

BARRA AND VATERSAY COMMUNITY CAMPUS

Report by Chief Executive and Director for Investment Delivery

Purpose of Report To provide the Comhairle with an update on progress associated with the Barra and Vatersay Community Campus project.

COMPETENCY

- 1.1 There are no legal, financial or equalities constraints to the recommendations being implemented.

SUMMARY

- 2.1 Comhairle nan Eilean Siar and NHS Western Isles agreed in late 2019 to proceed with the replacement of existing facilities at the St Brendan's Hospital and Care Home and the Castlebay Community School on the basis of an integrated public sector service delivery model and community campus for Barra and Vatersay in Castlebay.
- 2.2 The development of the Barra and Vatersay Community Campus (BVCC) project is being undertaken in collaboration with the Hebridean Housing Partnership and Police Scotland and is being supported by the Scottish Government and the Scottish Futures Trust. hubNorth Scotland Ltd has been appointed as the delivery partner responsible for strategic support, design team services and construction supply chain management.
- 2.3 Following a revisiting of the original layout option, the undertaking of a Project Reassessment Exercise in the second half of 2021 and the identification of revised layout option, hNSL was appointed in February 2022 to take forward the development Stage 1 process, which includes the evolution of the Concept Design and the development of an Outline Business Case (OBC) for the healthcare element of the campus in compliance with Scottish Government Health Capital Investment Group (CIG) requirements.
- 2.4 At the time of writing, the development of the project remains on schedule for completion of Stage 1 by mid-July 2022. Further detail on progress and the current areas of priority, including risks associated with project cost arising from construction market conditions, is available in the body of the Report.
- 2.5 Key milestones since the last series of Comhairle meetings include the publication of the Planning Information Document (included as Appendix 1 to the Report), the submission of the [Prior Application Notification \(PAN\)](#), the scheduling of public consultation through on-line website (available at [BVCC PAN Consultation Website](#)) and public drop-in session held in Castlebay on 9 June 2022 and the approval of the Project Executive Board of the Schedule of Accommodation and Floor Plan Layouts (included as Appendix 2 to the Report).
- 2.6 Effective engagement and consultation has been a priority for the Project Sponsors and the Delivery Team since the inception of the project and, for the information of the new Comhairle, Appendix 3 provides a summary of the engagement activity up to the end of May 2022 and links to the relevant documents and webpages published in that period.

RECOMMENDATION

- 3.1 It is recommended that the Comhairle agree to:
- (a) note the Report; and
 - (b) endorse the Project Executive Board approval of the Schedule of Accommodation and Floor Plan Layouts included as Appendix 2 to the Report

Contact Officer: Malcolm Burr, Chief Executive
Iain Mackinnon, Director for Investment Delivery

Background Papers: None

Appendices:

- 1 BVCC Planning Information Document; hNSL/Ryder Architecture; May 2022
- 2 Schedule of Accommodation and Floor Plan Layouts; approved Project Executive Board; June 2022
- 3 Summary of Stakeholder Engagement; to end May 2022

IMPLICATIONS

4.1 The following implications are applicable in terms of the Report.

Resource Implications	Implications/None
Financial	Capital costs associated with the development and delivery of the project are to be funded from and contained within the multi-agency funding package and project budget.
Legal	Option E6 requires the acquisition of land currently held in crofting tenure. Should acquisition proceed, further negotiations will take place with the Scottish Ministers as landowner, the Crofting Commission and the Scottish Land Court with a view to expediting transfer of the necessary land.
Staffing	Staffing implications arising from the community campus project are being considered by the relevant service departments and reported through the respective governance arrangements.
Assets and Property	The project represents a significant investment in the public sector estate on Barra and Vatersay and comprises the replacement of the Castlebay Community School, the St Brendan's Hospital Care Home, the Barra GP Surgery and the Council Offices, all in Castlebay.
Strategic Implications	Implications/None
Risk	Project risk is managed through regular monitoring and reporting to the Project Executive Board. Further detail of this can be provided by the Director for Investment Delivery.
Equalities	None
Corporate Strategy	Activities support the delivery of the Comhairle's four main Strategic Priorities of Economy and Jobs, Communities and Housing, Education, Skills and Training and Quality of Life, Wellbeing and Health
Environmental Impact	The development of project sustainability and environmental strategies is on-going.
Consultation	Significant engagement with service user and provider groups, with representative bodies and with the wider community has been undertaken and remains ongoing through the development and delivery stages of the project.

BACKGROUND

- 5.1 Comhairle nan Eilean Siar and NHS Western Isles agreed in late 2019 to proceed with the replacement of existing facilities at the St Brendan's Hospital and Care Home and the Castlebay Community School on the basis of an integrated public sector service delivery model and community campus for Barra and Vatersay in Castlebay.
- 5.2 Arising from the outcomes of the Feasibility Study, the key project shareholders agreed the adoption of Layout Option 1D as the original preferred layout option. The accompanying presentation and report to Comhairle nan Eilean Siar are available using the following link: [BVCC - Comhairle nan Eilean Siar 5 November 2019](#)
- 5.3 The development of the Barra and Vatersay Community Campus project is being undertaken in collaboration with the Hebridean Housing Partnership and Police Scotland and is being supported by the Scottish Government and the Scottish Futures Trust. hubNorth Scotland Ltd has been appointed as the delivery partner responsible for strategic support, design team services and construction supply chain management.
- 5.4 However, the further development of Layout Option 1D was curtailed when it became apparent in mid-2021 that constructions costs had increased significantly since its adoption as the preferred option arising from the 2019 Feasibility Study. Cognisance was also taken of feedback and concerns regarding the original proposals from representative bodies and the wider community on Barra and Vatersay.
- 5.5 A Reassessment Exercise was undertaken in the second half of 2021, the main elements of which were a further review of Layout Option 1D constructions costs and the consideration of alternative layout options which would, importantly, eliminate the need for decant accommodation and the associated temporary loss of sporting facilities for the island during the construction period.
- 5.6 The results of the Reassessment Exercise were presented to a meeting of the Community Stakeholder Advisory Group in January 2022 and considered by the Comhairle on 9 February 2022.
- 5.7 Accordingly, the Comhairle agreed the adoption of Layout Option E6 as the revised preferred option and that it form the basis of ongoing engagement with Scottish Government and the Scottish Futures Trust.
- 5.8 hubNorth Scotland Ltd, as the project strategic delivery partner, was appointed in February 2022 to take forward the development Stage 1 process, which includes the evolution of the Concept Design and the development of an Outline Business Case (OBC) for the healthcare element of the campus in compliance with Scottish Government Health Capital Investment Group (CIG) requirements.

PROGRESS UPDATE

- 6.1 At the time of writing, the development of the project remains on schedule for completion of Stage 1 by mid-July 2022. In the meantime, the current areas of priority include the following points:
 - Continuing development of Concept Design and publication of Planning Information Document (included as Appendix 1 to the Report).
 - Submission of [Prior Application Notification \(PAN\)](#) to CnES Planning and scheduling of public consultation through on-line website (available at [BVCC PAN Consultation Website](#)) and public drop-in session held in Castlebay on 9 June 2022.
 - Clarification of Campus Stage 1 Schedule of Accommodation –Schedule of Accommodation and Floor Plan layouts included as Appendix 2 to the Report approved by the Project Executive Board on 9 June 2022
 - Continuing liaison with Scottish Government re cross-directorate approach to project approval, assurances and funding; particular recent emphasis re healthcare facilities assurance processes – HAI-SCRIBE, NHSS Design Assessment Process (NDAP), NHSS Assure Key Stage Assurance Review (KSAR), NHSS Sustainable Design and Construction (SDaC).

- Participation in Scottish Government Follow-Up Gateway Review; at the time of writing to be held 15-17 June 2022
- Ongoing review of project cost and multi-agency funding package in context of considerable market volatility (additional detail included in Section 8 below)
- Ongoing acquisition of land and property at 45 Kentangaval, Isle of Barra

DELIVERY PROGRAMME

7.1 At the time of writing, the current programme milestone dates are:

Description	Milestone Date Actual/Forecast
Development Stage 1 Process Start	28 February 2022 (A)
RIBA Stage 2 Concept Design finalised/ hub Stage 1 Submission	15 July 2022 (F)
RIBA Stage 4 Technical Design finalised	27 January 2023 (F)
Tender Return Date/hub Stage 2 submission	7 July 2023 (F)
Contract Awarded / Financial Close	7 July 2023 (F)
Construction Start Date	4 Sept 2023 (F)
Learning and Sports Facilities Availability	31 July 2025 (F)
Healthcare Facilities Availability	31 October 2025 (F)
Housing with Extra Care Availability	31 October 2025 (F)
Construction Completion Date	30 March 2026 (F)

7.2 Achieving these milestones is of course subject to project affordability and the securing of relevant Scottish Government and Scottish Futures Trust funding and other approvals across the learning, healthcare and social housing sectors all contributing to a multi-agency funding package.

7.3 The Community Campus project forms part of the funding application from the UK Government Levelling Up Fund; details are available in the concurrent report.

CONSTRUCTION MARKET CONDITIONS

8.1 The current volatility in the entire construction market continues to have a significant impact on project cost and the ability of the delivery team to provide sufficient cost certainty.

8.2 Given the resultant significant risk to project affordability, monthly reviews by the delivery team have been scheduled going forward with the outcomes presented to the Project Executive Board, also on a monthly basis, as soon as possible thereafter.

8.3 The May 2022 report published by Thomson Gray, project cost consultants was considered by the Project Executive Board on 9 June 2022; the following are the key headlines:

- BCIS (Building Cost Information Service) indices are updated monthly on the basis of actual tender returns across the market; it is only in the last six months that tender prices, and hence BCIS indices, have started to reflect the impact of Covid-19 and Brexit; current indices are also now beginning to reflect the impact of the war in Ukraine and increases in the cost of rebated fuel (red diesel).

- The BVCC Cost Plan of January 2022 (based on Financial Close in July 2024) includes a provision of some £7.0m for construction inflation; this was based on a combination of BCIS data and the delivery team's assessment of additional factors known at the time, including initial indications of the impact of the war in Ukraine, and supply chain availability and capacity.
- Arising from inflationary and other cost increases which are higher than could have been expected, the Delivery Team has forecasted that the project cost will continue to rise with the added challenge that it remains impossible for any certainty to be achieved until the construction contract is concluded (termed Financial Close), currently scheduled for July 2023. Only then can risks associated with project cost be transferred to the Contractor and its supply chain.
- Within the context of the agreed scope and concept design, the Delivery Team will continue to review the design and the specification of key construction elements and materials to minimise the impact of these cost increases on the overall project affordability. At the time of writing, the Delivery Team continues to review and identify opportunities for cost reduction through value engineering with the outcomes of the exercise to be concluded by the end of June 2022.

8.4 Regular updates on the impact of market volatility on project cost will continue to be provided to the Board during the development Stage 1 process. A full analysis of project cost and affordability will be incorporated in the final development Stage 1 submission currently scheduled for mid-July 2022.

STAKEHOLDER AND COMMUNITY ENGAGEMENT

9.1 Effective engagement and consultation has been a priority for the Project Sponsors and the Delivery Team since the inception of the project and, for the information of the new Comhairle, Appendix 3 provides a summary of the engagement activity up to the end of May 2022 and links to the relevant documents and webpages published in that period. The key categories include:

- Key decision-making by and regular reporting to the Comhairle at each series
- Establishment of the Community Stakeholder Advisory Group within project governance arrangements
- Regular News Releases and updates to community stakeholders and the wider community through Guth Bharraidh
- Regular engagement with local representative bodies and community forums
- Publication of FAQs September 2020 and April 2021

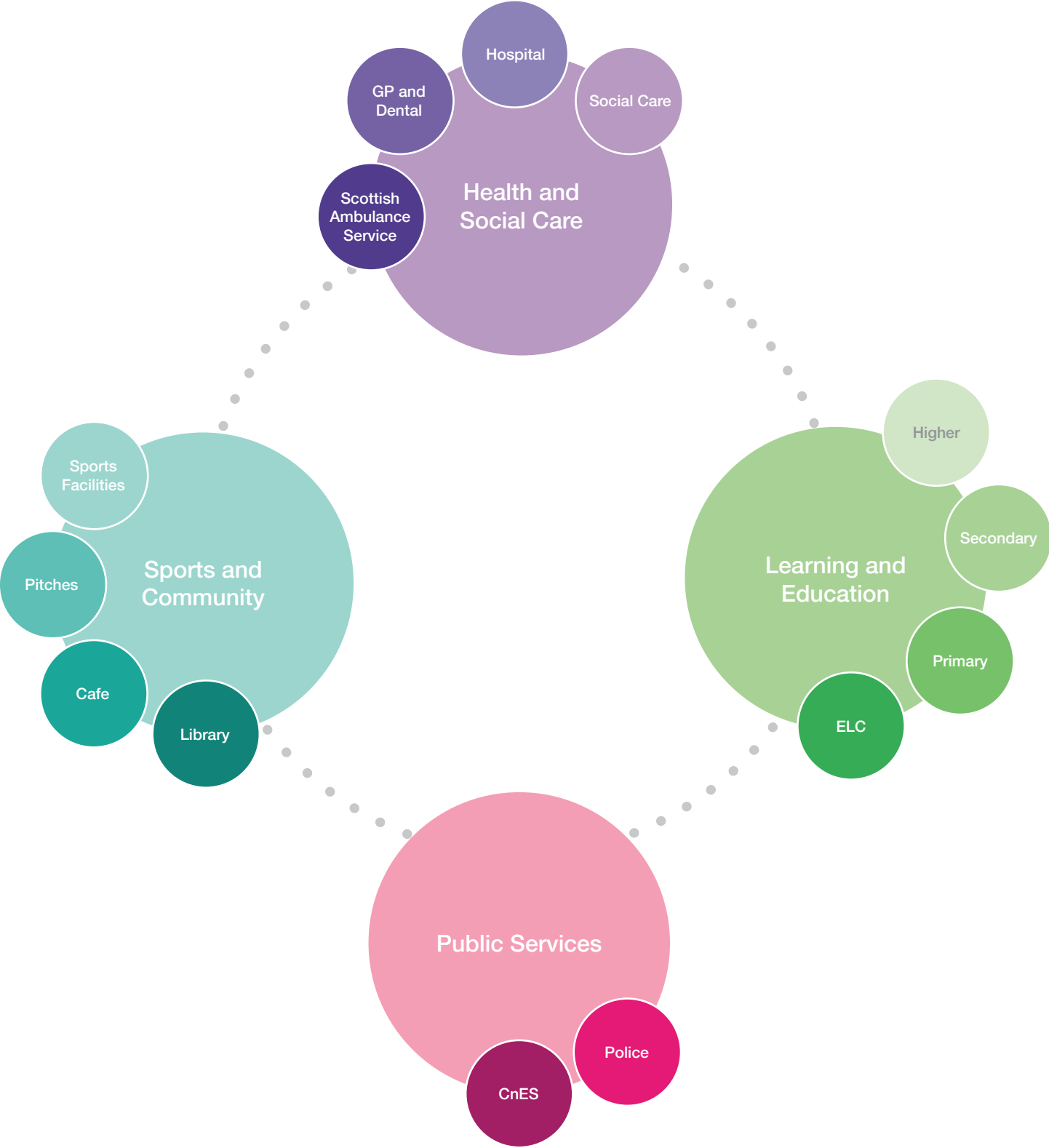
9.2 This level of engagement will continue through the development and construction stages and regular progress updates will continue to be provided to the Comhairle and its relevant service committees at each series.



hebridean housing
partnership



Ryder



Barra and Vatersay Community Campus
Castlebay, Isle of Barra

Early Concept Design Information pack

Project Design Team

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Revision
P1
P2

Date
13 October 2020
29 April 2022

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Checked
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Introduction

Ryder have been commissioned by Hub North Scotland, Comhairle nan Eilean Siar (CNeS) and NHS Western Isles to develop proposals for the new Barra and Vatersay Community Campus.

The new Community Campus will include acute and primary healthcare, GP and dental surgeries, social care housing, ELC, primary, secondary, FE learning, blue light and community facilities.

The purpose of this document is to capture the early concept stages of the project and initiate discussions with the Planning Authority and Historic Environment Scotland (HES).



The Wider Context

The Wider Context

A Unique Setting

The Highlands and Islands of Scotland are composed of the Scottish Highlands, plus the islands of Orkney, Shetland and the Western Isles. The area takes up over half of the whole of Scotland, accumulating to 80,077ha. Barra is approximately 5875ha with a population of 1264 and is the second southernmost inhabited island of the Western Isles. The following pages delve deeper into the Islands, the Western Isles and Barra to gain a wider understanding of place.



Castlebay

History and Character



Architectural Language

Local Identity and Vernacular

Recognising the often harsh maritime environment of the Outer Hebrides, the material palette proposed for the BVCC draws inspiration from the vernacular building forms of the rural landscape. This is a language of solid, whitewashed masonry walls, with dark roof, sloping finishes, materials which can age gracefully over time within the context of the natural tones of the landscape.



'Barra' by Samuel Peploe

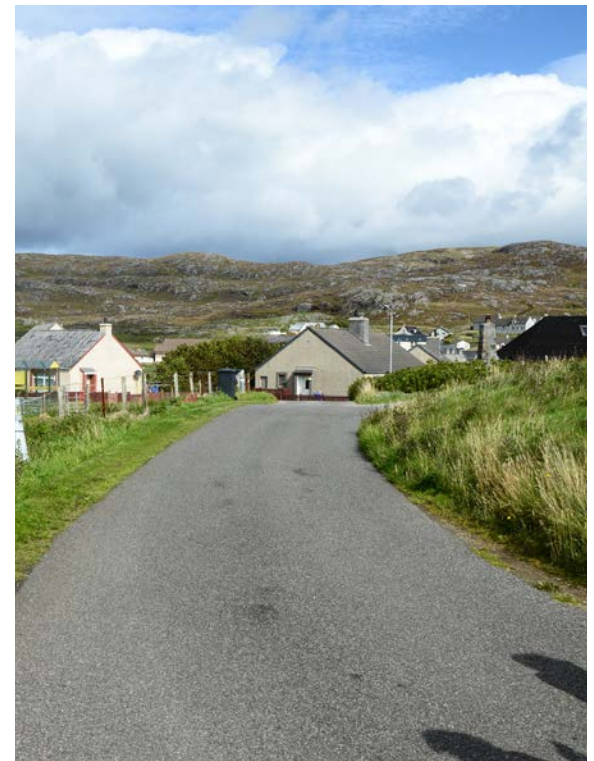


'South Uist Cottage' by Ron Lawson

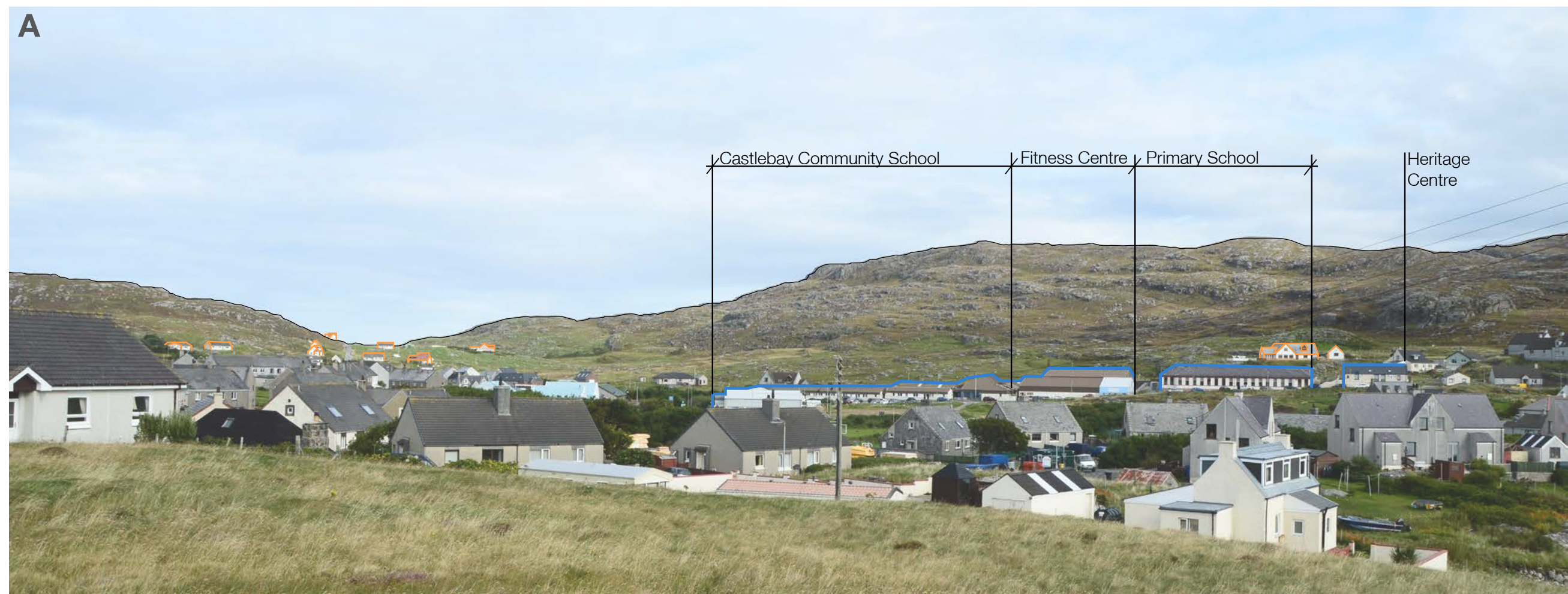


'Barra, Cottage' by Ron Lawson

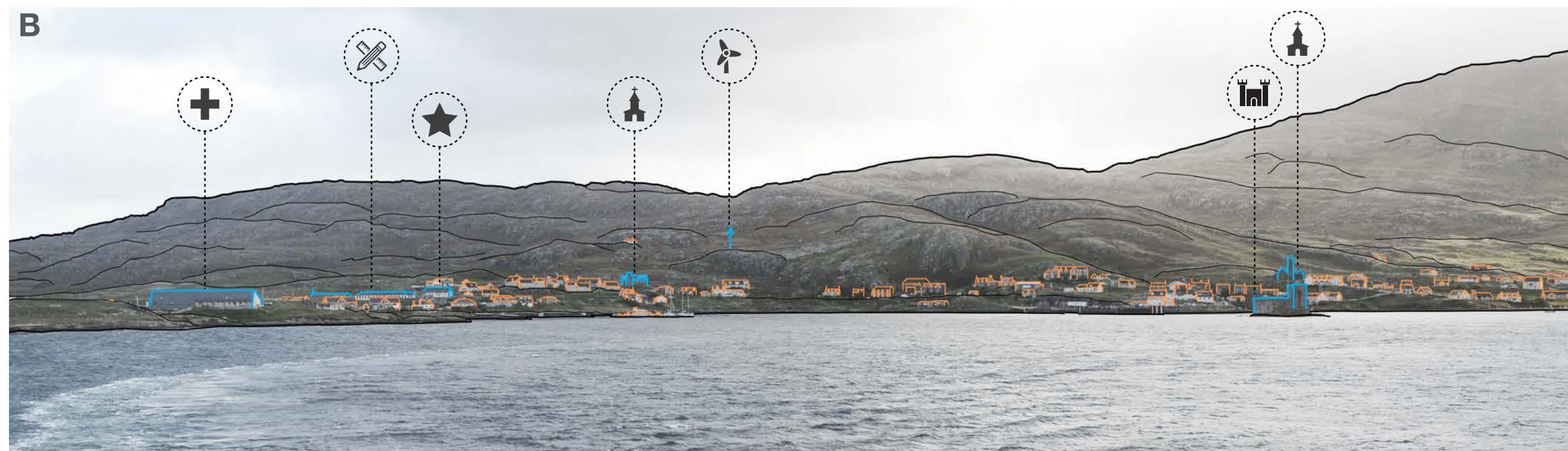
Site Setting



A



B



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The Site

The Site

Existing Site Plan



Landscape Character Assessment

Existing Schools Site

The site is located on the western side of Castlebay village on the A888. The small settlement of Castlebay is defined in character by its landscape setting, the bay, Kisimul Castle, and the ferry port. Rocky hills surround Castlebay to the north, east and west. The bay opens out to Vatersay Island in the south. The housing is loosely spread around the hillside at various levels with the denser core at the centre of the village. Buildings consist of a mix of single and two storey residential housing with the occasional larger commercial and education buildings.

The proposed site is currently occupied by the primary and secondary school for the Isle of Barra. Single storey school buildings run along the edge of the main road which grades up to the east. The current buildings are split over two levels with the sports block of the western buildings cutting into the ground and the eastern building sitting significantly higher and in a more prominent position. The buildings occupy most of the site with small areas to the north laid out as asphalt playgrounds that back onto the steeply sided hillside.

The hillside to the north consists of peaty species, rich grassland and heather with a patchwork of rocky outcrops defining the form of the hillside. A small agricultural scale wind turbine sits within this landscape.

To the south of the site the landscape is relatively flat. A multi use games court and grass sports pitch is located here alongside a car park / drop off area with recycling facilities and the local Co-op supermarket. The landscape within this area is out of character with its context due to human intervention; level ground, lack of rock, car park, and amenity grass.

The peaty grassland will have an acidic pH level. This grassland supports a variety of naturally occurring wildflowers and heather. The rock is Lewisian Gneiss, a metamorphic rock (that it has been altered by volcanic heat and pressure) and therefore is an extremely hard stone. It has historically been used as stone for the walls of buildings, dry stone walling and flooring.



Existing School Condition Summary

No construction drawings for the existing primary school building have been made available (only a floor plan) and we have been unable to source construction drawings for the Dualchas building or the Barra Children’s Centre (nursery) building. Therefore the form of construction of those buildings, their foundations and drainage systems are currently unknown. Archive construction drawings for the existing secondary school buildings ranging in date from 1979 to 2007 were provided by CnES.

The primary school building precedes the secondary school, which was constructed in phases starting with the main block constructed around 1982. The sports block (sports hall, swimming pool and changing facilities) was added in the mid to late 1980’s and a fitness suite extension was added to the sports block around 2008.

Our review of the secondary school drawings confirms the following:

- Prior to development, the site was largely greenfield rough pasture land with rock outcropping at surface, wet marshy areas and some surface water ditches running north to south below the main road.
- A surface water drainage system (open channels and culverts) was constructed on the northern side of the site to deal with overland and drainage ditch flows from the north and to allow drainage from new schools external hardstanding areas.
- New foul and surface water drainage systems were installed along the northern side of the school building and these fall to the southwest and connect into new systems that run along the southern side of the school.
- A previously existing foul sewer on the southern side of the site appears to have been diverted locally to the south along the length of the school building. A new surface water drainage pipe was also installed along the southern length of the school and it appears that the main road was widened, although no details of those works have been made available.

- The building superstructure is hot rolled steel portal frame construction, supporting cold rolled roof purlins and a profiled steel sheet roof deck. Upper level floors are timber joist construction supported by steel beams.
- The perimeter walls are indicated to be cavity wall construction with a rendered blockwork external leaf and timber stud frame inner leaf from floor level to roof level and internal walls are indicated to be a variety of masonry and timber stud construction.
- The building foundations are reinforced concrete strip foundations and substructure is masonry wall construction up to slab level. Steel columns appear to be supported on reinforced concrete columns from foundation to slab level.
- The ground floor is a 125mm thick reinforced concrete ground bearing slab and the top of slab level varies throughout the school to tie into the external levels. There are a number of significant underfloor ducts of varying sizes (up to 1.8m deep) that allow services distribution throughout the school as well as accommodating drainage pipework. These ducts have a reinforced concrete base slab, masonry side walls and are covered with precast concrete slab units at ground floor level.

The sports block construction is also steel portal frame construction however the perimeter walls appear to be masonry cavity wall construction at lower levels with metal sheeting on side rails at high levels. The upper level viewing gallery floor is a reinforced concrete slab with permanent metal deck shuttering supported by steel beams and columns.

The building foundations are reinforced concrete strip foundations and substructure is masonry wall construction. Steel columns appear to be supported on reinforced concrete columns from foundation to slab level.

The ground floor is a 150mm thick reinforced concrete ground bearing slab but sits lower than external levels to the north eastern side. The swimming pool and its surrounding duct walls and perimeter floor are reinforced concrete construction. The swimming pool and perimeter duct floor levels are lower than the adjacent external levels.

The steel framed fitness suite extension was constructed in 2007 and is braced steel frame construction built off perimeter RC pad and strip foundations.

External retaining walls at significant changes in levels are indicated to masonry or reinforced concrete construction depending upon height.

Upon a visit to the existing school in July, it was identified that the waterproofing system to the sports hall store area and pool has failed in multiple areas and renders these spaces unusable at times as a result. Significant additional intrusive works and associated cost would be required to remediate this.

An Asbestos Refurbishment Survey dated January 2014 identified the presence of ACM’s in a “coating to metal roof sheets and fascia” and in “red mastic to metal ducting” and considered them to be Risk Priority Code 3 which requires their removal in advance of main demolition or significant refurbishment works. The location of the ACM’s is shown in the report which is included within appendix 1.

External Photographs



1
School gable elevation from the west



2
Street front elevation - sports block leading up to primary school



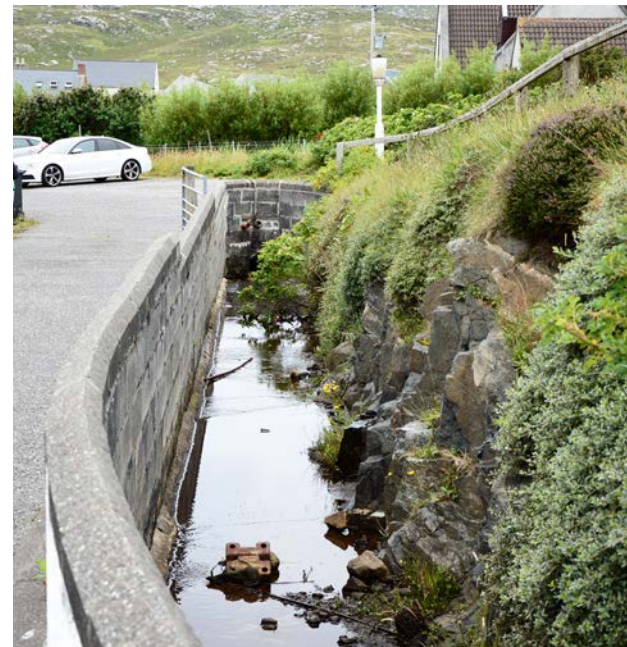
3
Rear playground space



4
Change in level between primary and sports hall



5
Existing MUGA to north of site



6
Culvert



7
Main entrance to library and school



8
View from public play space in front of the school

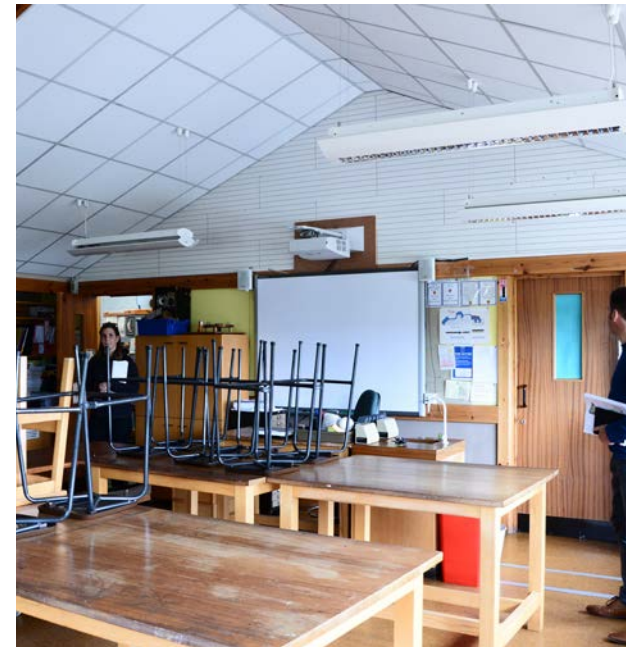
Internal Photographs



1
Library space



2
Corridor from library to classrooms



3
School science classroom



4
ICT classroom



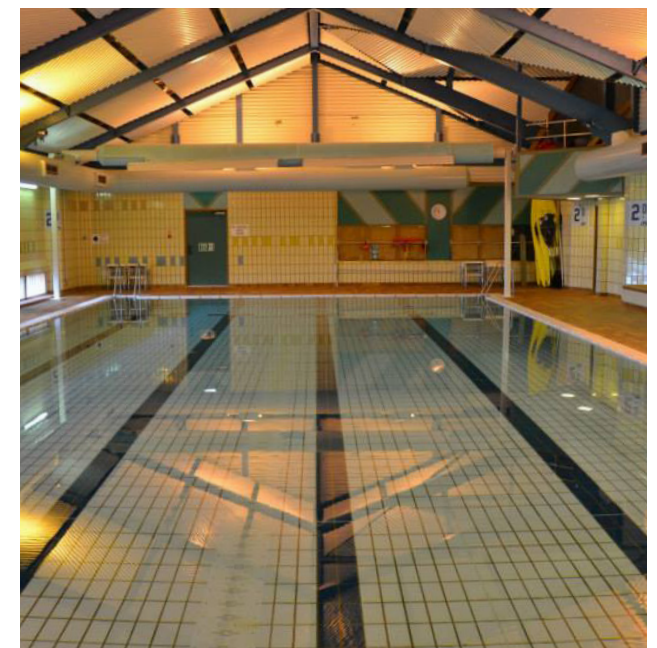
5
Performance / function space



6
Sports hall



7
Sports hall timber acoustic panelling



8
Swimming pool

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Strategic Objectives and Project Brief

Strategic Objectives

Articulating the Vision

Reflecting on the challenge from Daniel Burnham – “Make no little plans” – the vision for the Barra and Vatersay Community Campus is one of substantive, beneficial, long term step change that places the island and its citizens on a path to enhanced health, wellbeing and community resilience for the twenty first century. The Community Campus will embody the ambition for Barra and Vatersay.

The Community Campus will be a catalyst for this change, and components of this vision include:

Redesigned public services that reflect international best practice in how a small island community can best be supported to achieve its potential

Changes in how citizens engage with public services, recognising their own responsibilities, to self and the community

An iconic design that reflects island tradition and heritage, and acts as a destination for both islanders and visitors

A Community Campus that enables multi agency working to blur historic organisational and professional boundaries, placing the citizen at the heart of service delivery

The objectives for the Community Campus support the achievement of both medium term and long term objectives for Barra and Vatersay, that will enable the island’s ambition of to be realised. Taking a long term perspective, the objective that will be the measure of success over the years ahead will be population growth and retention. This will indicate community resilience, wellbeing and standard of living.

Medium term objectives

The stepping stones on the path to this long term aspiration will be a range of medium term objectives:

- Residents enjoying quality of life, living independently for as long as possible in their own home or suitable care facility
- Public services continuing to evolve on an integrated basis, designed around the needs of citizens
- Citizens taking on more responsibility for their own health, wellbeing and educational improvement
- Increased affordable and accessible housing on the island
- Increased job opportunities and citizens who are tooled up to meet the demands of the job market
- Enabling economic regeneration and sustainability of the economy
- Promoting heritage, culture and performing arts and contributing to growth and sustainability of the Gaelic language
- Developing Barra and Vatersay as a positive tourist destination

Project objectives

The Community Campus is a pivotal initiative that will enable these medium and long term objectives to be realised. It is an early stage ‘domino’ that will enable future objectives to be met. The project objectives for the Community Campus, therefore, comprise:

- Increasing educational attainment on the island
- Improving health, patient safety and wellbeing
- Increasing public service responsiveness to citizen needs
- Enabling organisation cultures that encourage integrated working and citizen focused services

- Enabling services to reach parts of the citizenry who may have missed out previously
- Reducing duplication and overlap of services through integrated working
- Developing services proactively that cross organisation boundaries
- Maximising skill mix among the workforce
- Increasing job satisfaction that improves service outcomes
- Enabling a positive visitor experience year round
- Reducing operational costs to free resources for further investment
- Using the project construction phase to develop skills and job opportunities for islanders

Text adapted from Barra and Vatersay Community Campus - Concept Summary, John Deffenbaugh (2020)

The below list represents Ryder’s understanding of the core objectives as expressed in the Concept Summary and discussed throughout the various engagement sessions. The strategic objectives are the overarching themes for the project, spanning all aspects of work.

Increasing educational attainment, skills and lifelong learning on the island

Improving health, safety and wellbeing of the community

Improved accessibility to services

A fully integrated approach to delivery of services

Creating an asset for the island that improves resilience and is futureproof

Enabling a positive visitor and user experience year round

Promoting heritage, culture and performing arts

Improving digital connectivity

The Vision

Redesigned public services that reflect international best practice in how a small island community can best be supported to achieve its potential

Changes in how citizens engage with public services, recognising their own responsibilities, to self and the community

An iconic design that reflects island tradition and heritage, and acts as a destination for both islanders and visitors

A Community Campus that enables multi agency working to blur historic organisational and professional boundaries, placing the citizen at the heart of service delivery

Medium term objectives

Residents enjoying quality of life, living independently for as long as possible in their own home or suitable care facility

Public services continuing to evolve on an integrated basis, designed around the needs of citizens

Citizens taking on more responsibility for their own health, wellbeing and educational improvement

Increased affordable and accessible housing on the island

Increased job opportunities and citizens who are tooled up to meet the demands of the job market

Enabling economic regeneration and sustainability of the economy

Developing Barra and Vatersay as a positive tourist destination

Promoting heritage, culture and performing arts and contributing to growth and sustainability of the Gaelic language

Strategic objectives

Increasing educational attainment on the island

Using the project construction phase to develop skills and job opportunities for islanders

Increasing educational attainment, skills and lifelong learning on the island

Improving health, patient safety and wellbeing

Enabling services to reach parts of the citizenry who may have missed out previously

Improving health, safety and wellbeing of the community

Increasing public service responsiveness to citizen needs

Improving accessibility to services

Maximising skill mix among the workforce
Developing services proactively that cross organisation boundaries

Enabling organisation cultures that encourage integrated working and citizen focused services

Reducing duplication and overlap of services through integrated working

A fully integrated approach to delivery of services

Reducing operational costs to free resources for further investment

Creating an asset for the island that improves resilience and is futureproof

Increasing job satisfaction that improves service outcomes

Enabling a positive visitor experience year round

Enabling a positive visitor and user experience year round

Promoting heritage, culture and performing arts

Improving digital connectivity

SMART Objectives

Defining Success

These strategic objectives sit as a permanent umbrella over the project, spanning every aspect of work. Each one should trigger a string of more detailed (SMART) goals that will act as measures of success that will help you achieve the strategic objectives. We are using the term **SMART** as it is a standard and recognisable acronym with plenty of guidance available to help you work towards objectives that are:

- Specific
- Measurable
- Achievable (or Accountable)
- Relevant
- Timely

The key outcome is to establish objectives that are more detailed than the strategic objectives prioritising **Specific** and **Measurable**.

Achievable, **Relevant** and **Timely** act as checks to ensure the objectives can be met, while specific and measurable help you write the objectives in the context of the project.

The adjacent umbrella diagram captures all of the strategic objectives and their accompanying SMART objectives. These form the foundation of the project and the success of the project will ultimately be measured against them. The following pages detail these at a larger scale.



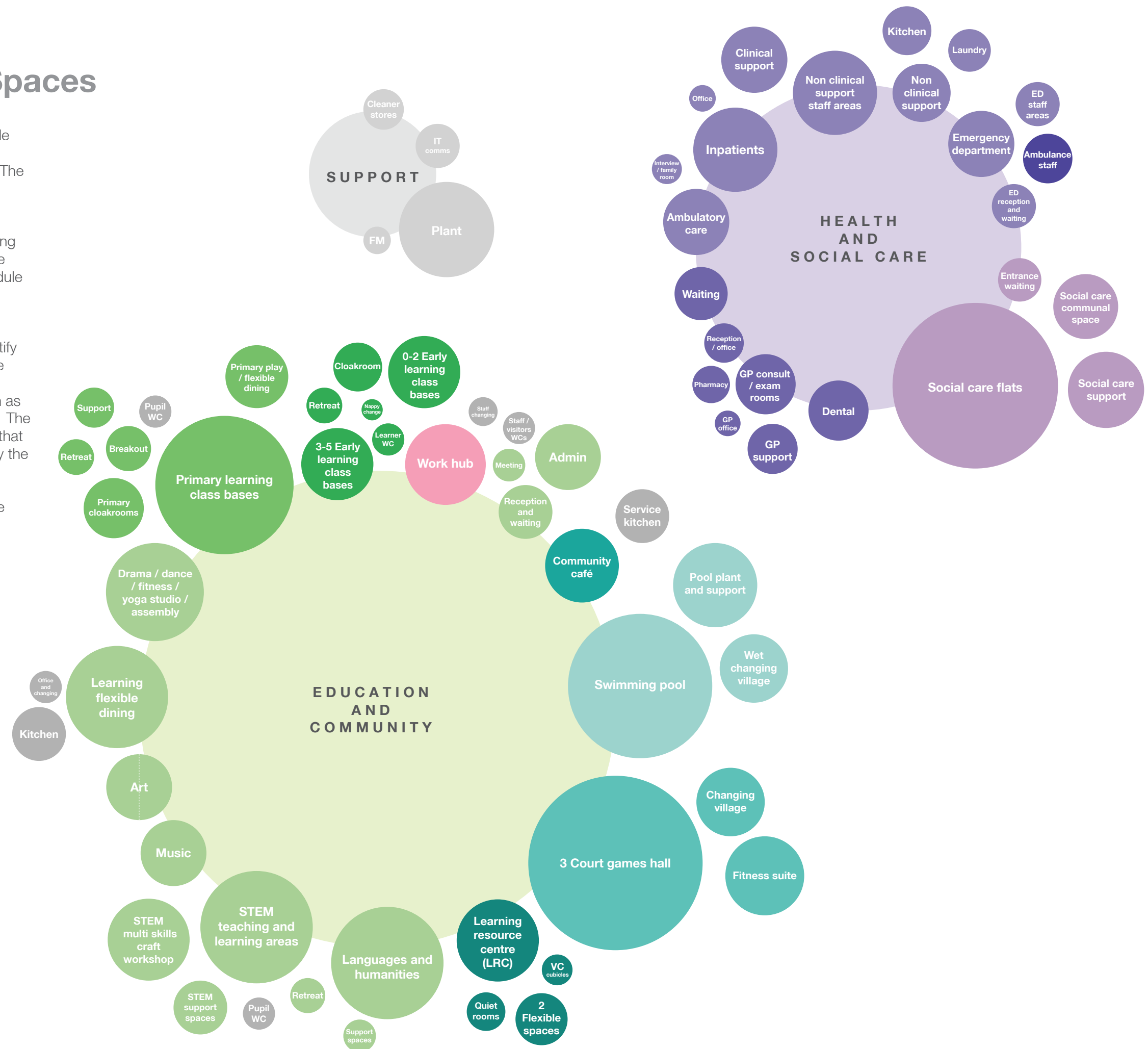
Introduction

Core and Shared Spaces

The adjacent diagram represents the schedule of accommodation provided separately by education / community and health services. The education and community space budget has been developed by Space Strategies in June 2019, and reviewed in July 2020, taking into account some of the assumptions made during the Community Campus feasibility study. The health and social care accommodation schedule has been developed during the original St Brendans' project hub Stage 1.

A series of sessions were undertaken to identify what are 'core' versus 'shared' spaces. Core spaces are spaces that will be used nearly exclusively by either health or education such as class bases, or clinical and treatment rooms. The shared spaces are areas of accommodation that could be shared between services or used by the wider community where appropriate.

The following pages highlight what these core and shared spaces are and some of the key design features they should include.

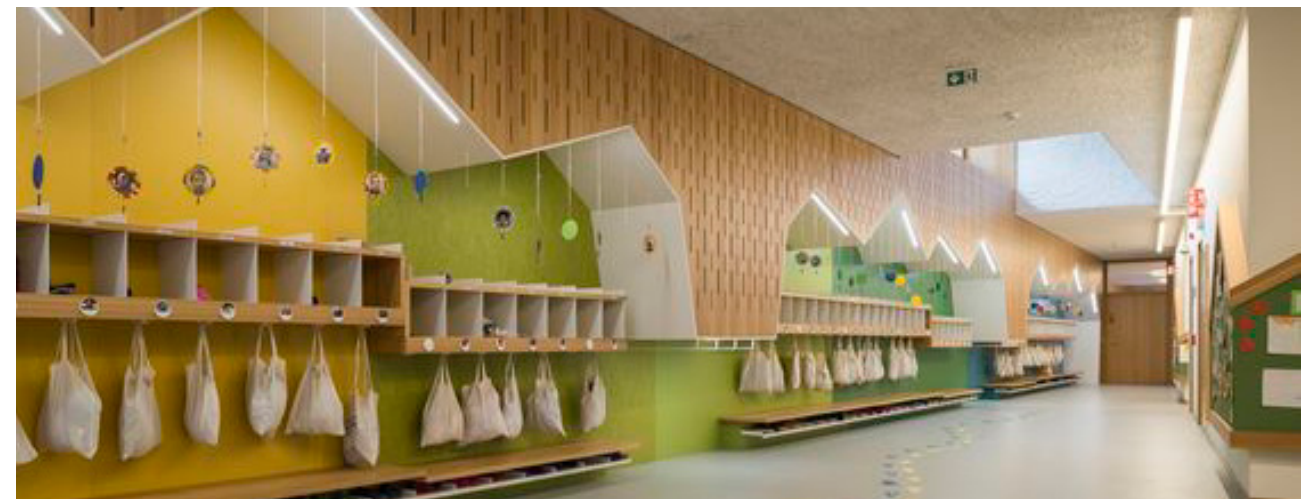
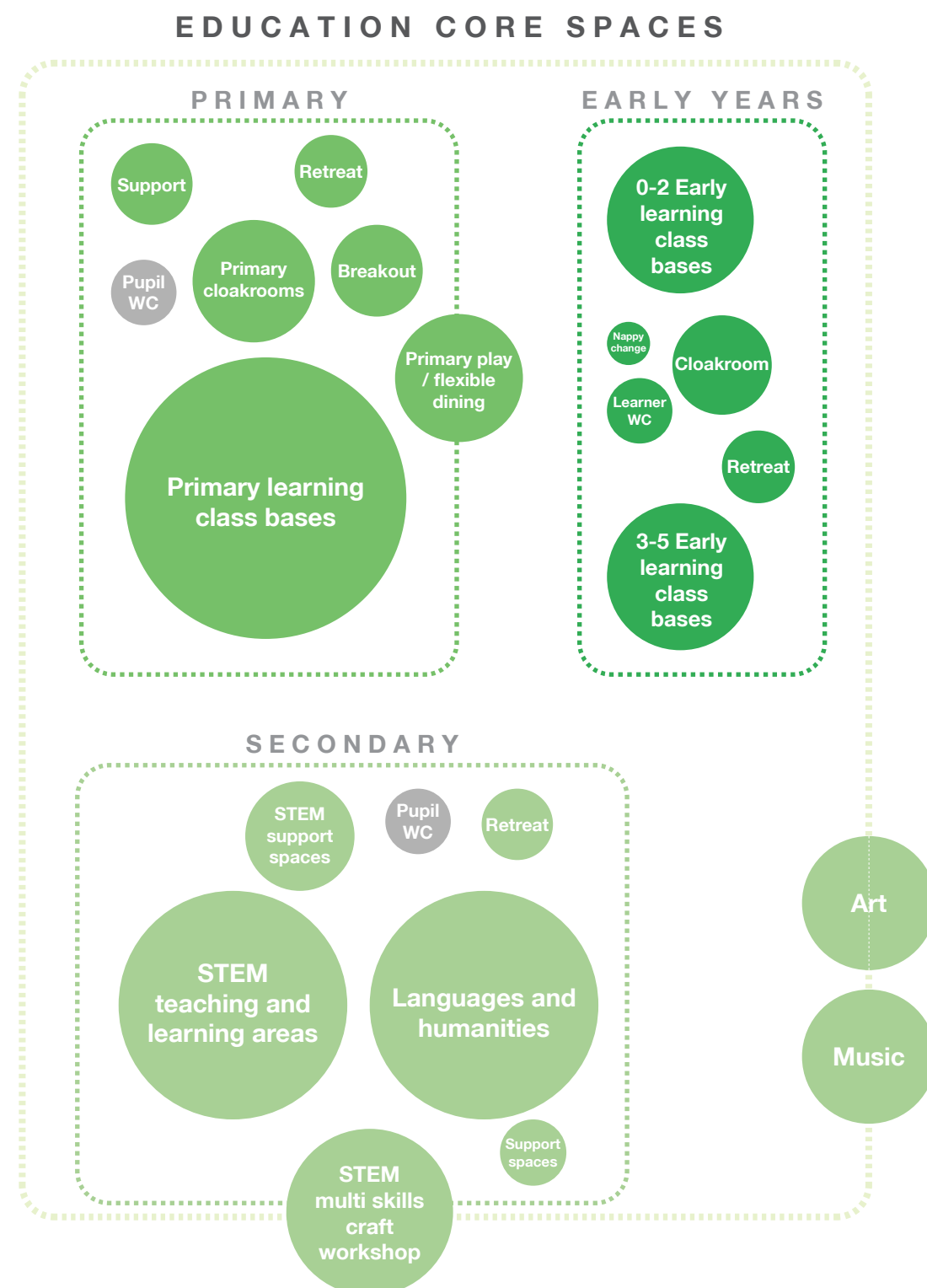


Core Education Spaces

Defining Core Spaces

The core education spaces can be defined as those that will be used exclusively by the school. The education staff were asked to identify these in a survey. These areas were then discussed during the workshop and identified in the spatial diagrams below.

Subsequent sessions reviewed these spaces on their functionality, look and feel, and adjacency to other spaces. The key points and images discussed at the sessions are outlined in the following pages. Full details of the sessions can be found in the appendices.



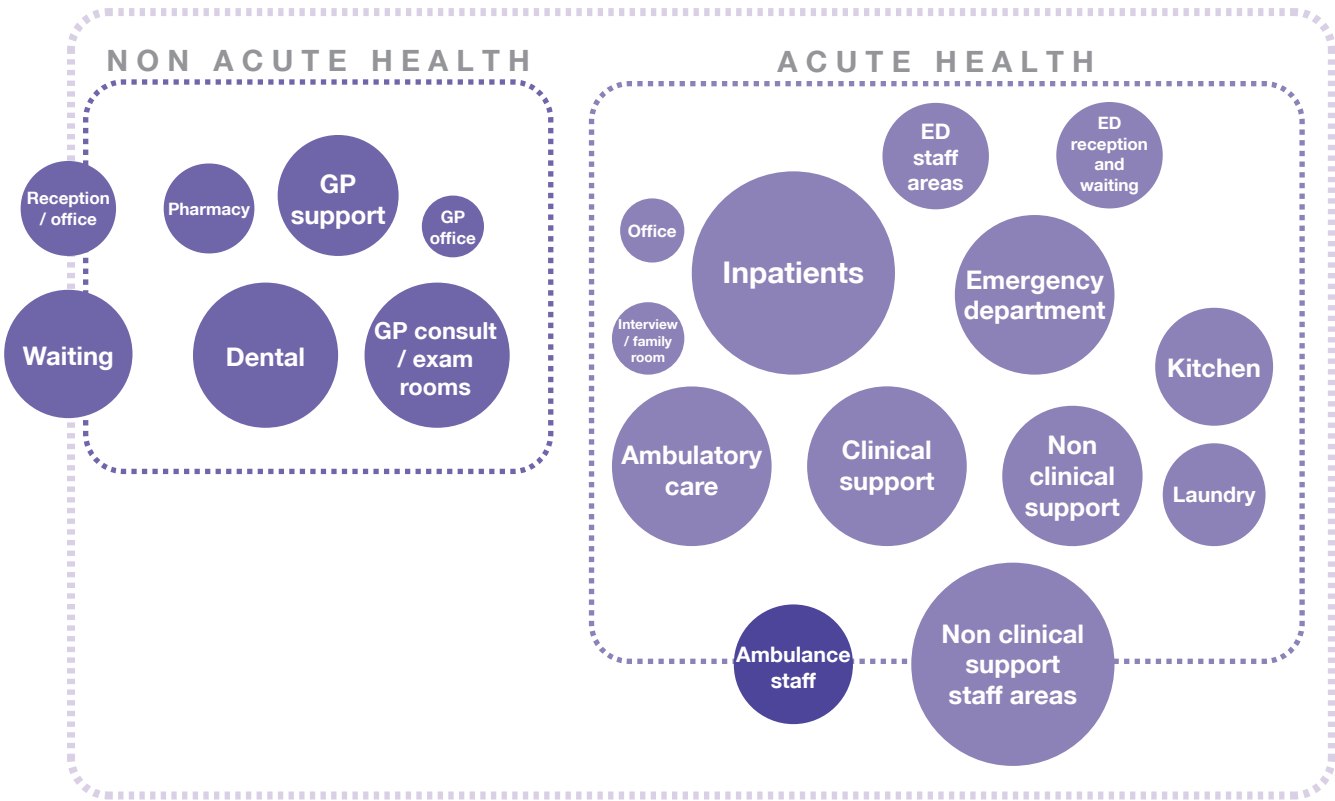
Core Health and Social Care Spaces

Defining Core Spaces

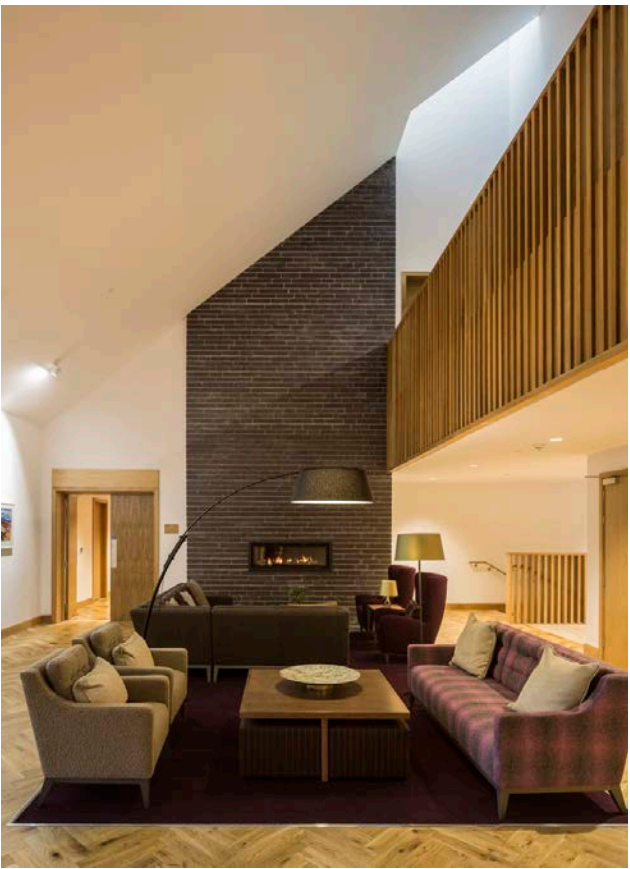
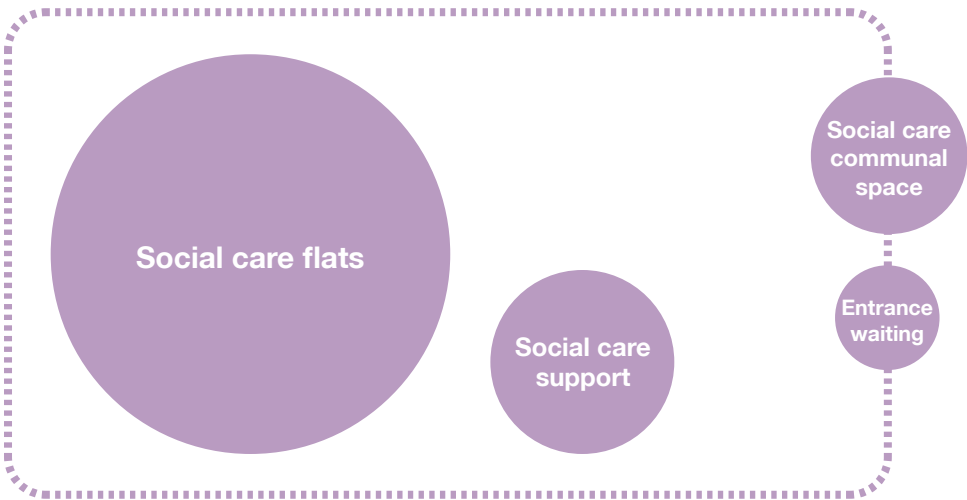
The core health spaces can be defined as those that will be used exclusively by the health service. The health and social care staff were asked to identify these in a survey. These areas were then discussed during the workshop and identified in the spatial diagrams below.

Subsequent sessions reviewed these spaces on their functionality, look and feel, and adjacency to other spaces. The key points and images discussed at the sessions are outlined in the following pages. Full details of the sessions can be found in the appendices.

HEALTHCARE CORE SPACES



SOCIAL CARE CORE SPACES



Shared Spaces

Defining Shared Spaces

The shared spaces can be defined by two categories: those that can be shared between multiple organisation’s services and those that can be shared with the wider community. Key project stakeholders were asked to identify these in a survey, results shown below (these are included at a larger scale in the appendices).



	Accessible to the community at all times	Accessible to the community only out of core hours
Community cafe and service kitchen	7	1
Staff / visitors WCs	7	0
Healthcare reception and waiting	6	0
School Reception and waiting	5	2
Meeting room	4	4
Games hall and changing village	4	3
Work hub	4	2
Drama / dance / fitness / assembly	4	2
Learning flexible dining	4	1
Swimming pool and wet changing	3	4
Fitness suite	3	4
STEM teaching and support spaces	3	2
Learning resource centre (LRC)	3	2
LRC quiet rooms and Video Conferencing cubicles	2	5
Music studio and practice room	2	5
Healthcare interview / family room	2	4
Languages and Humanities teaching and support spaces	2	3
Art studio	1	6
School kitchen	1	5
LRC flexible spaces	1	4
STEM craft workshop	0	5

These were then discussed in greater detail during the sessions and are identified in the spatial diagrams in the adjacent space.

The subsequent sessions reviewed these spaces on their functionality, look and feel, and adjacency to other spaces. The key points and images discussed at the sessions are outlined in the following pages. Full details of the sessions can be found in the appendices.

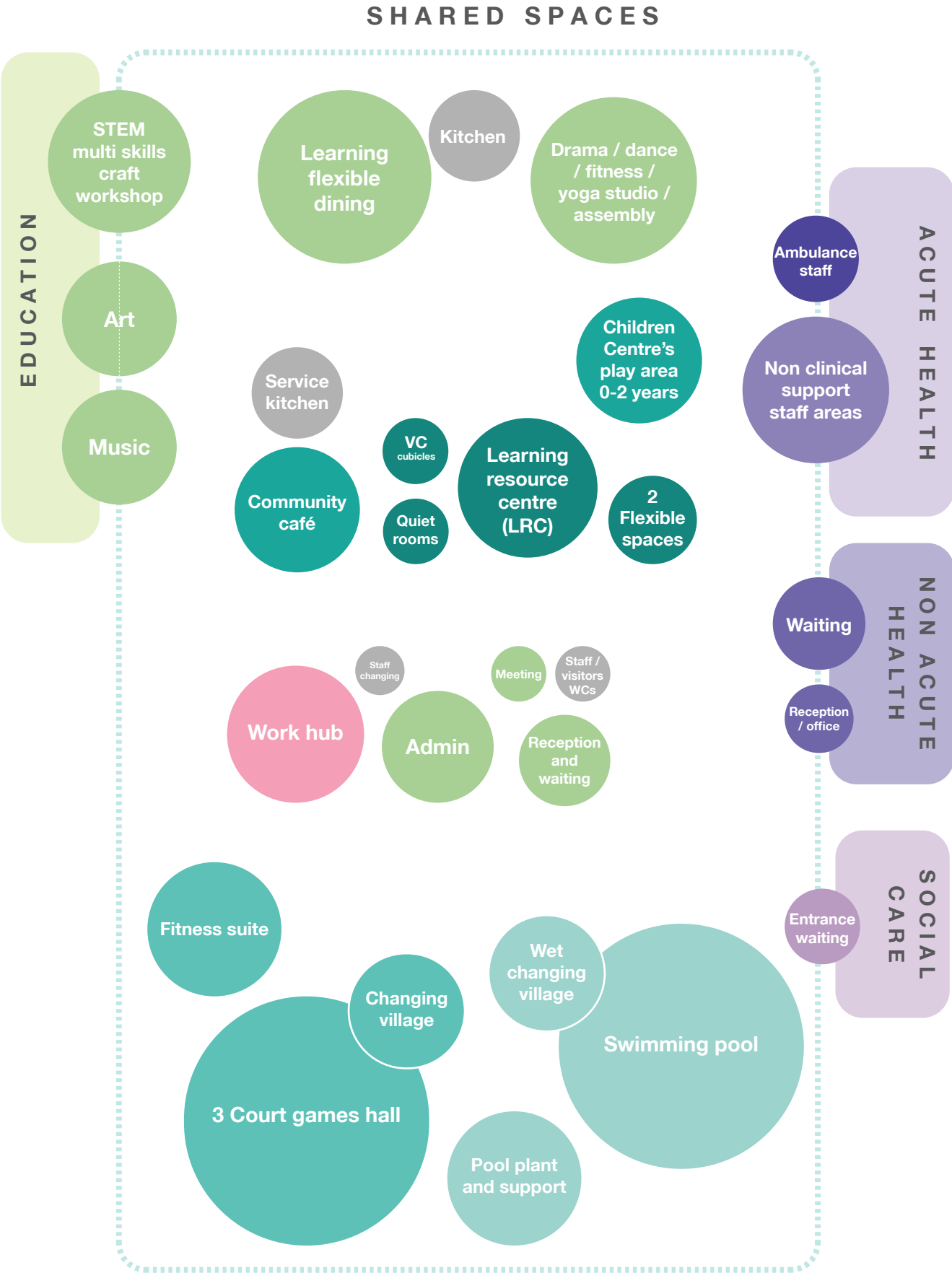
Governance
The need to decide on a governance structure that allows each service to manage its own spaces, and communicate it to stakeholders, emerged strongly from the workshop. This is part of the challenge for some services not wishing to come into the building, but is also of importance to all parties involved in the project. This is key to understanding how shared spaces could work and how they will be managed.

IT and technology
An agreement needs to be reached on whether IT infrastructure can be shared between services. This needs careful planning to take into account 24/7 resilience for the NHS IT infrastructure.

Integrated approach to catering
A combined approach to catering provision was suggested by NHS attendees to the workshop. Others (including social care representatives) agreed this could be an excellent approach to provide a service equal to other hospitals and social care providers. If a commercial kitchen could align with NHS requirements, this could provide fresh meals to patients. The proposed St Brendans’ project with its small number of beds would not have justified a new fully functioning commercial kitchen designed to NHS standards. The original design therefore provided for frozen meals for patients and a reheat kitchen only.

Sports and performing arts provision
A strong debate emerged around sports and performing arts provision, with a desire from education stakeholders for these to be provided in separate spaces. There are concerns that provision will not be sufficient to support the island’s needs.

Shared entrance and reception
It is essential that a shared reception space affords privacy and a sense of anonymity to visitors. There are plenty of suggestions as to how this can be achieved, such as having a fast ‘triage’ service from a central reception and non specific / flexible room types so that people can continue their journey through the building without the purpose of their visit being obvious. Good wayfinding to the rest of the building is essential.

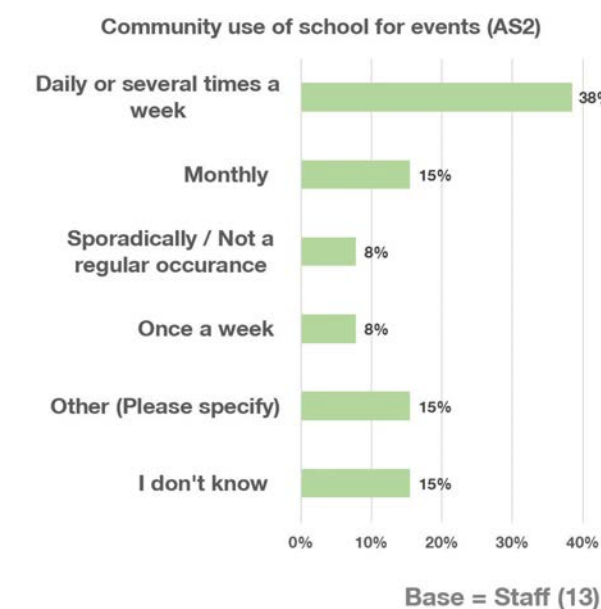


Community at the Heart

Community is at the heart of Barra and should therefore be at the heart of the new campus.

The welcome area should not just be for health, education or social care – it is for a shared purpose and people should be able to come and socialise with each other, feeling welcomed and feeling they belong. It should offer access to a series of spaces available for all the users of the building.

Like the idea of shared spaces being central and together, like a spider web coming out from the middle. A network of connections which moves away from the linear approach the school has at the moment.



Staff to have access to community spaces, flexible working spaces, staff rest areas.

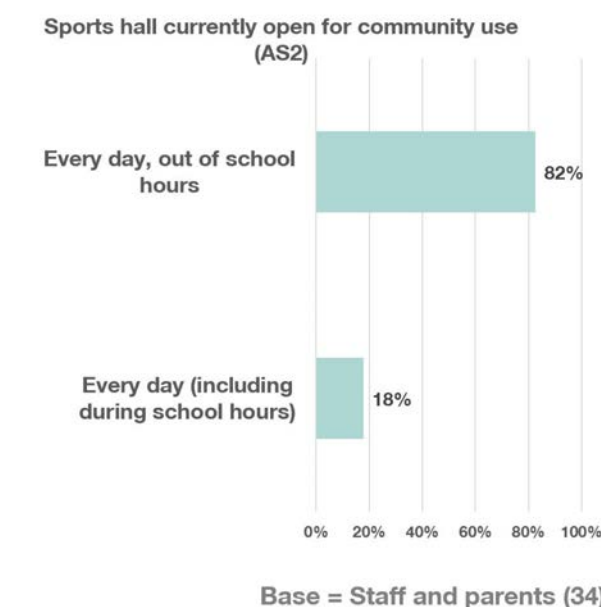
The learning resource centre should be located centrally. At the moment both the younger children from the nursery and the Children's Centre and the primary school pupils are hardly ever able to visiting the library as there are major capacity issues and they feel they are entering a space which is not for them. This should really be a space that allows public access and everyone can visit.

If these community spaces are all under one roof, it would be really positive for parents being able to drop their children off for a club and stay under the same roof to do other things (these could be organised activities, using the café or the library to do personal work). Providing quiet spaces with WiFi in the library or in the community café could allow parents to catch up on work or have meetings while waiting for a child.

Art and music areas are really important for community use (art classes for adults are delivered) and should be located in an area easy to access from the main central area of the building.

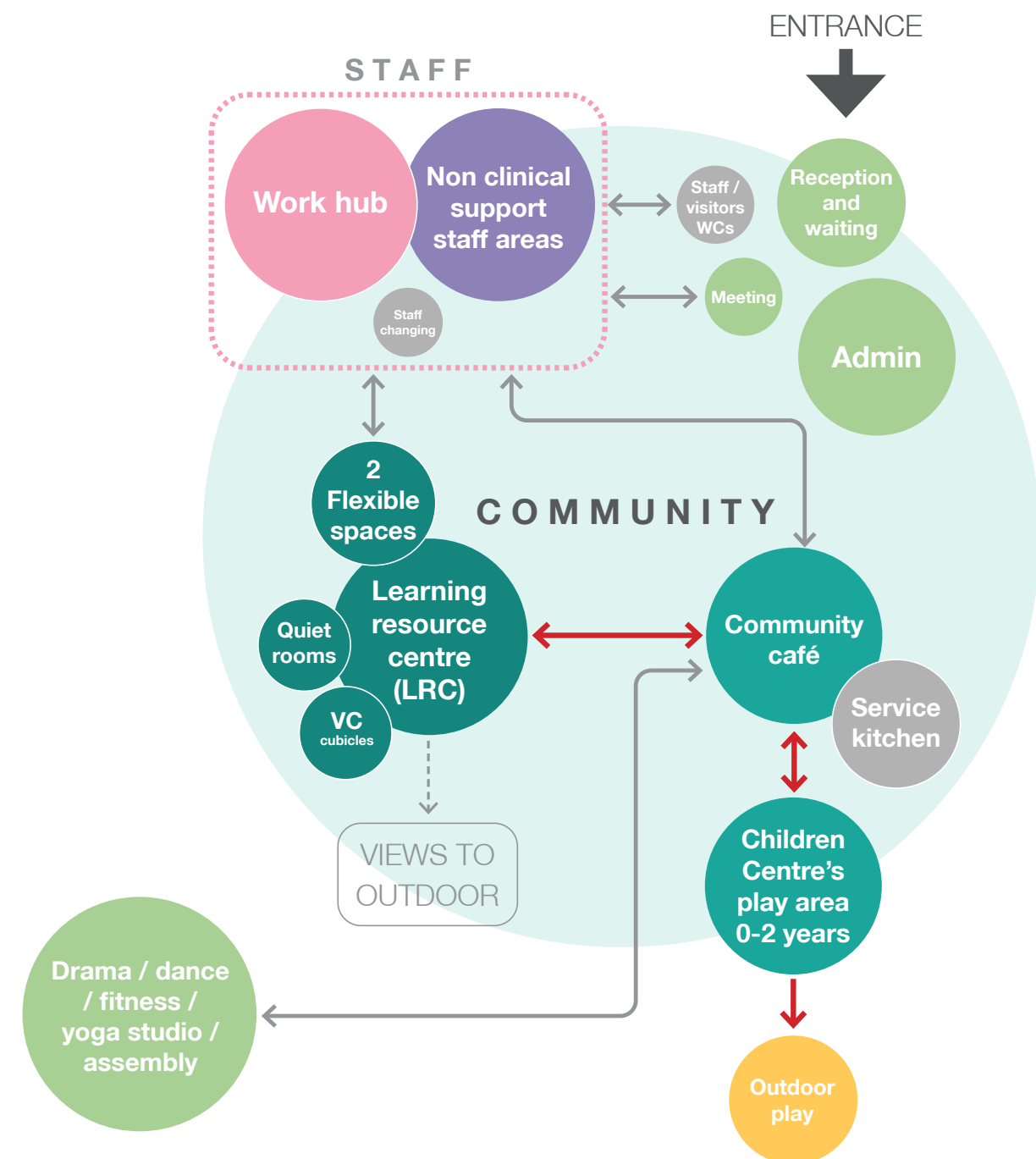
Wayfinding is key, people accessing a specific service should be able to locate it easily.

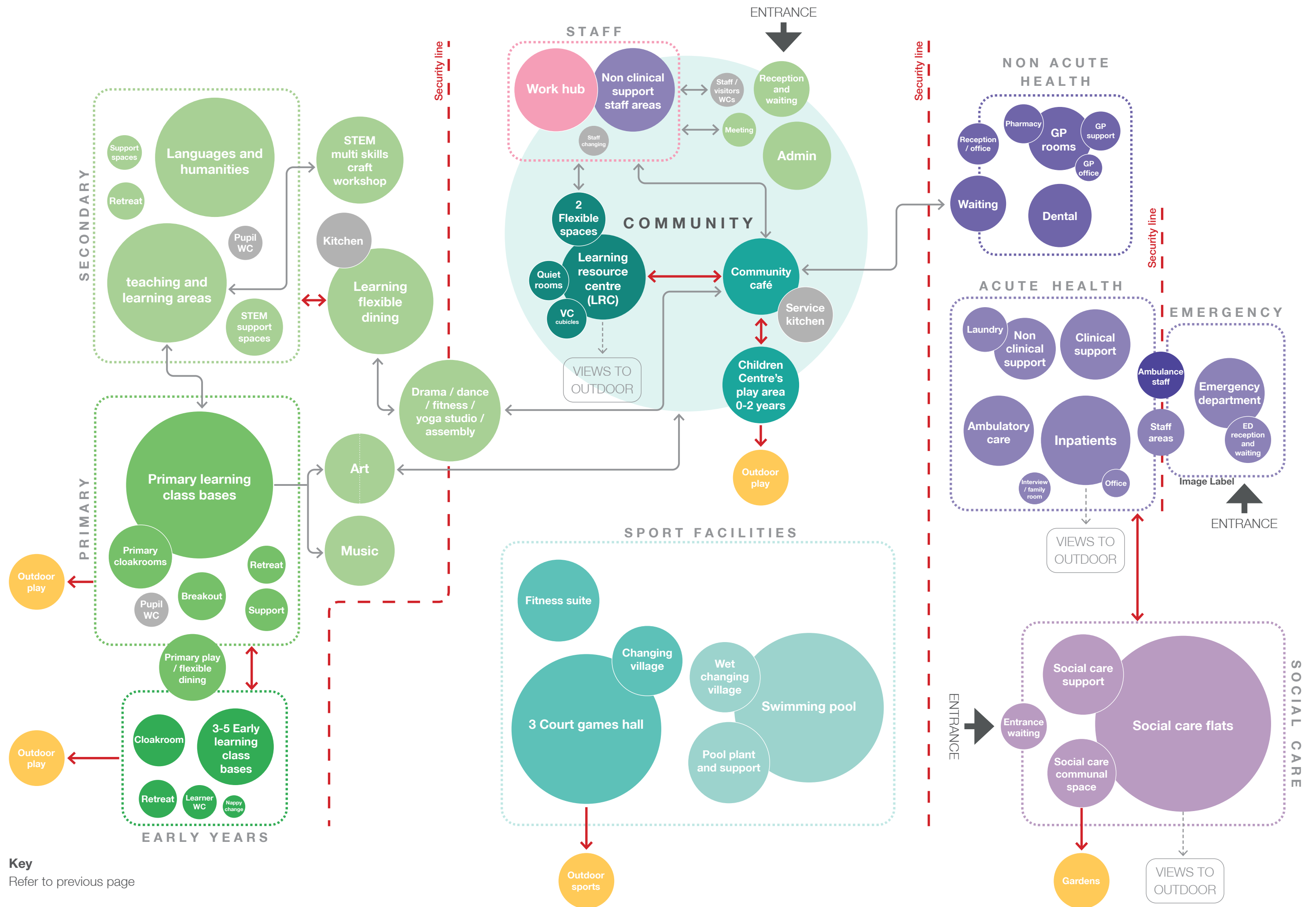
Council services should be located adjacent to one another, to allow easy access from users without moving around the campus unnecessarily.



Key

- Direct adjacency
- Desired adjacency
- Views



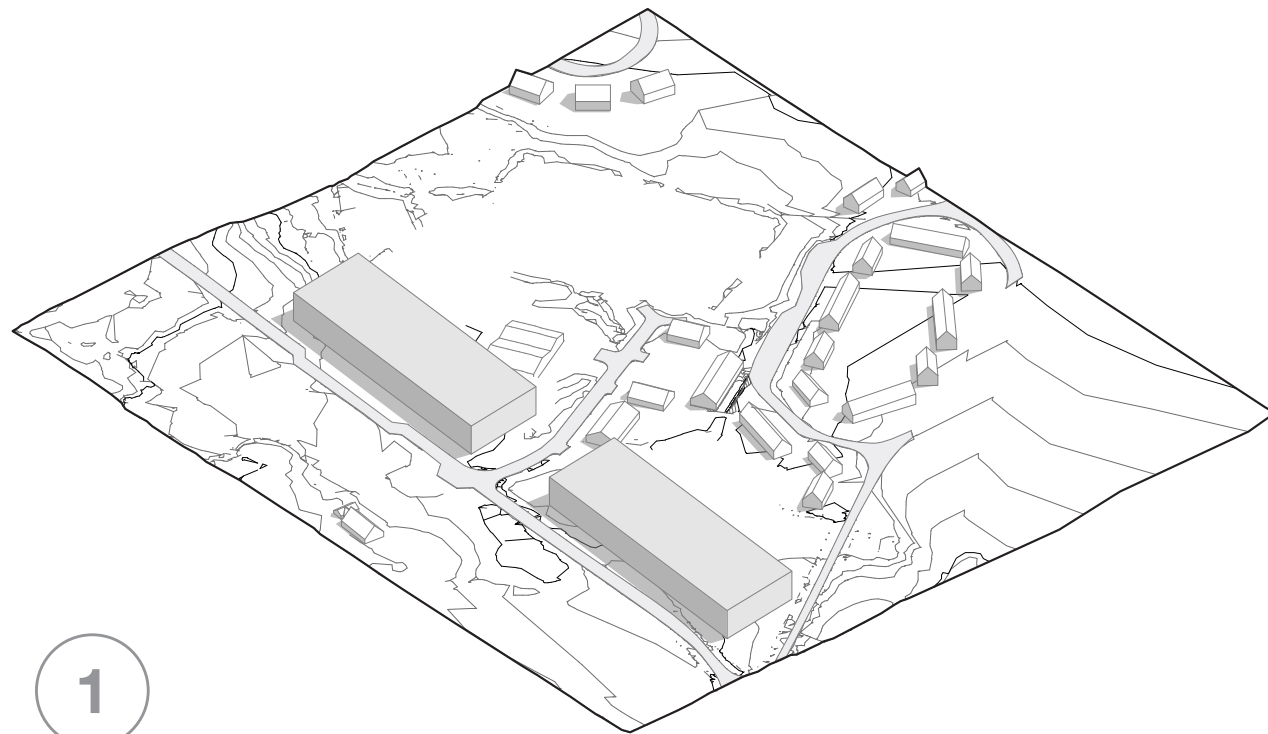


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Early Concept Design

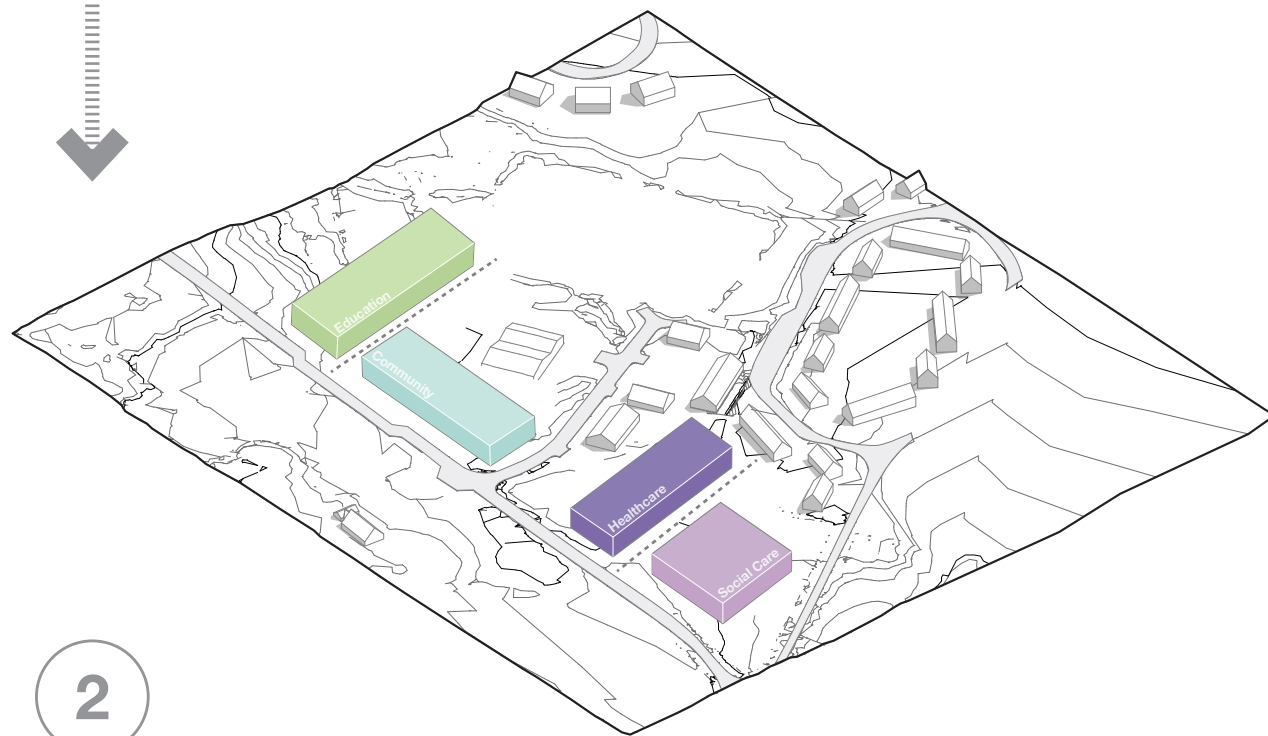
Concept Diagrams

Reduce Scale and Connect Spaces



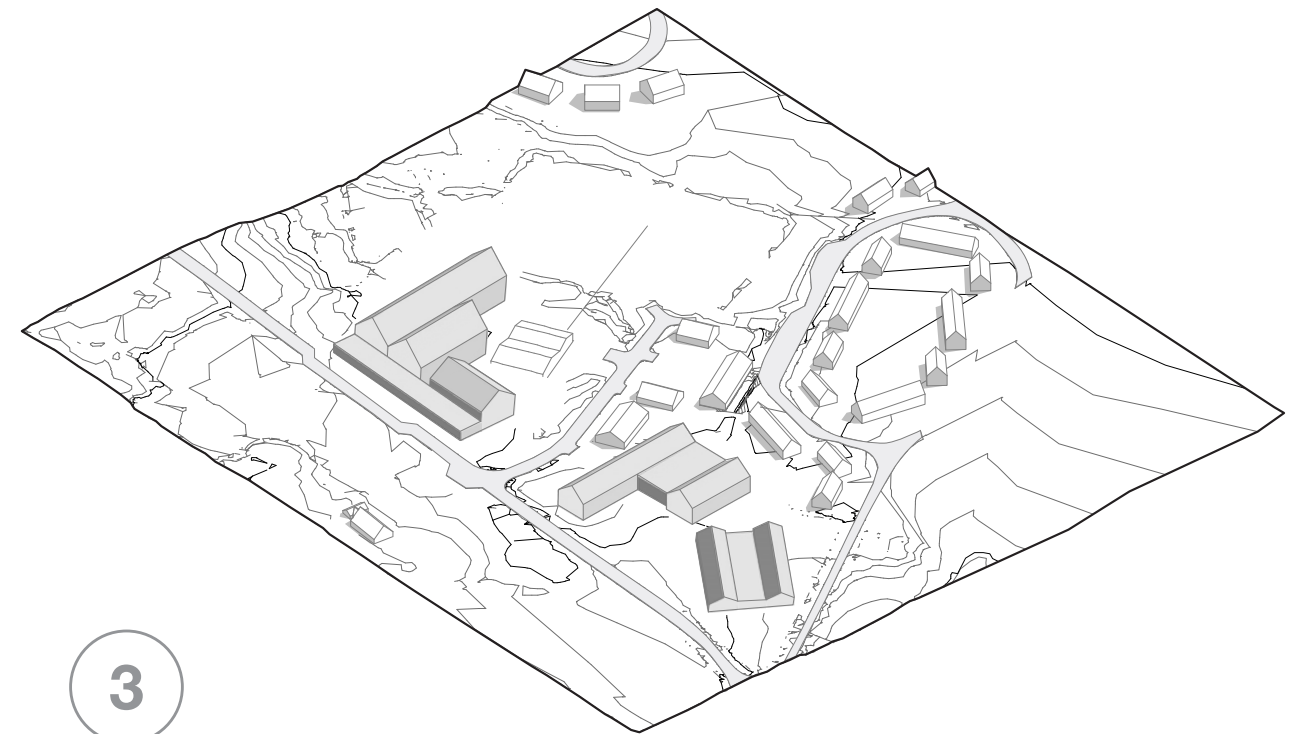
1

Massing



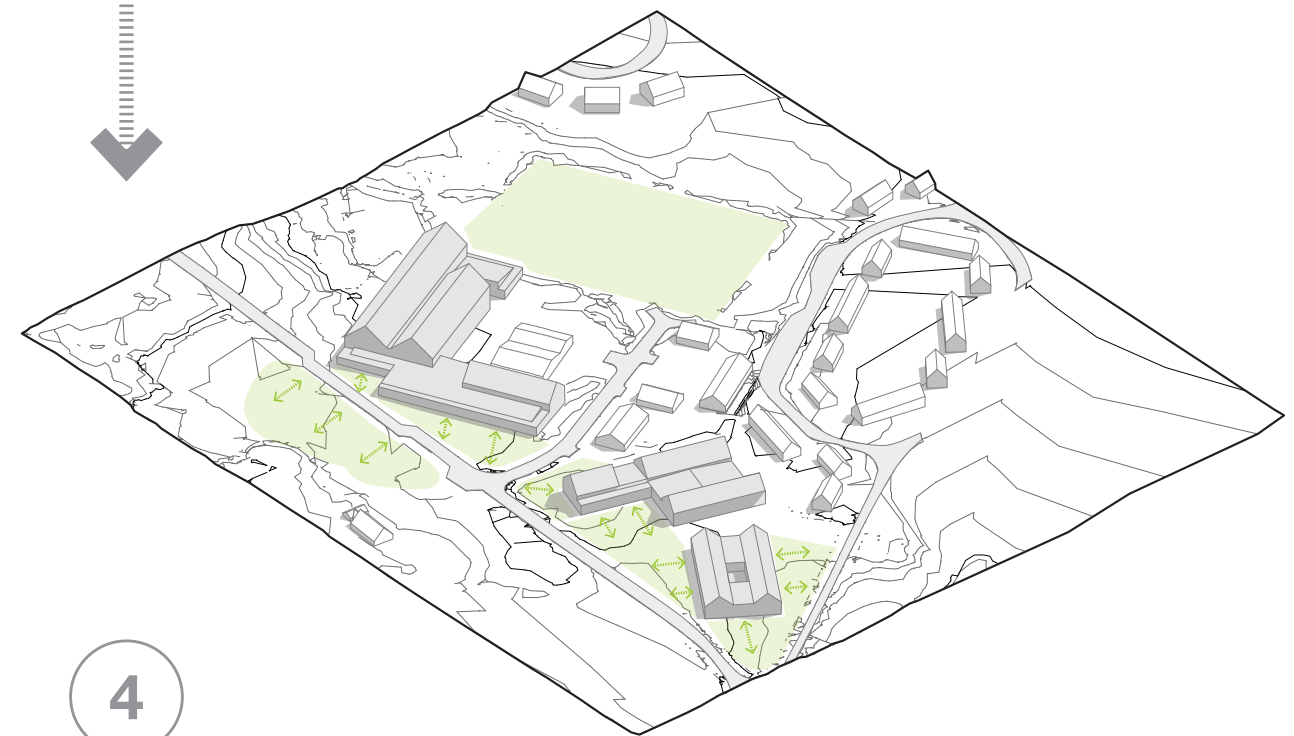
2

Split blocks and reduce scale



3

Create vernacular roofscape



4

Align to existing context and creating pockets of spaces

1 Housing with Extra Care entrance

2 Hospital main entrance

3 Emergency entrance

4 Police entrance

5 Community entrance

6 Secondary pupils entrance

7 Primary pupils entrance

8 Nursery entrance

- 1 Housing with Extra Care entrance
- 2 Hospital main entrance
- 3 Emergency entrance
- 4 Police entrance
- 5 Community entrance
- 6 Secondary pupils entrance
- 7 Primary pupils entrance
- 8 Nursery entrance

Concept Layout

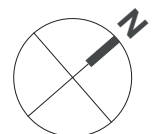
Education and Community



Ground floor



First floor

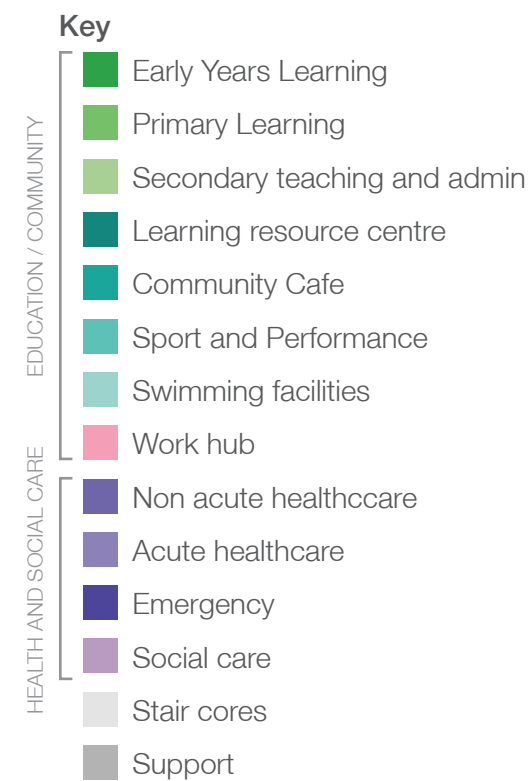


Scale Bar (m)

A horizontal scale bar with alternating black and white segments. Below the bar, numerical markers are placed at 0, 0.2, 0.4, 0.6, 0.8, and 1.0.

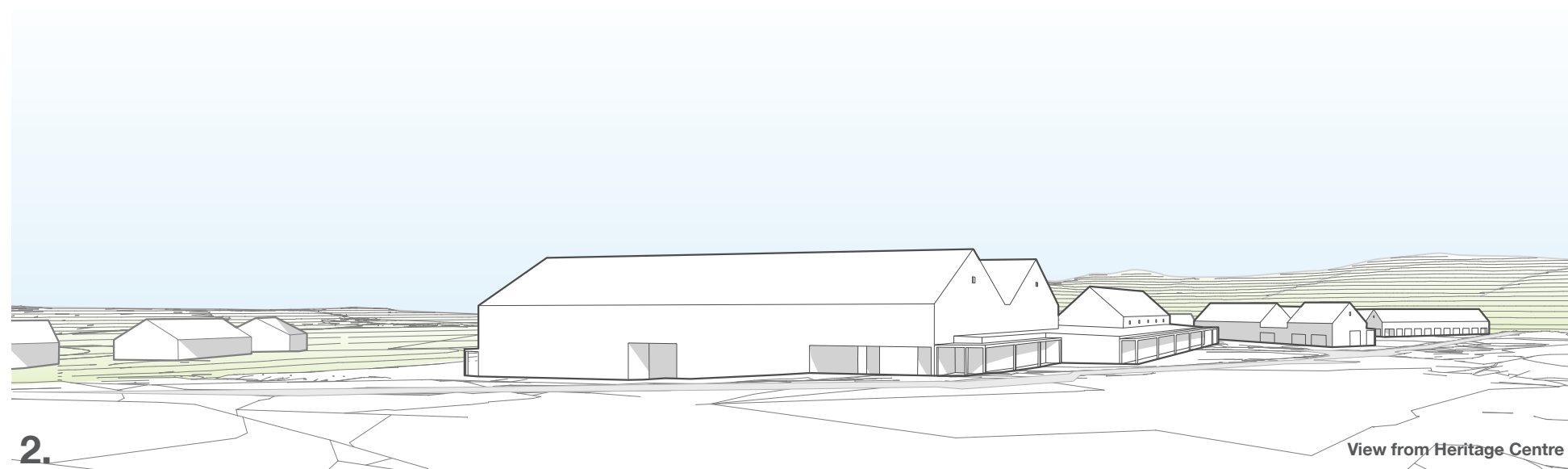
Concept Layout

Healthcare, Police and Housing with Extra Care



Mass and Materiality

Concept External Views



Architectural Precedents

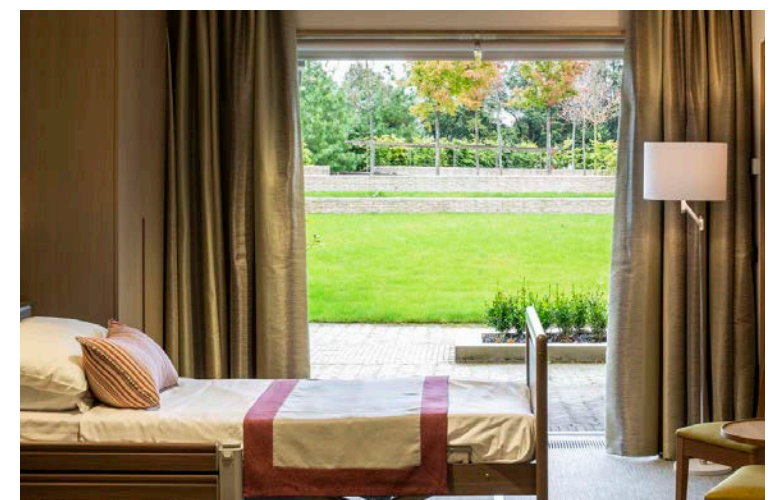
Mass and Materiality



Learning Landscape and Community Spaces



Health and Social Care Spaces



Barra and Vatersay Community Campus
3369:01

Schedule of Accommodation
Revision P8

		Proposed Area (NET)	
Department	Room name		Notes
Acute Healthcare			
Ambulatory Care	Consult /Exam Room	16.50	
Ambulatory Care	Consult /Exam Room	17.20	Room width increased to accommodate 4x4m required for visiting optician
Ambulatory Care	Rehab / MDT Room	25.00	
Ambulatory Care	Treatment Room	19.00	
Ambulatory Care total		77.70	
Clinical Support	Body Store and Handling	19.00	
Clinical Support	Body Viewing Accessible WC	4.00	
Clinical Support	Body Viewing Room	16.00	
Clinical Support	Clean Utility	14.00	
Clinical Support	Dirty Utility	9.00	
Clinical Support	Dirty Utility	6.00	
Clinical Support	POTC Lab	16.00	
Clinical Support total		84.00	
Disposal	Disposal Hold	11.00	
Disposal total		11.00	
ED Department	Accessible WC	4.00	
ED Department	Ambulance Staff Office		Ambulance office space incorporated into hospital office space on Option 1D
ED Department	Duty Room	20.00	
ED Department	Infection Control Store		Not included in GIFA as part of external outbuilding (8sqm)
ED Department	Resuscitation Room	60.00	
ED Department	Staff Rest	13.00	
ED Department	Store	10.00	
ED Department	Store (Controlled Drugs)	4.00	
ED Department	Store (Major Accident)	4.00	
ED Department	ED Adult Waiting	18.00	
ED Department	ED Child Waiting	7.00	
ED Department	ED Reception	9.00	
ED Department	Store	2.00	
ED Department Total		151.00	
Inpatients	Assisted Shower En-Suite	5.30	HFS repeatable rooms layouts used
Inpatients	Assisted Shower En-Suite	5.30	HFS repeatable rooms layouts used
Inpatients	Assisted Shower En-Suite	5.30	HFS repeatable rooms layouts used
Inpatients	Assisted Shower En-Suite	5.30	HFS repeatable rooms layouts used
Inpatients	Enhanced Single Bedroom	19.00	
Inpatients	Medical Records	3.80	
Inpatients	Multi Purpose Single Bedroom	19.00	

		Proposed Area (NET)	
Department	Room name		Notes
Inpatients	Office	11.00	
Inpatients	Pantry	7.00	
Inpatients	Place of Safety Bedroom	19.00	
Inpatients	Single Bedroom	19.00	
Inpatients total		119.00	
Non Clinical Support	Cleaners' Store		Additional store provided on St Brendans as building on two storey. Omitted on Option 1D.
Non Clinical Support	Cleaners' Store	11.00	
Non Clinical Support	Clear Linen Store	4.00	
Non Clinical Support	Disposal Hold	6.00	
Non Clinical Support	Estates Workshop	10.00	
Non Clinical Support	General Equipment Store	18.00	
Non Clinical Support	Interview / Family Room	13.00	
Non Clinical Support	Kitchen	14.00	
Non Clinical Support	Kitchen Store	6.50	
Non Clinical Support	Laundry	15.00	
Non Clinical Support	Office-8 Person	31.00	
Non Clinical Support	Staff Rest & Beverage	12.50	
Non Clinical Support	Staff WC	3.00	
Non Clinical Support	Staff WC	4.00	
Non Clinical Support	Unisex Changing	20.50	
Non Clinical Support	Training Room		Refer to Education and Community section
Non Clinical Support total		168.50	
Non Acute Healthcare			
Dental	Compressor Room	5.00	
Dental	Decontamination Room	14.00	
Dental	Dental Lab	12.00	
Dental	Dental Store	8.00	
Dental	Dental Treatment Room	19.00	
Dental total		58.00	
General Practice	Accessible WC	4.00	
General Practice	Consult /Exam Room	16.00	
General Practice	Consult /Exam Room	16.00	
General Practice	Consult /Exam Room	16.00	
General Practice	Consult /Exam Room	16.00	
General Practice	Dirty Utility	8.00	
General Practice	Disposal Hold	5.00	
General Practice	GP 1 Person Office	10.00	
General Practice	GP Store	6.00	
General Practice	Pharmacy	20.00	
General Practice	Store (Consumables)	11.00	
General Practice	Store (Records&Invoice)	8.00	
General Practice total		136.00	

		Proposed Area (NET)	
Department	Room name		Notes
Non Clinical Support	Cleaners' Store	8.00	
Non Clinical Support	Store		
Non Clinical Support total		8.00	
Communal Entrance Areas and Circulation			
Entrance / Waiting	Accessible WC	4.00	
Entrance / Waiting	Reception		Introduced on Option 1D to upper ground. Single reception now proposed.
Entrance / Waiting	Waiting	43.00	Waiting areas splitted between upper and lower ground floors (acute waiting and non-acute waiting areas) on Option 1D. Single waiting area now required.
Entrance / Waiting	Combined Healthcare Reception / Office	21.50	
Entrance / Waiting total		68.50	
Circulation	ED Lobby	13.00	
Circulation	Main Entrance Lobby	8.00	
Circulation	Upper Ground Lobby		Required on option 1D for split level. Removed as now building on single level
Circulation	Circulation	399.00	
Circulation total		420.00	
Plant	Cold Water Storage	21.00	
Plant	Hot Water Storage / Plant	21.00	Area increased as healthcare building now separate building
Plant	Main LV Switchgear	19.00	
Plant	Main Server Room	13.00	Previously IT Node room, increased as healthcare now separate building
Plant	IT Node Room		Not required as distances covered by Main IT Server room, Rybka to confirm
Plant	Resus UPS / IPS	10.00	
Plant	Sprinkler Cupboard	3.00	Generic M&E Service Cupboards incorporated on plans, exact requirements to be confirmed by Rybka (within overall plant areas)
Plant	Electrical Cupboard	2.00	
Plant	Mech Riser	3.00	
Plant total		92.00	TBC once Rybka design complete
Internal partitions total		115.30	
Healthcare GIFA		1509.00	
Housing with Extra Care			
Flat	Flat 01	54.00	
Flat	Flat 02	54.00	
Flat	Flat 03	54.00	
Flat	Flat 04	54.00	
Flat	Flat 05	54.00	
Flat	Flat 06	54.00	
Flat	Flat 07	54.00	
Flat	Flat 08	54.00	
Flat	Flat 09	54.00	
Flat	Flat 10	54.00	
Flat total		540.00	

		Proposed Area (NET)	
Department	Room name		Notes
Communal Space	Communal Living	48.00	
Communal Space	Quiet Room	8.00	
Communal Space total		56.00	
Support	Accessible WC	6.00	
Support	Accessible WC	6.00	
Support	Staff Room	17.00	Assisted Bath replaced with Staff Room. Change requested by Mairi Campbell on 12/05/22
Support	Cleaners' Room	5.00	
Support	General Store	16.00	Reduced area, change requested by Mairi Campbell on 12/05/22
Support	Hoist Bay	4.00	
Support	Laundry	7.00	
Support	Office	15.00	Increased area, change requested by Mairi Campbell on 12/05/22
Support	Office / Meeting	9.00	Sluice replaced with Office / Meeting. Change requested by Mairi Campbell on 12/05/22
Support	Staff Lockers		
Support	Dirty Utility Room	6.00	
Support total		91.00	
Circulation	Entrance Lobby	8.00	
Circulation	Entrance / Reception	9.00	
Circulation	Circulation	174.00	
Circulation total		191.00	
Plant	Switch Room	8.00	Area increased as HWEC now separate from Health
Plant	IT Node Room	9.00	Area increased as HWEC now separate from Health
Plant	Sprinkler Cupboard	2.00	
Plant	Cold Water Storage		Excluded from GIFA, in external outbuilding. Refer to areas excluded from GIFA.
Plant total		19.00	
Internal partitions total		51.00	
Housing with Extra Care GIFA		948.00	
Police Scotland			
Custody	Cell	8.00	
Custody	Charge / Search	6.00	
Custody	DNA / Breathalyser Area	3.00	
Staff and Office Spaces	Tea Prep	4.00	
Staff and Office Spaces	Staff WC	6.00	Tea prep and staff wc requested during police scotland review meeting on 16/03/21.
Staff and Office Spaces	Staff Changing / Shower	8.00	
Staff and Office Spaces	Police Office	21.00	
Custody and staff total		56.00	
Circulation	Circulation	20.00	Circulation increased as now fully separate from Community and Education
Plant	Refer to healthcare plant accommodation	0.00	Healthcare plant areas used as part of the same building

		Proposed Area (NET)	
Department	Room name		Notes
Internal partitions total		8.00	
	Police Scotland GIFA	84.00	
Education and Community			
Early Learning (0-5 Years)			
Learning and Play	Base 1 (Gaelic Immersion)	46.00	
Learning and Play	Base 2 (English Medium)	37.00	
Learning and Play	Base 3 (0-2 Years)	34.00	
Learning and Play	Retreat	9.00	
Learning and Play	Wall Storage	9.00	Storage walls, fitments and sinks (20% of clear floor area) = 18.4sqm total
Learning and Play	Wall Storage	10.00	
Learning and Play	Wall Storage	5.00	
Support	Admin	9.00	Added in Option 1D, area taken from Administration
Support	Accessible Change	9.00	Addition to Option 1D SoA. Confirmed by CnES on 29 April 2022
Support	Cloakroom	13.00	
Support	Learner's WC	7.00	Subdivided into two WC areas in Option 1D, minimum requirements from Building
Support	Learner's WC	6.00	Regs used
Support	Nappy Change	7.00	
Early Learning total		201.00	
Primary Learning			
Core Teaching	Breakout	13.00	Single breakout space on option 1D, now subdivided on two storeys
Core Teaching	Breakout	12.00	
Core Teaching	Primary Class Base	46.00	
Core Teaching	Primary Class Base	56.00	
Core Teaching	Primary Class Base	57.00	
Core Teaching	Primary Class Base	45.00	
Core Teaching	Primary Class Base	57.00	
Core Teaching	Primary Class Base	46.00	
Core Teaching	Retreat	9.00	
Core Teaching	Retreat	9.00	
Support	Accessible Change	9.00	Addition to Option 1D SoA. Confirmed by CnES on 29 April 2022
Support	Admin	8.00	Added in Option 1D, area taken from Administration
Support	Cloakroom	26.00	
Support	Cloakroom	26.00	
Support	Teaching Resource Store	10.00	
Support	Teaching Resource Store	8.00	
Primary Learning total		437.00	
Flexible Dining Zones			
Flexible Dining Zones	Play Associated Store	6.00	
Flexible Dining Zones	Play Zone: Flexible Dining Area 1	61.00	
Flexible Dining Zones	Learning Cafe: Flexible Dining Area 2	24.00	Subdivided between ground and lower ground levels. Feature stair not included.
Flexible Dining Zones	Learning Cafe: Flexible Dining Area 2	87.00	

Proposed Area (NET)			
Department	Room name		Notes
Flexible Dining Zones	Store & Dining Store Combined	14.00	Separate Store (6sqm) and Dining Furniture Store 10sqm) in Option 1D now combined
Flexible Dining Zones total		192.00	
Secondary Teaching			
Expressive Arts and Performance	Art Flexibility Storage	15.00	Art flexibility and art studio storage spaces combined in single store on Option 1D
Expressive Arts and Performance	Art Studio	68.00	
Expressive Arts and Performance	Expressive Arts Resource Store	3.00	
Expressive Arts and Performance	Music Practice Room	10.00	
Expressive Arts and Performance	Music Studio	70.00	
Health and Wellbeing	Secodary Retreat	18.00	
Languages and Humanities	6-8P Classroom	29.00	
Languages and Humanities	8-12 P Classroom	27.00	
Languages and Humanities	8-12 P Classroom	27.00	
Languages and Humanities	Breakout	18.00	
Languages and Humanities	Flexible Classroom	55.00	
Languages and Humanities	Teaching Resource Storage	5.00	Single store in Option 1D subdivided into two Teaching Resouce Storage areas.
Languages and Humanities	Teaching Resource Storage	5.00	
STEM	Flexible Classroom 1	36.00	
STEM	Flexible Classroom 2	45.00	
STEM	Machine Room	18.00	
STEM	Multi Skills Craft Workshop	81.00	
STEM	Science Plaza	78.00	
STEM	Science Prep	22.00	
STEM	STEM Breakout	26.00	
STEM	STEM Storage Combined	11.00	Teaching Resource Storage and Additional STEM Storage combined
STEM	Teaching Resource Storage	4.00	
STEM	Workshop Storage / Prep	18.00	
The Big Welcome	Administration	24.00	Area subdivided to accommodate separate admin spaces for early years, primary and community.
The Big Welcome	DHT Office	7.00	Room requested during stakeholder engagement session on 24-25 February 2021.
The Big Welcome	First Aid	10.00	Area taken from Work Hub.
The Big Welcome	HT Office	14.00	
The Big Welcome	SQA Store	8.00	
The Big Welcome	Waiting	22.00	Reception and Waiting (45sqm total) labelled as two distinct areas on Option 1D. Refer to Main Reception under community.
Secondary Teaching total		774.00	
Sport and Performance			
Sports and Performance	Fitness Suite	90.00	
Sports and Performance	3 Court Sports Hall	486.00	Retractable seating area incorporated on option 1D, now scheduled separately
Sports and Performance	Games Hall Storage	53.00	Games Hall Storage and Mat Store combined into single one
Sports and Performance	Lockers (20no.)		Incorporated within Dry Changing area
Sports and Performance	Performance Store	9.00	
Sports and Performance	Retractable Seating	22.00	Retractable seating area incorporated on option 1D, now scheduled separately
Sports and Performance	Sports Area Lockers (20no.)		Incorporated within Dry Changing area

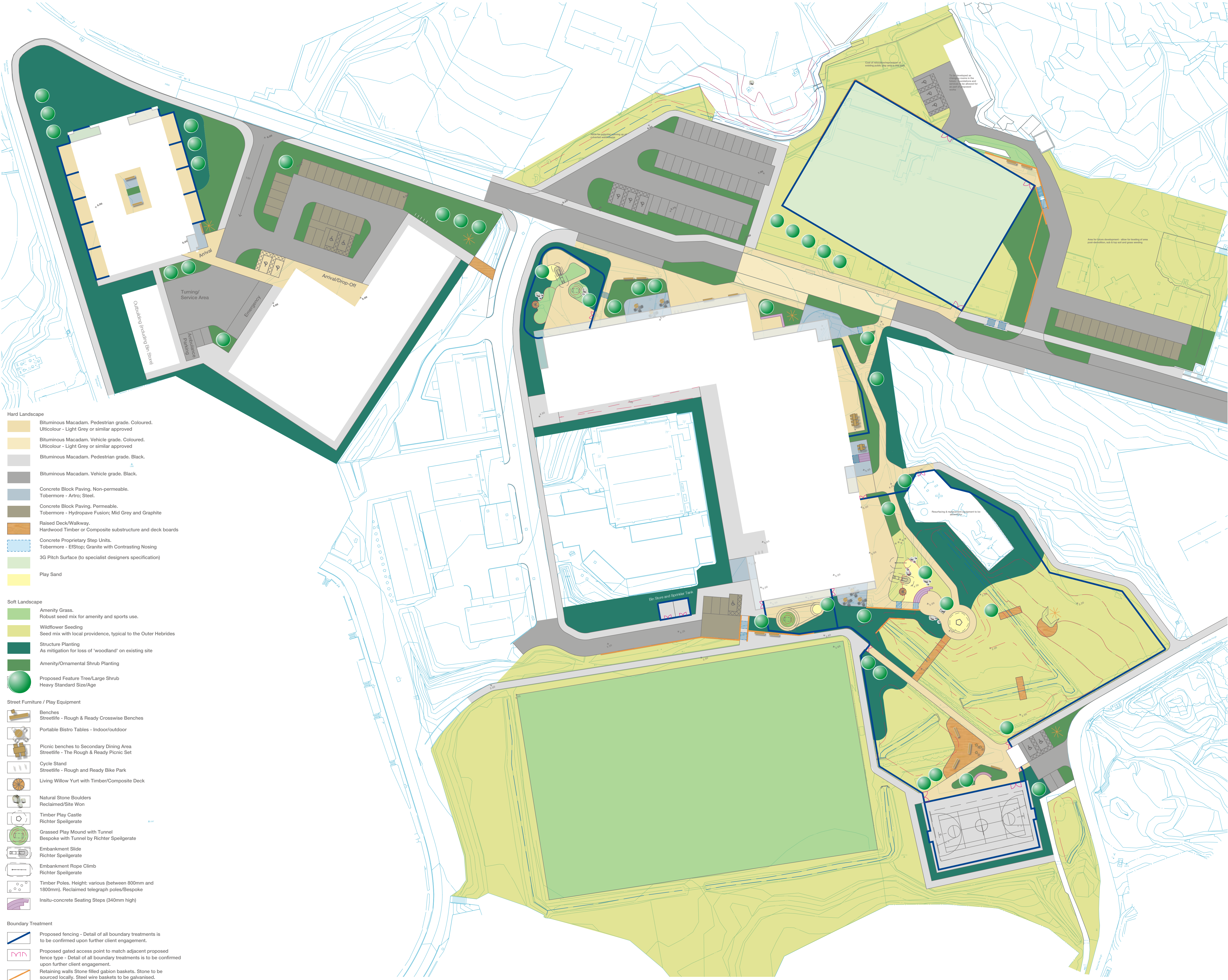
Proposed Area (NET)

Department	Room name		Notes
Toilets, Changing and Ancillary	Acc WC / Shower	7.00	Previously included in Dry Changing area, now scheduled separately
Toilets, Changing and Ancillary	Dry Changing	27.00	Changing Village for 30 subdivided into two Dry Changing Rooms on Option 1D.
Toilets, Changing and Ancillary	Dry Changing	27.00	Minimum Sports Scotland requirements used. Toilet and accessible shower areas previously included now scheduled separately.
Toilets, Changing and Ancillary	WC	2.00	Previously included in Dry Changing area, now scheduled separately
Toilets, Changing and Ancillary	WC	2.00	Previously included in Dry Changing area, now scheduled separately
Sports and Performance total		725.00	
Swimming Facilities			
Entrance / Reception	Reception / Office		Required for separate sports facilities on option 1D, now combined with community reception. First aid room area increased to incorporate office space
Entrance / Reception	Service Pod		Required for separate sports facilities on option 1D, area taken from Community Cafe, Community Cafe Service pod and Community Kitchen. Area given back to rooms.
Entrance / Reception	Staff WC		Required for separate sports facilities on option 1D, now incorporated in overall toilet provision.
Entrance / Reception	Visitors WC		Required for separate sports facilities on option 1D, now incorporated in overall toilet provision.
Support	Chemical Store		Included in Pool Plant area
Support	Cleaner's store	6.00	
Support	First Aid / office	16.00	Combined with office and overall area reduced
Support	Swimming Pool Plant	77.00	Includes area for Chemical Store
Support	Swimming Pool Storage	22.00	
Swimming Pool	Sauna	5.00	
Swimming Pool	Swimming Pool Hall	316.00	
Toilets, Changing and Ancillary	Acc WC / Shower	7.00	
Toilets, Changing and Ancillary	WC	2.00	Previously included in Wet Changing area, now scheduled separately
Toilets, Changing and Ancillary	WC	2.00	Previously included in Wet Changing area, now scheduled separately
Toilets, Changing and Ancillary	Wet Changing	76.00	
Swimming Facilities total		529.00	
Shared Spaces			
Work Hub	Work Hub	85.00	Area reduced to accommodate separate DHT office
The Big Welcome	4P Meeting Room	10.00	
The Big Welcome	Administration	21.00	Area subdivided to accommodate separate admin spaces for early years, primary and community.
The Big Welcome	Reception	15.00	General Reception and Secondary Waiting (45sqm total) labelled as two distinct areas on Option 1D.
Front of House / Life Long Learning	Flexible Space / Training Room	41.00	
Front of House / Life Long Learning	High Density Book Storage Area		Incorporated in Learning Resource Centre area on Option 1D
Front of House / Life Long Learning	Learning Resource Centre	117.00	Includes Book Storage area
Front of House / Life Long Learning	Librarian Room	12.00	Including public printer point
Front of House / Life Long Learning	Quiet Room	5.00	
Front of House / Life Long Learning	Quiet Room	5.00	
Front of House / Life Long Learning	Quiet Room	5.00	
Front of House / Life Long Learning	VC Booth	3.00	
Front of House / Life Long Learning	VC Booth	3.00	

		Proposed Area (NET)	
Department	Room name		Notes
Front of House / Life Long Learning	VC Booth	3.00	
Front of House / Life Long Learning	VC Booth	4.00	Area taken from Secondary Waiting
Community Cafe	Community Cafe	81.00	
Community Cafe	Service Pod	11.00	
Community Cafe	Skills and Enterprise Kitchen	27.00	
Community Cafe	Store	5.00	
Barra Children Centre	Barra Children Centre	91.00	Note: Total GIFA for BCC agreed to be 116sqm
Barra Children Centre	BCC Office	9.00	
Barra Children Centre	Buggy Store	4.00	
Barra Children Centre	Circulation	16.00	
Shared Spaces total		573.00	
Infrastructure			
Catering	Cleaner's Store	2.00	
Catering	Cold Store	3.00	
Catering	Dry Goods	2.00	
Catering	General Store	3.00	
Catering	Kitchen	45.00	
Catering	Kitchen Changing	7.00	
Catering	Kitchen Office	7.00	
Catering	Kitchen Staff Acc WC	5.00	
Support	Cleaner's Store	2.00	
Support	FM Store	9.00	
Support	Goods Delivery Bay	5.00	
Support	Laundry	7.00	
Support	Learner Lockers		50 Lockers to be provided. Area incorporated within Circulation
Toilets, Changing and Ancillary	Changing Place	12.00	Area from Changing Places toilets guidance used
Toilets, Changing and Ancillary	Staff Showers and Changing (2no. x 6sqm)		Scheduled separately below
Toilets, Changing and Ancillary	Staff Change	6.00	
Toilets, Changing and Ancillary	Staff Change	6.00	
Toilets, Changing and Ancillary	Secondary Learner Toilets (2 no. x 4 cubicles)		Toilets divided between male and female on Option 1D and scheduled separately
Toilets, Changing and Ancillary	Pupil WC	8.00	
Toilets, Changing and Ancillary	Pupil WC	8.00	
Toilets, Changing and Ancillary	Pupil WC	8.00	
Toilets, Changing and Ancillary	Pupil WC	8.00	
Toilets, Changing and Ancillary	Primary Learner Toilets (2 no. x 4 cubicles)		Scheduled separately below. Sink area excluded from toilets and incorporated into cloakroom. Requested by School Staff during stakeholder engagement workshop on 19/04/22
Toilets, Changing and Ancillary	Pupil WC	11.00	
Toilets, Changing and Ancillary	Pupil WC	11.00	
Toilets, Changing and Ancillary	Accessible Toilets (2 no.)		Scheduled separately below.
Toilets, Changing and Ancillary	Acc WC	5.00	
Toilets, Changing and Ancillary	Acc WC	5.00	
Toilets, Changing and Ancillary	Acc WC	6.00	Additional Acc WC to first floor
Toilets, Changing and Ancillary	Staff and Visitors Toilets (4no. x 4.5sqm)		
Toilets, Changing and Ancillary	Acc WC	4.00	Standard accessible WC used, building regs compliant
Toilets, Changing and Ancillary	Acc WC	4.00	Standard accessible WC used, building regs compliant
Toilets, Changing and Ancillary	Acc WC	6.00	
Toilets, Changing and Ancillary	Acc WC	6.00	

		Proposed Area (NET)	
Department	Room name		Notes
Infrastructure total		211.00	
Community Entrance	Lobby	6.00	
Secondary Entrance	Lobby	8.00	
Primary Entrance	Lobby	5.00	
Early learning Entrance	Lobby	10.00	
Circulation	Circulation	741.00	
Circulation total		770.00	
Plant			
Plant	Hot Water Plant	21.00	Combined into main Heating and Hot Water Plant Room
Plant	Heating Plant		
Plant	Main Server Room	14.00	TBC by Rybka
Plant	IT Node Room	4.00	TBC by Rybka
Plant	IT Node Room		
Plant	Main LV Switchgear	10.00	TBC by Rybka
Plant	Electrical Cupboard	2.00	Generic M&E Service Cupboards incorporated on plans, exact requirements to be confirmed by Rybka
Plant	Electrical Cupboard	2.00	
Plant	Electrical Cupboard	2.00	
Plant	Electrical Cupboard	1.00	
Plant	Riser	2.00	
Plant	Riser	2.00	
Plant	Riser	3.00	
Plant	Riser	3.00	
Plant total		66.00	TBC once Rybka design complete
Internal partitions total		290.00	
Education and Community GIFA		4768.00	
TOTAL GIFA		7309.00	
Excluded from GIFA			
Education and Community	Cold Water Storage	30.00	Previously within Energy Centre, now within first floor roofspace
Education and Community	Sprinkler tank	20.00	Additional requirement as buildings are now on separate sites. Located within outbuilding.
Education and Community	Pump House	25.00	
Education and Community	Roof AHU Plant		Area TBC by Rybka, current allowance 132sqm located within roofspace
Education and Community	Access Stair to roof	35.00	Access to Plant and pitch roof gutters, located within roofspace
Housing with Extra Care	Cold Water Storage	4.00	Additional requirement as buildings are now separate, located within outbuilding
General Plant	Main LV Switchgear		
Healthcare	Pump House	25.00	Not required, included in GIFA for each separate building
Healthcare	Sprinkler tank	35.00	
Healthcare	Oil Storage Tank	8.00	To serve all campus on Option 1D SoA. Now serving Healthcare only. Located within outbuilding.
Healthcare	Stand By Generator	8.00	
Healthcare	Roof AHU Plant		Area TBC by Rybka, current allowance 62sqm within roofspace
Healthcare	Access Stair to roof	20.00	Access to Plant, located within roofspace
General Plant	Electrical Substation	25.00	Located within outbuilding

		Proposed Area (NET)	
Department	Room name		Notes
Plant total		235.00	
Acute Healthcare Storage	Infection Control Store	9.00	
Acute Healthcare Storage	Medical Gas Manifold	10.00	
Acute Healthcare Storage	Bottle Storage	8.00	
Education Storage	External Store	11.00	
Storage total		38.00	
Education and Community Refuse	Bin Store	45.00	Combined into single Education and Community Bin Store area
Education and Community Refuse	Bin Store		
Health and Social Care Refuse	Bin Store	25.00	Combined into single HWEC and Healthcare Bin Store area
Health and Social Care Refuse	Bin Store		
Sport Facilities Refuse	Bin Store		Included within single Education and Community Bin Store area
Refuse total		70.00	
Total Excluded fom GIFA		343.00	



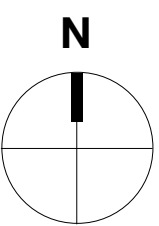
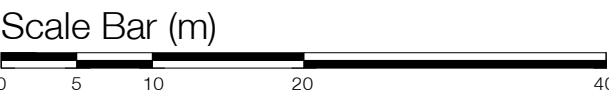
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Hard Landscape

- Bituminous Macadam, Pedestrian grade, Coloured, Ultracolor - Light Grey or similar approved
- Bituminous Macadam, Vehicle grade, Coloured, Ultracolor - Light Grey or similar approved
- Bituminous Macadam, Pedestrian grade, Black
- Bituminous Macadam, Vehicle grade, Black
- Concrete Block Paving, Non-permeable, Tobermore - Antiro; Steel
- Concrete Block Paving, Permeable, Tobermore - Hydropave Fusion; Mid Grey and Graphite
- Raised Deck/Walkway, Hardwood Timber or Composite substructure and deck boards
- Concrete Proprietary Step Units, Tobermore - ElStop; Granite with Contrasting Nosing
- 3G Pitch Surface (to specialist designers specification)
- Play Sand

Soft Landscape

- Amenity Grass, Robust seed mix for amenity and sports use.
- Wildflower Seeding, Seed mix with local provenance, typical to the Outer Hebrides
- Structure Planting, As mitigation for loss of 'woodland' on existing site
- Amenity/Ornamental Shrub Planting
- Proposed Feature Tree/Large Shrub, Heavy Standard Size/Age

Street Furniture / Play Equipment

- Benches, Streetlife - Rough & Ready Crosswise Benches
- Portable Bistro Tables - Indoor/outdoor
- Picnic benches to Secondary Dining Area, Streetlife - The Rough & Ready Picnic Set
- Cycle Stand, Streetlife - Rough and Ready Bike Park
- Living Willow Yurt with Timber/Composite Deck
- Natural Stone Boulders, Reclaimed/Site Won
- Timber Play Castle, Richter Spielgerate
- Grassed Play Mound with Tunnel, Bespoke with Tunnel by Richter Spielgerate
- Embankment Slide, Richter Spielgerate
- Embankment Rope Climb, Richter Spielgerate
- Timber Poles, Height: various (between 800mm and 1800mm), Reclaimed telegraph poles/Bespoke
- Insitu-concrete Seating Steps (340mm high)

Boundary Treatment

- Proposed fencing - Detail of all boundary treatments is to be confirmed upon further client engagement.
- Proposed gated access point to match adjacent proposed fence type - Detail of all boundary treatments is to be confirmed upon further client engagement.
- Retaining walls Stone filled gabion baskets, Stone to be sourced locally, Steel wire baskets to be galvanised.

P1 First Issue GRI CMA 16/05/22

Rev	Description	Drawn	Checked	Date
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Suitability Preliminary

Project Hub North Scotland Ltd

Barra and Vatersay Community Campus
Barra, Western Isles, Scotland

Drawing Proposed Landscape Layout

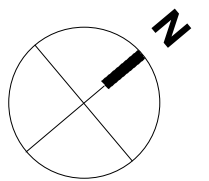
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Project ID	- RYD	- 00	- ZZ	- DR	- L	- 2101
BVCC						
Project Number	Scale at A1	Status	Revision			
3369-01	1 : 500	S3	P1			

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- Acute Healthcare
- Emergency Department
- Non Acute Healthcare
- Social Care

- Education - Early Learning
- Education - Primary Learning
- Education - Secondary and Admin
- Community and Shared Spaces
- Barra Children Centre
- Work Hub
- Support

- Sport and Performance
- Swimming Facilities

Police Office and Custody

 Internal Plant

Rev	Description	Drawn	Checked	Date
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Rev	Description	Drawn	Checked	Date
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Suitability

Preliminary

Hub North Scotland Ltd
Barra and Vatersay Community Campus
Barra, Western Isles, Scotland

Drawing
Concept Ground Floor Plan - Education and Community

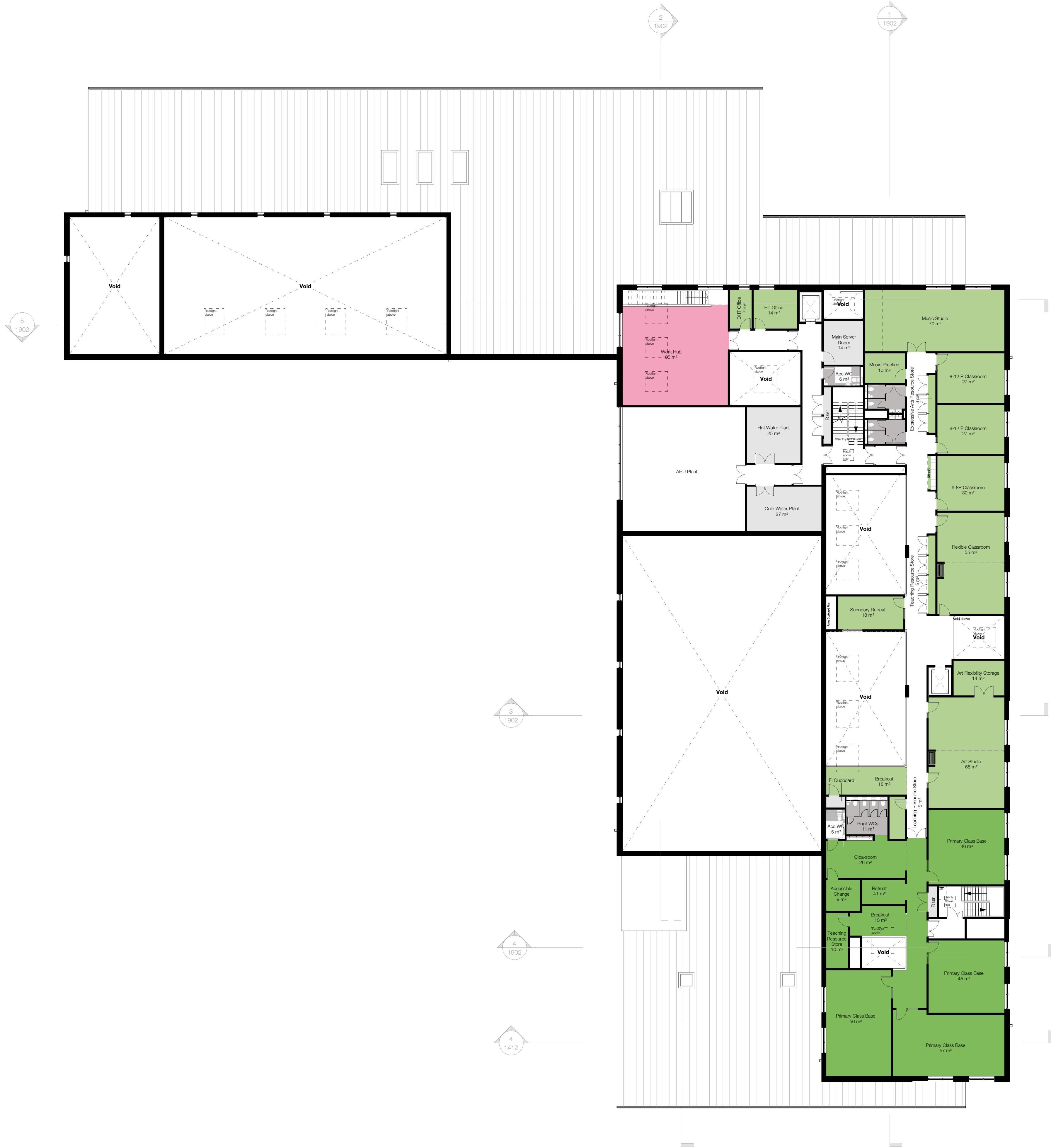
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Project ID	Originator	Zone	Level	Type	Role	Number
BVCC	- RYD	- ED	- 00	- DR	- A	- 1401
Project Number		Scale at A1		Status		Revision
3369-01		1 : 200		S3		P2

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1 GA Plans - Lower Ground and Ground Floor Plan

1 : 200



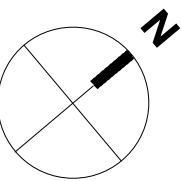
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Health and Social Care

- Acute Healthcare
- Emergency Department
- Non Acute Healthcare
- Social Care

Education and Community

- Education - Early Learning
- Education - Primary Learning
- Education - Secondary and Admin
- Community and Shared Spaces
- Barra Children Centre
- Work Hub
- Support

Sport Facilities

- Sport and Performance
- Swimming Facilities

Police Scotland Facilities

- Police Office and Custody

Plant

- Internal Plant

P2 Layouts amended to incorporate comments from Users Workshops GRI CMA 16/05/22

P1 First Issue ZIV CMA 15/04/22

Rev	Description	Drawn	Checked	Date
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Suitability
Preliminary

Project
Hub North Scotland Ltd
Barra and Vatersay Community Campus
Barra, Western Isles, Scotland

Drawing
Concept First Floor Plan - Education and Community

Drawing Number						
Project ID	Originator	Zone	Level	Type	Role	Number
BVCC	- RYD	- ED	- 01	- DR	- A	- 1402
Project Number	Scale at A1		Status	Revision		
3369-01	1 : 200		SS	P2		

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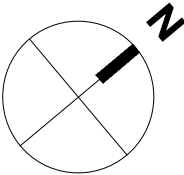
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Health and Social Care

- Acute Healthcare
- Emergency Department
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- Social Care

Education and Community

- Education - Early Learning
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- Barra Children Centre
- Work Hub
- Support

Sport Facilities

- Sport and Performance
- Swimming Facilities

Police Scotland Facilities

- Police Office and Custody

Plant

- Internal Plant

1
1902

2
1902

3
1902

4
1902

1 Level 00

1 : 200

P2 Layouts amended to incorporate ZIV GFI 16/05/22
comments from Users
Workshops

P1 First Issue ZIV GFI 15/04/22

Rev	Description	Drawn	Checked	Date
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Suitability
Preliminary

Project

Hub North Scotland Ltd

Project Name

Barra, Western Isles, Scotland

Drawing

Concept Ground Floor Plan - Healthcare

Drawing Number

Project ID Origin. Zone Level Type Role Number

BVCC -RYD-HC-00-DR-A-1401

Project Number Scale at A3 Status Revision

3369:01 1 : 200 S3 P2

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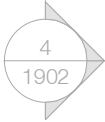
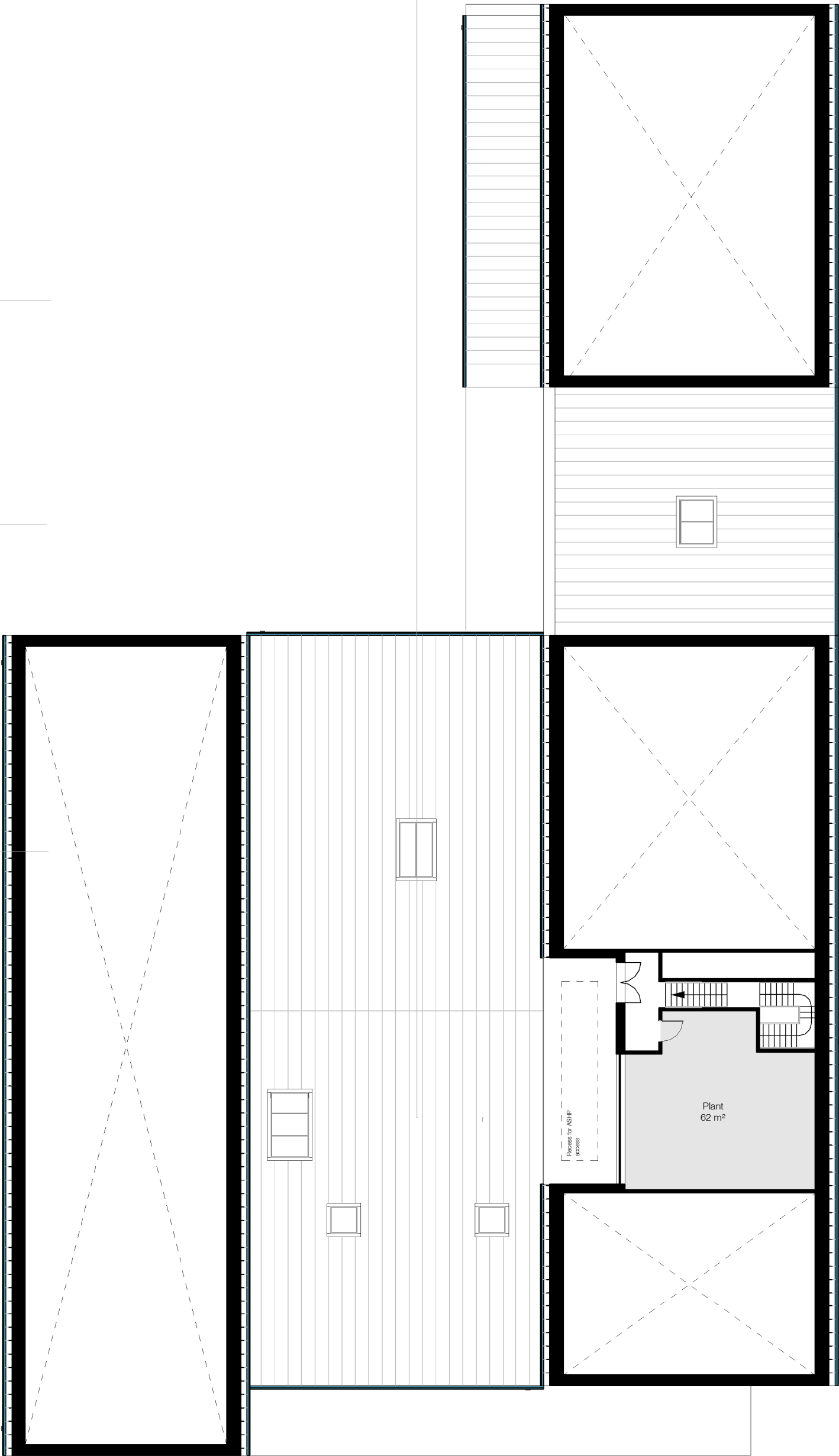
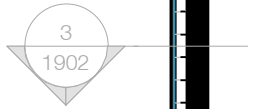
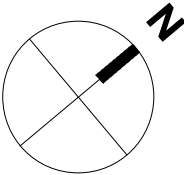
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1 Level 01 - Plant

1 : 200

P1 Layouts amended to incorporate ZIV GFI 16/05/22
comments from Users
Workshops

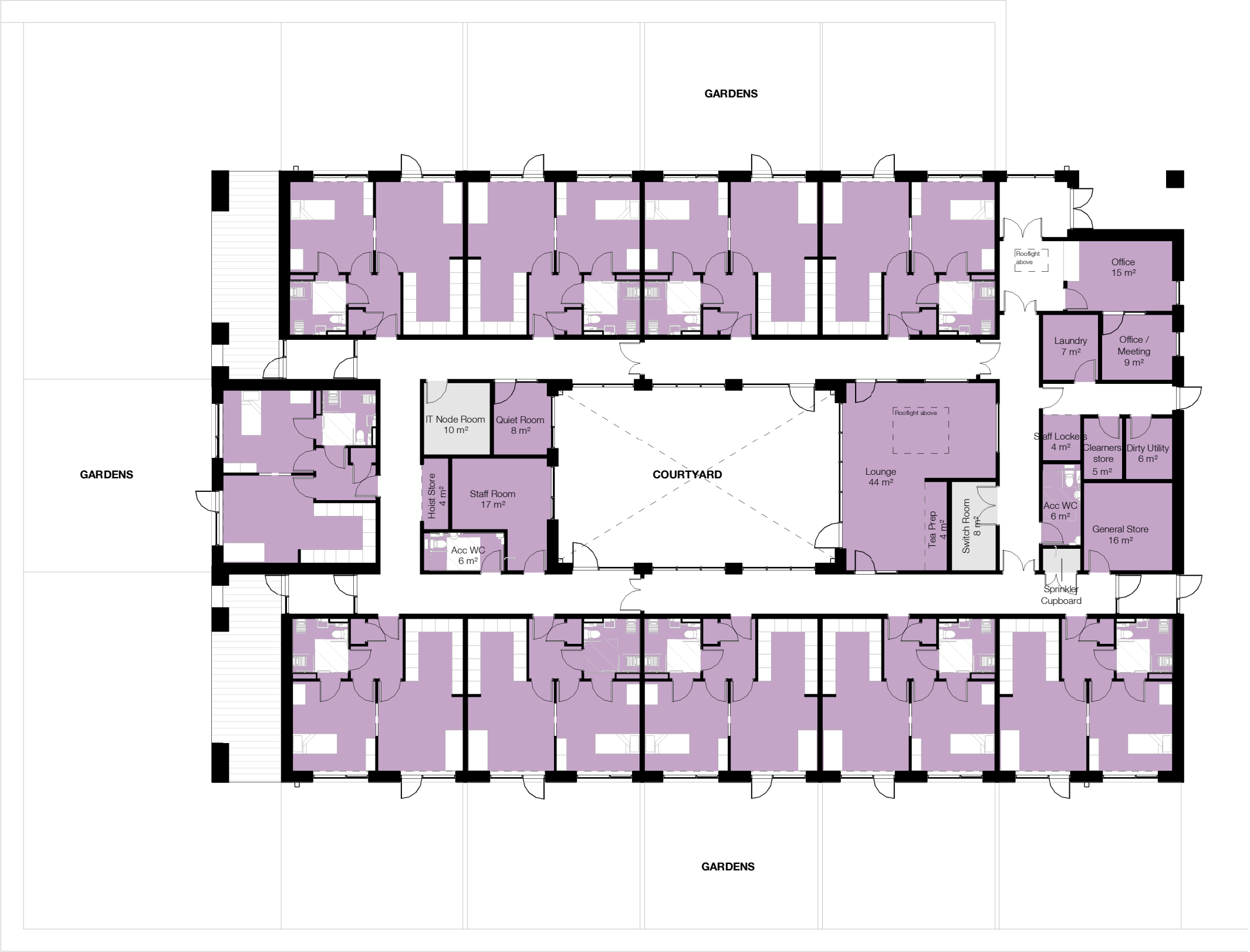
Rev	Description	Drawn	Checked	Date
Suitability				
Preliminary				

Project
Hub North Scotland Ltd
Project Name
Barra, Western Isles, Scotland
Drawing
Concept First Floor Plan (Plant) -
Healthcare

Drawing Number	Project ID	Origin	Zone	Level	Type	Role	Number
BVCC	-RYD-HC-01	-DR	-A	-1402			
Project Number	Scale at A3	Status	Revision				
3369:01	1 : 200	S3	P1				

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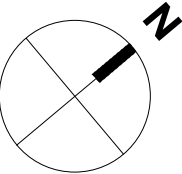
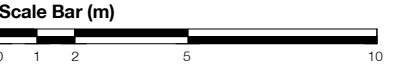
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P3	Layouts amended to incorporate comments from Users Workshops	ZN	GPI	16/05/22
P2	Plant spaces updated to reflect Rybka's comments	ZN	CMA	21/04/22
P1	First Issue	ZN	CMA	28/03/22

Rev	Description	Drawn	Checked	Date
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Suitability
Preliminary

Project
Hub North Scotland Ltd
Barra and Vatersay Community Campus
Barra, Western Isles, Scotland

Drawing
Concept Ground Floor Plan - HWEC

Drawing Number	Project ID	Origin	Zone	Level	Type	Role	Number
BVCC	-RYD-EC-00	-DR	-A	-1401			
Project Number	Scale at A3	Status	Revision				
3369:01	1 : 200	S3	P3				


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**COMHAIRLE NAN EILEAN SIAR / NHS WESTERN ISLES
BARRA AND VATERSAY COMMUNITY CAMPUS
SCHEDULE OF COMMUNITY ENGAGEMENT ACTIVITY**

(to end May 2022)

Date	Description	Link/Attachment
8 May 2019	CnES Decision to consider options re collaboration (Public Domain)	P&R Committee Report 8 May 2019 and Appendix to Report
30 May 2019	Feasibility Study Engagement Meeting Castlebay	 Castlebay_Integrated_Community_Study
5 June 2019	CnES News Release	Feasibility Of Integrated Service Delivery Model (cne-siar.gov.uk)
30 July 2019	Stakeholder Engagement, Consultation and Project Promotion; Drop-In Session	 July 2019 Boards_FINAL.pdf
9 September 2019	CnES News Release	Comhairle Welcomes Funding Announced for Castlebay Project (cne-siar.gov.uk)
17 September 2019	Feasibility Study - Advisory Group Meeting	CnES Press Release 17 September 2019
18 September 2019	Feasibility Study - Public Drop-In Session	Feasibility Study - Appendix 5 Outcomes of Public Consultation
5 November 2019	Report to Comhairle nan Eilean Siar (Public Domain)	Meeting of Comhairle nan Eilean Siar 5 November 2019
4 March 2020	Progress Update to CnES Policy and Resources Committee (Public Domain)	Update Report to CnES Policy & Resources Committee 4 March 2020
6 March 2020	Meeting with Community Councils (Bernard Chisholm, Director of ES&SC)	 BCL11150 Ghu Bharraidh Readers r
6 May 2020	Progress Update to CnES Policy and Resources Committee (Public Domain)	Update Report to Comhairle nan Eilean Siar 6 May 2020

Date	Description	Link/Attachment
18 June 2020	Concept Design Engagement Workshops	
24 June 2020	Progress Update to Comhairle nan Eilean Siar	 Barra and Vatersay Community Campus
4 September 2020	Sports Facilities Working Group	
24 September 2020	Planning PAN Application	Application Details
30 September 2020	Progress Update to CnES Policy and Resources Committee (Public Domain)	Update Report to CnES Policy & Resources Committee 30 September 2020
30 September 2020	Issue of Frequently-Asked-Questions	FAQs (September 2020)
11 November 2020	Social Value and Community Benefit Working Group	
2 December 2020	CnES News Release	Barra and Vatersay Community Campus Online Public Exhibition (cne-siar.gov.uk)
9 December 2020	Social Value and Community Benefit Working Group	
13 January 2021	Social Value and Community Benefit Working Group	
27 January 2021	Project Update to Barra and Vatersay Economic Recovery Forum	
9 February 2021	Project Update to Barra and Vatersay Economic Recovery Forum	
10 February 2021	Social Value and Community Benefit Working Group	
23 February 2021	Project Update to Barra and Vatersay Economic Recovery Forum	
24-25 February 2021	User Engagement Workshops	
4 March 2021	Sports Facilities Working Group	
9 March 2021	Project Update to Barra and Vatersay Economic Recovery Forum	

Date	Description	Link/Attachment
10 March 2021	Social Value and Community Benefit Working Group	
23 March 2021	Sports Facilities Working Group	
31 March 2021	Progress Update to CnES Policy and Resources Committee (Public Domain)	Update Report to CnES Policy & Resources Committee 31 March 2021
14 April 2021	Social Value and Community Benefit Working Group	
26 April 2021	Establishment of Community Stakeholder Advisory Group	 BVCC CSAG Terms of Reference (FINAL)  01 Minute of CSAG Meeting 26 April 2021
30 April 2021	Issue of Frequently-Asked-Questions	FAQs (April 2021)
12 May 2021	Social Value and Community Benefit Working Group	
9 June 2021	Social Value and Community Benefit Working Group	
23 June 2021	Progress Update to CnES Policy and Resources Committee (Public Domain)	Update Report to CnES Policy and Resources Committee 23 June 2021
29 June 2021	Project Update to Barra and Vatersay Economic Recovery Forum	
30 August 2021	Update to Community Stakeholder Advisory Group	 BVCC Update Note (CSAG and Guth) 30
2 September 2021	Meeting with Barra Sports Forum	
15 September 2021	Project Update to Barra and Vatersay Economic Recovery Forum	
19 September 2021	Correspondence – Parent’s Councils	 RE_ BARRA & VATERSAY CAMPUS

Date	Description	Link/Attachment
29 September 2021	Project Update to CnES Policy and Resources Committee (Public Domain)	Update Report to CnES Policy and Resources Committee 29 September 2021
5 October 2021	Update to Community Stakeholder Advisory Group	 BVCC Update Note (CSAG) 05 10 2021.pdf
4 November 2021	External Sports Facilities Working Group	 BVCC External Spaces Workshops (
8 December 2021	Project Update to CnES Policy and Resources Committee	Update Report to CnES Policy and Resources Committee 8 December 2021
19 January 2022	Community Stakeholder Advisory Group Meeting	 00 BVCC CSAG - Agenda for Meeting  CSAG Presentation 19 January 2022 (FIN
2 February 2022	Joint Response from Community Councils	 BVCC Reassessment exercise - Joint Com
9 February 2022	Project Update to CnES Policy and Resources Committee (Public Domain)	Update Report to CnES Policy and Resources Committee 9 February 2022
25 March 2022	Submission of PAN Application	Application Details
30 May 2022	Launch of On-line Consultation	https://bvcc.scot/