



Concept Proposal for
Former Uig Primary School, Uig

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Version 1

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Uig Primary School, Uig

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1.00 Introduction

1.01 Introduction & Approach

olli blair architects have been asked by **Uig Community Trust (UCT)** to investigate options for the former Uig Primary School on the Isle of Skye as a potential catalyst for growth in the area for community use, economic development and to help address a shortfall in affordable housing.

The community is seeking to take ownership of the facility from the **Highland Council** and has formally submitted a note of interest. **UCT** believe the demand in Uig can support the delivery of an options appraisal and feasibility study to ensure the project meets the eligible funding requirements while also ensuring that the project remains financially sustainable.

The former school is a collection of buildings of varying age and was only recently formally closed to pupils, although latterly it was used by a local church congregation. As such it is still in a reasonable condition for a building that has had little maintenance over the past decade and has had periods when it has stood empty and unused. As such a considerable amount of maintenance and upgrading work will be required irrespective of any alterations.

The following document explores initial options for the development of the building (and associated infrastructure) for housing/ community use and/or economic development.

1.02 Applicant & Agent detail

Applicant:

Uig Community Trust

Uig

Isle of Skye

Agent:

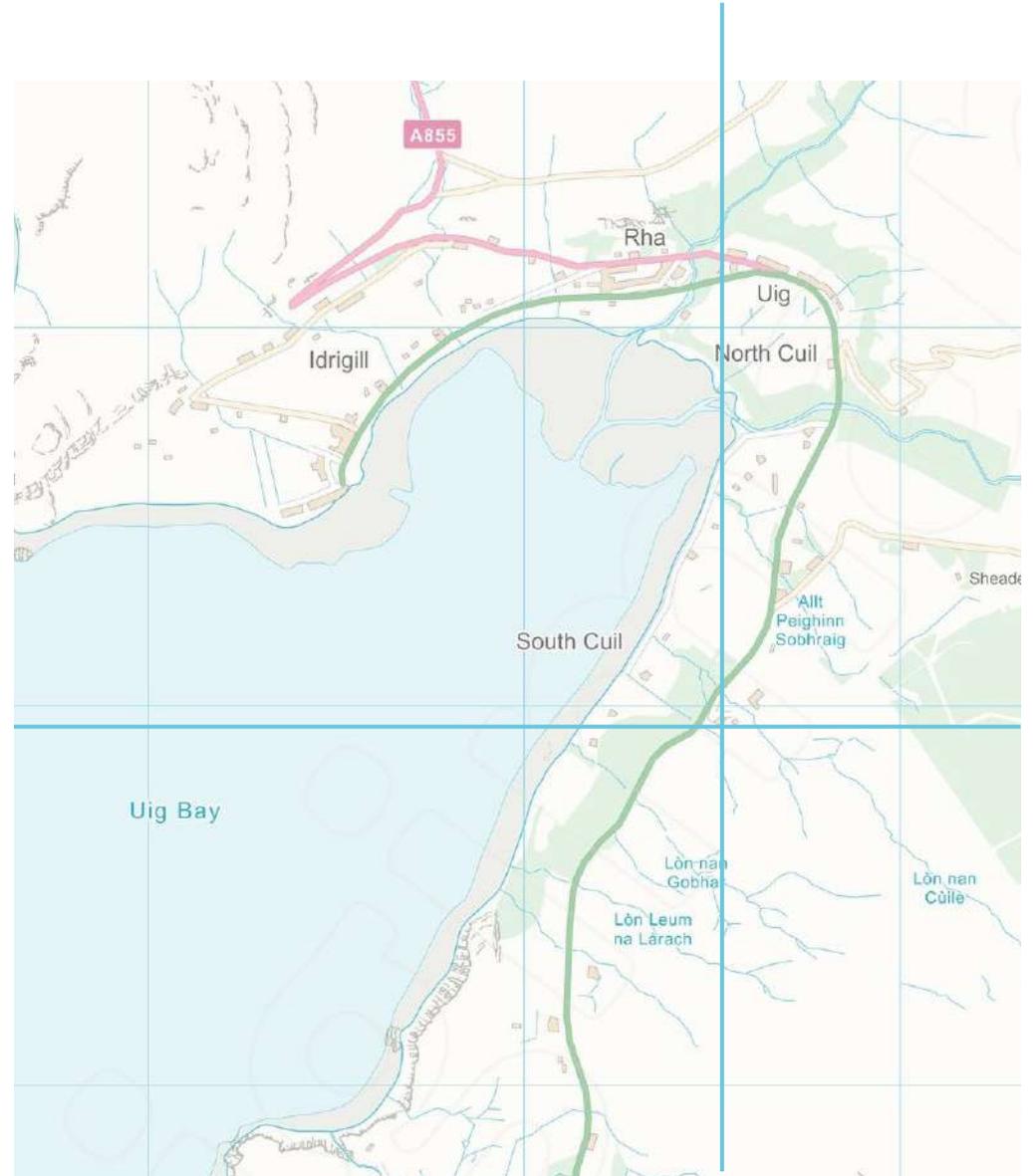
olli blair architects,

11 Harbour Street

Plockton

IV52 8TG

2.00 Site & Context



2.1 Site Location & Context

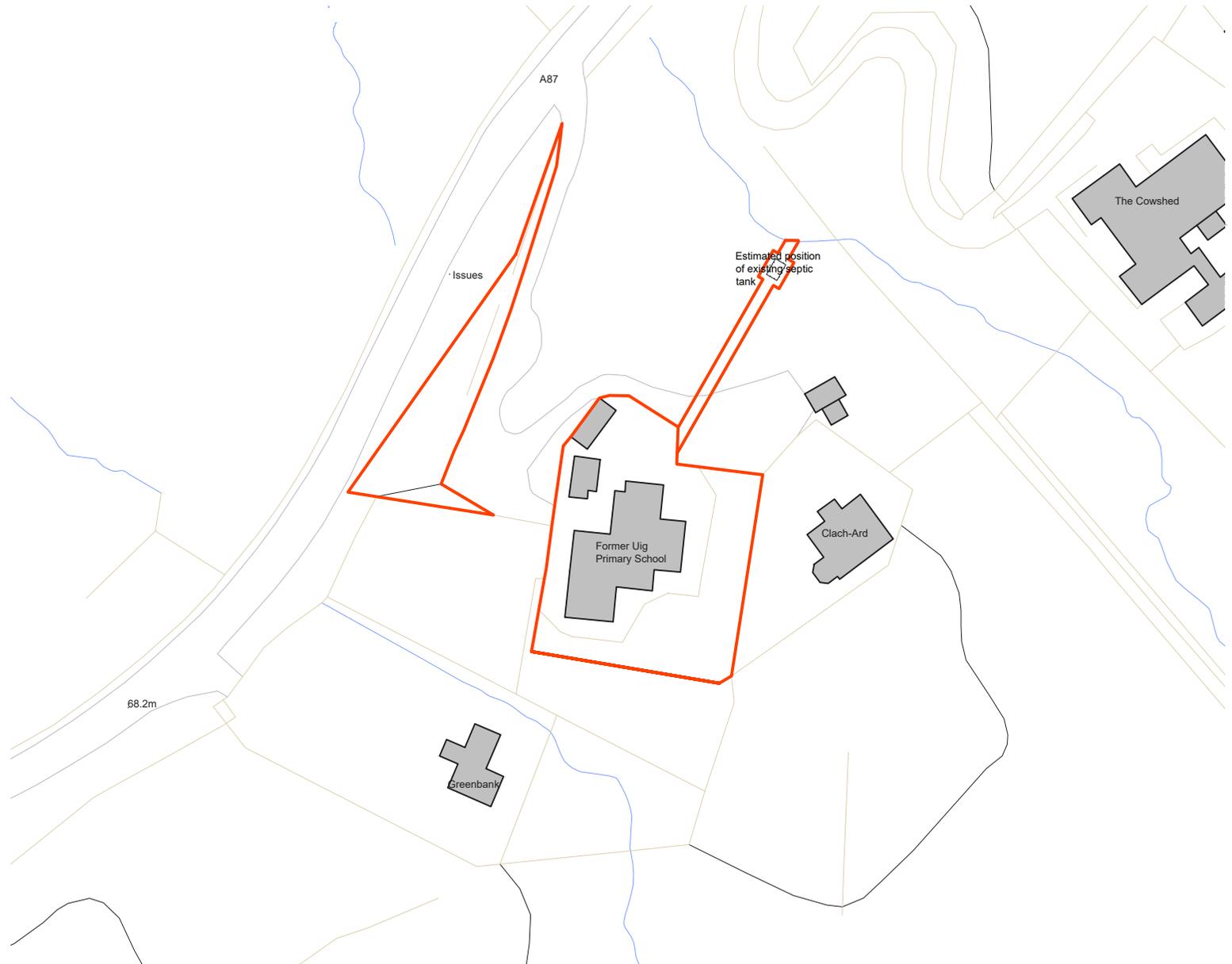
The former Uig Primary School is located in the north of Skye 15 miles from Portree on the A87. It is situated just north of Earlish on the outskirts of Uig on an elevated plot overlooking Uig Bay.

Uig overlooks the minch to the Western Isles with ferry's connecting Uig to North Uist and Harris. The harbour is currently undergoing redevelopment to provide access for larger ferries for this route.

Surrounding the site there are two dwelling, one above to the east (Clach-Ard) and one to the south (Greenbank), with a portion of land owned by the Scottish Ministers in front of the schoolhouse down to the roadside. This is outside the curtilage of the development site. The Cowshed, formerly the hostel, is situate to the north east.

The land to the north of the access track where the septic tank currently is located is also out with the development site, although grandfather rights exist to allow access and maintenance of the septic tank and run off. This area generally slopes down to a burn to the north and road to the east.

There is a lapsed permitted planning application from 2013 (13/01791/FUL) which proposed a dwelling and garage on land 55m north of the Primary School.



2.02 Site Appraisal

Place making priorities for Uig in the West Highland and Islands Local Development Plan state redevelopment opportunity site a priority for redevelopment business, tourism and housing at derelict sites, the site is situated less than a mile from the Uig settlement development area. This redevelopment would be in line with other priorities such as promoting growth in the settlement.

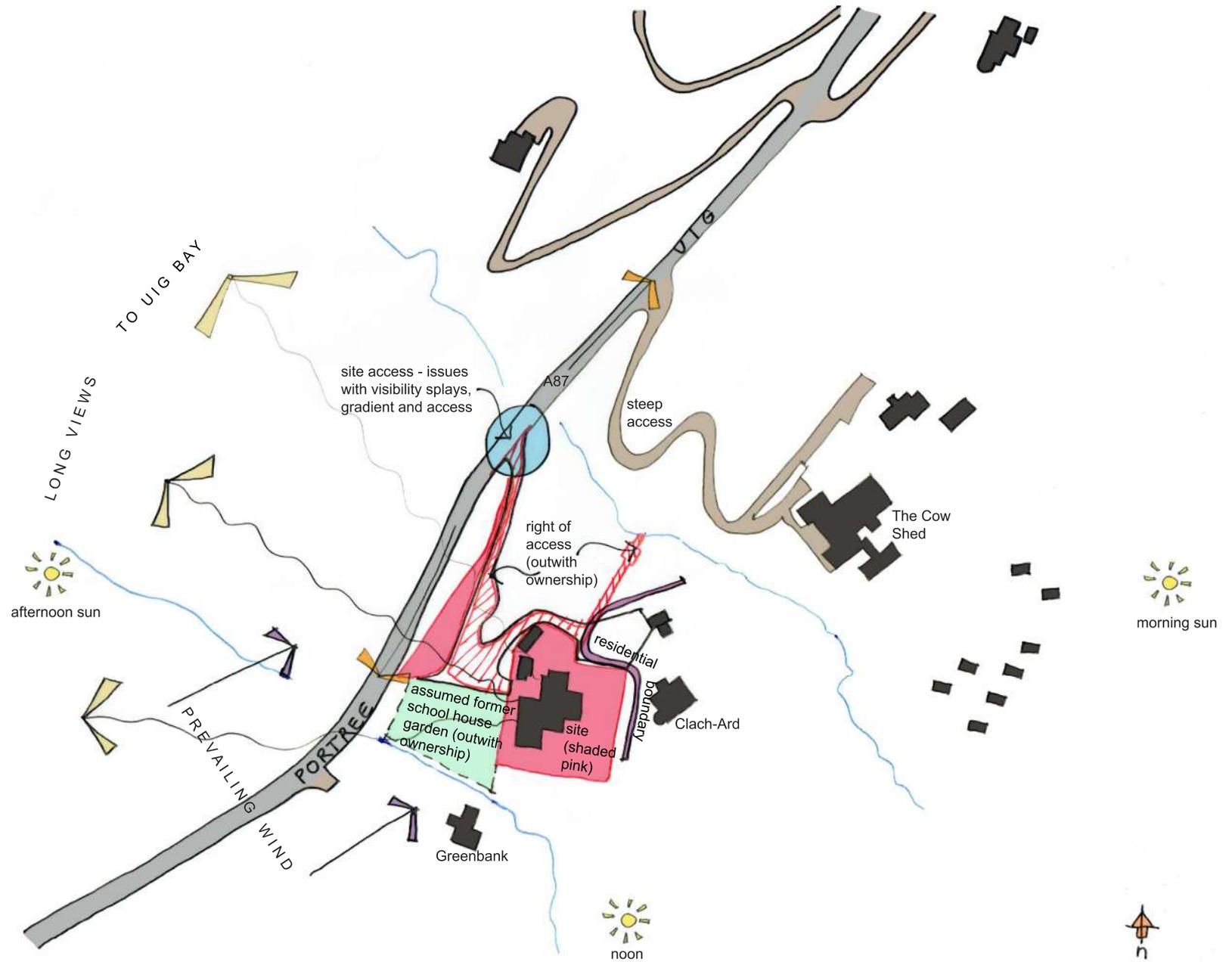
The site consists of the old school building the adjoining school house and two outbuilding of a kitchen and an outdoor shed of varying ages. It is defined by a stone built wall to the west and fencing round to the east where it rises up to a shared boundary fence. The current access is through an open gateway to the shared access road and a closed gate through the stone wall to the west.

There is a steep change in level to the rear of the site with a small retaining wall at the back of the playground. At the north east facing front of the site the level drops quite sharply, continuing to the A87 below.

The primary school was recently closed, and has been used intermittently most recently as a church. The school house had been converted to a school classroom and storage for the school and has not been used since. The building has had limited use and long periods unused. This has led to the fabric of the building deteriorating notably with some water ingress to the roof element that will need to be addressed.



2.03 Site Analysis



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3.00 Site Photographs

These photographs were taken on site visits on 6th & 19th December 2022 and 24th January 2023.

3.01 Main Road & Access

These images illustrate the visibility at the junction with the A87 and the steepness and layout of the existing access.

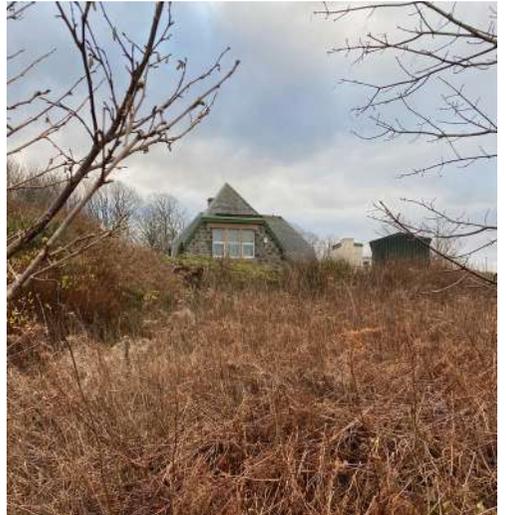




3.02 Buildings

These images illustrate the exterior of the main building, the minor associated buildings and the nature of the external spaces.





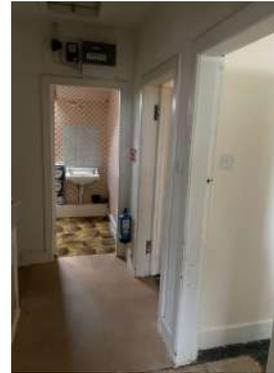
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3.03 Building Interiors

These images illustrate the nature of the internal spaces.







3.04 Roof Spaces

These images illustrate the nature of the pitched roof spaces over the main school and school house.



4.00 Constraints & Opportunities

4.01 Site Constraints & Opportunities

Constraints

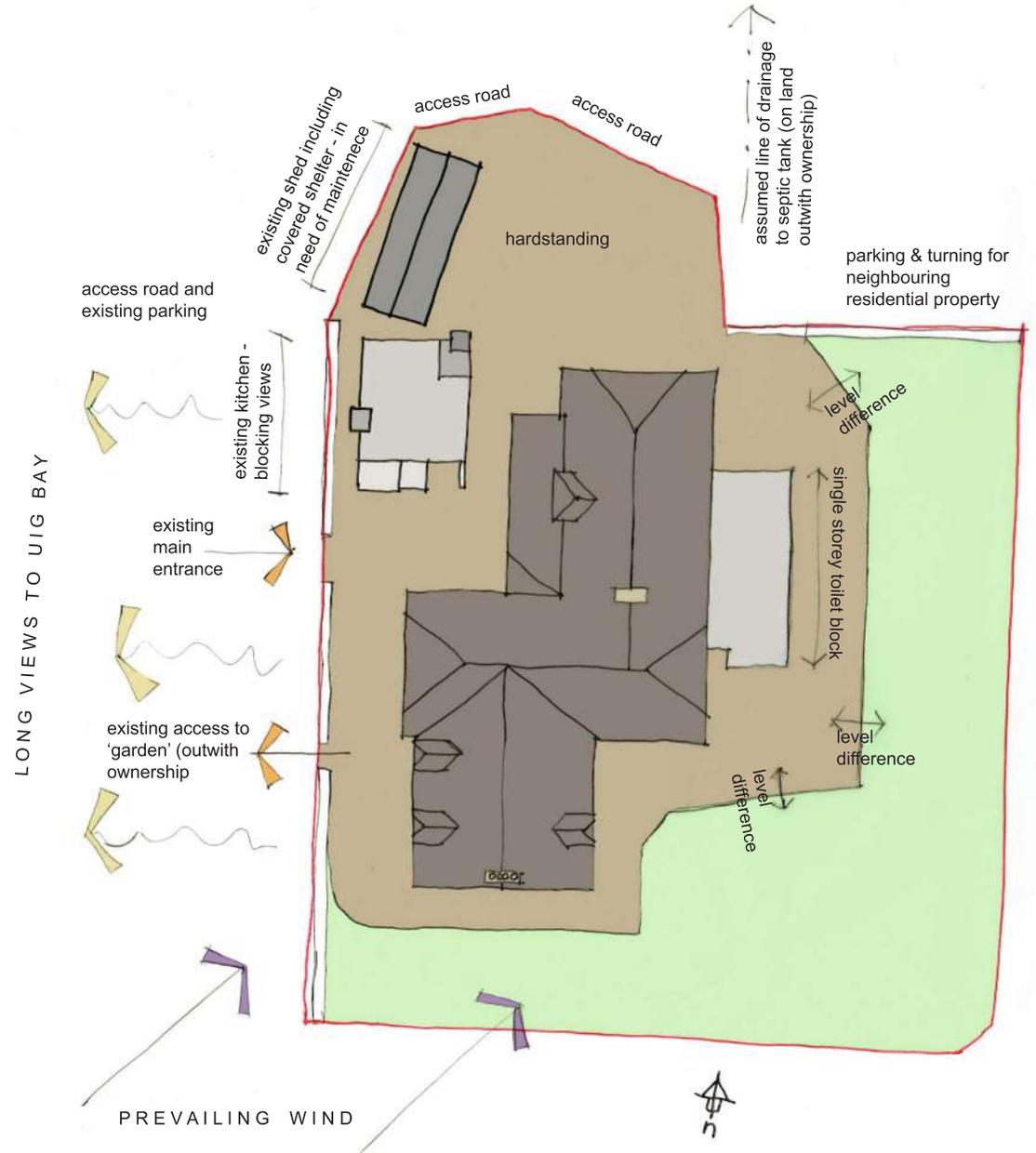
- There are some constraints that will require further investigation;
- amenity space for the development is limited within the site, with a change of level to the rear of the site up to the boundary wall splitting the space in half.
 - parking space is limited within the site boundary. However there are existing parking spaces adjacent to the access road that could be utilised on the basis of their historic use. This requires further investigation
 - the access road to the site has a very steep and sharp entrance off the main road; and visibility splays from the access onto the A87 require confirmation of compliance.
 - bin collection is currently located at the base of the access road adjacent to the A87 due to limited access up the road for lorry manoeuvring and turning. Provision for bin storage at the roadside will be required.
 - there should be consideration for a time capsule buried at the bottom of school gardens from the millennium celebrations.

Opportunities

The site benefits from an elevated position that has unobstructed views to Uig, Uig Bay, Loch Snizort over to the Waternish peninsula as well as across to Harris and North Uist. Around the building there are limited obstructions which allow for sun and light easily reach all aspects, with the only limitation to the south and west with the rise in ground level and some trees to the edge of the site.

There may be an opportunity to involve Historic Environment Scotland (HES) through Heritage & Place Programme (H&PP) that investigate, care and promote Scotland's historic environment. Grant funding may be available through H&PP that aims to contribute to the development of vibrant and sustainable places in Scotland, through community-led regeneration of the historic environment. It supports development by collaboration with West Highland College to train local stonemasons to carry out repairs to existing masonry including lime pointing and lime wash which may be applicable for the school house.

Addition amenity space may be possible to obtain through lease or purchase of the front garden previously associated with the school.



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5.00 Proposal Options

5.01 Design Principles

The proposal is for the conversion of the former Uig Primary School and Schoolhouse, which has been unused for some time, into multiple dwellings. This document proposes two different approaches to achieving five units within the existing building envelope. The constraints relating to plot size - particularly access, parking and dedicated amenity space - make further units on the site unachievable.

The two options shown in this document propose the refurbishment and retrofitting of the existing school and school house including the conversion of roof spaces and internal alterations to provide five separate homes in a varying mix of 2, 3, 4 and 5 person units. It also proposes modification of openings and the replacement of windows to allow them to function across the split level and refurbishment of the external fabric.

Our approach to retrofitting buildings of this nature is to emphasis sustainability, local materials and reuse that complement and work with the existing building fabric. So the proposal deliver a design that has the sustainable refurbishment of the existing and waste management at its heart.

The character of the original building will be retained where practicable, with sympathetic alterations inserted to allow the building to function in its new role providing homes to the local community. We have aimed to maximise the usable floor area within the existing building and looked at removal of ancillary buildings and the later rear extension to increase views out and space around the main building.

We have followed the space standards broadly defined in the Firm Foundations Design Brief - Building Homes for the Highlands and accessibility compliance in line with the design guide Housing for Varying Needs.

5.02 Site Layout



5.03 Option 1

Option 1 proposes four new apartments in the former school with the school house refurbished to provide a family home.

Two of the new flats are split across two levels with an internal staircase to each.

The rear extension is modified to create entrance space for two of the new flats, with the other two share the existing main entrance to the school.

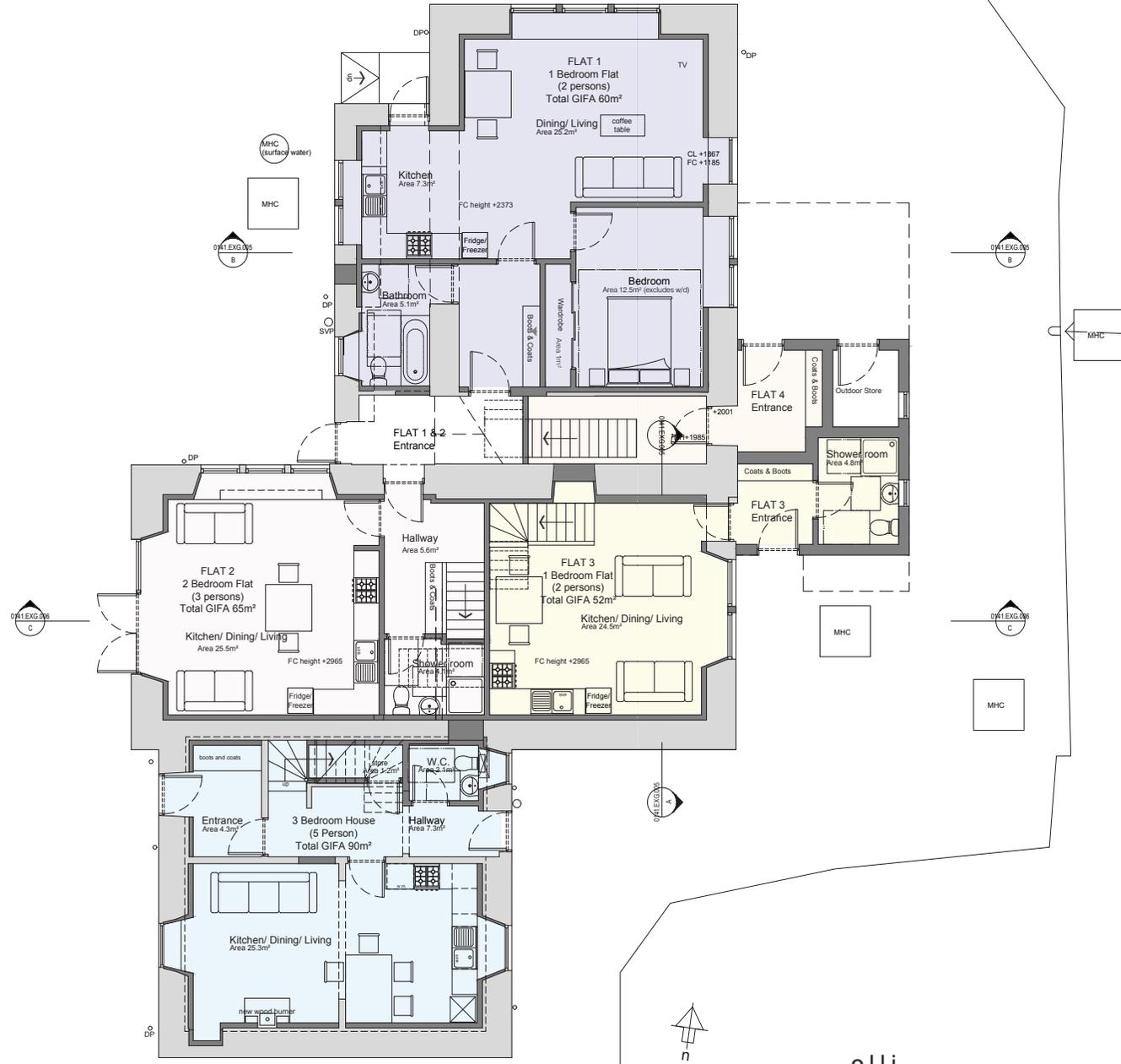
Flat 1 : 1 bed/2p flat 60m² (GF only)

Flat 2 : 2 bed/3p flat 65m² (split level)

Flat 3 : 1 bed/2p flat 60m² (split level)

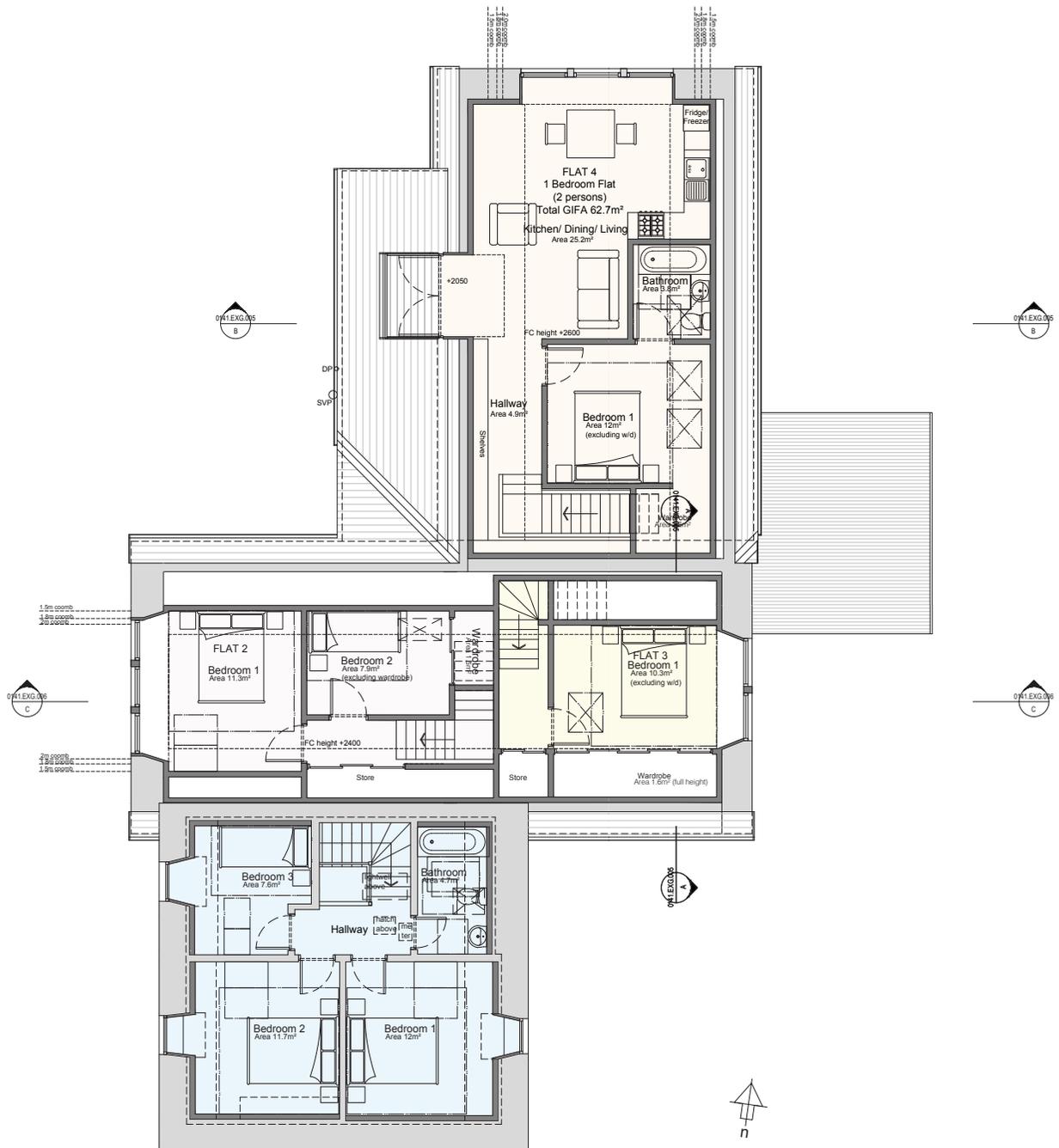
Flat 4 : 1 bed/2p flat 62m² (FF only)

House : 3 bed/5p flat 90m² (split level)



Option 1 - Proposed Ground Floor Plan

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Option 1 - Proposed First Floor Plan

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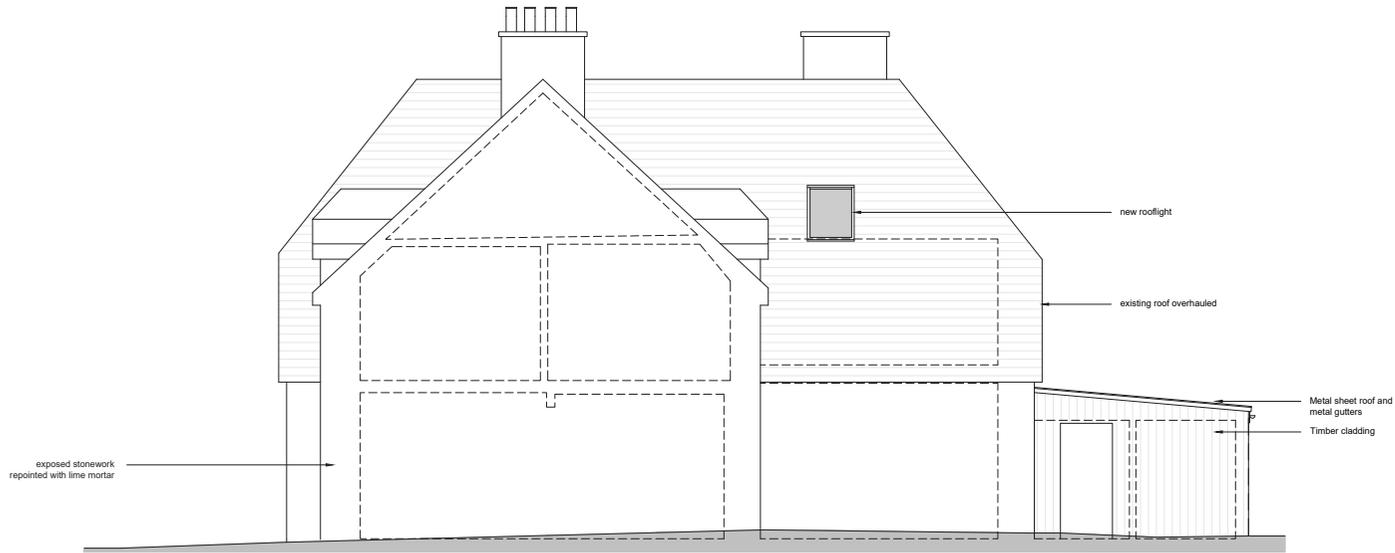


Option 1 - North Elevation



Option 1 - West Elevation

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Option 1 - South Elevation

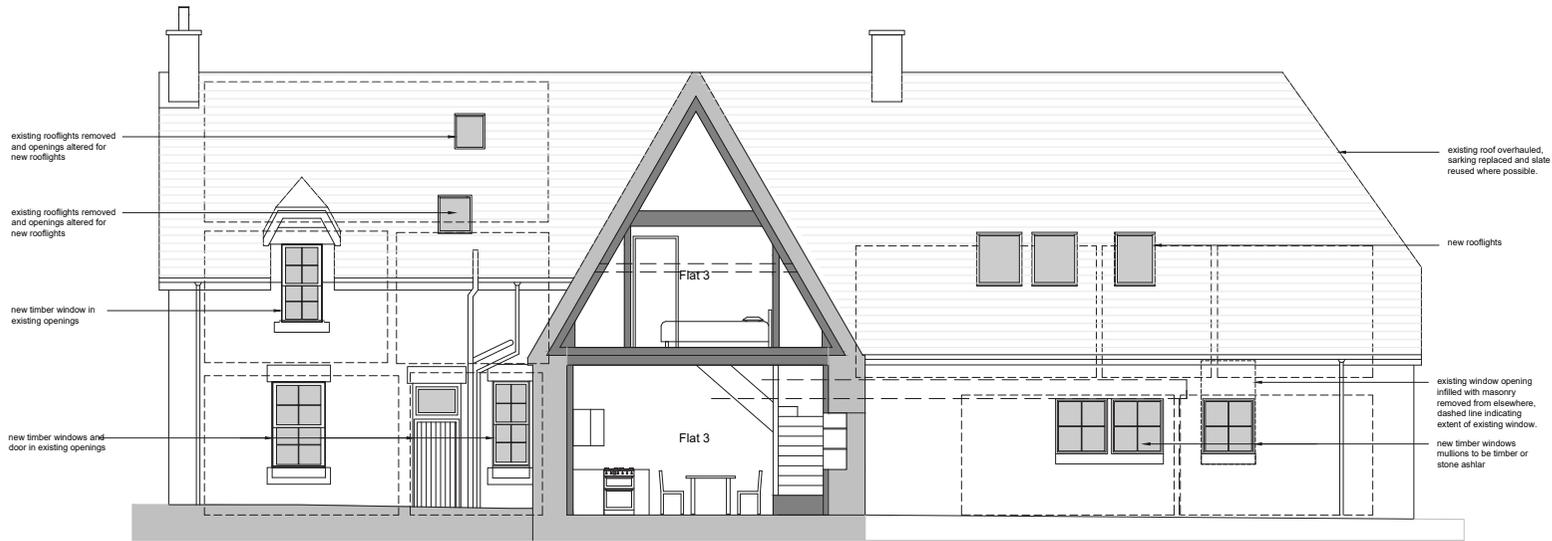


Option 1 - East Elevation

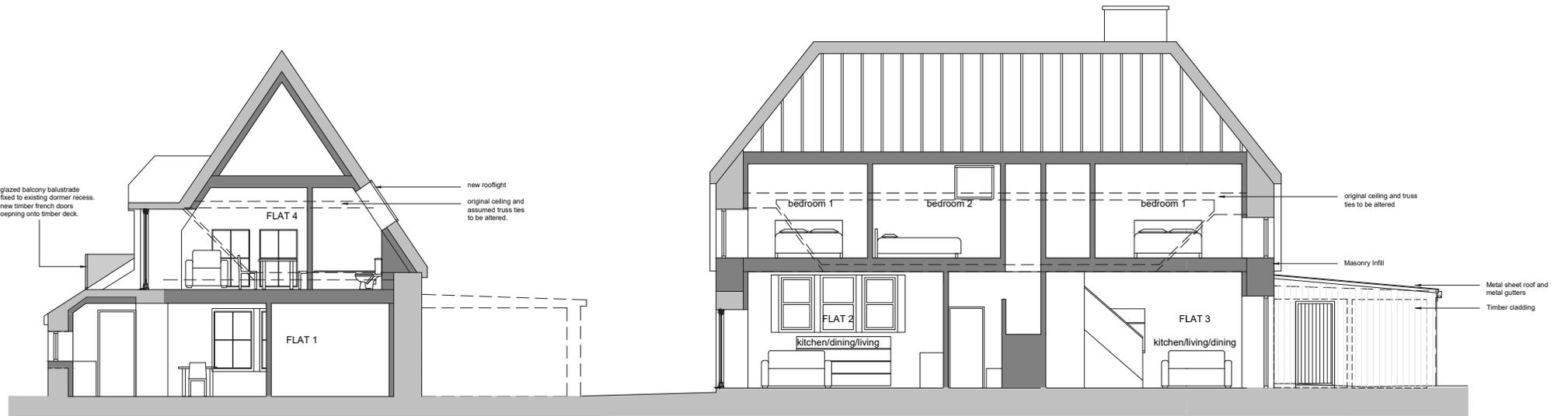
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Option 1 - Section A-A



Section B-B

Option 1 - Section C-C

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5.04 Option 2

Option 2 proposes four new apartments in the former school with the school house refurbished to provide a family home.

All of the new flats are on one level, with two on the ground floor and two on the first floor.

The rear extension is removed and all the flats share the existing main entrance to the school.

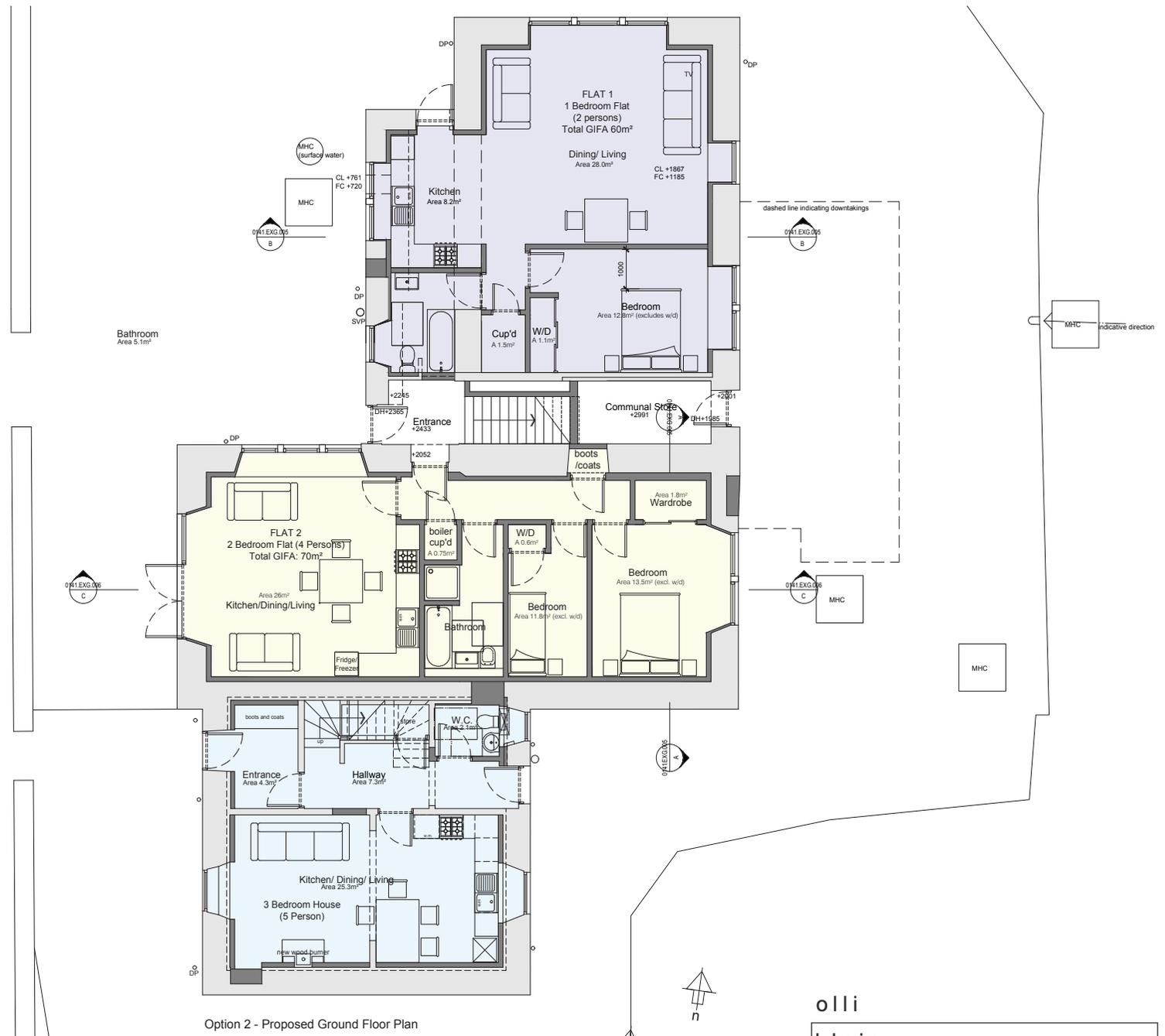
Flat 1 : 1 bed/2p flat 60m² (GF only)

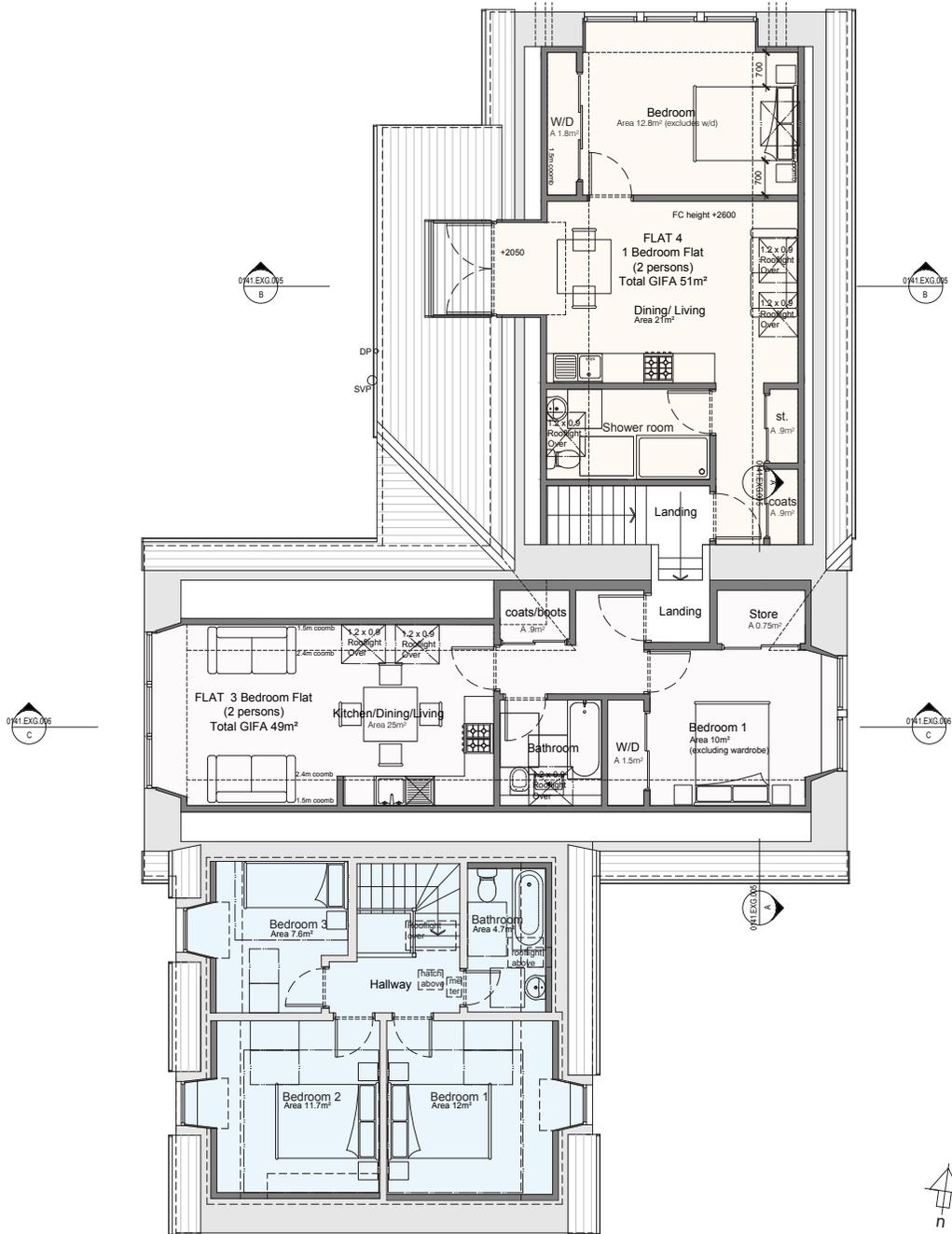
Flat 2 : 2 bed/3p flat 70m² (GF only)

Flat 3 : 1 bed/2p flat 49m² (split level)

Flat 4 : 1 bed/2p flat _m² (FF only)

House : 3 bed/5p flat 90m² (split level)





Option 2 - Proposed First Floor Plan

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Option 2 - North Elevation

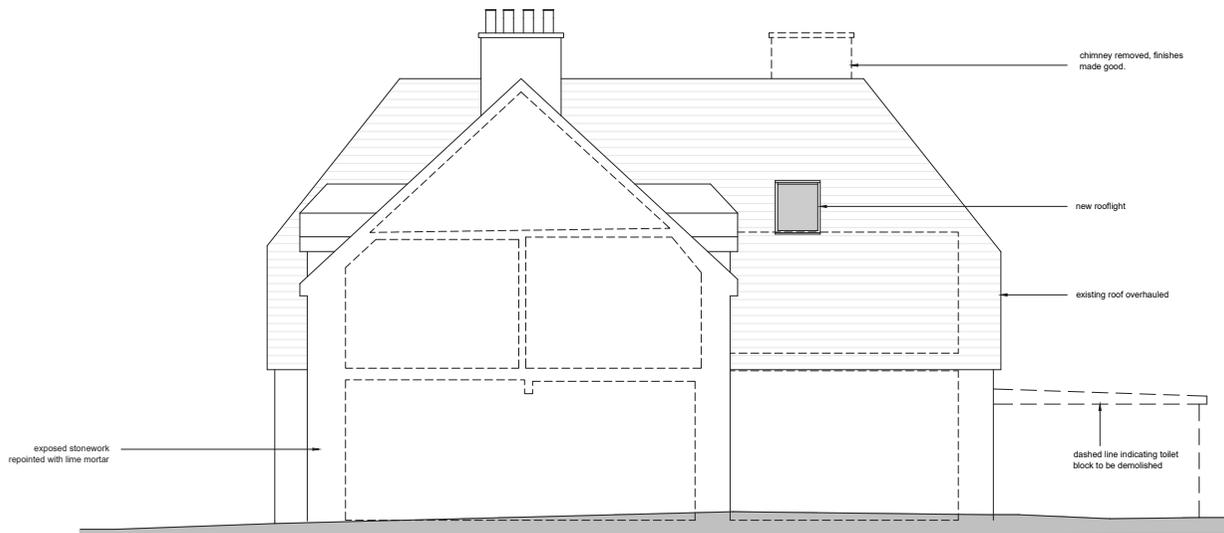


Option 2 - West Elevation

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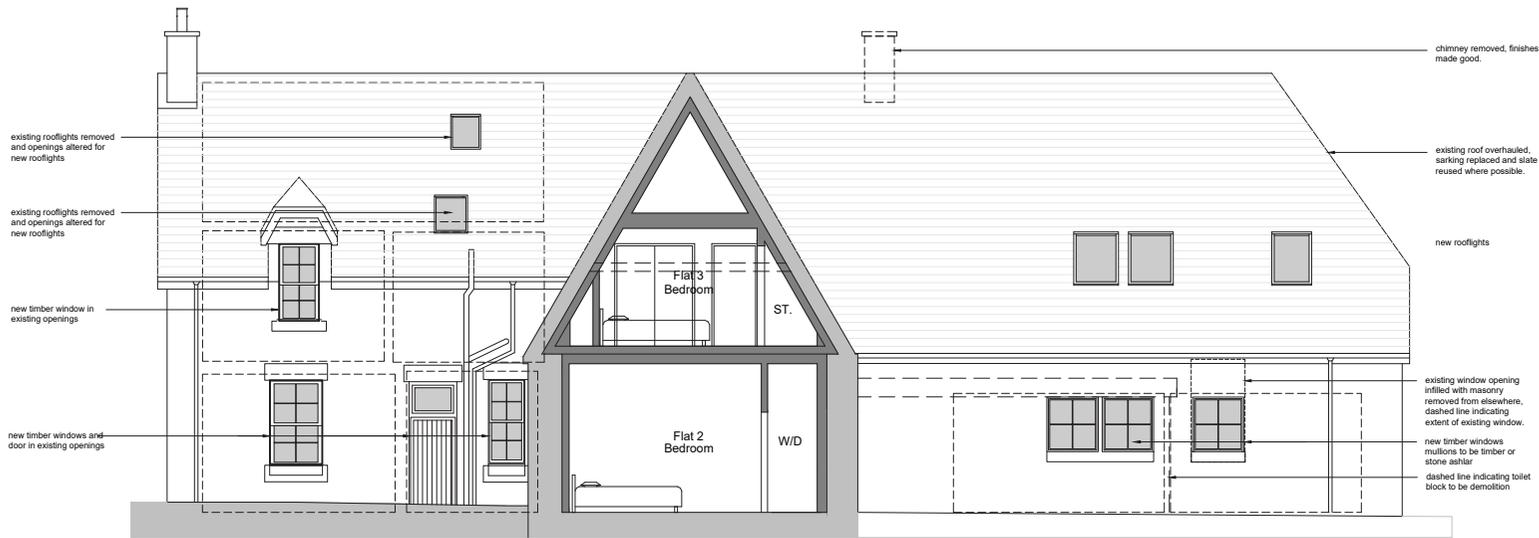


Option 2 - South Elevation



Option 2 - East Elevation

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Option 1 - Section A-A



Section B-B

Option 1 - Section C-C

6.00 Next Steps

6.01 Next Steps

After discussion, public consultation and agreement of a preferred option, we expect a funding application for RIBA work stages will be submitted. This should cover the following:

- development of agreed scheme; client sign off; application for pre-app advice to Highland Council
- dependent on the outcomes of the pre-app, development of agreed scheme; client sign off; application for planning permission to Highland Council.
- subject to planning permission, appointment of design team (architect, structural engineer, QS, M&E) to stage 4.
- preparation of building warrant package; client sign off; application for building warrant
- contractor discussions and agreement of how to manage later stages

In terms of information to submit with the pre-app we would suggest at least some initial discussion with a Traffic Consultant for a traffic and access inspection.

Other issue to address at this stage or in the preparation of the planning application include:

- appointment of a Ecologist Consultant for a bat survey.
- commissioning of a topography survey to address access.
- appointment of a Traffic Consultant to discuss and address traffic and access issues, including access for emergency vehicles, visibility splays, gradients etc.
- discussion of ownership issue/ historic access rights to existing parking area outside school and garden grounds to the front of the school house (for additional amenity space).

7.00 Summary

7.01 Summary

This document looks at two proposals for the development and reuse of the former Uig Primary School considering what is best for the Uig Community Trust and the local community.

In addition it raises a number of issues that require addressing at this and the next stage.

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February 2023