

Priorsford New Nursery Build.

Work will begin to build the new nursery during the October holiday and changes will be in place on our return to school on the 22nd October. The build will continue until August 2020.



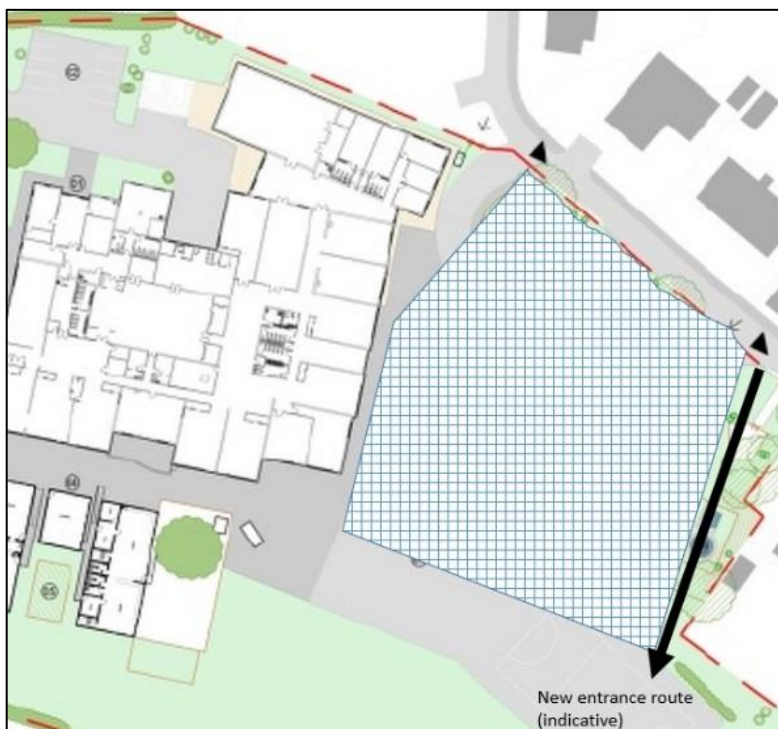
The nursery will be located on the area that is currently the staff car park and the netball court.



For safety, the site will be fenced off with secure fencing. This will mean that access from Kingsmeadows Gardens to the playground will be via a 1.5 meter path that will run down the side of the school building past the p5, P6 classrooms and the cloakroom entrance.

A new, temporary path is going to be created from Kingsmeadows Gardens into the playground to the east of the site as soon as possible.

There will be no access to cars from Kingsmeadows Gardens. The car park at the front of the school will be used by staff who have to travel furthest to school. The car park road gates will be closed at all times, only allowing access for staff and deliveries. This will impact on afterschool clubs and parent events (parents' evening, Christmas Fayre etc. so alternative arrangements to pick-up and drop-off will need to be considered.





DESIGN STATEMENT

V1.0 JULY 2019

SCOTTISH BORDERS COUNCIL
ARCHITECTS SECTION
JUNE 2019



Figure 1 - Priorsford Primary School Emblem

This Design Statement accompanies the formal submission for Planning Permission for the proposed new Early Learning and Childcare provision at Priorsford Primary School in Peebles.

The purpose of this report is to demonstrate the suitability of providing a standalone Early Learning and Childcare setting at Priorsford Primary School.



Figure 2 - School's Main Entrance

In October 2016, the Scottish Government launched the consultation 'A Blueprint for 2020: The Expansion of Early Learning and Childcare in Scotland'. The consultation set out a vision for increasing the entitlement for free early learning and childcare to 1,140 hours per year by 2020. In order to meet this initiative in Peebles, additional capacity is required and for this reason, Priorsford Primary School was considered a suitable location.

The new early learning and childcare provision at Priorsford Primary School will cater to 95 children – 15 allocated to 2-3 year olds and 80 to 3-5 year olds. 20% of the 3-5 year olds are to be registered for outdoor play.



Figure 3 - Existing School Site

Priorsford Primary School is situated in the Kingsmeadows area of Peebles. Officially opened in 1973, the original building is a single storey construction with flat felted roofs. The building was finished in brick and render and included elements of timber cladding. Extensions in 2001, 2007 and 2009 introduced supplementary material finishes and colours including blockwork, render, metal sheeting and timber cladding.

There are also three temporary units situated to the south west of the school site - a P5 classroom, Beltane storage and the current nursery which can accommodate up to 41 children.

An outdoor teaching area containing an array of poly tunnels, sheds and raised beds will be relocated as part of the proposed works.

Vehicular access is via Marmion Road or Kingsmeadows Gardens off the B7062 - Kingsmeadows Road from which access two car parks. There are also four pedestrian accesses – three to the west and one to the north.

There is a hard-surfaced playground around the periphery of the main school building which extends out to the south east, adjoining to a large turfed area which is also used for play.

Currently, Priorsford has a roll of approximately 440 children and an additional 60 children for the nursery (30 morning and 30 afternoon).

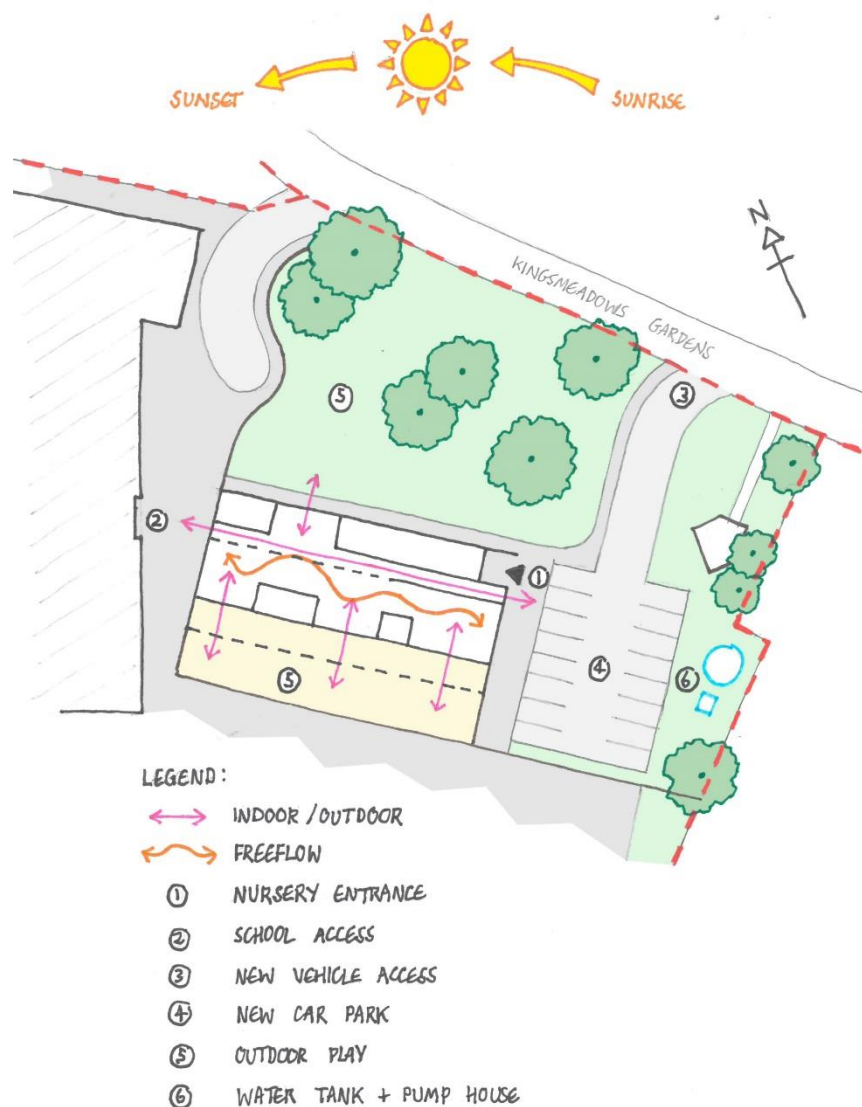


Figure 4 - Existing School Site

Accessibility and inclusivity have been a key focus during the design development. The provision will be universally accessible and will offer a high-quality learning environment for the children and teaching staff. The proposal has been developed to meet current and future teaching with the primary focus being on teaching spaces that are flexible and adaptive to cater for a variety of needs and learning experiences.

The design ethos has been simplified to provide a hierarchy of spaces from the 2 – 3 Year Old's Playroom up to the 3 – 5 Year Old's Playrooms with intermittent shared activity spaces in-between. A 'central corridor' between the play areas and the service areas provide a visual link between the new nursery entrance and the existing school. Roof lights along this passage encourage and delineate this route.

Large bi-folding doors within the play areas creates easy passage between the indoors and outdoors, encouraging independence and providing additional learning opportunities. A large canopy running the length of the building strengthens the pedagogy of a seamless transition between the spaces and enables children to stay outdoors in wet weather conditions. Furthermore, it minimises solar gain during sunny weather.

It is envisaged that the south external play area will utilise a harder surface material whereas to the north there will be access to a green landscaped area. A Landscape Architect is involved with the proposals for the outdoor areas.

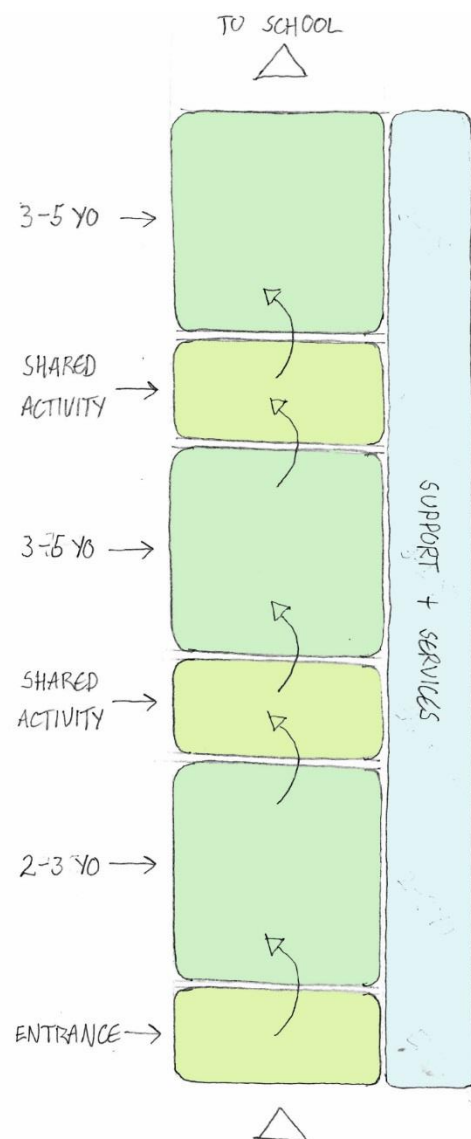


Figure 5 – Hierarchy of Internal Spaces

The building design is contemporary and utilises modern technologies and materials. Its innovative design and aesthetics have been chosen to be noticed and appreciated. The building utilises a steel frame for speed of construction and off-site fabrication. Externally, the building will be finished with zinc cladding with elements of timber to delineate areas of interest. The mono-pitch roof will be finished in a single ply membrane for its assured quality and ease of maintenance, while adding to the contemporary nature of the extensions design.

For there to be a successful learning environment, modern standards dictate that there must be a fine balance between the pupils and staffing needs, as each must interact coherently with one another if the school is to work effectively towards positive outcomes. The operational arrangement of the teaching areas encourages this interaction as staff will spend less time monitoring and more time teaching.

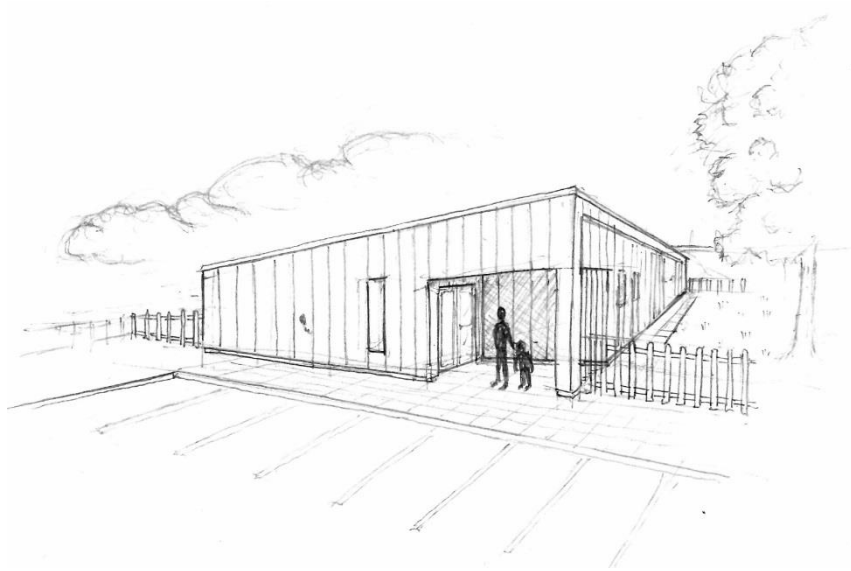


Figure 6 - Concept Sketch of Main Entrance

It is essential that the design solution considers the long-term revenue implications for the extension therefore the specification for the walls; roof and floor types will be an improvement on those stipulated in the Building Regulations. This will be achieved by the proposed choice of windows and increased levels of insulation which will reduce the revenue costs associated with heating the new building.

It will be predominantly naturally ventilated by an array of large openable windows and roof lights. These will be double glazed to enhance the thermal performance which will in turn improve the internal environment for occupants and reduce heating costs. All of the lighting will be LED to meet current school standards.

The proposal will also consider renewables, including air source heat pumps and photovoltaic panels (PV) - the whereabouts of the PV panels are still to be determined – either on the new building or the existing school. It is anticipated that the new building will be ran from an electric submain provided from the incoming supply to the main school building.



Figure 7 - 3-5 Year Old Play Area

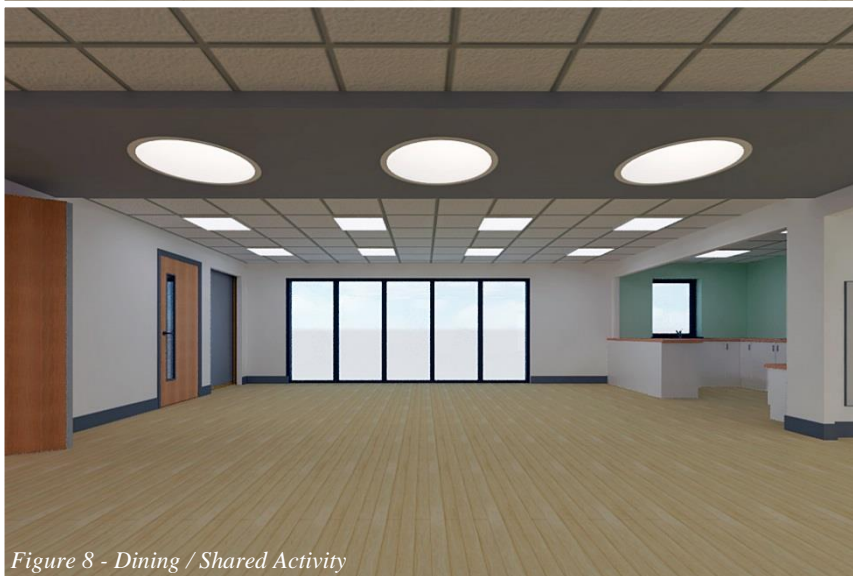


Figure 8 - Dining / Shared Activity

Fire Suppression:

There is a requirement for a sprinkler system in the new nursery and as such there may be the need for a water storage tank and pump house as shown on the proposed site drawing. The Architect is currently ascertaining whether the pressure of the incoming water supply is appropriate for the suppression system to be mains fed. If this is to be the case, the water tank and pump house will be omitted from the application.

Existing Outdoor Teaching Area:

In order to accommodate the new building, the school's current outdoor teaching area will require relocating. Discussions between the Architect, Landscape Architect, Client and School Representatives will ensure that this provision is reinstated prior to the construction of the new nursery so teaching can be maintained with minimum disruption.



2-3 Play Area



3-5 Play Area



Dining Area

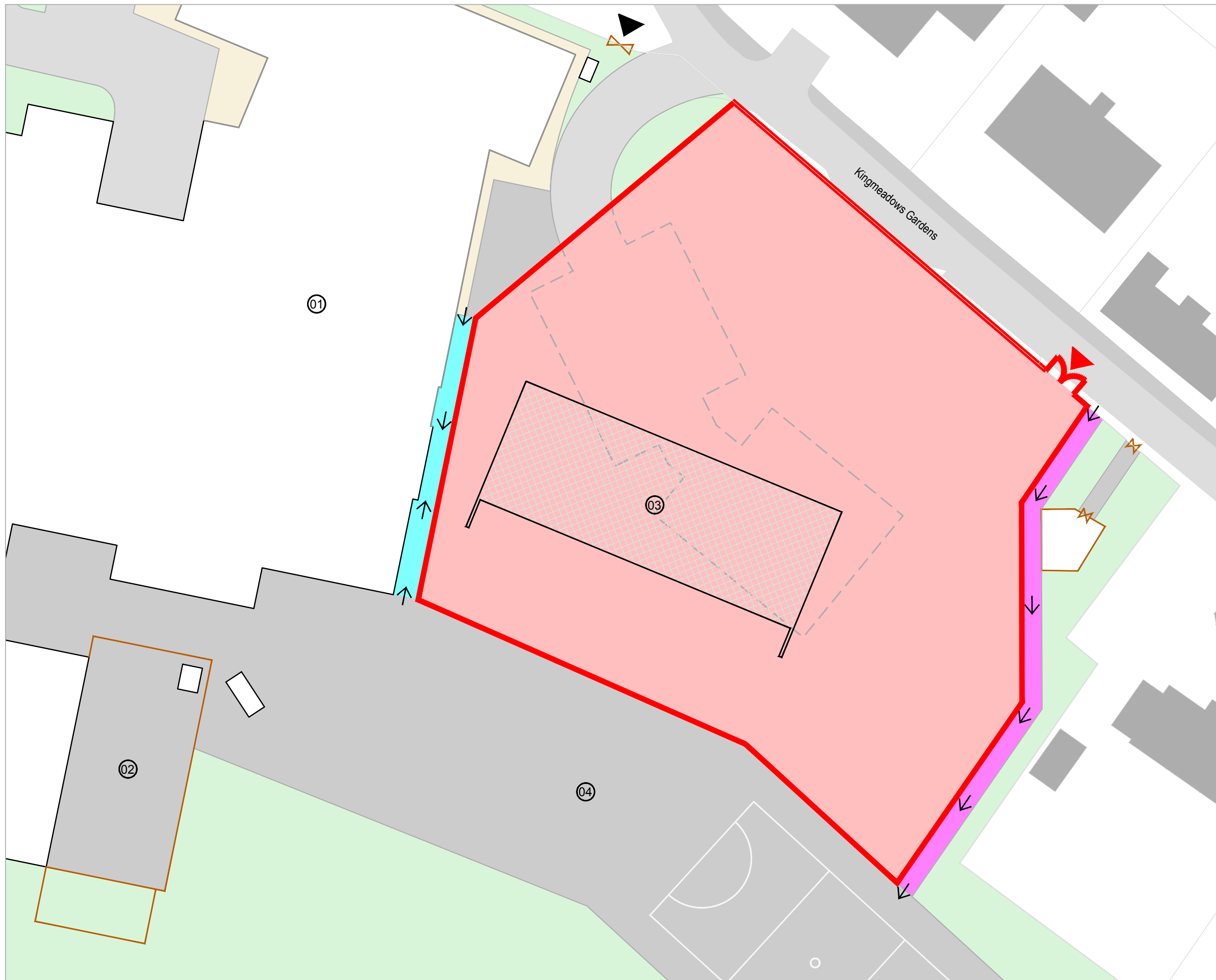


External Canopy

This is an exciting opportunity to raise the standard of Early Learning and Childcare provision in Peebles. It will provide the required increase in provision as set by Scottish Government for 2020 and will offer an environment which is flexible, modern and meets the criteria set out by the professional education body and the Care Inspectorate.




It aims to set the benchmark and act as a 'model' nursery which sets the standard for future local educational developments.

Figure 9 - QR Codes - 3D Panoramas



LEGEND:

1. Main school building
2. Existing nursery
3. Footprint of new nursery
4. Playground

-  Construction site boundary (barrier fencing)
-  Pedestrian access **until** November 2019
-  Pedestrian access **from** November 2019
-  Pupil access to school site
-  Contractor vehicular access

Please note that the blue pedestrian access will be available on the school's return from their October mid term holiday (22nd October). The pink pedestrian access will be available from November and will be the primary access point.