





INTRODUCTION

Visitors to Wellington School look at the magnificent turreted buildings and could be forgiven for thinking at first glance that time has stood still. History, however, tells a different story. Like every school, Wellington has a vibrant past that demonstrates clearly its ability to adapt, develop and expand in response to the demands of the day. In the last twenty five years alone, the school has completed a successful merger with Drumley, formerly based in Mossblown, and made the transition from being a girls-only boarding school to a thriving co-educational day school. The inevitable increase in the demand for space has led to the purchase of Craigweil House, the Doonside playing fields and, most recently, Craigweil Lodge.

We now find ourselves at a significant point in the ongoing story of this school. The acquisition of Craigweil Lodge and its associated grounds has joined up two previously separate campuses and unlocked the development potential of this magnificent site.

In order to make the most of this unique opportunity, we have been delighted to work with architectural specialists Austin-Smith:Lord. Experts in campus development and masterplan creation, our partners from A-S:L quickly established an impressive understanding of our requirements and they have brought innovation, creativity and a wealth of experience to the task.

I am delighted that we are now able to share some of their ideas with the wider school community and this publication presents a vision that is bold, exciting and attainable. The realisation of any masterplan takes time and there will no doubt be many twists and turns along the way. I believe, however, that this plan provides the long term strategy that is needed to ensure the continued success and sustainability of this school.

A handwritten signature in black ink, appearing to read "S P Johnson".

Mr S P Johnson, Headmaster

INTRODUCTION



THE MASTERPLAN

Background to the Masterplan

Following a competitive selection process architects Austin-Smith:Lord were appointed to assist Wellington School in developing a masterplan that would seek to establish an immediate and long term vision for the school with respect to its current and future property needs.

As part of the initial briefing process, consultation was carried out with members of the Board of Governors and teaching staff to establish the current issues, future needs and priorities faced by the school and how this would impact on the school's existing properties at Seafeld and Doonside.

The masterplan has been developed to provide a flexible, long-term vision than can be adapted to deal with changes in priorities and circumstance; it is not intended to be a finite solution that needs to be rigorously implemented without deviation. The main purpose of the masterplan is to provide a framework and create a vision for Wellington School that allows informed decisions to be taken with respect to the school's future developments.



THE MASTERPLAN

Process

Over a period of months and following an iterative briefing and design process the main priorities and objectives that the masterplan should address were established. Numerous development scenarios were tested in a series of presentations and workshops and these challenged and directed the emerging masterplan prior to the selection of a preferred option.

Whilst the school has an ambition to improve its indoor sports facilities it was established early into the process that this could not be accommodated at Seafeld site without major demolition of existing buildings and major investment; neither of which was considered to be a realistic basis from which to develop the masterplan. Should new sports facilities become a pressing priority for the school it is envisaged that these would need to be co-located with the school's existing outdoor sports facilities at Doonside. Whilst having two separate sites has disbenefits from an operational perspective it was agreed that the creation and consolidation of distinct academic and sports campuses would not necessarily be a barrier to development.

The masterplan does not, at this stage, consider the current internal configuration, use and/or condition of existing teaching accommodation but sets out to establish the main principles and opportunities for redevelopment of the Seafeld campus and the way in which this could be implemented sequentially over time to meet the school's future needs.



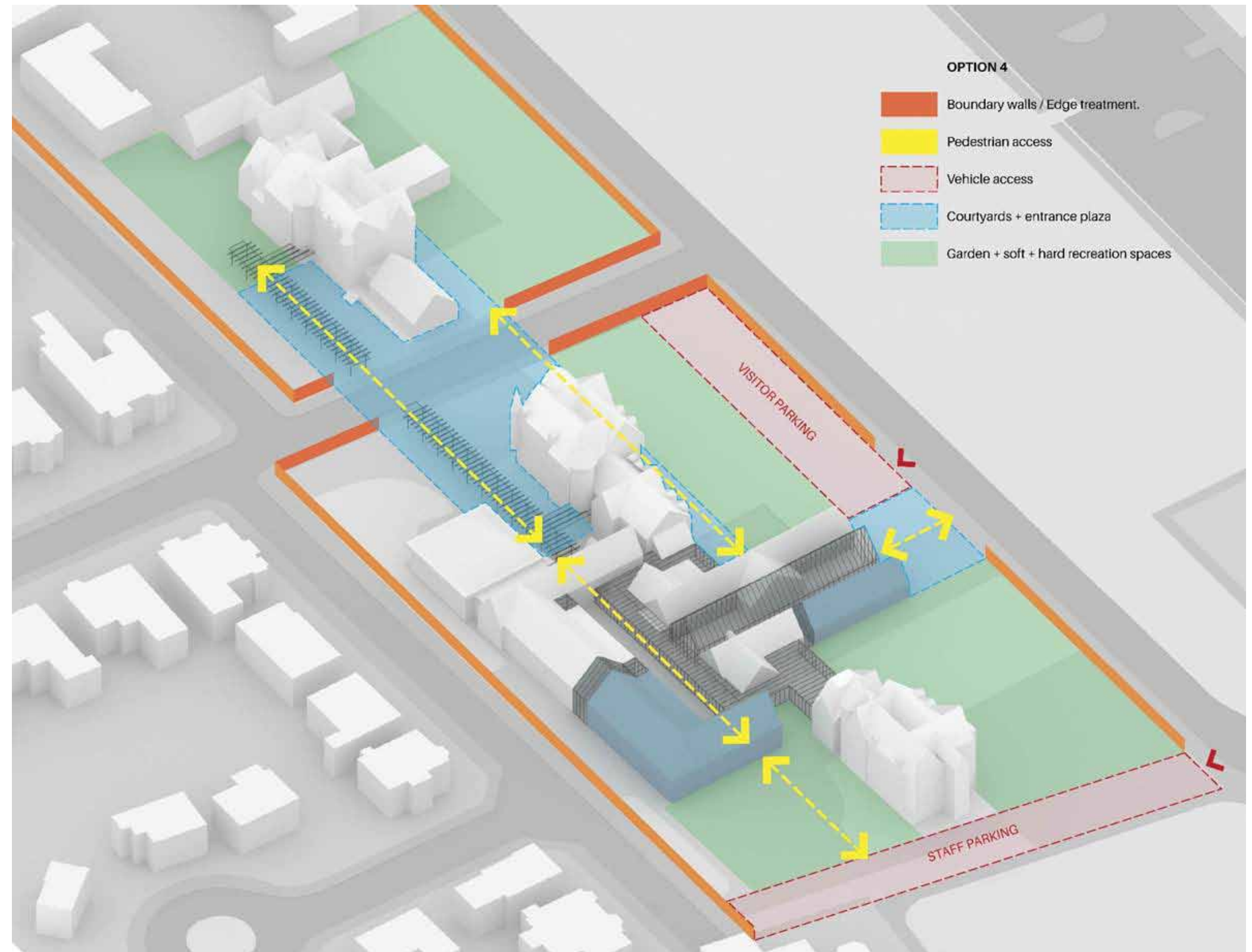
THE MASTERPLAN

The main operational considerations were identified as:

- Reduce current pedestrian/ vehicular conflict
- Reduce Health & Safety access/ egress concerns to allow the integration of the junior school with the senior school
- Improve existing assembly facilities
- Provide new sports and changing facilities
- Improve learning/ teaching environment and overall image

The main design considerations and opportunities were identified as:

- Connectivity between the junior and senior school and the 3 main buildings: Drumley House, Carleton Turrets and Craigweil House.
- Pedestrian and traffic management
- Create a modern and progressive image for the school
- Improve the pupil, teacher, parent and visitor experience
- Provide a sense of arrival and a defined main entrance for pupils, staff, parents and visitors
- Improve the quality of the external and internal environment
- Create a central amenity/ assembly/ social space
- Improve the teaching and learning environment
- Respect and consolidate the school's history, heritage & setting
- Consider the suitability of site(s) to accommodate a new sports facility



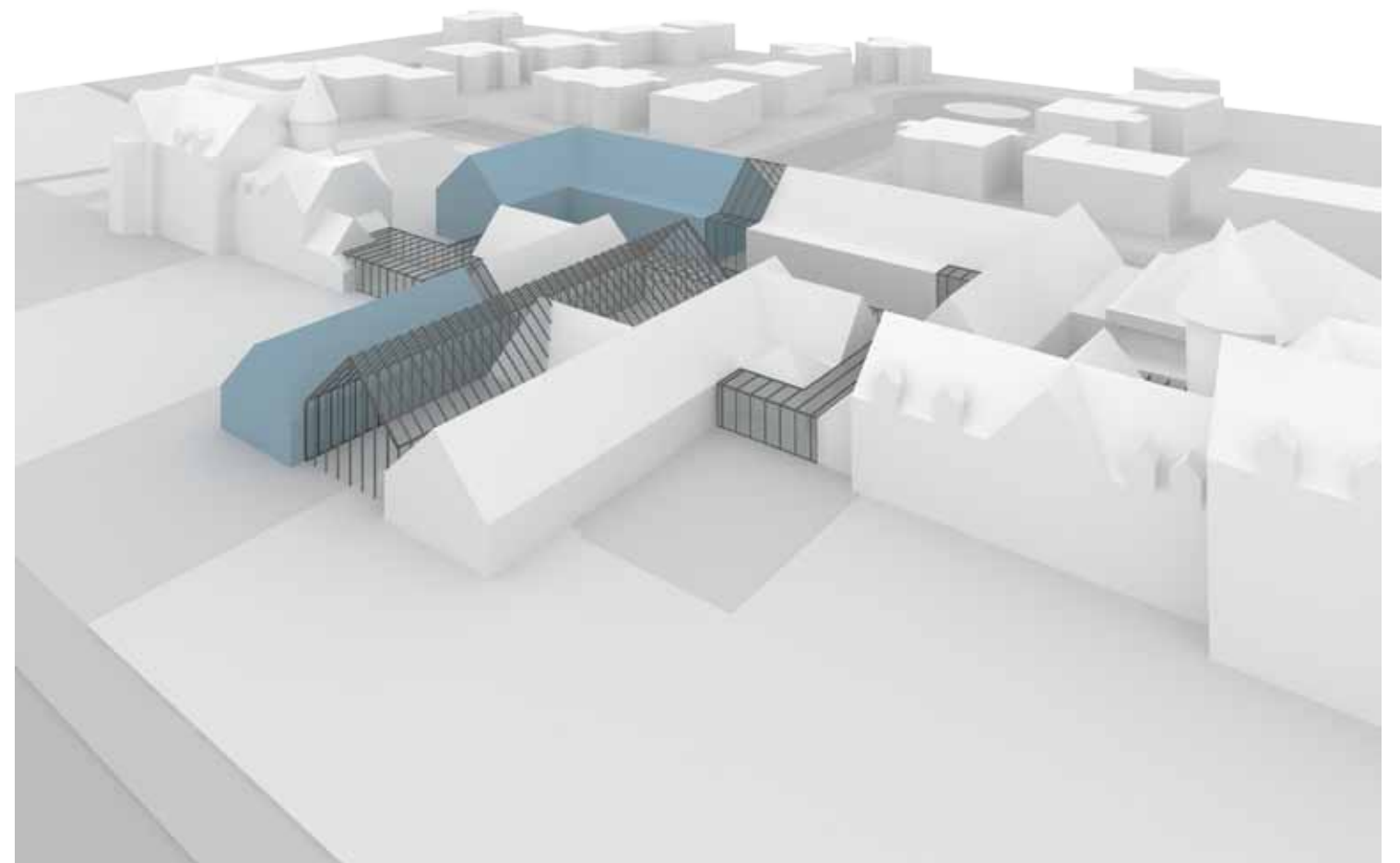
Design Concept Diagram

THE MASTERPLAN



Proposed Demolitions Diagram

A key component of the masterplan and any new intervention or development is the way in which safe access and egress for pupils, staff and visitors is provided to overcome the existing health and safety concerns and relieve the pressure put on local residents with the peaks and troughs in traffic throughout the school day.



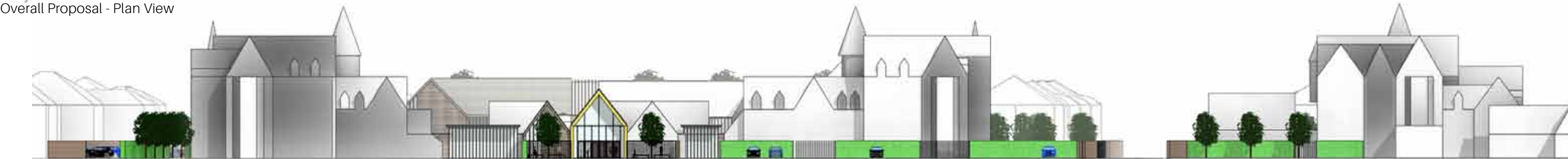
Concept Volumes Diagram



THE MASTERPLAN



Overall Proposal - Plan View



Overall Proposal - View from the West

THE MASTERPLAN

A key component of the masterplan and any new intervention or development is the way in which safe access and egress for pupils, staff and visitors is provided to overcome the existing health and safety concerns and relieve the pressure put on local residents with the peaks and troughs in traffic throughout the school day.

Having established the key design considerations the preferred option for the Seafield campus was developed and the main aspects are explained in the following diagrams:

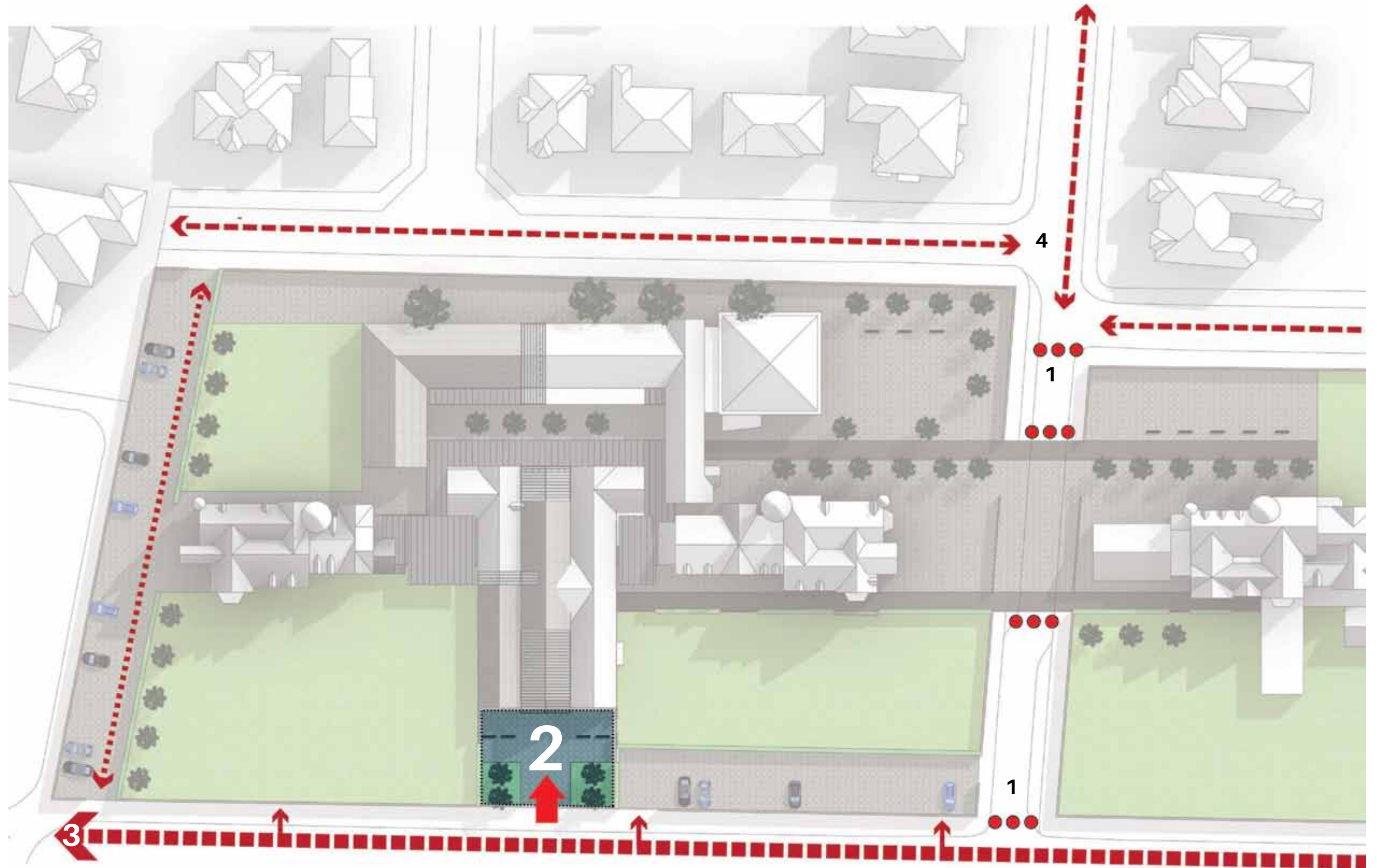
- Traffic calm/ stop-up Blackburn Rd
- Create a new main entrance
- Blackburn Drive drop-off
- Reduce traffic on Craigweil Road & Blackburn Road
- Connect Junior & Senior School
- Pedestrianise Carleton Turrets/ Drumley
- Parking to periphery & main access to seafront
- Future expansion of learning/ teaching accommodation
- Central assembly/ amenity space
- Maximise External Play/ Amenity spaces
- Doonside 'Sports Campus'

Redevelopment of the campus in line with the masterplan will deliver major benefits for the school, not only in terms of its image and position within the independent schools sector. It also creates a framework for establishing a new access and entrance, reducing pedestrian and vehicular conflict; integration of the junior school; expansion of the existing teaching facilities and a blueprint for the school's future growth and long term sustainability.

In addition, the masterplan provides the Board of Governors with the basis to plan for the longer term and to consider the various funding mechanisms available to them in the short, medium and longer terms.

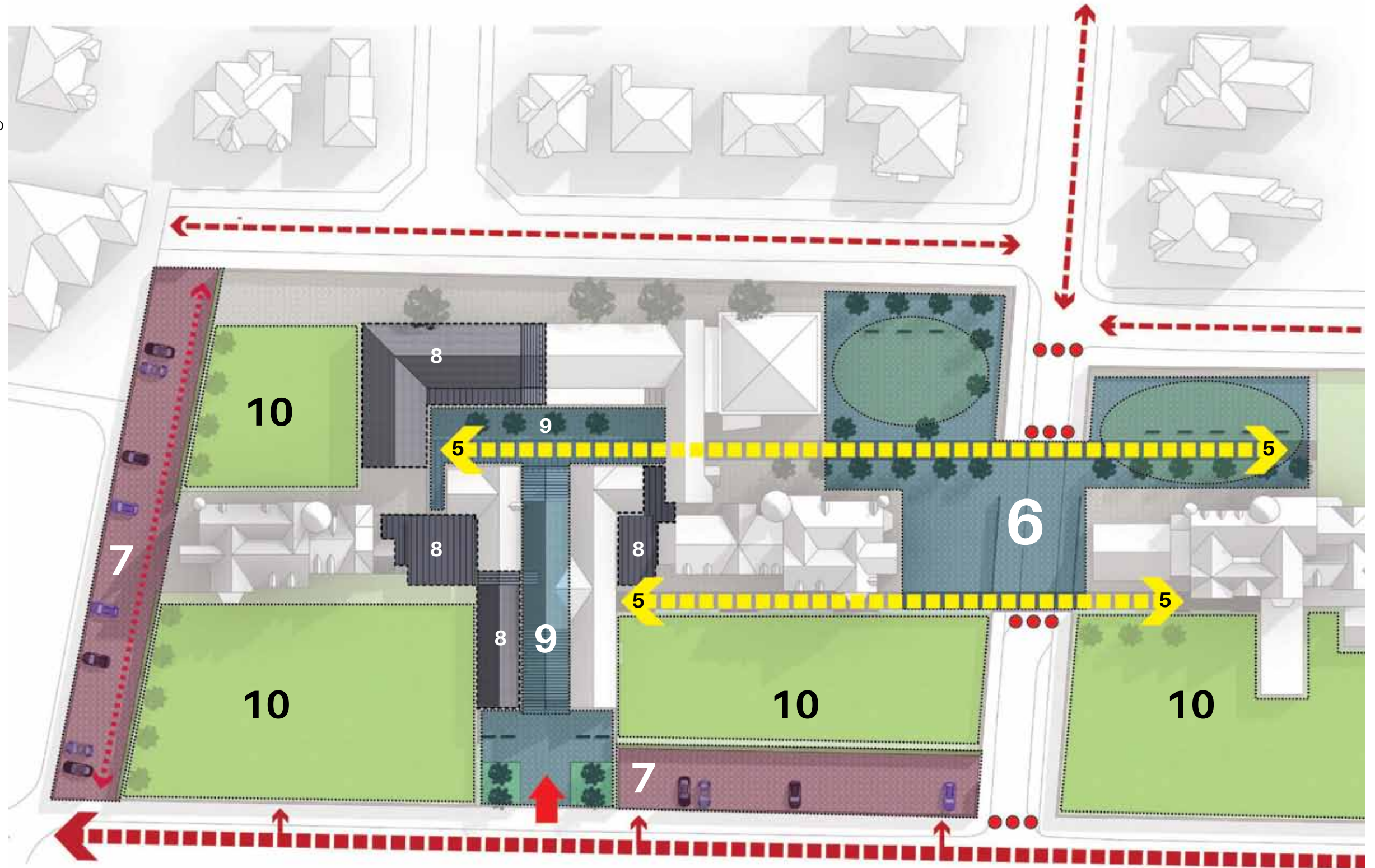
THE MASTERPLAN

1. Traffic calm/ stop-up Blackburn Rd
2. Create a new main entrance
3. Blackburn Drive drop-off
4. Reduce traffic on Craigweil Road & Blackburn Road



THE MASTERPLAN

- 5. Connect Junior & Senior School
- 6. Pedestrianise Carleton Turrets/ Drumley
- 7. Parking to periphery & main access to seafront
- 8. Future expansion of learning/ teaching accommodation
- 9. Central assembly/ amenity space
- 10. Maximise External Play/ Amenity spaces



3D - VIEWS



Perspective view from north-west

3D VIEWS



Isometric view from south-east



Isometric view from south-east - detail

3D VIEWS



Main Entrance - Perspective view

3D VIEWS



Main Entrance - Perspective view from south-west



Main Entrance - Perspective view from north-west

3D VIEWS



Birds-eye view from north-west



Birds-eye view from south-west



Birds-eye view from north-east



Birds-eye view from south-east

3D VIEWS



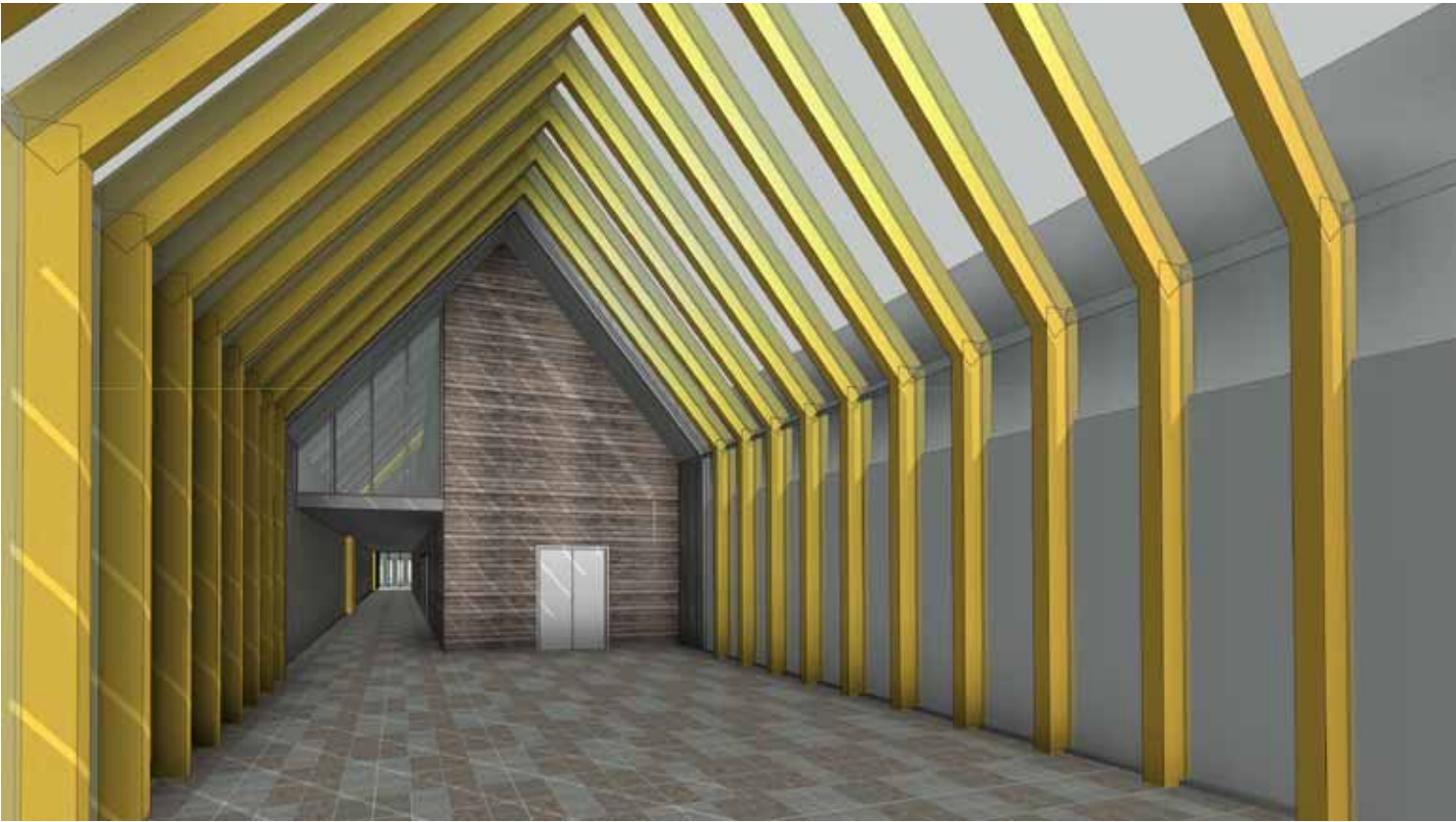
Connection from Junior to Senior School



Atrium



View from north - west yard looking south



main Entrance

SUMMARY & RECOMMENDATIONS

The publication of this masterplan is a starting point and the next step is to promote, develop and deliver the plan.

- Engage with the wider school community, including staff, pupils and parents in order to publicise the plan and garner support for it.
- Engage with South Ayrshire Council to identify and resolve any future planning issues at both the Seafield and Doonside sites.
- Carry out detailed surveys at both sites with respect to existing accommodation, infrastructure, topography, traffic movement and ground conditions.
- Consider foreseeable curricular changes and the possible impact on requirements.
- Prioritise the developments proposed in the plan and develop a workable financial strategy.





DOONSIDE SPORTS CAMPUS OPTION

During the masterplan process, it was determined that the construction of a Sports Hall at Seafield would not be possible without demolishing existing buildings and exhausting the future development of the site. The Doonside campus is already the base for a large part of the school's sporting activities and the provision of indoor facilities would establish the site as a sporting 'hub' for the future.

The planning of future developments at Doonside should be respectful of the rural nature of the site.



DOONSIDE SPORTS CAMPUS OPTION



Bristol

77 Stokes Croft
Bristol BS1 3RD

+44 (0) 117 239 0500
bristol@austinsmithlord.com

Cardiff

one Dunleavy Drive
Cardiff CF11 0SN

+44 (0) 2920 225 208
cardiff@austinsmithlord.com

Glasgow

296 St Vincent Street
Glasgow G2 5RU

+44 (0) 141 223 8500
glasgow@austinsmithlord.com

Liverpool

Port of Liverpool Building, Pier Head
Liverpool L3 1BY

+44 (0) 151 227 1083
liverpool@austinsmithlord.com

London

154-158 Shoreditch High Street
London E1 6HU

+44 (0) 203 0920 333
london@austinsmithlord.com

www.austinsmithlord.com

