

# Earlston: Current Position



- Education
- Community Services
- Leisure
- Tourism

## Earlston Town

Earlston is a market town within the county of Berwickshire within the Scottish Borders. It is situated on the Leader Water North of Galashiels, Melrose and St Boswell. The Turford Burn which runs into the Leader Water runs along the southern edge of the town.

Prior to the opening of a new high school building in 2009, all of the educational facilities within Earlston were located on the same site adjacent to the historic High Street. The High School is now located on the eastern peripheries of the town.

A new special educational needs school opened in Earlston in 2017 combining previous provision, which has been dispersed amongst primary schools in Hawick and Innerleithen, into a purpose build facility in Earlston named the Leader Valley School.



# Earlston: With Proposed Community Hub



- Education
- Community Services
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- Tourism

Scottish Borders Council has committed to replacing the current Earlston Primary and Early Learning & Childcare, on the existing site, as part of a wider masterplan, through working in partnership with Eildon Housing Association, NHS Borders, the Community and others to unlock the full potential of the site within the heart of Earlston.

A clear and coherent masterplan is the key to unlocking the full potential of this site, creating a Community focused, inclusive learning environment where social well-being, care and social housing are fully integrated within the Earlston community setting.

The vision is to integrate Leader Valley School, the new Earlston Primary and potentially, a replacement GP Practice Centre, on the site with a view to activating the east end of the High Street and bringing a new dynamic to the centre of Earlston. (The provision of the GP Practice as part of a shared community campus is tentative and subject to further discussions and agreement however co-location and shared service provision is seen by the Council as being a very desirable outcome for the Earlston community).



# Earlston Community Access: Site Plan



- 01 Community Entrance
- 02 Nursery Play
- 03 Community Plaza
- 04 Car Park
- 05 Bus
- 06 MUGA Pitches
- 07 Primary Play
- 08 Play Park
- 09 External Dining Space
- 10 Leader Valley School
- 11 Tennis Courts
- 12 Eildon Housing Development

## A Dynamic, Care & Learning Focused Community Space

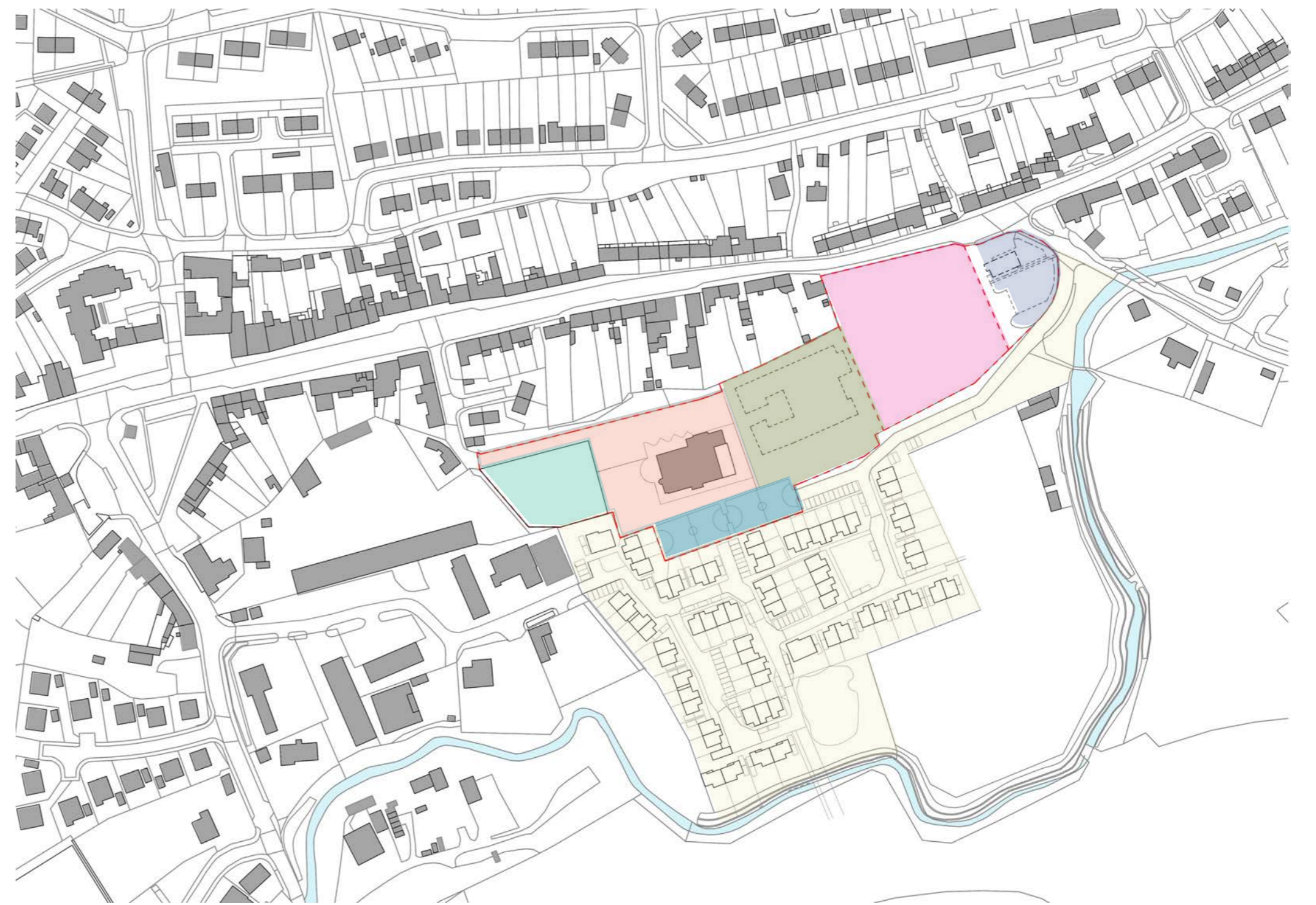
A key driver of this initiative is to deliver a community space which facilitates the positive health and well-being benefits of social interaction between children and the wider community. The Earlston site presents an opportunity for a new approach which combines multi agency partners within a learning establishment in order to provide easy access to a wide range of high quality community facilities at a convenient location in the heart of the Community.



# Site Drivers

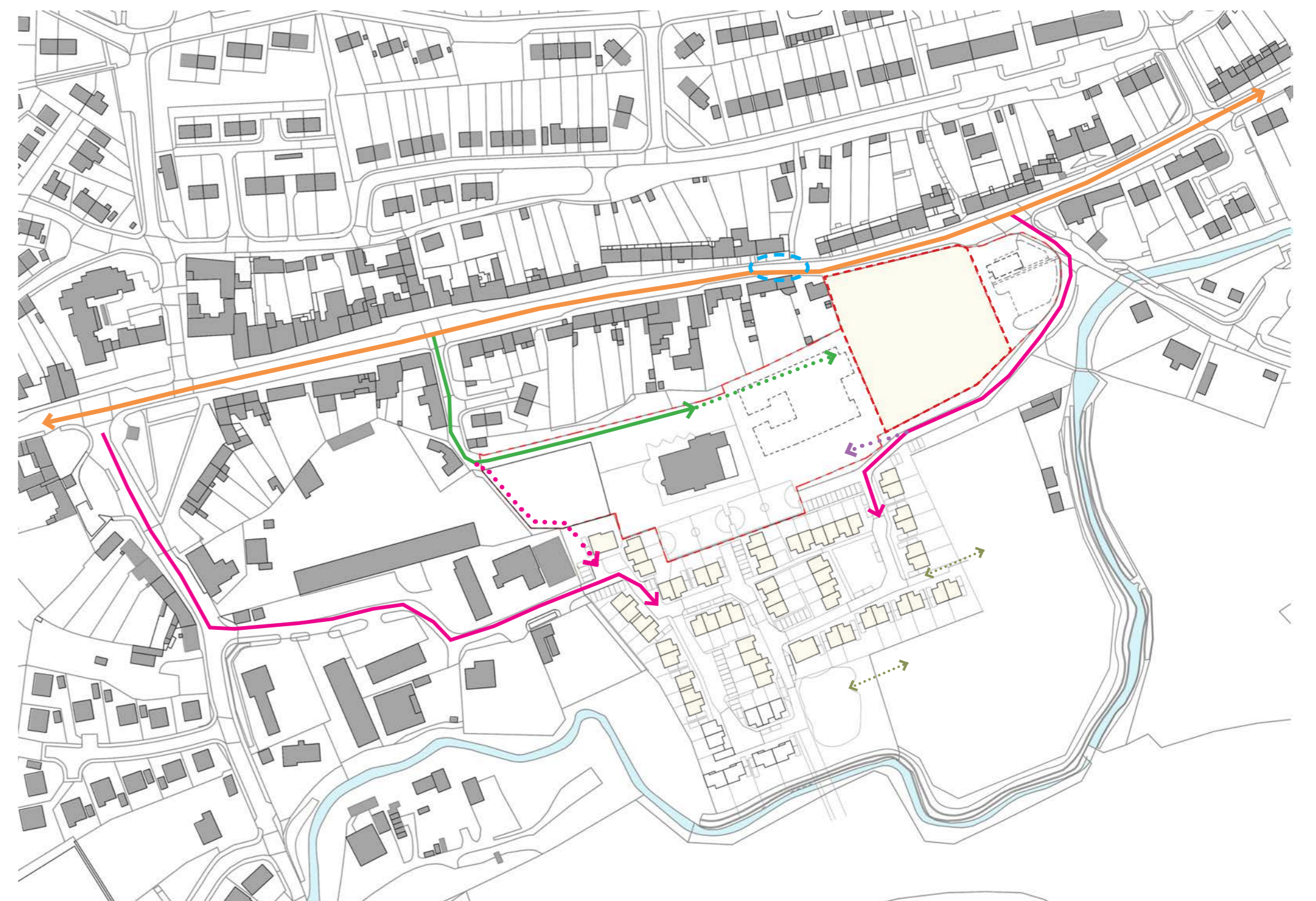
## Phasing

- Proposed Primary School Construction Site
- Temporary Tandem Primary School Site
- Housing Development Site
- Leader Valley SEN School
- Nursery
- Existing MUGA Pitches
- Existing Tennis Courts



## Active Links & Routes








- Construction Site
- Primary High Street Route
- Safer Route to School
- Future Safer Route to School
- Alternative Future Route into School Site
- High Street Pavement Narrowing Pinch Point
- Vehicular Routes into Future Housing Site
- Possible Future Vehicular Routes into Future Housing Site
- Possible Pedestrian Routes into Future Housing Site





# Site Drivers

## Site Constraints







-  Construction Site
-  River
-  Floodplain
-  Existing Trees on Site to be Retained
-  Tandem Primary School
-  Tandem Nursery
-  Former Gas Works Location (Possible Contamination)

Note: An appropriate 5m offset has been allowed for the tandem Primary School and Nursery buildings to determine a safe and achievable construction zone for the new primary school building.

The former Gas Works that border the south east corner of the site have since been capped off, however, this will be something to be considered when the housing to the south of the school site is being developed and the new road being constructed outwith the boundary of the school development.



## Site Opportunities

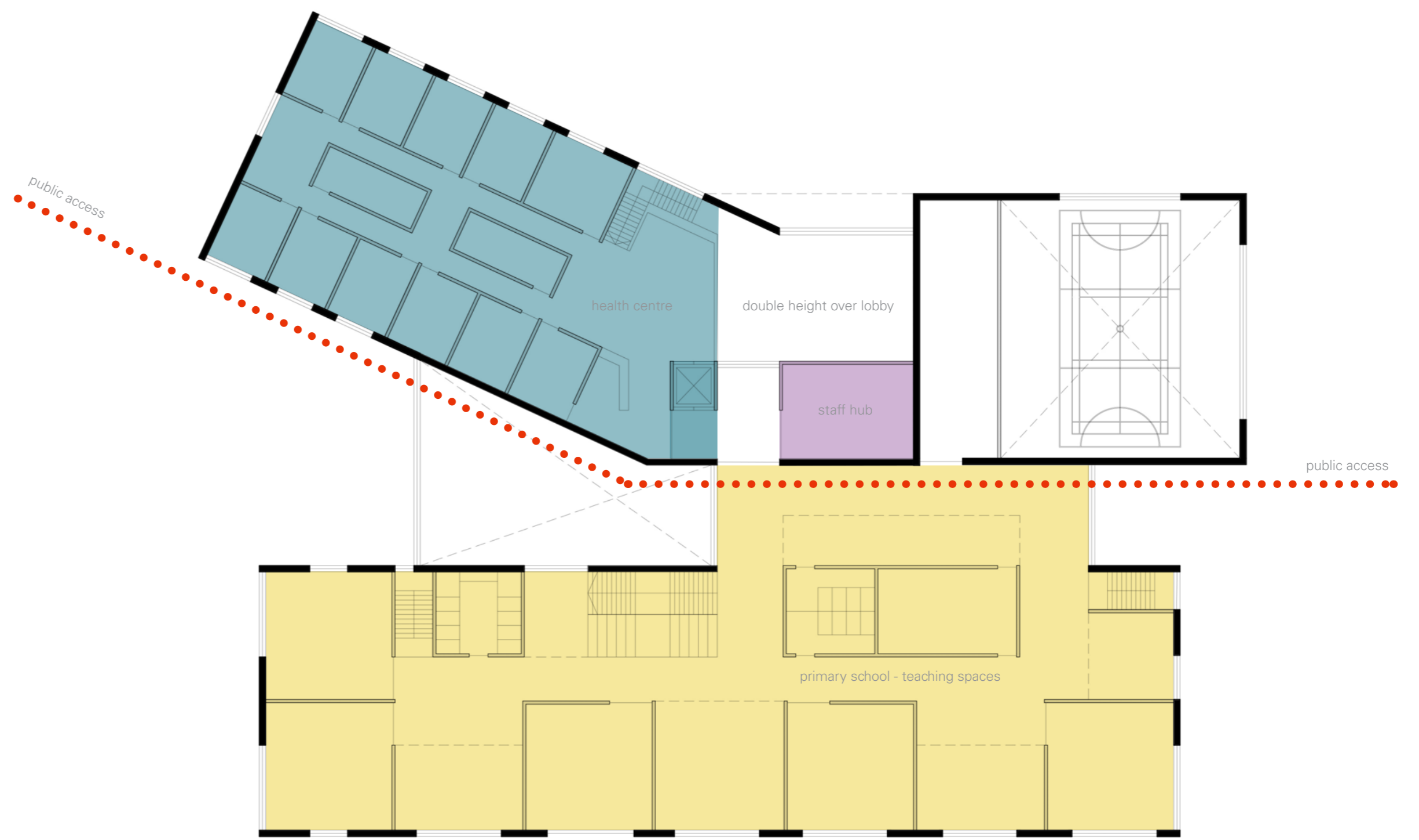
-  Construction Site
-  Response/ Engagement with the High Street & Community
-  Possible Connections & Relationships to Future Green Space
-  Potential for Shared Green Space
-  Views out to the Landscape
-  Play Park





# Earlston Community Access: Floor Plans

- Community & Enterprise
- Dining
- Primary Teaching
- Nursery
- Sports
- Health Centre
- Admin



Upper Floor Plan



Ground Floor Plan



# Community Placemaking



Following dialogue between the development partners, an ambitious strategy has been developed to collocate new educational facilities, local services and as noted, potentially a new GP Practice as a shared campus with clear links to Leader Valley School, along with complementary social housing. By considering the constituent parts of the masterplan in relation to each other and how they might share resources to benefit from their proximities, we will aspire to build a sustainable community which maximises the impact of a significant financial investment by the partners for the benefit of the wider community well beyond the confines of the site boundary.

While the investment in Early Years and Primary Education as part of the Council's Learning Estate Strategy remains the fundamental driver for this development, the facility will be delivered as a community centered space which aims to enhance the social cohesion and inclusiveness within the Community while reinvigorating the High Street and creating a new town destination.

Initial community engagement and stakeholder sessions have provided an understanding of some key issues and concerns locally, and the proposals have been developed to address these matters. Continued engagement sessions with the community and stakeholders will be key to the successful delivery of this vision.

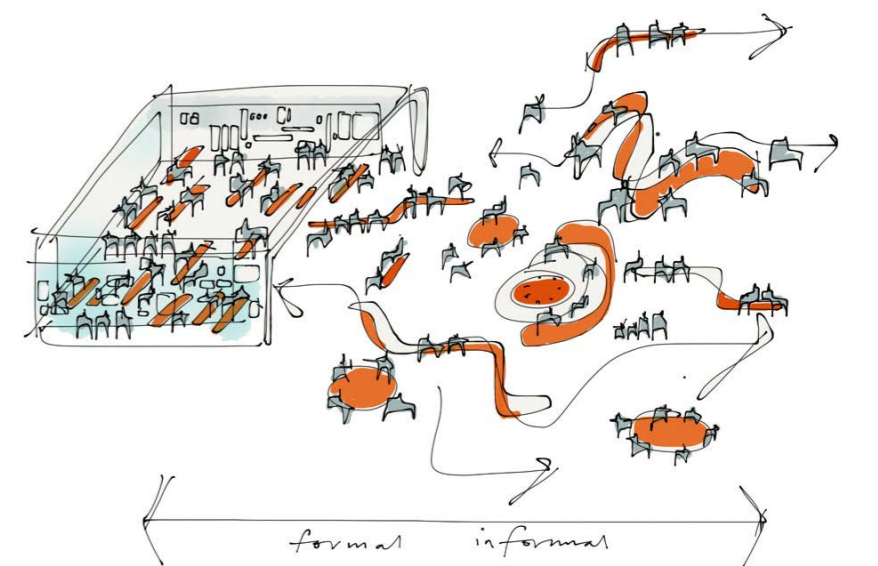
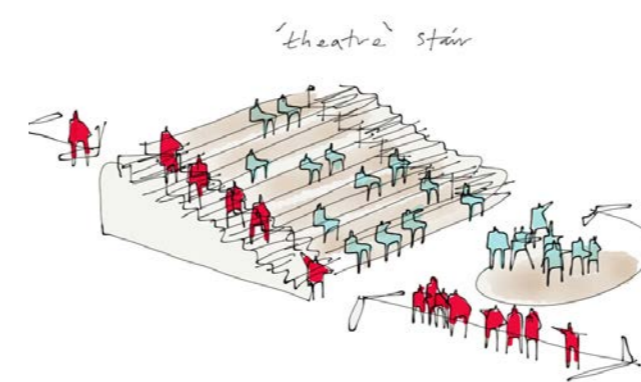
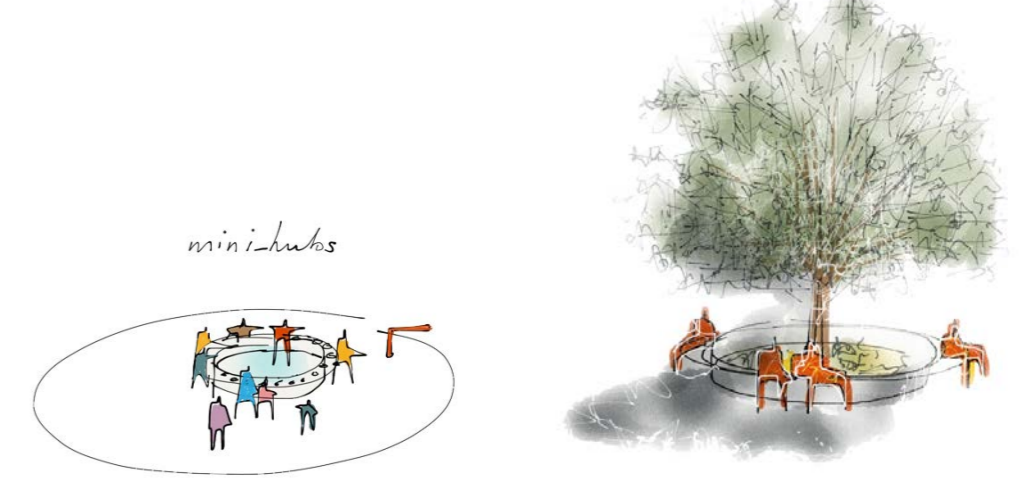
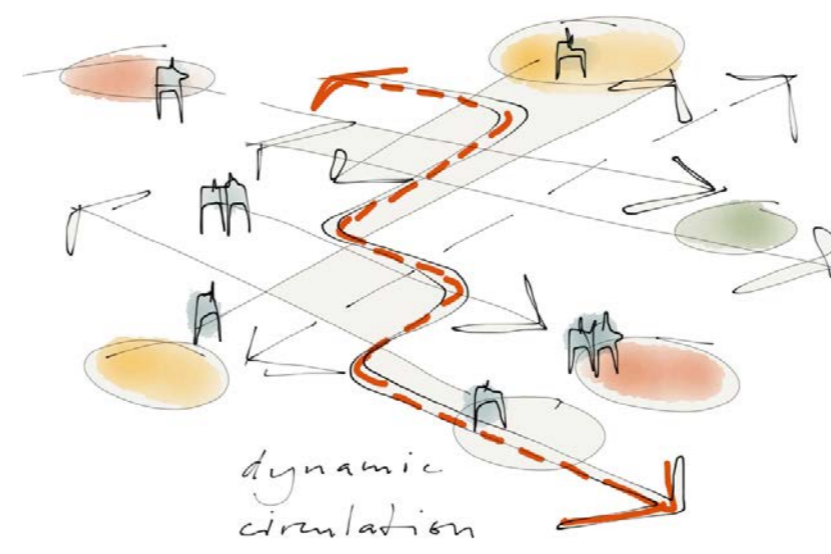
We believe that by considering the new education establishment together with the GP Surgery in the wider context of the masterplan we can ensure that care and learning will be embedded in the Community. Part of this proposal will consider the relocation of other existing community assets (which also require investment ) such as the library, and contact center into this new facility alongside other community activities, such as a large multi-function community hall to host events such as the annual Earlston Civic Week.



# Campus Facilities

## Place Making Components

- Minimum 7 classroom Primary Education provision (217+ pupil capacity)
- Early Years Nursery (100+ pupil capacity)
- A linked campus setting for Leader Valley School and Earlston
- A shared accessible community playspace .
- Family Support Centre with provision for parenting classes, clubs and community support
- Shared Kitchen & Dining Facilities allowing for on-site food preparation and community use
- Multi-function community hall offering flexibility for educational provision, Community user groups, ('What Matters' Hubs or Wellness Centres)
- Shared Community Library & Contact Centre
- Enterprise Space for use by SBC, SOSEP, partners and wider community
- GP Surgery Practice (subject to funding)
- Social Housing in partnership with Eildon Housing Association





## **Vision for the Campus**

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**This proposal will bring together different generations in a purposeful way, routed in Community well-being and learning. Our vision for the site therefore has the potential for Earlston to benefit from:**

**A space where everyone in the community can attain, achieve, participate and be included**

**Where the talents, abilities and skills of everyone in the community can be brought together for the benefit of all**

**An active community setting and the establishment of new homes where residents can benefit from a sense of belonging and social inclusion**

**Measurable improvements in attainment, health and wellbeing by delivering high quality indoor and outdoor learning environment and modernising the concept of healthy lifestyles, elderly care and social housing**

**Providing a sense of place and the maximum use of all community and Council resources within a community campus leveraging the maximum benefit from the available capacity in the community.**

**We believe this inclusive approach to deliver an integrated community learning environment will enhance Earlston social fabric by offering opportunities for learning and social interaction for the whole Community.**



## Earlston Community in Action

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**Making Earlston, a close knit and caring community, an even better place to live, work, study and spend leisure time.**

**01**      **Good community facilities and activities**

**02**      **An attractive, safe and welcoming place to live in and visit**

**03**      **A good place to do business, train and work**





# Earlston Campus Use

Which of the following community facilities/ opportunities are you likely to use at the new Campus (please place a sticker against all that apply)?

Sport, Fitness & Play	
Outdoor Multi-Use Games & Athletics (MUGA) court/ track.	
Games Hall/ Fitness Classes	
Outdoor Play Area	

Education, Hobbies & Interests	
Evening Classes	
Music, Drama and Art Facilities	

Services & Facilities	
Community Cafe	
Library Services	
Health Centre	
Accessing other services - banks, post office, ect.	

Room Hire & Events	
Hall	
Social Event Hire	
Meeting Space/ Room Hire	
Hot-desking	

Other (Please use a post-it note to specify)



## Earlston: Fit for 2024

The Council recognises that it has a number of properties in Earlston area which require significant investment in the short to medium term, however financial constraints will dictate that this investment will not be affordable within the same timeframe.

As part of its 'Fit for 2024' Transformation programme, the Council is also committed to an overall reduction in the size of its operational estate portfolio through property asset rationalisation, and therefore a wide ranging analysis and review of all properties, including other education assets in the surrounding areas, will be undertaken as part of the Earlston Community Campus design development process. While inevitably this may mean the closure of some properties and relocation of services, the end result will be a new and contemporary facility offering a wider range of services and facilities that better meets the future needs of the local community as a whole.

