

## 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 has the potential for Eyemouth 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 learning and care will enhance Eyemouth's social fabric by offering opportunities for learning and social interaction for the whole Community in a central location, while simultaneously promoting a greater understanding and respect between generations. This will support the development of an inclusive and resilient community that can work together to share skills, values and knowledge, both now and in the future.**

## Eyemouth: Current Position



-  Education
-  Community Services
-  Leisure
-  Tourism

### Eyemouth Town

Eyemouth Primary School is centrally located and accessed via a narrow lane between two rows of houses. There are currently generous grass playing fields to the south of the school building. There are areas of fenced rough ground around the school on the sites of the former High School and Nursery buildings.

Eyemouth High School was opened in 2009 and provides a successful modern learning environment with generous new facilities including sports pitches and community facilities. The High School is located on the eastern outskirts of the town, around a 10-minute walk from the town centre but a longer distance from many of the residential areas around the town.

The leisure facilities in Eyemouth are mainly found on the peripheries of the town. In contrast the community facilities are closely grouped around the town centre with the Eyemouth Community Centre being the closest facility to the site. This presents an excellent opportunity to add to a network of linked community facilities and to bring sports facilities back to the centre of the town.

# Eyemouth: With Proposed Community Campus



-  Education
-  Community Services
-  Leisure
-  Tourism

The Scottish Borders Council commitment to replace Eyemouth's primary and early years educational facility, as part of an inclusive masterplan with Trust & Berwickshire Housing Associations to unlock the potential of a legacy site within the heart of Eyemouth.

Through dialogue with the development partners, an ambitious strategy has been developed to collocate educational facilities, local services and Trust HA extra care housing within a single establishment for the mutual benefit of the users and wider community.

By considering the constituent parts of the masterplan in relation to one another and how they might share resources to benefit from their proximities in order we aspire to build a sustainable model which maximises the investment for the benefit of the immediate community.

A clear and coherent programme driven masterplan is the key to unlocking the full potential of this site and creating an intergenerational, inclusive learning environment where social well-being and care are provided for all generations of the Eyemouth Community.

# Eyemouth Services: Legacy & Development Opportunities



-  Housing Development Opportunity
-  Redevelopment Opportunity
-  Business & Industrial Safeguarding
-  Business & Industrial Development Opportunity
-  Mixed Use Opportunity
-  Legacy Sites (Community Centre & Library)

Stallan-Brand

## Community Place Making

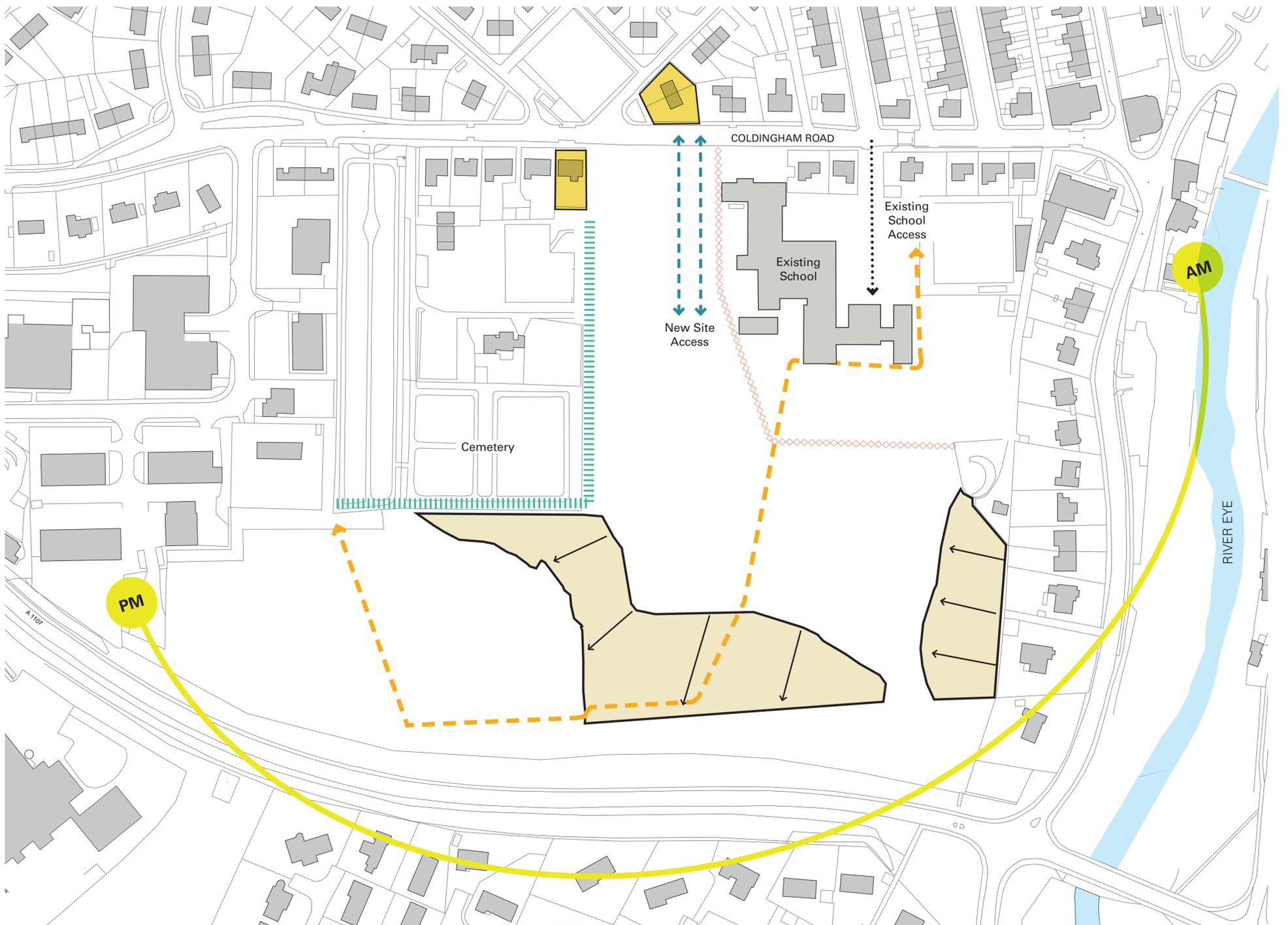
While the investment in Early Years and Primary Education as part of the Council's Learning Estate Strategy remains the fundamental driver for this development, the masterplan will be considered as an intergenerational space which aims to enhance social cohesion and inclusiveness within the community and as part of a new neighbourhood for Eyemouth.

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

These aspirations combined with the Extra Care and Affordable Housing programmes will create an environment which promotes and encourages intergenerational interaction and social wellbeing. We believe that by considering the new education establishment in the wider context of the masterplan we can ensure that care and learning will be embedded in the Community.

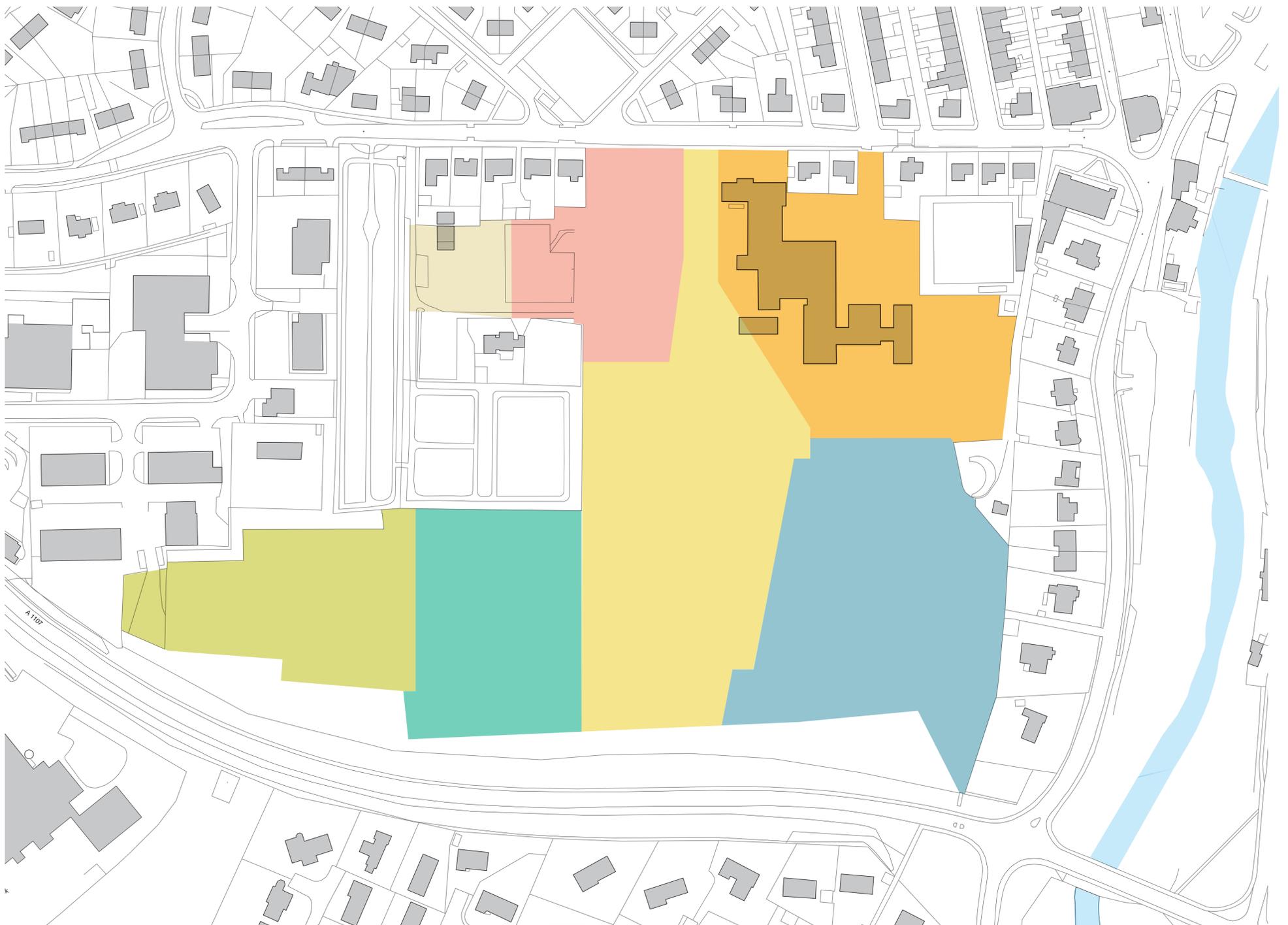
Part of this proposal will consider the relocation of other existing community assets (some of which also require investment) such as the library, contact centre and family support facility into this new facility alongside other community facilities, such as a large multi-function community hall to host events such as the annual 'Herring Queen' festival or variety show. These potential investment areas, which are not certain or guaranteed, are site specific to Eyemouth and are therefore not intended to create a blueprint or template for other investment propositions across the Borders.

# Eyemouth: Site Drivers



-  Requirement to maintain an adequate offset from the sites closest neighbours
-  Required boundary to maintain existing school facilities
-  Limited available positions for a new access road to unlock the land to the south of the site
-  HV electrical cable route which it is not feasible to relocate or to build over
-  Areas with significant level changes
-  Consideration of the neighbouring cemetery and the need to form a visual buffer

# Proposed Site Split



### Intergenerational Community Place Making

Following extensive dialogue between the development partners, an ambitious strategy has been developed to co-locate new educational facilities, local services and extra care housing as a single campus with complimentary affordable housing, to provide a range of housing choices, including family housing, to meet different household requirements. 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 in Eyemouth which maximises the impact of a significant financial investment by the partners for the benefit of the wider Berwickshire community well beyond the confines of the site boundary.

-  School and Community Campus Plot  
Primary School/Nursery/Community Facilities
-  Trust Housing Association Plot  
30 to 40 Extra Care Apartments
-  Berwickshire Housing Association Plot  
Affordable Housing
-  Future Development Plot  
Post Demolition
-  Potential Self Build Plots
-  Sports Pitches and Amenity Space
-  Future Cemetery Expansion

## Eyemouth Community Access: Site Plans



- 01 Community Entrance / Community Plaza
- 02 Shared Garden - Nursery & Extra Care
- 03 Pedestrian Boulevard
- 04 THA Car Park
- 05 Drop Off Zone
- 06 Pitches
- 07 Primary Playground
- 08 Learning Garden
- 09 Existing Primary School
- 10 Staff / Community Parking
- 11 Future Cemetery Expansion
- 12 Berwickshire Housing Association Affordable Housing
- 13 Enhancement of Existing Path Network
- 14 Central Amenity Sapce Connecting Path Network
- 15 Potential Secondary Access Road to Housing Plot

### Masterplan Aspirations

Scottish Borders Council have committed to replacing the current Eyemouth Primary and Early Years education provision, on the existing site, and as part of a wider inclusive masterplan while working in partnership with Berwickshire and Trust Housing Associations, Live Borders, the community and others to unlock the full potential of a legacy site within the heart of Eyemouth.

A clear and coherent masterplan for this site is the key to unlocking the full potential of this area, creating an intergenerational, inclusive learning environment where social well-being, care and affordable housing are fully integrated within the context of specific Eyemouth community settings.

The positive health and well-being benefits of social interaction between children and the elderly are well documented with the increase in the older population and changing demographics being the focus of many recent studies. The Eyemouth site presents an opportunity for a new approach to learning, care and housing for our older generations, to provide easy access to facilities and to remain an integral part of the Community.

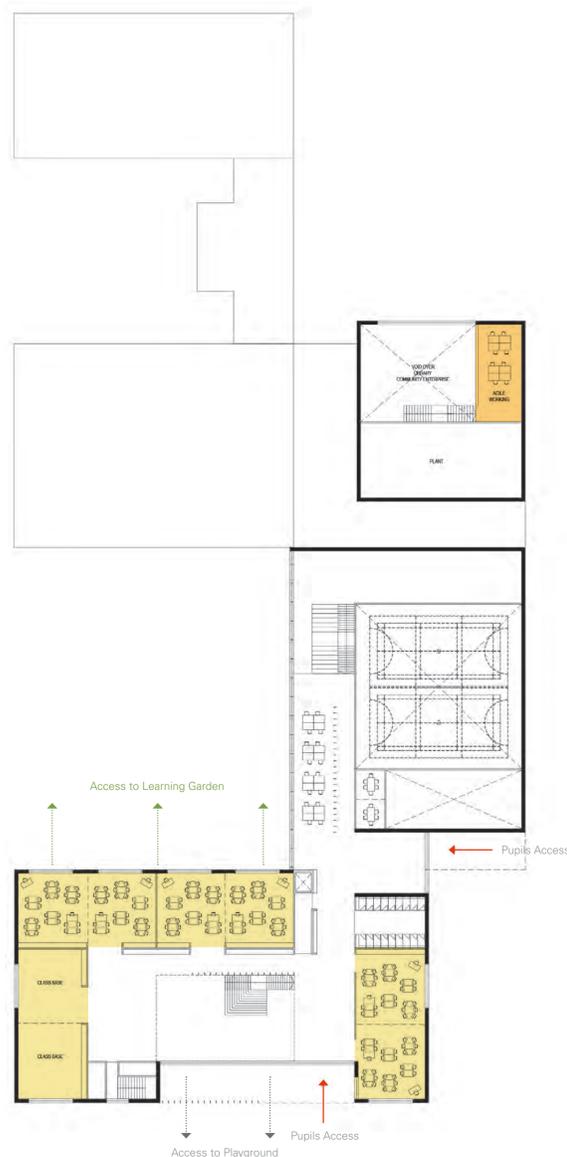
# Intergenerational Campus: Figurative Ground Floor Plan



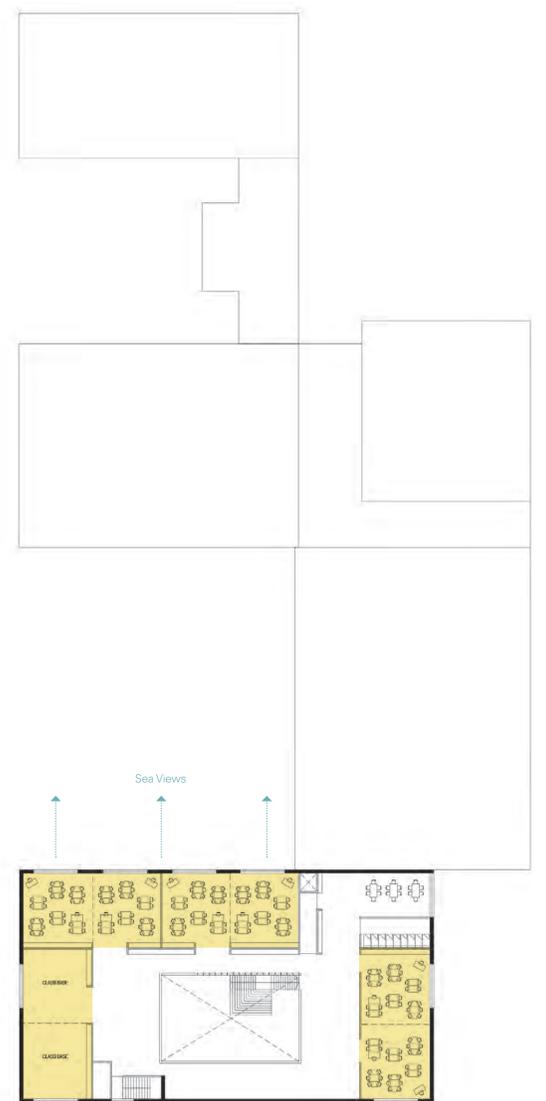
# Eyemouth Community Access: Floor Plans



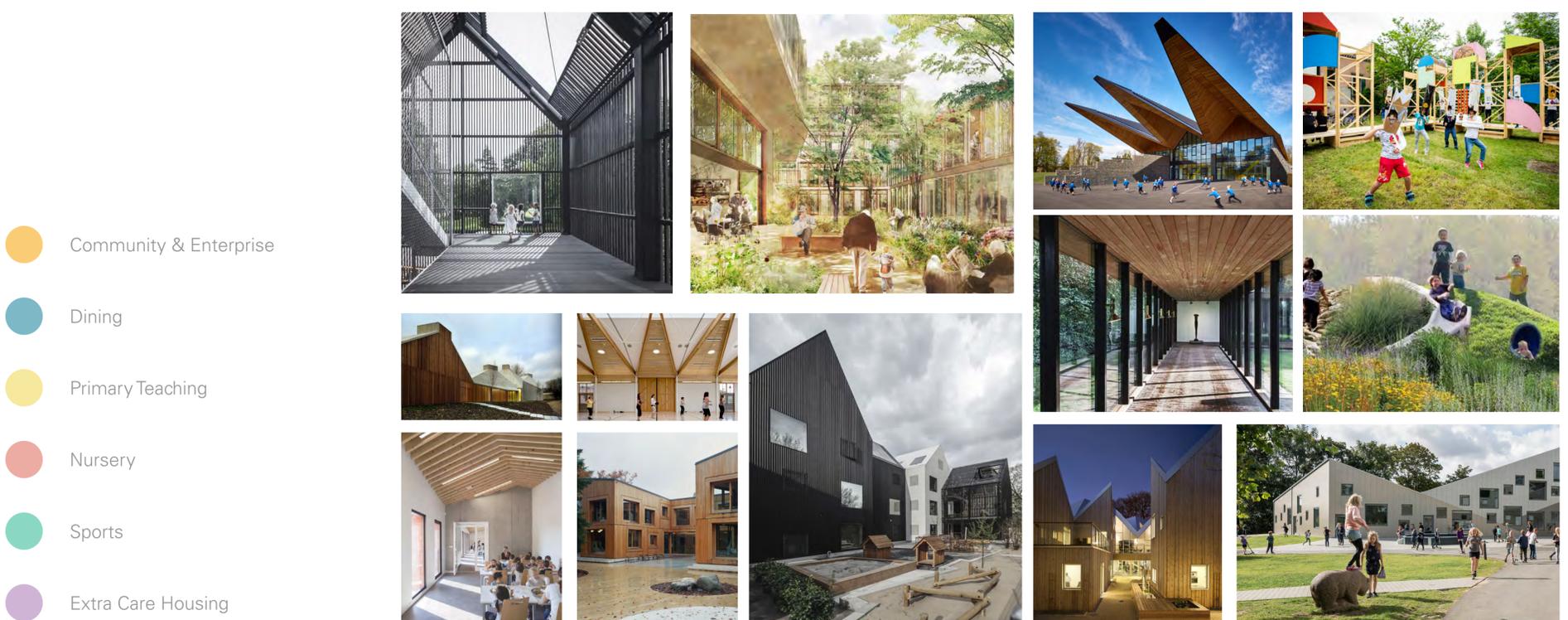
Community & Learning  
Lower Ground Floor Plan



Community & Learning  
Upper Ground Floor Plan



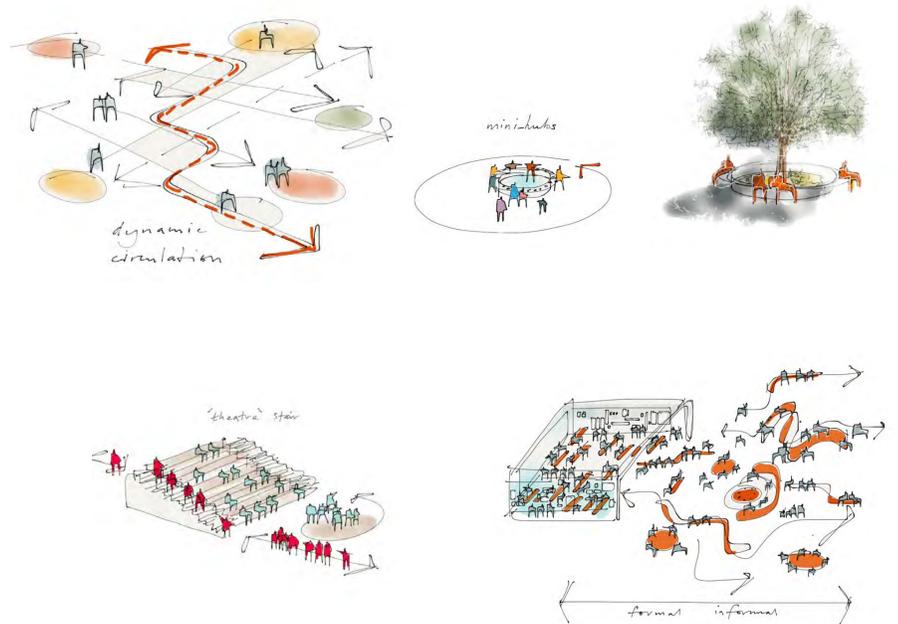
Community & Learning  
Upper Floor Plan



# Campus Facilities

## Intergenerational Place Making Components

- Primary Education and Early Years Nursery
- Outdoor learning spaces, teaching and play opportunities
- Family Support Facilities offering a range of services, promoting safe and healthy development and strong family relationships
- Shared Kitchen & Dining Facilities allowing for on-site food preparation and community use
- Multi-function community hall offering flexibility for educational provision, Extra Care & Community use across health and social care, 'What Matters' Hubs, Wellness Centre, Herring Queen etc.
- Shared Community Library & Contact Centre
- Enterprise Space for use by SBC, Enterprise Agency, third sector, partners and wider community
- 30-40 bed Extra Care Housing in partnership with Trust Housing Association
- Affordable and Amenity Housing in partnership with Berwickshire Housing Association
- Opportunities for education consolidation within wider Berwickshire context
- Extension to existing cemetery to provide additional long term capacity
- Potential for other community / leisure uses externally
- Further commercial opportunity once old school buildings demolished



## Eyemouth 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 (MUGA)	
Gym Hall/Fitness Classes	
Drama/Performance Area	

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

Services & Facilities	
Community Cafe	
Library Services	
Accessing Council Services and Information	
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)