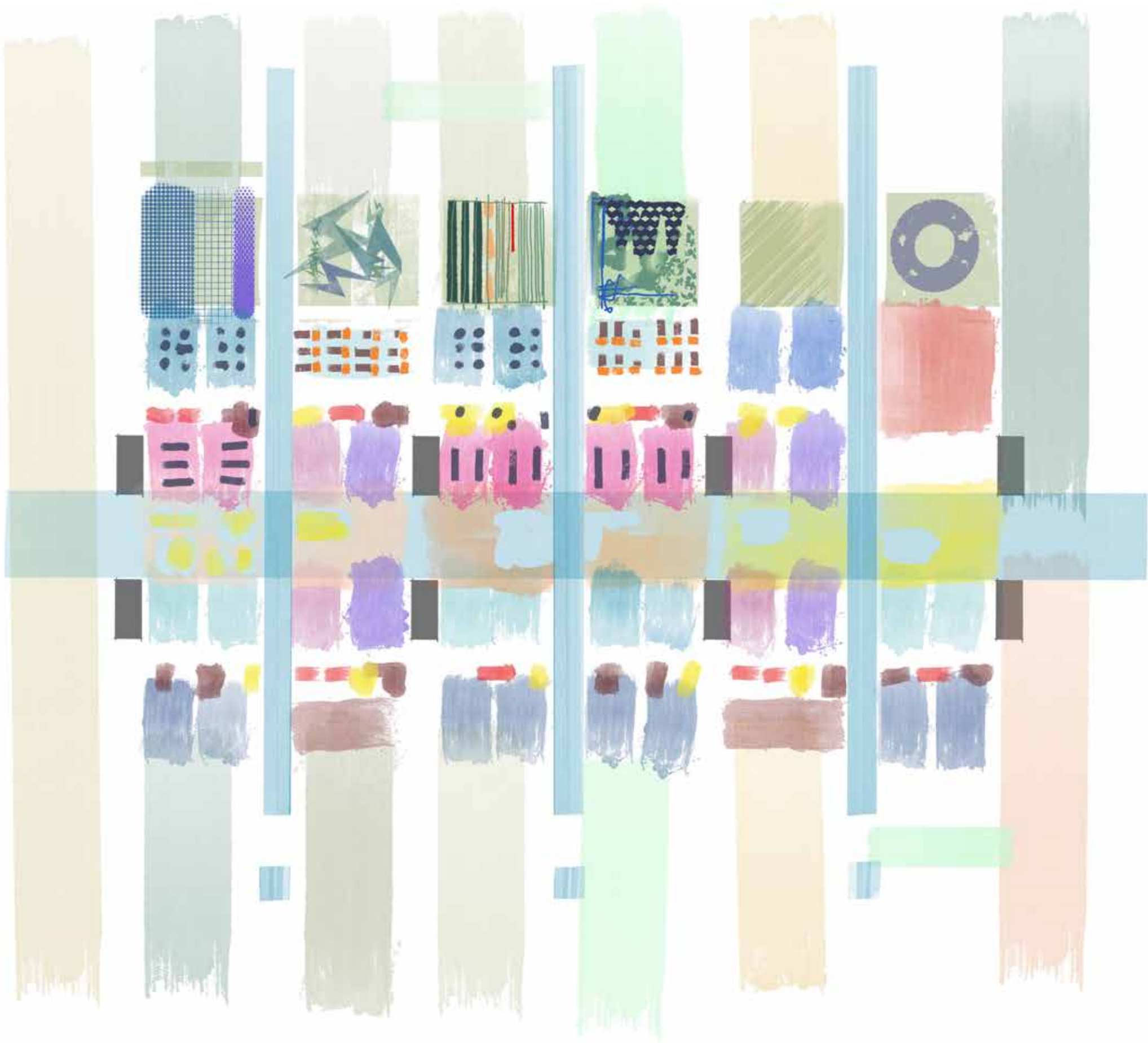
Students work everywhere—park benches, soft seating, stairwells, hallways, wide-open areas, noisy environments, quiet confines.

Primary Spaces vs Tertiary Spaces

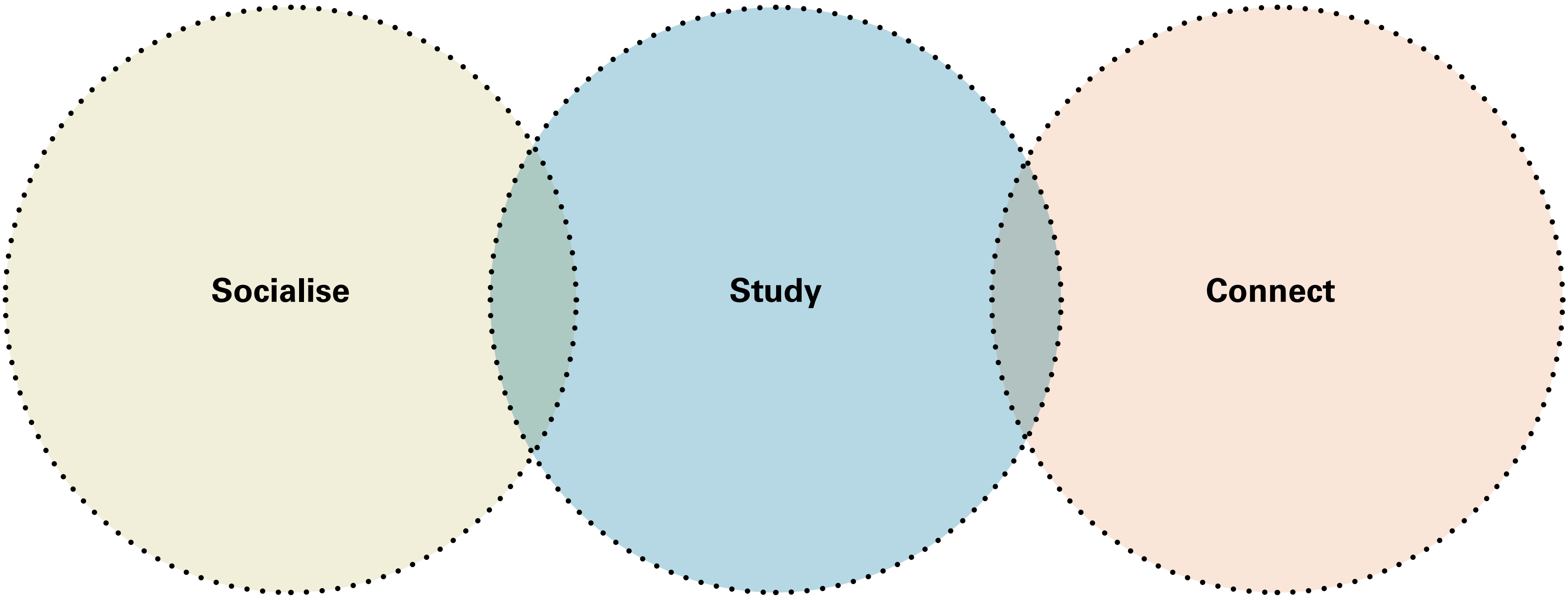
Central building and core spaces are the primary collaboration, communication and interaction spaces found within collegiate buildings.

Technology is an integral and seamless part of students’ work styles.

Work/study and social interactions/ technology occur simultaneously.



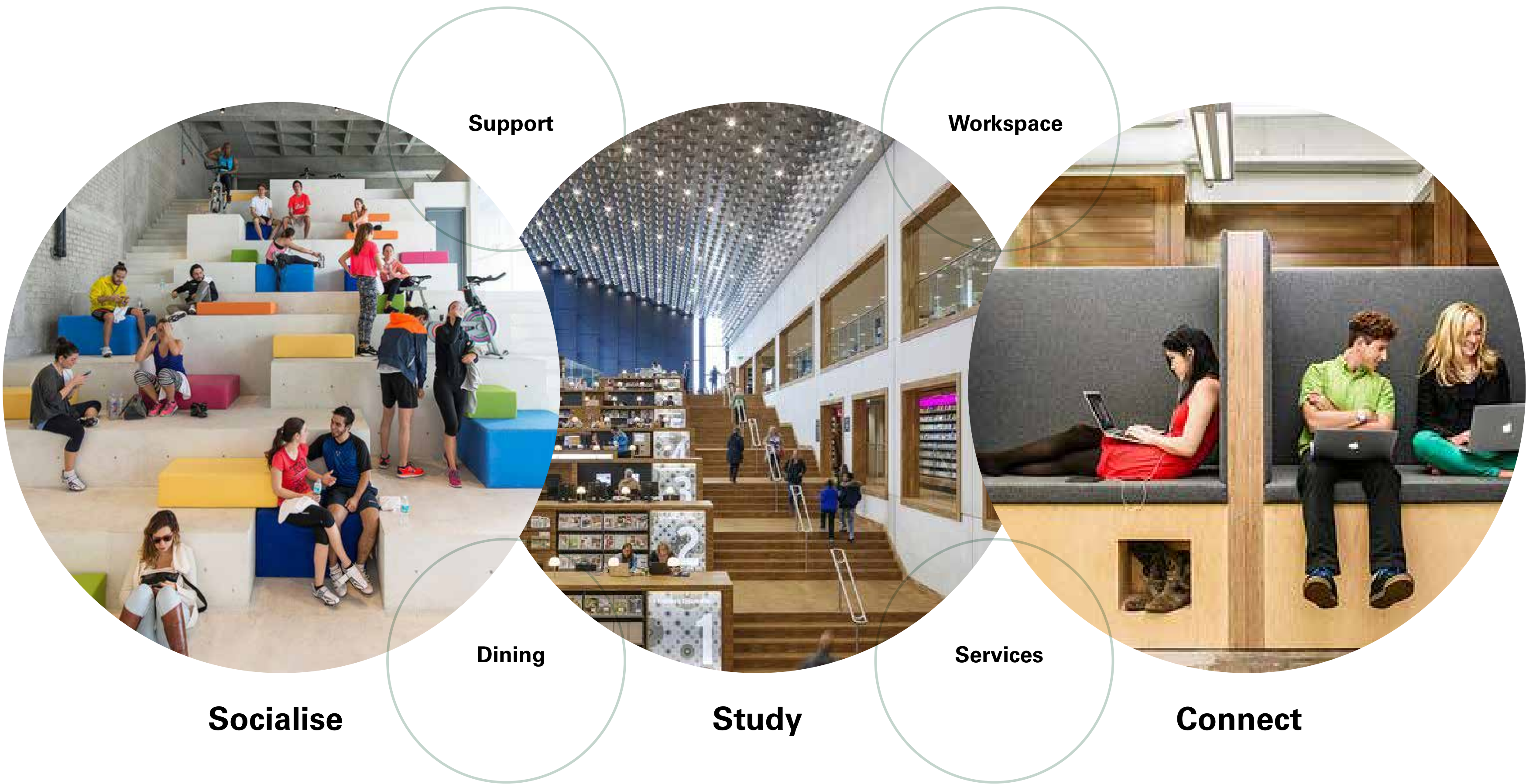
Lobbies, circulation spaces and corridors are all used to support student work styles. They are not merely corridors between individual workspaces



The STEAM'ie

- Core**
Cook School
Science Labs
Art Studio
Drama Studio
Fabric / Design Studio
Wood & Metal Lab
Graphics Studio

- The Expansion**
Student Cafe
Student Shop
Lecture Theatre
Coding Booth / Game Design
Computer Science / Robotics
Gallery / Exhibition
Free Space Construction
Growing Space / Greenhouse
Model shop
Research and Investigation
Mechanics
Engineering
Bike Repair
Sound Booth
Recording Studio
Studio Theatre
TV / Broadcast
Catering Kitchen
Bakery
Photo booth



The Public Consultation will launch in May 2021, and there will be a multiple events across a variety of platforms.

Public Consultation
On Line
Presentation
Live Webchat
Feedback
Physical & Virtual Exhibition
Key Groups and Elected Members to be notified
Advertisement

Education, Council SMT, Elected Members
Videoconference
Presentation
Interactive Workshop Opportunity

High School SMT
Videoconference
Presentation
Interactive Workshop Opportunity

High School Pupil Group
Videoconference
Presentation
Interactive Workshop Opportunity

Parent Teachers Association, Community & Local Groups
Videoconference
Presentation
Interactive Workshop Opportunity

Statutory Bodies
Planning, Roads, Transport, SEPA



Project Timeframe

