

# STRONTIAN PRIMARY SCHOOL BUILDING DESIGN BRIEF

## 1. BACKGROUND

The current primary school is no longer fit for purpose and the Strontian parents and community have been in consultation with Highland Council to agree the best solution for the future.

For a new Primary School it has since been proposed by the parent body that a building of around 290-300m<sup>2</sup> will be suitable for the projected 2016/17 school roll of 33, ie a 2 classroom school. The objective is to design a building which will provide a high quality school environment, but with the potential for easy conversion for other uses in the future.

## 2. THE SITE

Location: Drimnatorran, Strontian, south of Ardnamurchan High School (AHS).



### To be incorporated into site:

- 2.1 Primary School Building
- 2.2 External playground and space for MUGA (Note: MUGA to be priced separately)
- 2.3 Outdoor learning space, with potential to be used for wet playtime. See the woodschool (Sgoil na Coille) in Salen for an example (*attach photo*). Perhaps something similar to this could be constructed.
- 2.4 Wildlife & vegetable garden spaces
- 2.5 Polytunnel

### **3. TO BE CONSIDERED IN LAYOUT:**

Appropriate siting, orientation and design of the new building will be required to take account of the following issues:

3.1 The need for the new school building to 'connect' with the nursery wing of the High School (the right-hand wing, viewed from the south), as there will be significant interplay between the two. There should be an access route which connects the main door of the nursery to the new primary school. Highland Council will need an agreement with the PPP providers of AHS over the details of this.

3.2 The need for the new school building to avoid blocking the view of AHS, in particular the circular library feature, from the current approach road.

3.3 The need for the new primary school to be in relatively close proximity to the AHS building, on account of the interplay between them.

*(all the above might tend to suggest a location in the north-eastern quarter of the plot)*

3.4 The topography of the site.

3.5 The presence of a ditch to the north of the site, over which a walkway will be needed as part of the nursery link *NB gradients and surfaces of all walkways on site will require to provide all-abilities access.*

3.6 The need for suitable 'drop-off' facility for parents in cars e.g. a lay-bye on the public road or other solution. *NB no new parking is required as the existing AHS car park is to be used.*

3.7 Orientation of the main roof elevation to allow optimum generation of solar PV/solar thermal energy.

3.8 The location of existing services, to ensure all necessary services will be available and will fit the needs of the new school.

3.9 Information yielded by any existing site surveys, which may include topographic, geotechnical, and ecological surveys, transport assessment, and flood risk assessment. All information currently held will be made available to you. Please state if there is an additional survey work outside what is provided to you, that you deem necessary.

3.10 In addition it will be desirable to identify whether any additional pupil walking/cycling routes are required. However, it is expected that what is currently in place will be sufficient, and any such work would not come into this build contract, but would be part of the greater masterplan of the area.

### **4. THE SCHOOL BUILDING**

The internal layout of the building must meet as a minimum the statutory requirements for a school *(Please See Statutory Requirements - Appendices 1 & 2).*

**Please consider in your design how the following spaces might fit into your design proposal:**

4.1 2 number Classrooms. (minimum size of 63m<sup>2</sup> each) *Please see statutory requirements.*

4.2 Sink and wet area in each classroom

- 4.3 Cloakroom area
- 4.4 Foyer
- 4.5 Centrally located toilets (*Provision of toilets and sinks to meet minimum standards set out in statutory requirements*).
- 4.6 Staff Room
- 4.7 Headteacher's Office (minimum dimensions Xm x Ym) *Please see statutory requirements.*
- 4.8 Office/reception
- 4.9 Library area/communal area separate from classrooms/area for lunch (open plan)
- 4.10 Additional room for music lessons/additional support
- 4.11 Staff toilet possibly incorporating disabled toilet (otherwise separate provision needed)
- 4.12 Communal access to playground
- 4.13 Storage areas and cupboards for resources as well as loft space for occasional items (panto costumes, props, etc.)
- 4.14 It is intended that the Primary School will have access to a number of the adjacent High School's facilities, including kitchen, assembly hall and PE games hall. These facilities do not therefore require to be included in the design.

**Highland Council Items (Please note these may be part of a separate contract with Highland Council so a breakdown of separate costs are required)**

- 4.15 Please provide a cost for the provision of the MUGA mentioned in item 2.2.
- 4.16 Installation of Smartpanel and brackets. These items are to be supplied Highland Council, however will be required to be fitted to a suitably sturdy panel/support.
- 4.17 Appropriate cabling for both the Smartpanel and standard IT systems.
- 4.18 Installation of whitegoods. Whitegoods items to be supplied by Highland Council.

**Building Shape/Plan:**

4.19 The building design should allow for being divided into 4 separate units in the future. While this might not ultimately happen, your design proposal should consider how the shape of the Primary School could be divided. The footprint of the overall unit is otherwise open to suggestion (for example straight, T-shaped, L-shaped or U-shaped), but will need to take account of the issues in 3.1, 3.2 & 3.4 above.

**Energy Performance:**

- 4.20 The EPC rating of the new building should be a minimum of B+.
- 4.21 The use of renewable forms of energy that qualify for RHI to be considered above others.
- 4.22 The inclusion of energy generation that qualify for FIT if still available at time of construction.

**Additional Use:**

4.19 Attic trusses should be incorporated throughout, to allow for storage, and possibly school office space. Storage areas will require insulating, basic lining/flooring only and consideration should be given to how they will be lit e.g. roof windows. Access to the loft area should be provided.

## **5. FUTURE USE**

5.1 Ardnamurchan High School is currently managed under a public private finance contract which is due to terminate in 2027 or thereabouts, and there is the possibility that the primary school could be accommodated within its environs sometime after that date. In that event, the community will require to convert the new school building into another use.

5.2 The most likely future use of the building, based on expected local need, is as affordable housing (or possibly sheltered housing). Given a total floor area of the building (with attic space) of around 480 square metres, there is potential to create 4 family-sized houses from the building.

5.3 The building design should include consideration of, and proposals for, future use as described above. In particular the layout of services, any internal partitions, etc, should take account of the future requirements of the individual units following conversion. Similarly, future stairwell locations should be designed into the building structure even if these are concealed during the period of use as a school.

There is no requirement to price the conversion work, only to give an indication of how it might be achieved.