

## Lerwick Community Council Area Statement

See *Lerwick Area Proposals Map*.

### Background

1.1 Lerwick, with a population of approximately 7,300, is Shetland's principal town. The town grew rapidly from the 17<sup>th</sup> century with development concentrating above the winding shoreline track that is now Commercial Street. In the 19<sup>th</sup> century, new docks to accommodate the fishing fleet were created to the north of the town with Hay's Dock becoming the centre of the fishing industry. By the late 19<sup>th</sup> century, Lerwick's more prosperous citizens were moving from the old part of the town to flatter land west of the Hillhead and the town has continued to expand to become the main service centre and place of employment for the whole of Shetland. The growth of Lerwick has been particularly evident following the arrival of the oil industry in the mid-1970s, which led to substantial and sustained development to the north and south of the town.

1.2 With new development now largely constrained by the surrounding hilly topography and the town's coastal location, significant levels of private house building in recent years have taken place in the nearby areas of Tingwall, Gulberwick and Quarff.

### Planning Context

2.1 The previous Local Plan for Lerwick was formally adopted in June 1983. The Plan was subject to four alterations: Clickimin 1990, Shetland Marts, North Stoney Hill 1992 and Ness of Sound 1994. The local planning aims for Lerwick are:

- **To maintain Lerwick's position as the principal settlement in Shetland**
- **To maintain and improve the quality, vitality and viability of the town**
- **To protect and enhance the built and natural environment**

### Natural and Built Environment

3.1 The built-up area of Lerwick mainly occupies a small peninsula that projects into Bressay Sound. To the south there is another peninsular known as the Ness of Sound. In the 1983 Lerwick Local Plan, this area was to be protected from development and retained in agricultural use. In 1992 the Council purchased much of the Ness of Sound as a land bank for future development. A consultant's study carried out at the time examined the area's potential for a variety of uses, e.g. new high school, playing fields, new housing, cemetery. However, the overwhelming public opinion, as expressed in 1992 and at the Plan Ahead public meetings, is for the area to remain undeveloped. The area has been identified as Zone 4 in the Local Plan housing policy **LP HOU4**, which means that the area is regarded as open countryside and housing development is strictly controlled. Further details of the protection zone requirements are set out in policy **LP NE11**. See *Community Services and Facilities section*.

#### • Land Designations

3.2 The Rova Head Site of Special Scientific Interest (SSSI) consists of sandstones and coarse conglomerates of Old Red Sandstone age. The site is of interest as it forms an alluvial fan at the edge of desert basin.

#### • Local Protection Areas (LPAs)

3.3 During the Plan Ahead public consultation exercise, several areas of Lerwick were identified by the local community for added protection from development. In these areas there is a presumption against development unless it is for community benefit. These areas include the Gilbertson and the George V Parks, the Clickimin playing fields, the Knab (golf course), Seafield playing fields and the area of land at the Clickimin Broch at South Road. It is also proposed that there should be no further development along Clickimin Loch, north of Westerloch and south of the campsite, in order to protect the setting of the broch and the water quality of the Loch. This is in order to retain this important area of natural hillside and open space.

- **Environmental Improvements**

3.4 Shetland Amenity Trust, in partnership with the Shetland Recreational Trust, have recently undertaken environmental improvements at Clickimin Loch between Westerloch and the campsite. This work involved the planting of 3000 trees with a further 3000 to be planted in 2002. In the longer term, a possible cycle track may connect the Clickimin complex and the residential area of Sound.

**Recommendation 1**

**It is recommended that the Council investigates further the establishment of a cycle track between Westerloch and the Clickimin complex.**

- **Built Heritage**



Lodberrie at South Commercial Street

3.5 Lerwick has an outstanding built heritage with 173 known archaeological sites and 106 listed buildings including 3 category A listed buildings, 57 B listed buildings and 46 C(s) listed buildings. The category A buildings are the Tolbooth on South Commercial Street, the Clickimin Broch and Fort Charlotte. The last two are Scheduled Ancient Monuments in the care of the Scottish Ministers.

- **Fort Charlotte**

3.6 Fort Charlotte is a category A listed building and a Scheduled Ancient Monument in the care of Scottish Ministers. The parade ground at Fort Charlotte was recently suggested for use as an additional public car park, but Historic Scotland rejected this idea. Nevertheless, Fort Charlotte remains a very under-used asset in the heart of Lerwick town centre. The potential

therefore exists to create a significant visitor attraction. This however, will be dependent on Historic Scotland and the Territorial Army finding an alternative base for their operations in Shetland.

**Recommendation 2**

**It is recommended that ways and means of generating greater public use of Fort Charlotte be brought forward in full consultation with Historic Scotland, the local community, Shetland Amenity Trust and other relevant funding and public bodies.**

- **Clickimin Broch**

3.7 The Clickimin Broch is a category A listed building and a Scheduled Ancient Monument in the care of Scottish Ministers that occupies a prominent location at Clickimin Loch on the southern approach to Lerwick and is a popular place to visit, attracting both local residents and visitors. Interpretation at the site has the potential to be significantly improved, however.

**Recommendation 3**

**It is recommended that ways and means of improving visitor facilities at Clickimin Broch be brought forward in full consultation with Historic Scotland, the local community, Shetland Amenity Trust and other relevant funding and public bodies.**

3.8 In recent years the Council has committed significant resources in safeguarding, through restoration, listed buildings in its care. Notable examples include the Town Hall, Islesburgh House and Community Centre, the Garrison Theatre, Anderson's Homes and St. Ringan's Church.

- **Lerwick Town Scheme**

3.9 In addition to work carried out on its own historic properties, Shetland Islands Council in partnership with Historic Scotland has promoted a town scheme for the Lerwick lanes Conservation Area. This initiative offers grant funding to identified properties within the Conservation Area in order to help them carry out traditional repairs to their properties. It stands beside the existing Shetland wide Conservation Grant

Scheme operated by the Council. See policy LP BE7.



Lerwick Town Centre – Commercial Street

**3.10** In addition to work carried out by the Council and Historic Scotland Shetland Amenity Trust (SAT) has restored the category B former **Ice Factory** at Freefield to form its new headquarters. SAT also proposes to restore the category B **Hays Dock** as part of the new Museum and Archives building proposed for the site. See *Community Services and Facilities* section for further details.



Tolbooth at South Commercial Street

**3.11** The **Tolbooth** is a category A listed building that occupies a prominent position opposite the Small Boat Harbour. The R.N.L.I. has been granted planning permission to restore this building which is currently in poor repair to form new offices, a shop and exhibition space. Its tower will also be reinstated.

**Proposal 4**

**The R.N.L.I. proposes to restore the Tolbooth building on South Commercial Street to form new offices, shop and exhibition space. As planning permission and listed building consent has already been granted, this**

**proposal is included for information purposes only.**

**3.12 Brentham Place**, a category B listed building that occupies a prominent position on the edge of Lerwick’s town centre, is currently vacant. A private developer has been granted planning permission to refurbish the building to form 6 residential flats, retail, office and storage space.

**Proposal 5**

**It is proposed that Brentham Place be refurbished to form 6 residential flats, office, retail and storage space. As planning permission and listed building consent has already been granted this proposal is included for information purposes only.**

• **Lerwick Conservation Areas**

**3.13** Lerwick has two conservation areas. These are the **Lerwick Lanes Outstanding Conservation Area** (designated 1975) and the **Lerwick New Town Conservation Area** (designated 1986).

**3.14** Within the Conservation Areas the Council expects the standards of design and materials to be higher than those that may be acceptable elsewhere. All the trees within the Conservation Area are also protected and anyone wishing to prune or cut down a tree must seek permission from the Council. There are Tree Preservation Orders (TPOs) at Helendale and Montfield .

• **Amendments to Conservation Area boundaries**

**3.15** Following an analysis of a visual survey undertaken in 1996, it is proposed that the following areas be added Lerwick’s two Conservation areas.

• **Lerwick New Town Conservation Area: Areas proposed for inclusion.**

**3.16 Burgh Road (E side):** This area includes all buildings on the east side of Burgh Road from Scalloway Road as far as the south side of the junction with King Hakon Street as well as the Burgh road boundary with, the entrance to, Gilbertson Park. This prominent area is the strong western edge of the New Town. The

buildings on Burgh Road are mostly large Victorian merchants' houses, intact and largely unspoilt. This area, which formed the town boundary until 1938, is a logical extension to the New Town Conservation Area. The Gilbertson Park boundary is included because of its distinctive contribution to the road.

**3.17 Parts of the southern end of King Harald Street (south end) and St. Olaf Street (south east):** this area extends southwards from Scalloway Road to include the former Gilbert Bain Hospital, 26-30 King Harald Street and 22-34 St. Olaf Street. This area is a logical extension to the New Town Conservation Area. The former Gilbert Bain Hospital is an architecturally and historically important building which, whilst of modest scale, contributes much to the townscape at this road junction even though it has been subject to partial demolition. On the other side of King Harald Street are two substantial buildings, with windows largely of the original form and large gardens including numerous trees. Buildings on the east side of St. Olaf Street include a particularly interesting terrace of four houses which firmly mark the southern extremity of the New Town and contrast with the much smaller scale of inter-war public housing nearby.

- **Lerwick Lanes Outstanding Conservation Area – areas proposed for inclusion**

**3.18 Clairmont Place/Thorfinn Street triangle:** A small triangular block extending southwards from Hillhead, encompassing the east side of Thorfinn Street and part of the west side of Ronald Street. Although small, this area contains a wide variety of building types and styles. Along Hillhead are the large Victorian town houses of Clairmont Place and the Congregational Church, all imposing strongly on Hillhead. Thorfinn Street is completely different, with a long straight terrace fronting a narrow road that gives a much more intimate feel. Number 9 Thorfinn Street is at least (in part) a much older building. There are some Victorian merchants' houses on Ronald Street; behind these buildings are some attractive gardens.

**3.19 Annsbrae Gardens:** This area includes two large, semi-detached houses

in extensive walled grounds, south of Hillhead and immediately west of Annsbrae House. This small area is a significant part of the townscape. The walled gardens are important and contain some good trees.

**3.20 Rear of Annsbrae House (6-11):** This building is a 1987 extension to the Annsbrae House complex, adjoining Knab Road. The building makes a positive contribution to its surroundings and is of such quality that it deserves inclusion in the Conservation Area.

**3.21 No. 2 Twageos Road:** A single detached house in a garden above Twageos Road, where it meets Lovers' Loan. This handsome house is very prominent from the existing Conservation Area along Twageos Road, by Anderson Homes. It forms a strong southern end point for the Commercial Street/Twageos Road townscape.

**3.22** The Lerwick Conservation Areas Inset map shows the existing Conservation areas as well as indicating proposed additions to both the Lerwick Conservation Areas.

**3.23** Local Plan policies relating to Conservation areas can be found in Chapter 3 of this plan that deals with the **Natural and Built Environment**. See policy **LP BE7**, **LP BE8** and **LP BE12**.

- **Shopfronts and Shop Signs**

**3.24** As there are few national retailers operating in Lerwick, many of the shops display a local distinctiveness that would be sadly missed if lost. The Council has therefore produced shopfront design guidance to help promote the benefits of good shopfront design. Although this leaflet is primarily aimed at the shops located in Lerwick's two Conservation Areas, the principles highlighted could be applied to other shops located around Shetland.

**3.25** Signs and adverts should also respect the character of buildings while at the same time being attractive, informative and effective. See policies **LP BE10** and **LP BE11**. The shopfront design guide is included in **Appendix C** of this Plan.



- **Lerwick Waterfront**

**3.26** The Lerwick waterfront has great potential for redevelopment and has been the subject of a number of studies and reports. Over the past few years the regeneration of the area has started with selective demolition, the refurbishment of the former Shearer’s ice factory for Shetland Amenity Trust, the construction of a new access road and a new business park at North Ness.

**3.27** New and potential uses already identified for the area are the new ferry terminal and other operational port activities, housing, a new museum and archives building at Hay’s Dock, further expansion of the North Ness Business Park, the completion of the waterfront walkway, a cinema and music venue and pleasure sailing facilities. To help implement these improvements with the full input of the local community and to expand on the work carried out by the Lerwick Town Centre Management Group (see *Commercial section*) it has been suggested that there is a need for Lerwick to have its own **Heritage Trust or Partnership**.

**3.28** Such a body might also be able to attract funds not available under current arrangements. The precise area of operation of the trust would need to be determined, but it should perhaps focus principally on the Lerwick Lanes Outstanding Conservation Area. It might also extend its activities along the waterfront towards the Freefield and Garthspool areas, where it could be helpful in promoting regeneration and the creation of the remaining sections of the proposed waterfront walkway. The options should be explored in greater detail.

**Policy LP Lerwick 1**

**Lerwick Waterfront Regeneration Area**

**The area identified on the Lerwick Proposals Map as the Lerwick Waterfront Regeneration Area will be developed in accordance with the master plan for the area.**

**Recommendation 6**

**It is recommended that the Council take forward a consultation process to determine the need for a Lerwick Heritage Trust or Partnership.**

- **Public Art**

**3.28** Public art can play an invaluable role in creating a sense of place or dramatically improving a local environment. The newest piece of public art in Lerwick is the ceramic mosaic on the Victoria Pier Pumping Station. Commissioned by NoSWA (now Scottish Water), the owners of the building, it was partly funded by Lerwick Town Centre Management Group and Leader II European funding. The work of art was chosen by a public vote and following the completion of this project the Council launched a Public Art leaflet that encourages potential developers to spend a small percentage of their project budget on the provision of art. See policy **LP CFS5**.



**Pumphouse Mosaic**

**Coastal Management**

**4.1** The Lerwick Waterfront (west shore of Bressay sound) has been identified in the Structure Plan as an area of developed coast. See the Lerwick Proposals map for further details. It is therefore recognised that this area is a key site for future industrial investment.

**4.2** Please see Chapter 4, on **Coastal Management**, policy **LP CST4** regarding Major Oil-Related Marine Development and policy **LP CST5** regarding Coastal Development at Lerwick and Sullom Voe for further information.

**4.3** Lerwick's historic town centre is increasingly vulnerable to rising sea levels. Other areas such as the Sands of Sound and Sea Road are also subject to coastal erosion. It is therefore recommended that a survey of Lerwick's coast be undertaken to identify what actions need to take place to address these problems.

**Recommendation 7**

**It is recommended that a survey be undertaken to identify problems arising from rises in sea level and coastal erosion in Lerwick.**

**Water and Drainage**

- **Water**

**5.1** Water for Lerwick is supplied from the Sandy and Brindister Lochs that both lie to the south of the town. No development will therefore be permitted in the Sandy Loch catchment area, unless it can be clearly demonstrated that there is no risk that the water supply might become polluted. See policy **LP WD5** for further details.

- **Wastewater**

**5.2** To comply with the EC Urban Wastewater Treatment Directive, Scottish Water has invested in a multi million pound wastewater and sludge treatment scheme for Lerwick and has replaced sewers in **Commercial Street** and other parts of the town. New pumping stations have been constructed at Grantfield, North Ness, **South Commercial Street** and **Twageos Road**. The sewers in **King Harald Street** are programmed for replacement before 2006.

**Proposal 8**

**Scottish Water proposes to replace sewers in King Harald Street before 2006.**

**Waste Management**

**6.1** The Council's past policy has been to centralise waste facilities in Lerwick around Rova Head. The deep water facilities at Dales Voe, the established good road links to Green Head and Rova Head, combined with the existing and

proposed landfill site and specialised services including the new incinerator, have made the area regionally important for waste management. There is also considerable potential for the private sector to expand into the offshore oil decommissioning market. Proposals for waste management and related uses will therefore be encouraged in this area and proposals that might prevent waste related industries locating in the area will not be approved.

- **Landfill**

**6.2** The new Lerwick incinerator has changed waste management practices in Shetland and will provide the main disposal method of waste over the Plan period and beyond.

**6.3** Nevertheless, there will continue to be the need for landfill and a recent extension to the Council operated Rova Head site guarantees sufficient landfill capacity until 2008. However, new legislation may mean the early closure of the site by 2004. The Council has therefore undertaken a feasibility study that identified two potential sites for a new landfill site. One site at the Hill of Tagdale and the other at Gremista Hill. In May 2002 the Council identified Hill of Gremista as being the preferred landfill site.

**6.4** The land will be safeguarded in the Local Plan. See policy **LP WM8** (Waste Landfill Site).

- **Special Waste**

**6.5** Special waste will be exported to the UK mainland for processing and disposal.

- **Clinical Waste**

**6.6** In the future there may be a need to dispose of all clinical waste in Shetland rather than export it to the UK mainland, as we do at present. If this is to happen a clinical waste treatment plant will only be permitted to be located at Shetland Health Board premises or at the Waste to Energy treatment plant. See policy **LP WM10**.

- **Sewage Sludge Disposal**

**6.7** Scottish Water have constructed a permanent treatment plant at the disused quarry at Rova Head, consisting of a

hopper, pumping and control equipment. The dried and treated sludge is then transported to the Vatster incinerator for disposal.

- **Recycling Points**

**6.8** There are numerous recycling collection points in Lerwick for glass and aluminium cans. There are also a number of collection points for used batteries and a safe disposal point for waste oil. In future years the Council may offer kerbside collection for glass and aluminium cans, if a feasibility study shows that such a service would be workable.

## Energy

- **Electricity Supply**

**7.1** At present Shetland has no connection to the national grid and the main generator of electricity is the Gremista power station.

**7.2** Connection to the national grid would involve the scaling down of operations at the Gremista Power Station and lead to the loss of some Lerwick based jobs. However, connection to the grid has the potential to open up a host of employment opportunities in the renewable energy sector throughout Shetland.

**7.3** Another option that may be pursued by Scottish and Southern Energy plc. is the building of a new power station at Gremista using gas from Sullom Voe. This option would have the advantage of generating sufficient waste heat to allow the Lerwick District Heating Scheme to cover the whole of Lerwick.

- **Lerwick District Heating Scheme**

**7.4** The Council-run waste to energy plant started operation in January 2000. Energy generated by incinerating waste is used to heat water to supply the Lerwick District Heating Scheme operated by Shetland Heat, Energy and Power. The scheme serves domestic, commercial and public buildings in Lerwick and at its peak will deliver up to 7 MW of energy.

## Minerals

**8.1** Currently the only quarry with a valid planning permission is at North Staneyhill for the extraction of rock.

**8.2** Aggregate from Brindister quarry is exported from the Greenhead base.

## Business and Industry

**9.1** Lerwick is more than ever the dominant jobs location in Shetland. Most people work in the service sector. This is due to Lerwick being home to various Government Agencies and Departments, the main Council Offices, the Health Board and hospital, together with the Anderson High School, banking and private sector office services.

**9.2** Lerwick therefore has an important strategic role in the development of Shetland's economy. With the continued development of new and existing industries, Lerwick can also continue to be the catalyst that sustains a far wider rural hinterland. The town plays a vital role in retaining expenditure within the islands.

**9.3** A good example of this is the recent expansion of the Shetland Catch fish-processing factory. Now one of the largest and most modern fish processing facilities in Europe, this factory is able to attract business from all around the world.



**Shetland Catch Factory**

- **Lerwick Port**

**9.4** Lerwick is Shetland's main general port. It is the terminal for ferry services to Orkney, Aberdeen, Faroe, Iceland, Norway and Denmark. It has extensive facilities for fishing boats, oil-related shipping, livestock export and all sorts of visiting craft. A roll-on, roll-off ferry

terminal provides for inter island services to Bressay, Fair Isle and Out Skerries. See policy **LP TP9** on Inter-island Ferries.

- **Lerwick Port Authority**

**9.5** Lerwick Port Authority (LPA) is the harbour authority for the port. LPA has extensive land-holdings incorporating the whole of the former Gremista Farm as well as their original land at the South Harbour. The Authority's twin powers as Harbour Authority and landlord give them considerable influence over how Lerwick develops.

**9.6** In recent years LPA has invested heavily in repairs and upgrading facilities to meet the increasing demands of all users including the fishing, ship repair, cargo distribution, aquaculture, oil and gas and tourism industries.

- **Fishing Industry**

**9.7** Traditionally, Lerwick Harbour has been home to a substantial visiting fleet. Each year approximately 4,000 fishing vessels use the port with landings of around 80,000 tonnes of shellfish, whitefish, pelagic fish and industrial fish, valued at nearly £20 million. The introduction of an electronic fish auctioning system is intended to ensure that the Port remains a popular location for the landing of fish.

- **Oil Industry**

**9.8** Oil-related vessels using Lerwick include seismic ships, standby vessels, supply ships, diving support vessels and barges, as well as drilling rigs and construction support units. The continued development of new deep-water quays accommodates the larger vessels now used in the offshore industry.

- **Oil Decommissioning**

**9.9** The Port also lies in an ideal position to take an active role in the decommissioning of North Sea Oil installations as this market develops over the next ten years. In particular, the existing waste disposal facilities, the deep water berths at Greenhead and Dales Voe and good road connections make Lerwick an ideal location for this type of work. The Port of Lerwick also offers a wide range of

additional facilities and services. Further details can be found at:

[www.lerwick-harbour.co.uk](http://www.lerwick-harbour.co.uk)

- **Industrial Estates**

**9.10** An important role of the Local Plan is to ensure that an adequate supply of land is made available for business and industrial use. In Lerwick this is particularly important, as it is the preferred location for many industries within Shetland.

**9.11** The Council, LPA and Shetland Enterprise have all invested in a number of industrial sites in Lerwick. On the basis of past trends, it is anticipated that there is sufficient industrial land in Lerwick to supply demands for at least the next seven years. See the Lerwick proposals map and policy **LP IND6** on Class 4 Business Uses in Lerwick and policy **LP IND7** on Industrial Uses in Lerwick.

**9.12** Significant investments in industrial land in recent years are highlighted in the following paragraphs.

- **Marina Business Park**

**9.13** With the decline of the oil industry in the middle to late 1990s a considerable area of land became available for re-development. In 1998, following the re-instatement of the former BP pipeyard that previously occupied this site, Lerwick Port Authority created the Marina Business Park.

**9.14** This site now contains 4 units that are available for fish processing. A firm specialising in the manufacture and repair of aquaculture equipment occupies a fifth unit on the site. The rest of the site is occupied by SHEAP offices and their oil fired boiler plant for the District Heating system.

- **Port Business Park**

**9.15** Another site that became available was the former Shell pipe yard at Gremista, now known as the Port Business Park. This large site is also in the ownership of the Lerwick Port Authority and is currently partly occupied by a new garage business and COPE (a

local charity) that occupies the former pipe yard office building.

**9.16** The preferred use for this site is industrial, given its out of town location and close proximity to the Gremista Power Station. See policy **LP IND7** on Industrial Uses in Lerwick.

- **Greenhead Base**

**9.17** SBS Logistics operates a multi-purpose support base adjacent to deep-water quays at Greenhead. There are six berths, with up to 9 metres water depth, fabrication, engineering works, offices and warehousing, plus open storage and lay-down area. The base is also the location for Shetland's new incinerator (see *Energy section*) and Shetland Oiltools re-cycling plant for off shore drill cuttings.



**SBS base at Greenhead**

- **Holmsgarth**

**9.18** Following the closure of the Shell base at Holmsgarth in the late 1990s, the aquaculture and fishing service industries have reoccupied the site with the construction of salmon depuration plant, a wire store, net mending and box washing facilities. LPA are also currently undertaking significant improvements to the Holmsgarth Ro-Ro facilities. See the *Transport section for additional information*.

- **Dales Voe Base**

**9.19** The Dales Voe base was constructed by Lerwick Port Authority in the 1980s to attract work from the oil industry. For many years the base was partly occupied by the fishing service industry and council offices. With the site now vacant planning permission was granted in 2000 for the construction of a

salmon waste/processing plant. This project, which has the potential to create 30 jobs, has not yet been implemented.

**Proposal 9**

**Marine recycling (UK) Ltd proposes to construct a salmon waste/processing plant at the Dales Voe base. As planning permission has already been granted this proposal has been included for information purposes only.**

- **North Ness**

**9.20** Highlands and Islands Enterprise (HIE) in partnership with Shetland Enterprise and Shetland Islands Council initiated the construction of a high quality business park at the North Ness, a former industrial area that lay derelict for a number of years. This initiative followed the Council's adoption of a strategy for the Lerwick Waterfront prepared by Conran Roche planning consultants.



**North Ness – Restored Gutter's Hut**

**9.21** Completed in 1999, the North Ness site offers an attractive location on the waterfront and adjacent to Lerwick town centre. The site also contains the former "Gutters Hut," a category B listed building that has now been restored to offer high quality office space. Demand for the North Ness has been high with 3 units now constructed and 1 other having planning permission. It is now anticipated that there may be a need for expansion in the near future.

**9.22** Possible options for further development include the adjacent property owned by WAG Construction and the vacant land at the foot of Browns Road owned by SLAP. There are also other competing interests for the land such as the proposed combined Music Venue and

Cinema and housing. See the *Built and Natural Environment* section.

**Proposal 10**

**Planning Permission has been granted for four new business buildings to be erected on the North Ness Business Park.**

**Development Opportunity**

Highlands and Islands Enterprise are examining the possibility of constructing a new office building that would be suitable for use by a “call centre” operation. The likeliest location for the new building would be at the North Ness Business Park. This proposal will be dependent on the installation of the fibre optics link to the UK Mainland that is currently being examined by SLAP. See *Structure Plan* page 78.

- **Business Innovation Centre**

**9.23** The Shetland Business Innovation Centre building at the Shetland College North Gremista campus was opened in February 2001. This new centre comprises seven-business start up units that will hopefully provide the right environment for local businesses to grow and flourish. Information technology, light manufacturing, crafts and textiles businesses are particularly welcome at the centre, although other types of businesses will also be considered. This project was jointly funded by Shell UK, Shetland Islands Council and Shetland Enterprise.

- **Aquaculture**

**9.24** In addition to the on-shore presence of the aquaculture service industry there is now a salmon and mussel farm in Dales Voe.

- **Knitwear**

**9.25** The new Judane knitwear factory at Gremista offers modern facilities for the production of high quality Shetland knitwear.

- **Agriculture**

**9.26** The best agricultural land in the Lerwick area is at the Ness of Sound and at Gremista. The new Shetland Marts

building was built in the Ladies Drive area prior to the construction of the new Safeway supermarket at Sound. Lerwick is also the place from which virtually all livestock is sent to markets on the UK mainland.

**Tourism**

**10.1** Tourism is an increasingly important industry for Shetland and no more so than in Lerwick where there are five hotels, seven guesthouses, a youth hostel and a number of B&Bs and self-catering properties.

**10.2** In recent years the Islesburgh Youth Hostel and café has been extensively refurbished and the Glen Orchy guesthouse has been subject to substantial expansion. The Shetland Hotel was also granted planning permission to build self-catering units adjacent to its site opposite Holmsgarth.

**Proposal 11**

**Planning Permission has been granted for self-catering units on land adjacent to the Shetland Hotel.**

- **Visitor Facilities**

**10.3** As in the rest of Shetland there is a lack of wet weather facilities for visitors in Lerwick. However, several proposals could significantly improve this situation during the life of the Local Plan. These include the proposed new Museum and Archives building and the proposed Music/Cinema venue. See the *Community Services and Facilities* section.

- **A Gateway For Tourists**

**10.4** Lerwick, with over forty cruise liners visiting it in a single summer season, is now one of Scotland’s foremost cruise ship destinations.

**10.5** The ships, together with 300-400 visiting yachts, bring thousands of visitors each year to enjoy Shetland’s outstanding built and natural heritage, history and culture. See *Commercial* section.



Visiting yachts at Lerwick Harbour

#### Development Opportunity

To make Lerwick a more attractive place to visit there is a need to improve **facilities for visiting yachts** and their crew. This is particularly important near the small boat harbour where the majority of yachts tie up.

#### Recommendation 12

**It is recommended that ways and means of developing improved visitor facilities for yachts and their crews are brought forward in full consultation with the local community, the Lerwick Port Authority, Shetland Islands Tourism and other interested parties.**

#### Commercial Development

**11.1** In Shetland, Lerwick is the dominant shopping centre, providing a wide range of shops and services that serve the whole of Shetland. The main shopping areas in Lerwick are in the town centre and at the indoor Toll Clock shopping centre that has expanded considerably in recent years.

**11.2** In 1997 the Toll Clock received planning permission to expand the centre and create a new car park. This expansion involves 600m<sup>2</sup> (300m<sup>2</sup> restricted to household goods) of new retail space, a new pedestrian access from North Road and the installation of a lift. In 2001 the new car park was completed but work has yet to start on the extension.

#### Proposal 13

**Bolts propose to extend the Toll Clock Shopping Centre. As Planning permission has already been granted**

**this proposal is included for information purposes only.**



Toll Clock Shopping Centre

#### • Lerwick Town Centre

**11.3** Lerwick's historic town centre developed as the merchants built lodberries along the shore of Bressay sound in the 18<sup>th</sup> Century. The character of this, the oldest part of the town, remains largely intact today. The entire town centre, as defined in the proposals map, is encompassed within the Lerwick Lanes Outstanding Conservation Area.



Lerwick Town Centre

**11.4** Nationally, the trend in retailing has been to move away from smaller shops in town centres to larger, out of town, commercial developments. This is a trend that can be seen in Lerwick. The expansion of both the Co-op supermarket and the Toll Clock Shopping Centre at the

north end of Lerwick and the building of the new Safeway supermarket on a site towards the south of the town are all examples of these trends.

**11.5** The Shetland Structure Plan states that the viability and vitality of Lerwick town centre needs to be protected and enhanced. If this to be achieved the town centre needs to be the preferred location for new retail development. This approach also accords with national planning policy, which stresses that town centres are the best locations for sustainable development.

- **Lerwick Town Centre Management Group (LTCMG)**

**11.6** Launched in 1995, the role of the LTCMG is to help revitalise the town centre, tackle problems positively and build on its inherent strengths. The LTCMG works in partnership with the local community and a number of public, community and private sector bodies.

**11.7** To date LTCMG has worked with the Council and other partners on over fifty projects. They include improvements to car parking, environmental improvements, promotional events and business improvements. Much however, needs to be done and the work of the group looks set to continue. In 1999 this initiative won a national Planning Award for outstanding development on the ground. Further details, including a detailed town centre strategy, are contained in the Lerwick Town Centre Action Plan 1999-2001. It is proposed that a new action plan will be prepared for the town centre for 2002-2004.

**Proposal 14**

**The Council proposes to prepare a new Action Plan for the town centre for 2002-2004. This will set out a renewed vision for the area, intended to secure its conservation and its long-term vitality and viability.**

- **Office Development**

**11.8** Lerwick will remain the dominant location for new office developments in Shetland.

- **Shetland Islands Council Accommodation Strategy**

**11.9** Shetland Islands Council currently occupies numerous properties scattered around Lerwick. The Council's accommodation strategy is therefore an important factor in the future distribution of offices within Lerwick. The current strategy, approved in May 2000, proposes that, in the short to medium term, this stock of buildings be largely retained with the addition of the former Montfield Office building at 28 Burgh Road and Charlotte House.

**11.10** In the longer term, the Council may look to relocating most of its staff onto one site. If this were to happen, there would be a major impact on the Lerwick office market as a significant number of properties would become available. Potential sites for a centralised office include Knab Road (if vacated by the Anderson High School) and the Gilbert Bain Hospital building.

- **Leasks/Market Green Site**

**11.1** The Shetland Council of Social Service has received an offer of funding from the Shetland Islands Council Charitable Trust to convert the former Leask's building into a centre for voluntary bodies active in the field of social care. The property would be transferred from the Council to the Shetland Council of Social Service when appropriate, in order that the development may proceed. Currently, the site includes the Market Green and former Hydro-Electric premises that is intended to be demolished to form car parking to service the new centre and the local area. See *Lerwick Proposals Map*.

**Proposal 15**

**Shetland Council of Social Service propose to acquire and refurbish the former Leask's building on the corner of Market and Harbour Street, together with the adjacent Market Green and former Hydro-Electric premises, to create a centre for voluntary bodies active in the field of social care. The car park would be available for use by the public.**

• **Commercial Policies Concerning Lerwick**

**11.12** The Local Plan Commercial policies that concern matters in Lerwick are designed to safeguard the vitality and viability of existing shopping areas and the residential amenity of Lerwick's established residential areas. The policies can be found in full in Chapter 11 on Commercial Development. For convenience a summary of commercial policy numbers and their titles are included in this area statement.

**Policy LP COM 2**

Permitted Uses Lerwick Town Centre

**Policy LP COM 3**

Primary Shopping Frontage

**Policy LP COM 4**

Lerwick Mixed Use Area Permitted Uses

**Policy LP COM 5**

Central Residential Area Permitted Uses

**Policy LP COM 6**

Lerwick Town Centre Strategy

**Policy LP COM 7**

Grantfield/Holmsgarth and Sound Permitted Shops

**Policy LP COM 8**

Holmsgarth/Grantfield Permitted Office Use

**Policy LP COM 9**

Local Shops and Permitted Retailing in the Rest of Lerwick

**Policy LP COM 10**

Large-scale\* Food Shops & Supermarkets

**Policy LP COM 11**

Extensions to Large-scale\* Food Shops

**Transport**

**12.1** Lerwick's transport infrastructure has been subject to substantial investment by the Council in recent years with improvements being undertaken to roads, traffic management and signage, car parking, street lighting, pavements and public transport infrastructure.

**12.2** Completed projects include the opening of the Viking bus station in 1991; the upgrading of the Black Gaet Road to double-lane status in the early 1990s; the creation of the Hillhead car park; the introduction of short-stay parking on the Esplanade; the reconstruction of Commercial Street; improvements to the Esplanade and North Road; the construction of the South Lochside, North Ness (mini) and Gremista Roundabouts. Current and proposed Council projects for the next 3 years are included in the following paragraphs:

• **Traffic Management**

**12.3 Pedestrianisation–Town Centre.**

On the 14th January 2002 the Council implemented a traffic order to introduce a pedestrianisation scheme for Commercial Street in the town centre. This scheme will be monitored on a regular basis and reviewed early in 2003.

**12.4 Knab Road/Church Road Junction.**

It is proposed to carry out visibility improvements to this heavily-used junction. Improved pedestrian crossing facilities and changes to Queens Place are also under consideration.

**12.5 The A969 Church Road/Commercial Street**

pedestrian crossing improvement is intended to help slow down traffic at this popular crossing point for pedestrians. No timescale for this project has yet been agreed.

**12.6** The Council's Roads Service is considering further improvements to the **Bells Brae Traffic Management** scheme.

**12.7** A bus shelter is proposed to be installed at 31 North Road. The Council has constructed a new roundabout at **North Lochside** to help reduce traffic congestion in the town centre by completing the A970 inner Lerwick by pass. Improvements are also planned for the existing Co-op roundabout at Garthspool.

**12.8 Lerwick Traffic Management Parking Consolidation Order** will be introduced in 2002.

**12.9 Market Green Car Park.** See *Commercial section*.

- **Infrastructure Provision**

**12.10** The proposed **Bridge to Bressay** could have significant implications for the population of Lerwick and Shetland as a whole, if new development on Bressay is not strictly controlled. This major project includes improvements to both approach roads and is programmed for 2006/009. See *Bressay Community Council Area Statement* and policy **LP TP10** on Future Bridge Links.

**12.11 Streetlighting** renewals are proposed for the **South Old Town and King Harald Street** in 2002/2003.

**12.12 Commercial St. Reconstruction-remedial works.** Further work on this project will be implemented in a phased manner.

**12.13 South Lochside junction.** Improvements were carried out in 2001 to Sea Road to provide a footway to Seafield Road, widen the road to double track and do work to the sea wall. The feasibility of a larger scheme is also being investigated.

**12.14 King Harald Street Reconstruction.** Following work by NoSWA the council proposes to carry out the reconstruction of this street in 2002 subject to final designs being approved.

**12.15 Footway Reconstructions** are proposed in 2001/2002 for Hillhead up to the existing new footway at the Methodist Kirk in Prince Alfred Street.

**12.16** In addition to the above major schemes the council will continue to carry out minor improvements and repairs to its transport infrastructure in line with the aims contained in Shetland's Local Transport Strategy.

- **Lerwick Bus Services**

**12.17** A 'Town Service' bus that departs from the Esplanade and follows a North Lerwick or South Lerwick loop at alternate half-hour intervals serves Lerwick. This service is well used, particularly at peak times for travel to work and by children to and from school. The Best Value Review

of bus services quoted 112,594 passengers carried for the year 1999/2000, although these numbers are as recorded by the operator, they do not indicate part journeys and high use legs within the route. A ticketing scheme introduced during the summer of 2001 will give a better picture of levels of bus usage, both in Lerwick and on the rural routes. This information, along with passenger survey data, will be used to improve the service where necessary. For example, the introduction of 'sprinter/shopper' style services from housing schemes or to the Shetland College/Gremista Industrial Sites may be considered.

**12.18 Lerwick's Viking Bus Station** acts as the hub for all rural bus services, providing waiting and luggage facilities at a convenient site near to the town centre and the new North Ness Business Park. The original design of the station envisaged buses leaving in a northerly direction only. However, in order to provide the best possible service, some rural buses currently negotiate a very difficult right turn out of the station to drive via the Esplanade to collect passengers from the town centre. This arrangement is less than ideal and may need to be reviewed in the future, should traffic conditions at the North Ness roundabout increase significantly.

- **Holmsgarth Improvements**

**12.19** Visitors to Shetland also arrive by roll-on roll-off ferry from the Scottish Mainland, with six sailings a week from Aberdeen (seven from October 2002). There are also summer links with Faroe, Iceland, Norway and Denmark.

**12.20** In order to accommodate the larger new ferries the ro-ro facilities are currently being substantially improved by LPA with a new ferry terminal building for passengers, vehicle marshalling area, high level walkway and an additional hydraulic link-span. LPA also propose to improve access to the Holmsgarth freight terminal via a new road to the rear of the Co-op supermarket.

- **Walks and Amenity Areas**

**12.21** Public footpaths and walks are provided in Lerwick and these should be safeguarded. These include the Knab,

North Ness/Browns Road, Breiwick, the Sea Road and the Clickimin Loch walk. These paths should continue to be maintained to keep them in a good and safe condition. There is also a need to extend the network to bridge gaps and provide a continuous walkway around Lerwick's perimeter.

**Proposal 16**

**The Council proposes to undertake a feasibility study into establishing a Lerwick perimeter walkway. This will be done in full consultation with the local community, Shetland Amenity Trust and other relevant funding bodies. See Lerwick Proposals Map.**



**Coastal Walkway at Brown's Road**

**Population and Housing**

**13.1** Between the 1981 and 1991 censuses the population of Lerwick increased by 187 people to 7,336, however, in the period up to 2001 the number fell to 7119.

**13.2** The initial increase in population between 1981 and 1991 reflects the trend towards the desire to live in or close to Lerwick. However, due to a lack of affordable housing and a shortage of land for self-build housing, this trend could not be sustained.

**• Housing**

**13.3** Lerwick's housing shortage has eased considerably since the oil boom days of the late 1970s and early 1980s. Since 1983, significant public and private housing development has taken place at **Ackrigarth, Ruddy Park, Baila, Upper Sound and North Staneyhill**. Much of

the most recent house building activity has taken place on the north side of the Town.

**• Hjaltland Housing Association**

**13.4** Hjaltland Housing Association (HHA) has been particularly active in Lerwick with the creation of 160 residential units at various locations in Lerwick since 1983. Over 50 of these properties are in shared ownership.

**• Housing Demand**

**13.5** Even though the population of Lerwick is projected to decline, it is likely that new houses will continue to be built. Indeed, between 1996 and 2001 there was an average of 30.6 houses built per annum in Lerwick. The demand stems partly from the fact that household size is falling, with more people living alone.

**13.6** Another indicator of demand is the SIC Housing Department's waiting list. There are currently 353 (July 2001) applicants who have identified Lerwick as their first preference for a Council house. The demand for new affordable housing in Lerwick still remains high therefore. Nevertheless, while the Shetland Structure Plan recognises this it does state that the release of new housing land in Lerwick will have to be phased in order to limit the supply and control the population drift to Lerwick. For this reason it is proposed that large scale housing developments should be limited to the following allocated sites: See policy **LP HOU5**.

<b>Yoxli/Quoys</b>	<b>8 hectares</b>
<b>North Staneyhill</b>	<b>3 hectares</b>
<b>Brown's Road</b>	<b>1 hectare</b>

**• Allocated Housing Sites**

**13.7 Yoxli/Quoys** is a major greenfield site on the western edge of Lerwick. The site extends to 8 hectares in total and is currently used as rough grazing land for sheep. The site would be suitable for high/medium density mix of public/private housing, accommodating up to 100 houses. Access to the site can be taken from Oversund Road via an area of land owned by the Council. The existing stream that forms the eastern boundary of the site needs to be retained due to its attractiveness and in the interests of sustainable drainage.



Yoxli/Quoys greenfield site

**13.8** HHA have completed a feasibility study on how the site can be developed in a sustainable and cost-effective manner.

**13.9 North Staneyhill** is a partly developed greenfield site that has outline planning permission for 70 units.

**13.10 Browns Road/Lerwick Waterfront** is a brownfield site with potential for 50 housing units.

**13.11** In addition to these major sites, smaller groups of new housing will be allowed in Lerwick's settlement boundary that lies in Zone 1.

**13.12** HHA received planning permission in 2001 for the construction of 4 housing units at Glenfarquhar.

**Proposal 17**

**Hjaltland Housing Association proposes to construct 4 housing units at Glenfarquhar. As planning permission has already been granted, this proposal is included for information only**

**13.13** HHA are currently refurbishing and converting the vacant residential units at the Observatory site to form 22 single person flats.

**13.14** In addition to the construction of public housing schemes and private single houses, private developers have also been active in Lerwick in recent years.

**13.15** Planning permission and listed building consent has been granted for the conversion of Brentham Place to form 6 flats. See *Built and Natural environment section*. Planning permission has also been granted for the conversion of the

former Judane knitwear factory at Old North Road to form 10 flats and Puffin House, Mounthooly Street to form 9 self contained flats.

**Proposal 18**

**Planning permission has been granted for the change of use of the former Judane knitwear factory to 10 residential flats. As planning permission has already been granted, this proposal is included for information only.**

**Proposal 19**

**Planning permission has been granted for the change of use of Puffin House from offices, retail and café to 9 residential units. As planning permission has already been granted this proposal is included for information purposes only.**

- **Sheltered housing**

**13.16** Sheltered housing in Lerwick is provided at King Erik House in St Olaf Street, at the Anderson Homes and at Leog. There are no current proposals to provide additional units in the life of this Plan.

- **Council Housing Refurbishment**

**13.17** All of the pre-war Council owned houses have been refurbished in recent years. Within the next two to three years all the post-war properties will have been refurbished. The Council's rolling programme of environmental improvement works includes; **Lochside** (phases 2-4) between 2001/05. In the period between 2004 to 2007, environmental improvement works will be undertaken at **Soldian Court, Voder View, Northstane, Burnside, Parkside, Brevik Cottages and Staneyhill.**

**Community Services and Facilities**

- **Education Services**
- **Anderson High School**

**14.1** The Council is considering the development of a new Anderson High School, either by re-building on the existing school site, or on land adjacent to the Clickimin Sports complex. The Council regards this site as the preferred option if the school is relocated, as it takes advantage of the existing on-site sports facilities and minimises disruption to pupils. This £30 million proposed scheme is programmed to commence in 2010. Planning permission has as yet been granted, but no matter which site is developed a high standard of design and materials will be required.

**14.2** However, the Council is at present undertaking a **Best Value Service Review of its Education Service**, and it has been made clear that all current proposals and provision are subject to the outcome of this review. The Review's conclusions may lead to reconsideration of this and other proposals. If development on the new site goes ahead, the relocation of this major activity will of course have significant implications for the future development of Lerwick. Issues that need to be closely examined will be the likely impact on the environment around the Clickimin Loch, the residential amenity of local residents, traffic management throughout Lerwick and the economic and social impact on Lerwick town centre. In addition, it will have to be determined what use or uses will replace the former Anderson High School, including the 3 listed buildings. The land for the proposed relocation of the school will be safeguarded in the Lerwick Proposals Map.

**Proposal 20**

**The Council has indicated that, subject to the outcome of the current Best Value review, it may construct a new Anderson High School on the existing site or at Staneyhill adjacent to the Clickimin Sports Complex. The site is therefore identified for educational purposes in the Lerwick Proposals map. The design and materials used must be of the highest quality.**

- **Primary Schools**

**14.3** There are 2 Primary Schools in Lerwick. Both the Bell's Brae and Sound primary schools are near their optimum capacity and with only Sound Primary School having the potential to expand this situation will need to be kept under review.

- **Shetland College**

**14.4** Shetland College is located in Lerwick and occupies two main sites. Work has recently been completed at its Gremista campus on the Business Innovation Centre. See *Business and Industry section*. The college offers full time, part time and open learning courses with most courses leading to SQA, HNC and HND level. In the 1999/2000 session the College, in partnership with the University of the Highlands and Islands, introduced degree courses into its curriculum.

**14.5** Despite these positive developments there are current funding difficulties and it is anticipated that the college will enter a period of consolidation over the life of this plan. One possibility that is currently being explored is a possible merger with the North Atlantic Fisheries College that is based in Scalloway. The full land use implications for this are as yet unknown but the Council proposes to close the College's Knab campus that occupies a substantial site adjacent to the present Anderson High School.

**Proposal 21**

**The Council proposes to close the Shetland College campus at the Knab.**

- **Sports Facilities**

**14.6** Lerwick is the preferred location for specialist leisure provision in Shetland.

- **Clickimin Sports Complex**

**14.7** The Clickimin Sports complex in Lerwick is the largest and most comprehensive of Shetland's leisure centres. It is situated on the west side of the town by Clickimin Loch and consists of the Clickimin Centre and Bowls Hall and the Clickimin Pool and Health Suite. The Clickimin complex also offers a range of outdoor facilities that include football and

hockey pitches, a rugby pitch and an athletics running track.

**14.8** Following a successful bid, Shetland will host the **2005 Island Games**. There will now be a need to provide a number of new sports facilities, with some being located in Lerwick. Possible new facilities include the upgrading of the existing athletics track and new squash facilities at the Clickimin. Any improvements will need to be subject to full feasibility studies being undertaken by the Council and the Recreational Trust.

**14.9** In addition to the facilities at Clickimin there is the 1980s Gilbertson Park games hall and adjacent grass football pitch. Further outdoor pitches, suitable for football and hockey, are provided at Seafield. There are also squash courts at Islesburgh, an outdoor tennis court and bowling green at the George V Park and a pitch and putt course at the Knab.

- **Lerwick Marina**

**14.10** Lerwick has a large marina at Gremista with over 100 berths. Sailing dinghies and yachts can also use the Small Boat Harbour.

- **Equestrian facilities**

**Development Opportunity**

The construction of the South Road/South Lochside roundabout in Lerwick took up a substantial amount of land used by Lerwick Riding Clubs which used the field to the south of the Clickimin. While the Council has identified possible alternative sites in the Ness of Sound and to the rear of the Safeway supermarket, the club has not yet come to a decision as to where it wishes to relocate.

**Recommendation 22**

**It is recommended that the Council work in partnership with the Lerwick based Riding clubs to locate a suitable site in Lerwick.**

- **Police Station**

**14.11** Shetland's main police station is located in Lerwick at the former County

Buildings. This building, which also contains the Sheriff Court and cells, has recently been extended to accommodate additional office space and improved police facilities.

- **Community Care**

**14.12** Lerwick has eleven centres providing, between them, care services for all age groups. The most modern facility is Taing House, at the Ness of Sound, that offers 20 residential permanent and temporary places and 10 day care places. Hjaltland Housing Association is building a specially adapted house at Twageos for younger physically disabled adult tenancy.

- **Health Centre**

**14.13** Lerwick is served by a newly built health centre at South Road.

- **Hospitals**

**14.14** The **Montfield Hospital** provides 36 permanent hospital accommodation places for older and terminally ill people as well as 4 places for younger people with physical disabilities. The **Gilbert Bain Hospital** is the only general hospital in Shetland. Most operations are carried out at the Gilbert Bain, although some patients may have to be transferred to Aberdeen for major surgery.

- **New Combined Hospital Site**

**14.15** Shetland Health Board has commissioned a feasibility study into the future of the Gilbert Bain and Montfield hospitals. One option that is being considered is the establishment of a hospital on a single, accessible, greenfield site close to existing amenities. Public consultation has indicated that a potential site may lie on the A970 west of Sutherland's Garage or at the rear of the former pipeyard at Gremista. Depending on finance being available this proposed development may be implemented during the life of this Plan. As for the existing hospital sites, any future land use, or uses, will also need to be included in the Health Board's feasibility study in order to ascertain what likely impact there will be on adjoining sites and Lerwick in general.

**Proposal 23**

**Shetland Health Board proposes to undertake a feasibility study into the future of the Gilbert Bain and Montfield Hospitals with a view to establishing a single hospital site within Lerwick. Given the potential impact of this major proposal opinions on its siting will be sought. It is also proposed that a working group comprising representatives of the Health Board, the Council and the local community be established to help oversee The implementation of this important project.**

- **Burial Grounds**

**14.16** In 1996 Lerwick's burial ground was extended at the Knab. This means there is sufficient capacity for burials in Lerwick until the year 2050. See policy **LP CSF6** on Burial Grounds.

- **Children Services**

**14.17** The Council has refurbished the Leog Children's Centre and will provide its child care services from there.

- **Bruce Hostel**

**14.18** In April 2001 the ground floor of the Bruce Hostel became the base for the Council's Family Services that brings together the Shetland Childcare Partnership, Education and Social Care staff into one integrated team. Funding has been provided through the Scottish Executive's Sure Start initiative to provide help to families and children.

- **Museums, Libraries and Visitor Centres**

**14.19** For many years the Shetland Library and Museum were both located in a purpose built, but inadequate, building on the Hillhead. This situation has now changed, with the Shetland Library functions now occupying the refurbished St. Ringan's Church and adjacent church hall.



**Hay's Dock**

**14.20** The Council also proposes to build a new Museum and Archives building at the site of the category B listed Hays Dock in Lerwick. The Shetland Amenity Trust, on behalf of the Council, has already acquired the land and secured funding from the Heritage Lottery Fund. It is therefore anticipated that the new Museum and Archives building should be completed by the year 2006. See policy **LP CFS4**.

**Proposal 24**

**The Council, working in partnership with the Shetland Amenity Trust, proposes to build a new museum and archives building at Hay's Dock. The land for this proposal will be allocated for this purpose in the Lerwick Proposals Map.**

**14.21** It is also hoped that the building of the new Museum and Archives will prove a further catalyst to the further regeneration of Lerwick's historic waterfront area. In order to provide guidance to potential developers, a planning brief will be prepared for the general area.

**Proposal 25**

**The Council proposes to prepare a Development Brief for the Lerwick Waterfront Regeneration area as defined on the Lerwick Proposals Map.**

- **Proposed Music / Cinema Venue**

**14.22** Planning permission was granted in the late 1990s to convert the DITT warehouse at Grantfield into an eight-lane, ten-pin, bowling alley. The permission also included consent for a 178-seat

cinema but it now appears that this project will not proceed due to insufficient funding.

**14.23** In 2001, the Council commissioned consultants to undertake a feasibility study into the possibility of the public sector providing a music venue/cinema (in the same building or separately) somewhere in Lerwick. The implementation of these long awaited facilities will be dependent on finding a suitable location and raising sufficient funding.

**Recommendation 26**

**It is recommended that the Council continue to take forward the implementation of a new cinema and music venue in Lerwick**

**Development Opportunity**

Following the opening of the proposed new Museum and Archives in 2006, **the building at Hillhead will become vacant.** Given the significant cost of refurbishing the building, it is likely that it will need to be demolished. The Council will prepare a planning brief in order to determine what could replace this building.

**Recommendation 27**

**It is recommended that the Council undertake a planning brief in order to determine what could replace the existing Museum/Library building at the Hillhead and to ensure the design and materials of the replacement building are of the highest quality.**

- **Public Toilets**

**14.24** There are 4 public toilets in Lerwick and they are located at the Knab, North Road, Lochside and the Esplanade. Lerwick Community Council has identified a need for a public toilet to be provided at the Sands of Sound beach.

**Development Opportunity**

**The Esplanade public toilets** are a well used facility that serves both Shetland residents and the numerous visitors to Lerwick town centre. These toilets are considered unsightly and in need of extensive repair that may, or may not, require their total replacement. It is

therefore recommended that the Council undertake a feasibility study in the near future to determine if the toilets need to be replaced and if so where they might go and what they might include in addition to basic toilet facilities. Possible suggestions at this stage include incorporating a permanent bus waiting room and shower facility for visiting yacht crews.

**Recommendation 28**

**It is recommended that the Council undertake a feasibility study into the future of the Esplanade public toilets.**

- **Fire Station**

**14.25** The existing Lerwick Fire Station at North Road is due to be relocated with a new fire station being built at the Ness of Sound in Lerwick. Work is now underway and the new station will be operational in 2003.

**Proposal 29**

**It is proposed to construct a new fire station at the Ness of Sound, adjacent to the Safeway supermarket, in 2002. Planning permission for this development has already been granted and the proposal is included for information purposes only.**

- **Children's Play Parks**

**14.26** Lerwick has a number of established play parks. A new play area with an exciting array of equipment for all age groups has now been completed on formerly vacant land at Hayfield Lane. The Hayfield Community Development Association proposed the construction of the new play area.

**Development Opportunity**

The land previously occupied by **the Youth Opportunity huts** opposite the Islesburgh Community Centre is now vacant. The site offers potential for recreational use and possible expansion for Islesburgh. Alternatively, the site could also be suitable for a housing development.

- **Dental Services**

**14.27** With only one dental surgery left in operation in Lerwick, there is a need to provide additional facilities. The Board is currently looking at locating a new dental unit at the Montfield Hospital.

- **Public Halls**



**Sandveien Neighbourhood Centre**

**14.28** Lerwick has a number of public halls and meeting places, including the Islesburgh Community Centre and Islesburgh House in King Harald Street, which offer community space for a variety of purposes. Islesburgh Community Centre will undergo significant improvements to its access in 2002/2003. Notable improvements in recent years include the new Sandveien Neighbourhood Centre and the refurbishment of Sound Hall.

- **Garrison Theatre**

**14.29** The 280 seat Garrison Theatre is Shetland's only theatre and forms a key part of the Islesburgh complex.