

NORTH STANEY HILL MASTERPLAN, LERWICK, SHETLAND

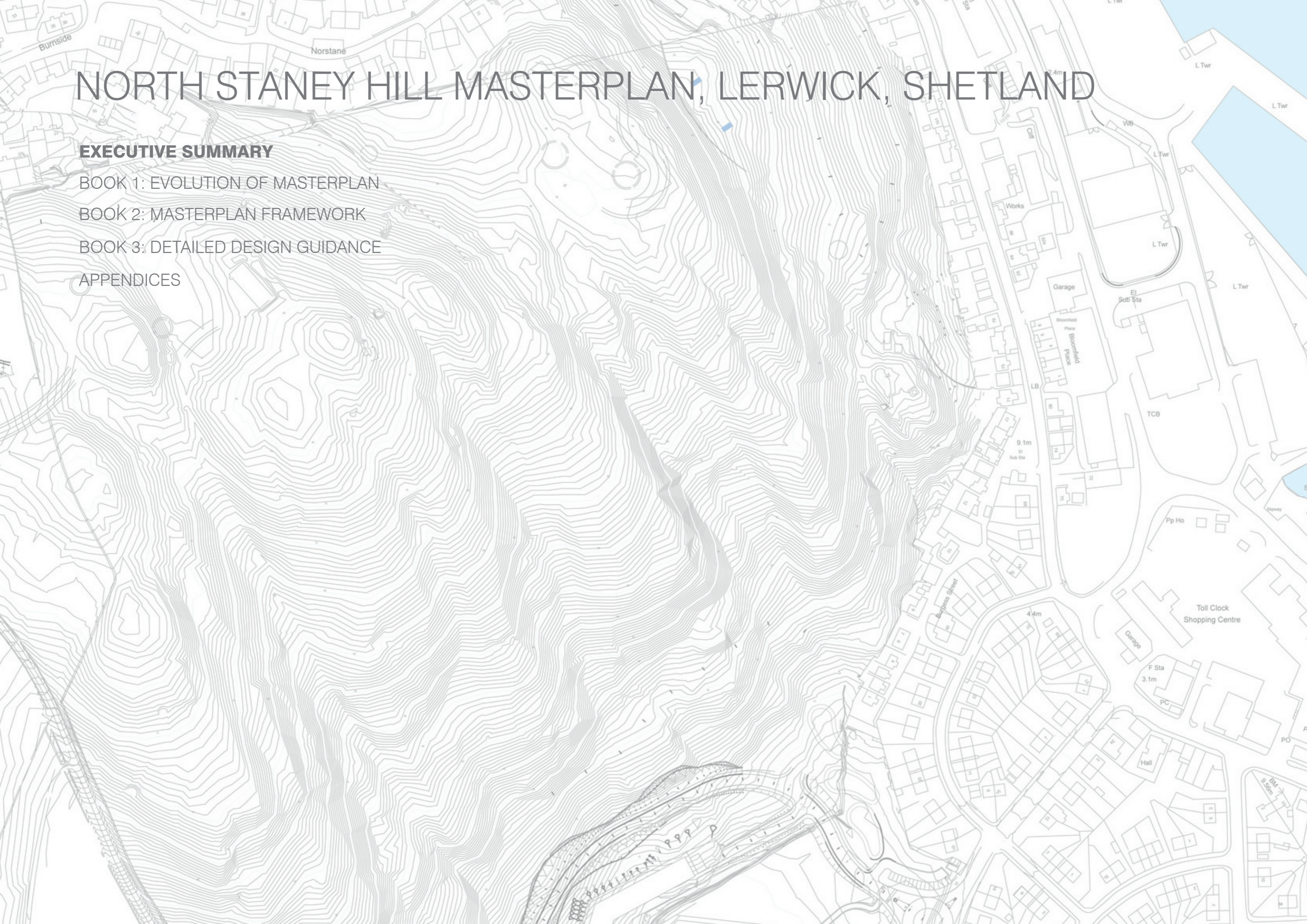
EXECUTIVE SUMMARY

BOOK 1: EVOLUTION OF MASTERPLAN

BOOK 2: MASTERPLAN FRAMEWORK

BOOK 3: DETAILED DESIGN GUIDANCE

APPENDICES



INTRODUCTION

This summary outlines the proposals contained in the three-volume Masterplan for housing development at Staney Hill, Lerwick.

The principle of building new housing at Staney Hill was approved by Shetland Islands Council in 2014. However, the planning permission required that a Masterplan for the area be prepared to guide the layout and design of the development.

Hjaltland Housing Association, owners of the site, commissioned the Masterplan, and work on it began early in 2016. For the design team, the first step was to understand the site and gather the views of the public on its future development during a consultation in May and June 2016.

Design work then got under way and draft proposals were presented to the public in December 2016. Further work has been undertaken since then to refine the design.

The Masterplan is intended to meet all the requirements set out in the planning permission and it reflects, as far as possible, the comments received from the public and all the organisations that have an interest in the site's development.

It's likely that the site will be developed over a period of about ten years and that it will be possible to provide around 300 new homes, making a major contribution to meeting the demand for housing in Lerwick. The Masterplan envisages that some of the land will be available as serviced sites for sale to individual house-builders.

INTRODUCTION

The main features of the Masterplan are:

- four clusters of housing, known as The Bowl, The Plateau, The Escarpment and The Terrace, each with their own distinctive character
- a strong focus on providing shelter from the weather on what is a very exposed site
- a through road, designed to discourage speeds of more than 20mph
- retention of large areas of open space on the steeper slopes, partly because of the difficulty of building there but also to keep the skyline free of development when seen from Clickimin Broch
- a substantial amount of tree and shrub planting, extending the existing wooded area on the east of the site so that it reaches all parts of the new development

It is important to understand, when reading either this summary or the three-volume Masterplan, that although the Masterplan establishes a very clear framework for the design of the area, it doesn't prescribe exactly how each of the four housing areas should be developed.

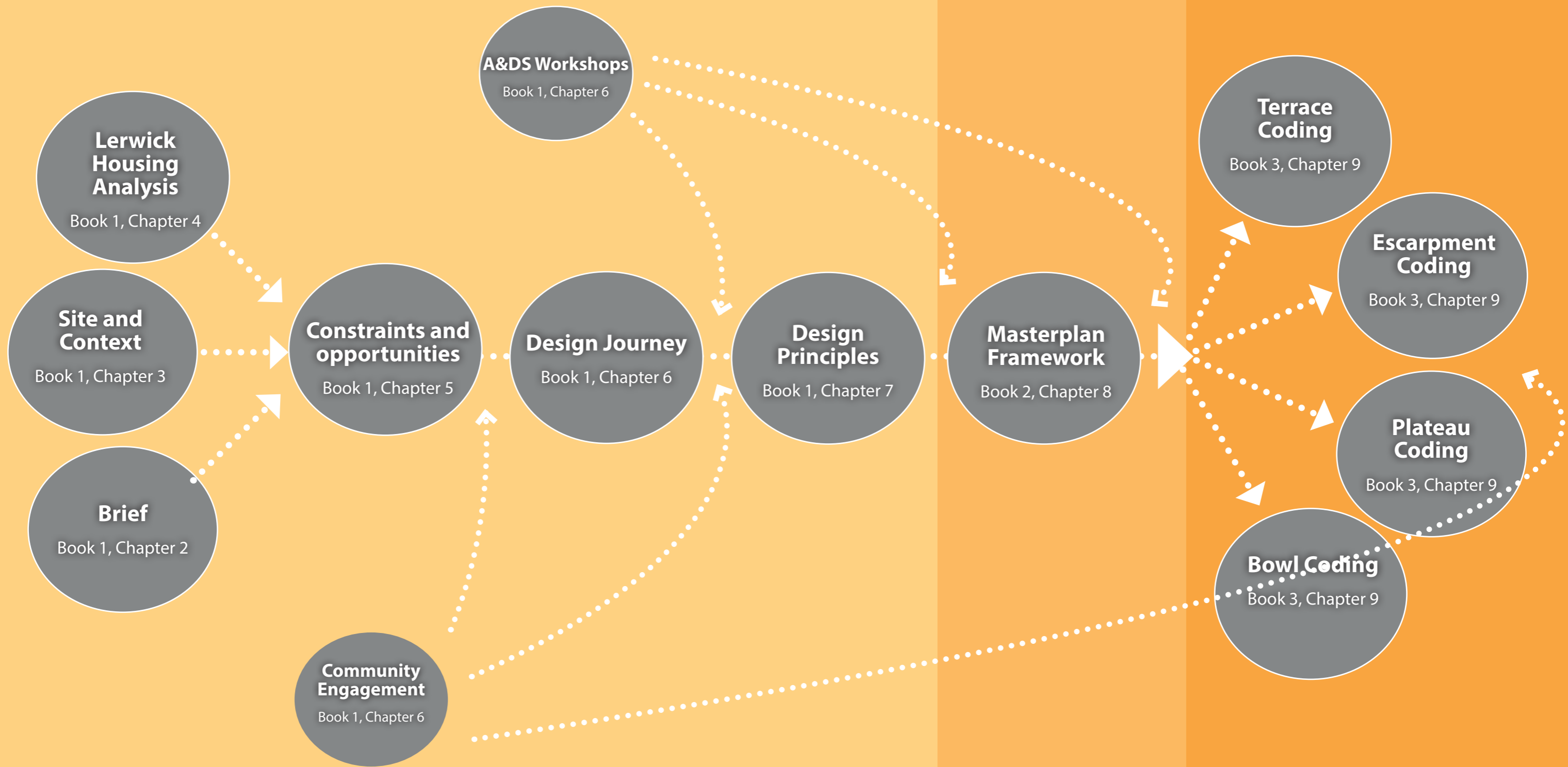
In particular, the layouts of each of those areas shown in the design are only **suggestions** while the sketches are **indicative** of the sort of development that could emerge as a response to the guidance in the books. It will be up to whoever designs the different areas of the site to devise a suitable plan for new housing, taking account of the framework and of the design recommendations (referred to as 'design coding') which will govern the appearance of the development.



BOOK 1: EVOLUTION OF MASTERPLAN
SUMMARY - DESIGN PRINCIPLES

BOOK 2: MASTERPLAN FRAMEWORK
SUMMARY - LANDSCAPE MASTERPLAN

BOOK 3: DETAILED DESIGN GUIDANCE
SUMMARY - PARAMETER PLANS



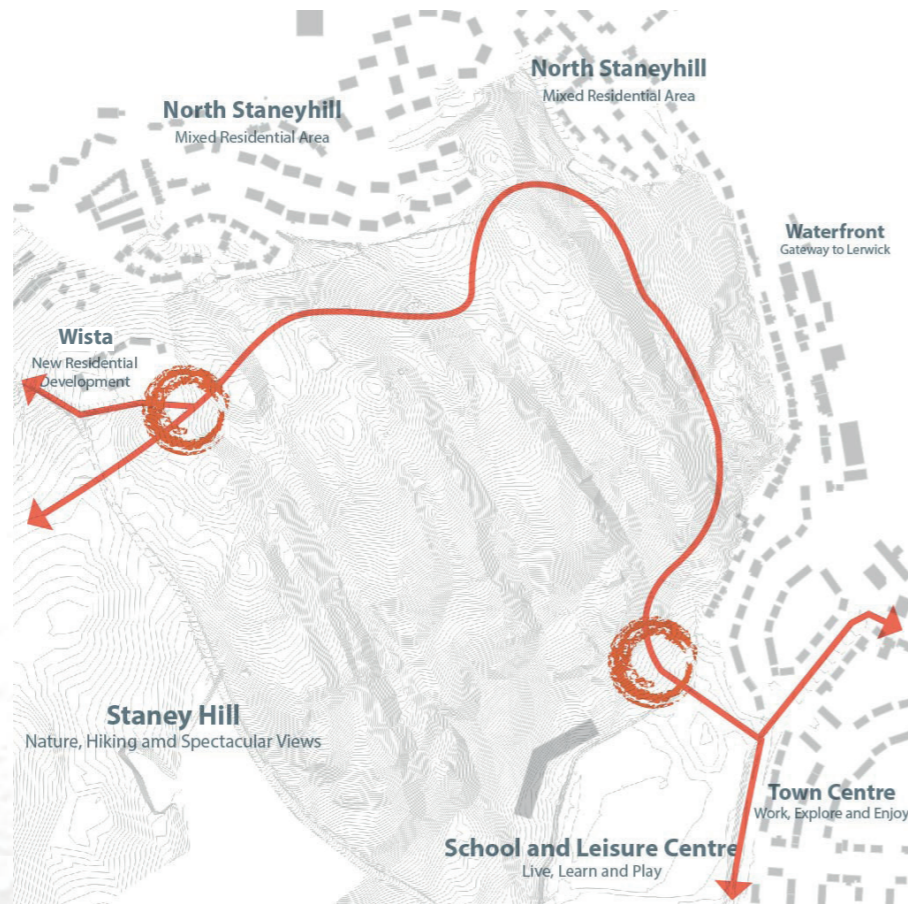
DESIGN PRINCIPLES

Design Principles	Source		
	Client Brief	Site Analysis	Consultation*
A. New Primary Street / Public Transport Corridor and clear Gateways into the site			
Provide good road and footpath connections between the north and south of the site	✓	✓	✓
Open up opportunity to expand westwards, with good connectivity to the town centre.		✓	✓
B. Housing Areas extending into the site from the north, the extent of which determined by visibility from the Broch			
Housing areas to optimise site's natural assets, including key views east across harbour to Bressay and south east to Lerwick town centre and beyond.		✓	✓
C. Complete hard urban edge of the town around Clickimin.			
Utilising existing and new infrastructure and facilities adjacent to the site.		✓	
Establishing area's role as Lerwick's main education and leisure hub with new mixed use development interface.		✓	✓
D. Creation of four new neighbourhoods.			
Layout of road network across site to restrict speed limit to 20mph.			✓
The main road runs through the centre of each neighbourhood.		✓	
Introduction of gateways defining arrival into each neighbourhood and establishing focal points for communities.		✓	✓
E. Retain moorland as accessible public open space.			
Maintain link between site and wider landscape, improve moorland as amenity and recreational resource for local communities and High School.		✓	✓
Ensure a soft boundary between natural moorland and the residential area.		✓	
F. Enhance the green corridor.			
Green corridor retained and extended	✓		✓
Footpath connection through moorland between residential areas in North Staneyhill to new high school, Clickimin and Lerwick Town Centre		✓	✓
G. Development must not break horizon line when viewed from the broch			
Development must not break horizon line when viewed from the broch	✓	✓	✓
H. Seek to create sheltered public and private spaces through the orientation of buildings and the use of existing or new land form.			
Seek to create sheltered public and private spaces through the orientation of buildings and the use of new land form.	✓	✓	✓

*Including discussions during the design process with the local community, client, Shetland Islands Council, Architecture and Design Scotland, Scottish Water and other statutory consultees

DESIGN PRINCIPLES

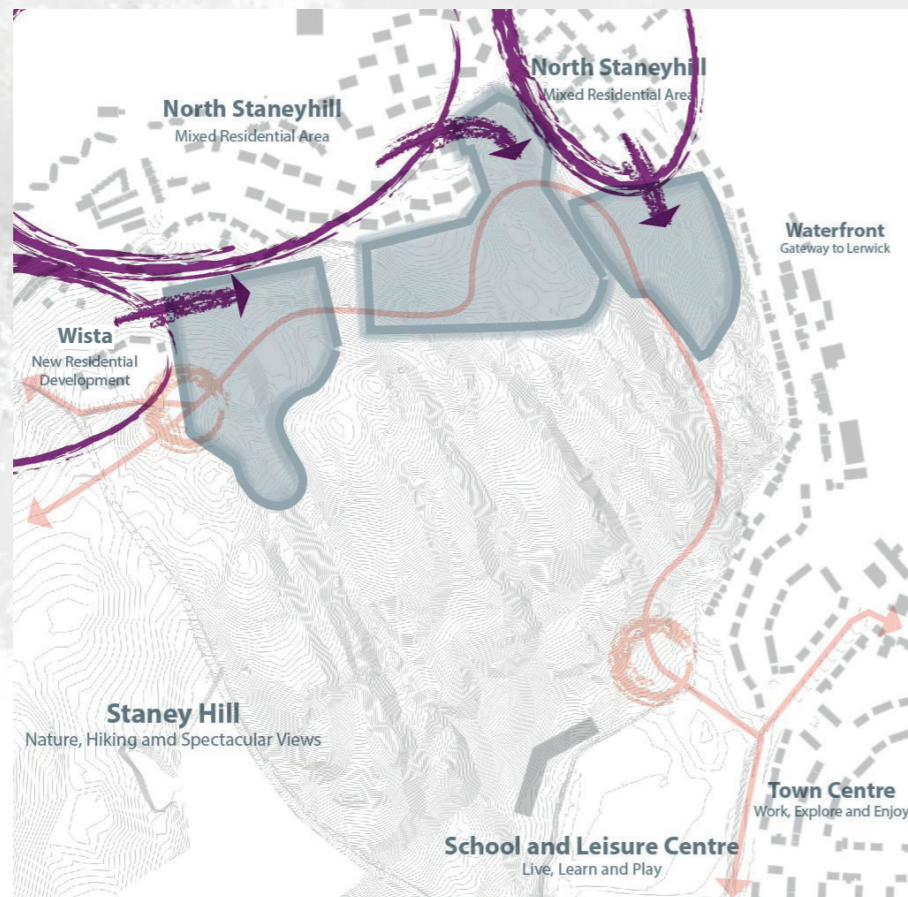
A. New Primary Street / Public Transport Corridor and clear Gateways into the site



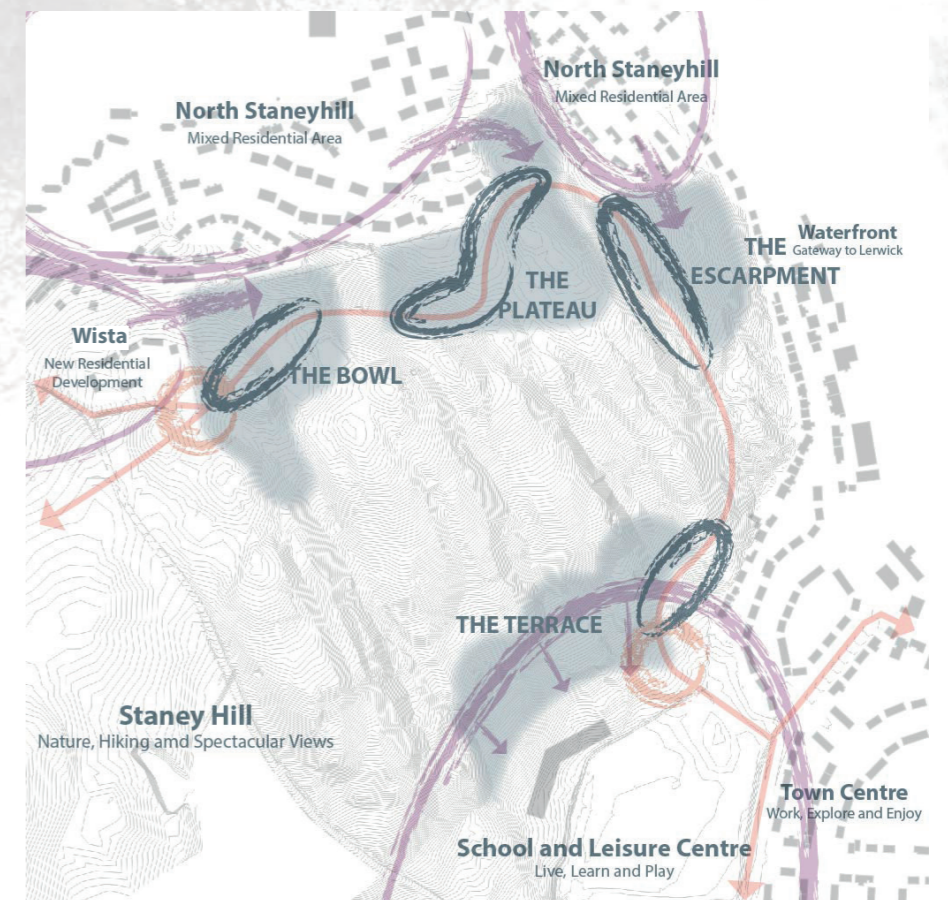
C. Complete hard urban edge of the town around Clickimin.



B. Housing Areas extending into the site from the north, the extent of which determined by visibility from the Broch

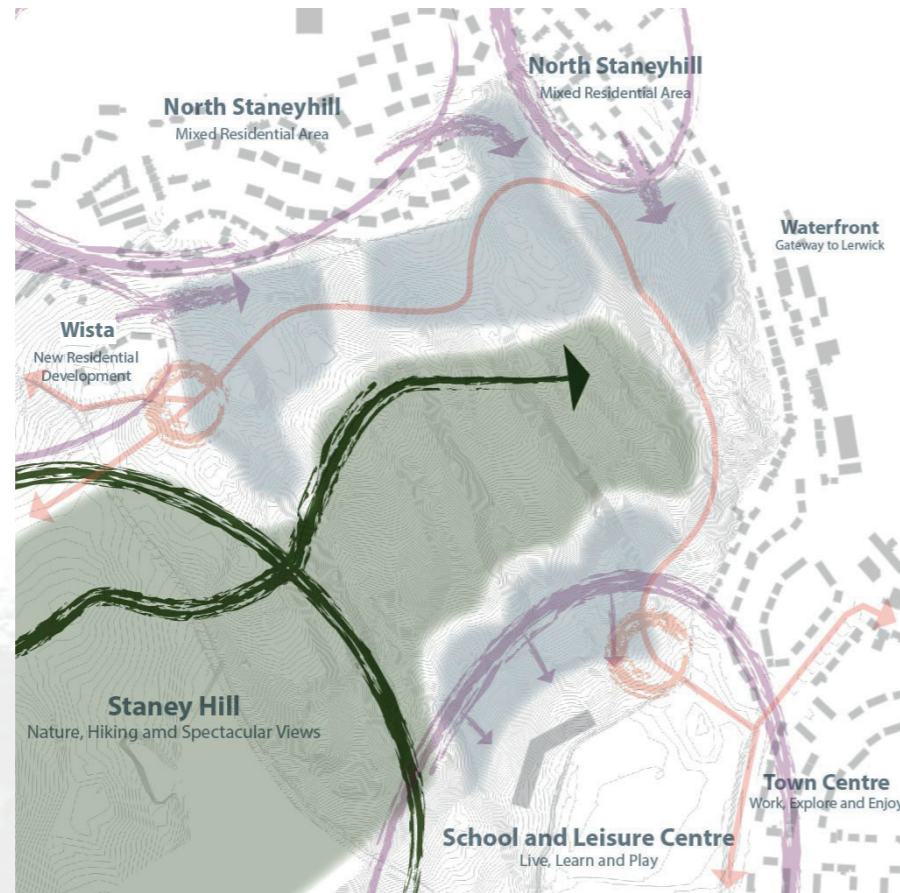


D. Creation of four new neighbourhoods.

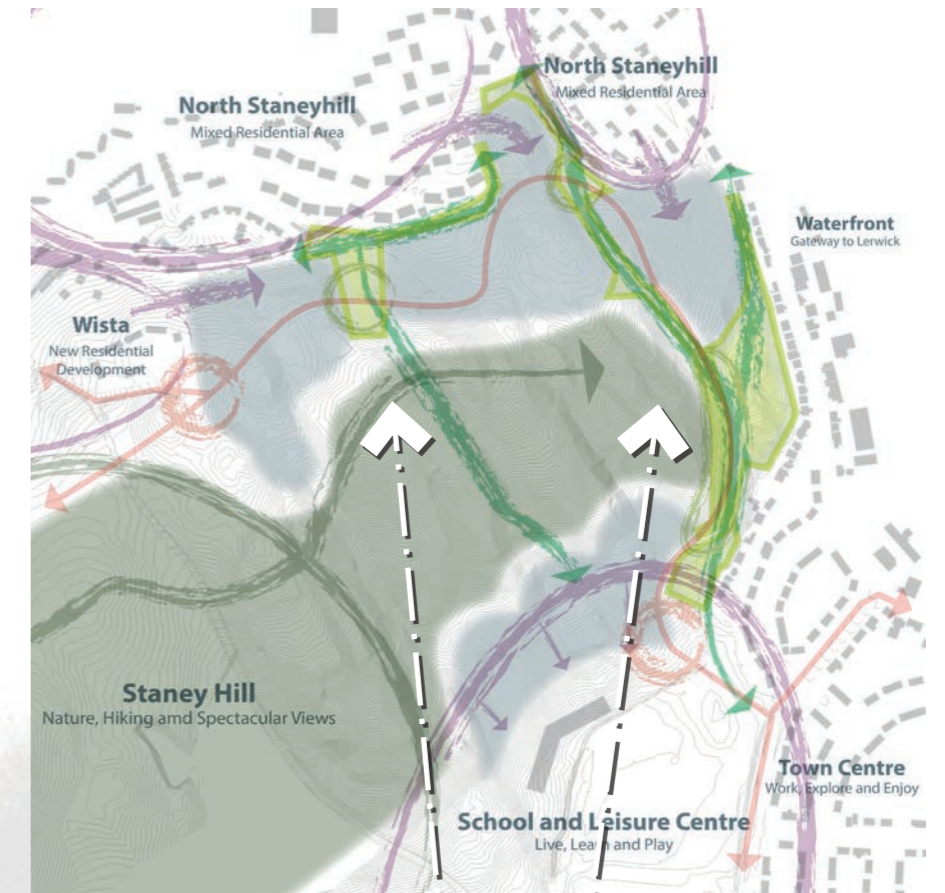


DESIGN PRINCIPLES

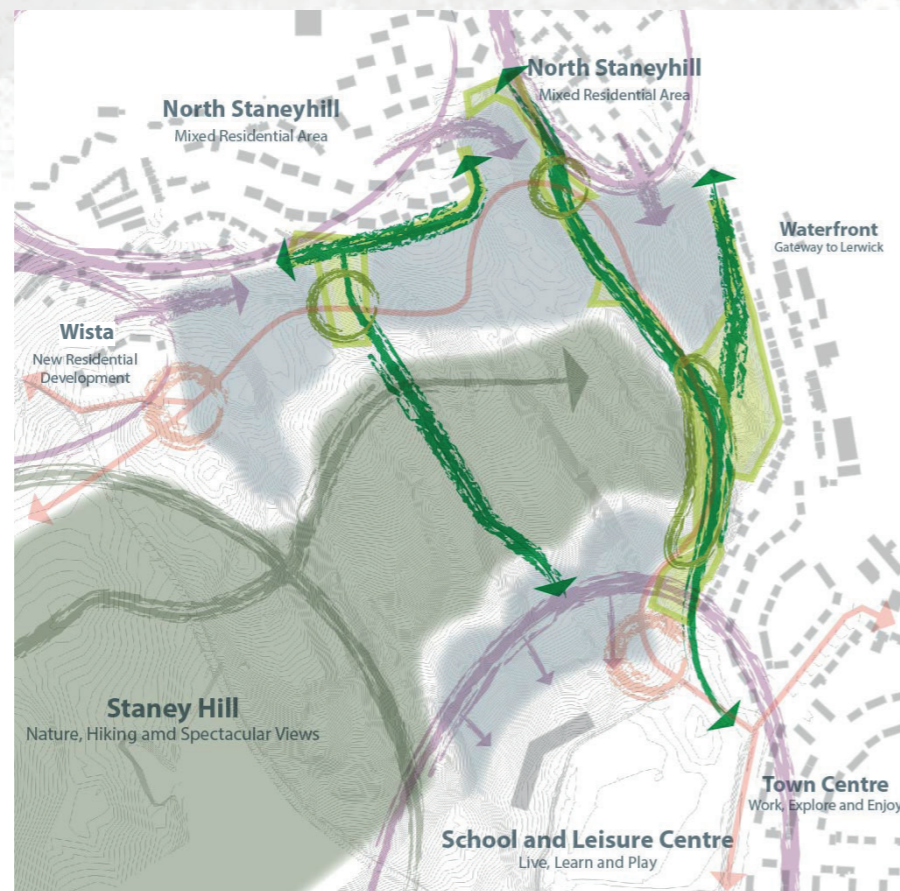
E. Retain moorland as accessible public open space.



G. Development must not break horizon line when viewed from the broch.



F. Enhance the green corridor.



H. Seek to create sheltered public and private spaces through the orientation of buildings and the use of existing or new land form.



MASTERPLAN

The Masterplan for the north Staneyhill is required in order to ensure that future designers are provided with a clear vision of how the area should be developed.

Book 2 sets out a design framework. The main elements include housing and a small amount of office development, complemented by the necessary infrastructure and a large area of public open space. The design team has developed an example of how these elements might be brought together to create a strong masterplan and ultimately, a well-executed development.

On the following pages, diagrams and artists' impressions provide examples of how each area might be developed. They also illustrate the complexity of the task and the quality of the design that is expected.



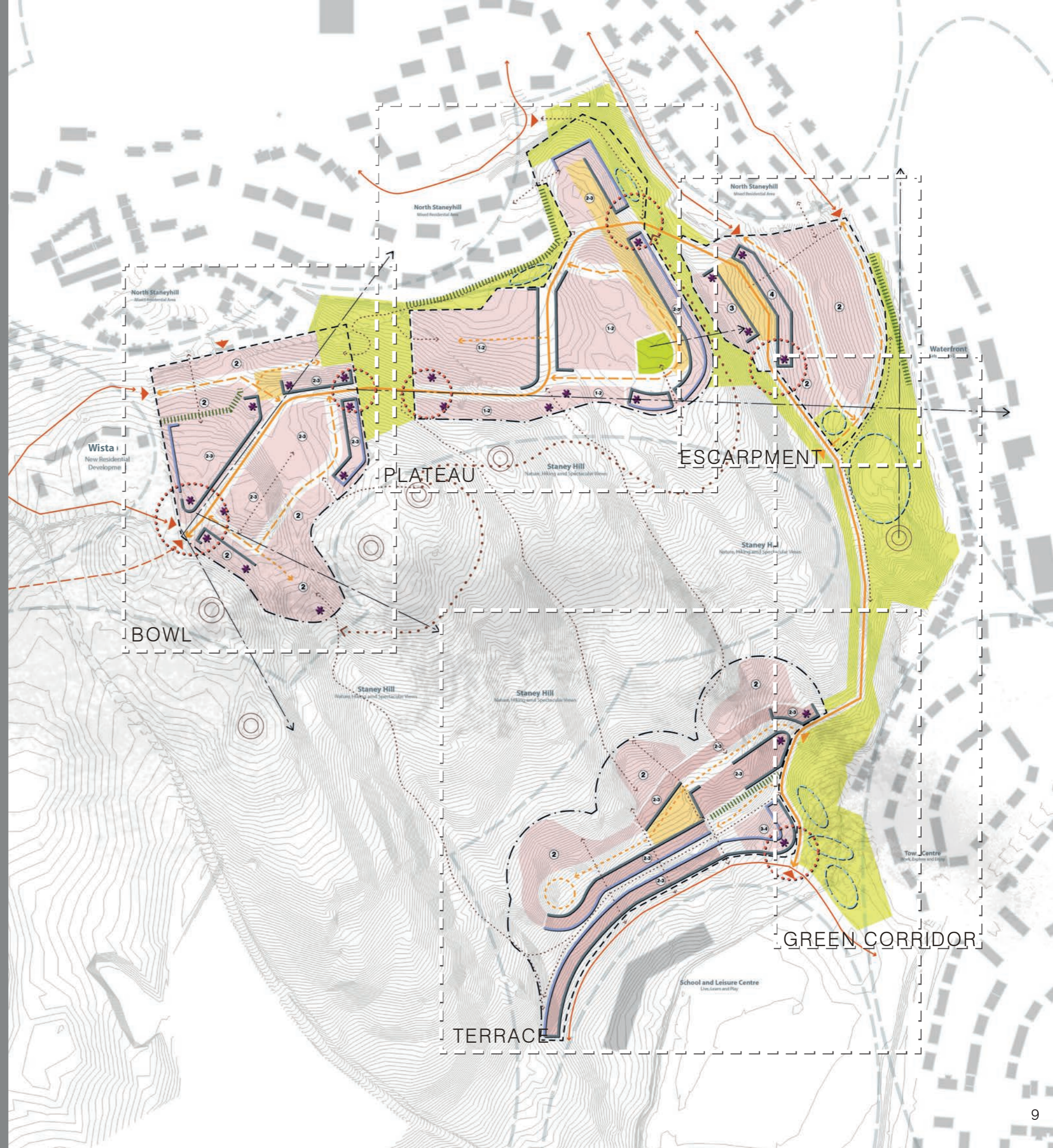
LEGEND

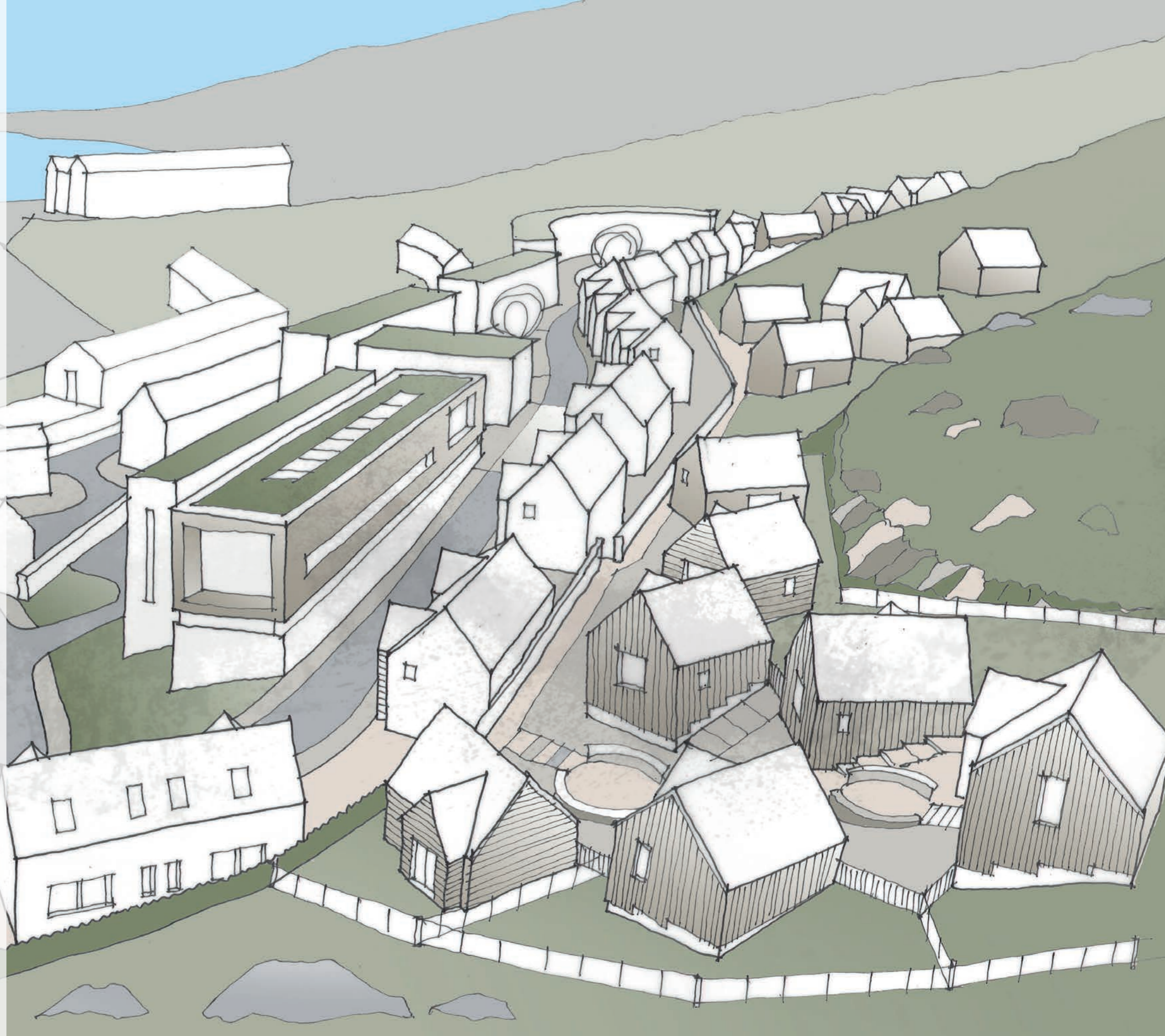
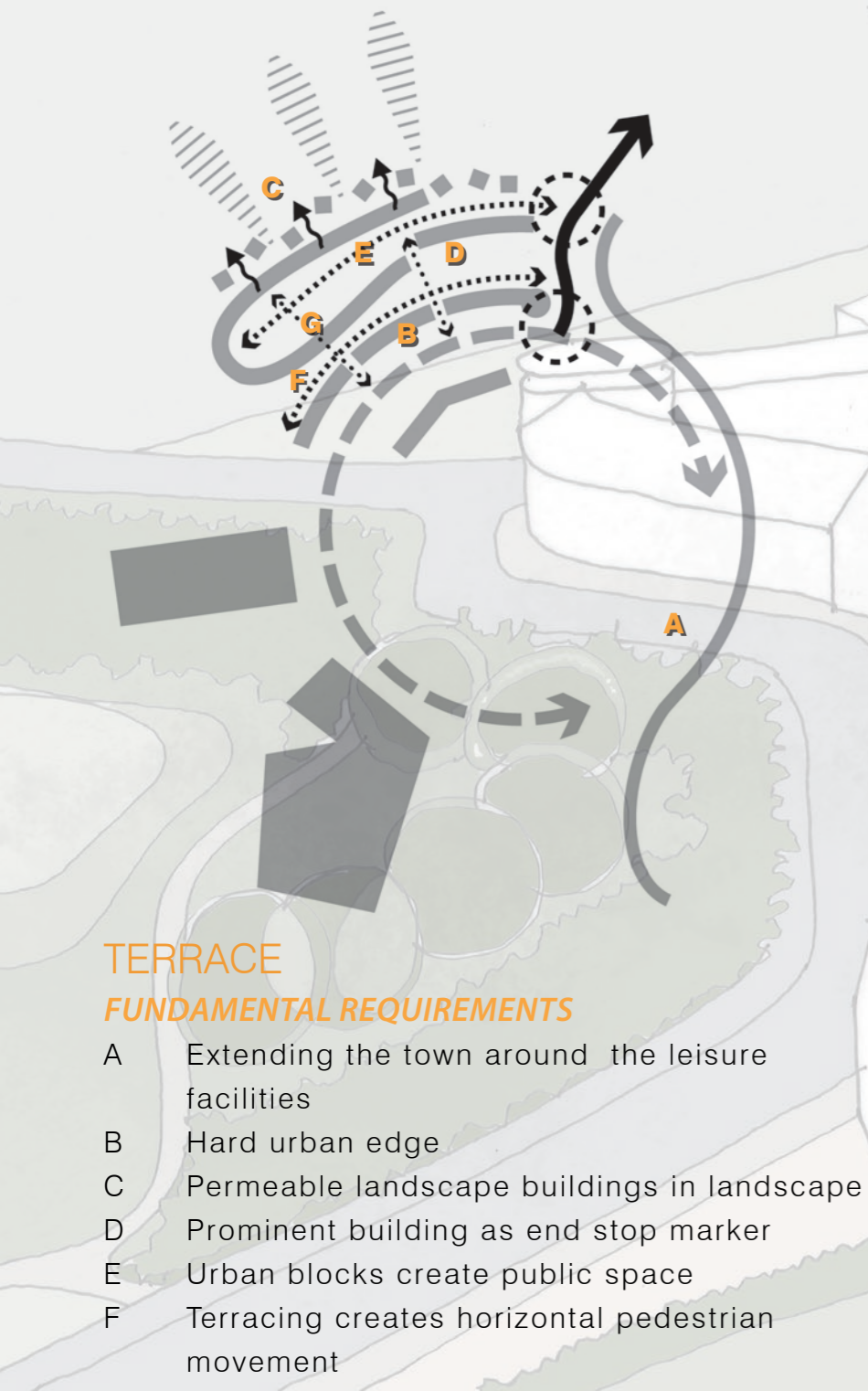
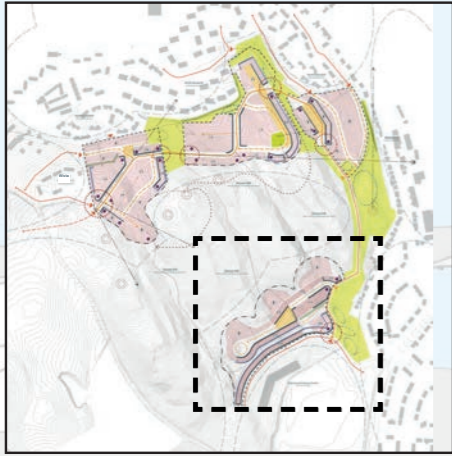
-  Existing housing
-  Proposed housing
-  Moorland retained
-  New access road / street
-  Hard landscape areas
-  Formal paths
-  Viewpoint / public art space
-  Access points - Primary
-  Access points - Secondary
-  Existing trees retained
-  'Green Corridor'
-  Proposed trees
-  Informal paths and access points in to the proposed housing
-  Sustainable drainage (SUDs)
-  Viewpoints
-  Proposed Office / Employment

DETAILED DESIGN GUIDANCE

Book 3 sets out the detailed design guidance that will shape the five new character areas making up the new Staneyhill development. The location and broad extent of the character areas are identified in the plan to the right.

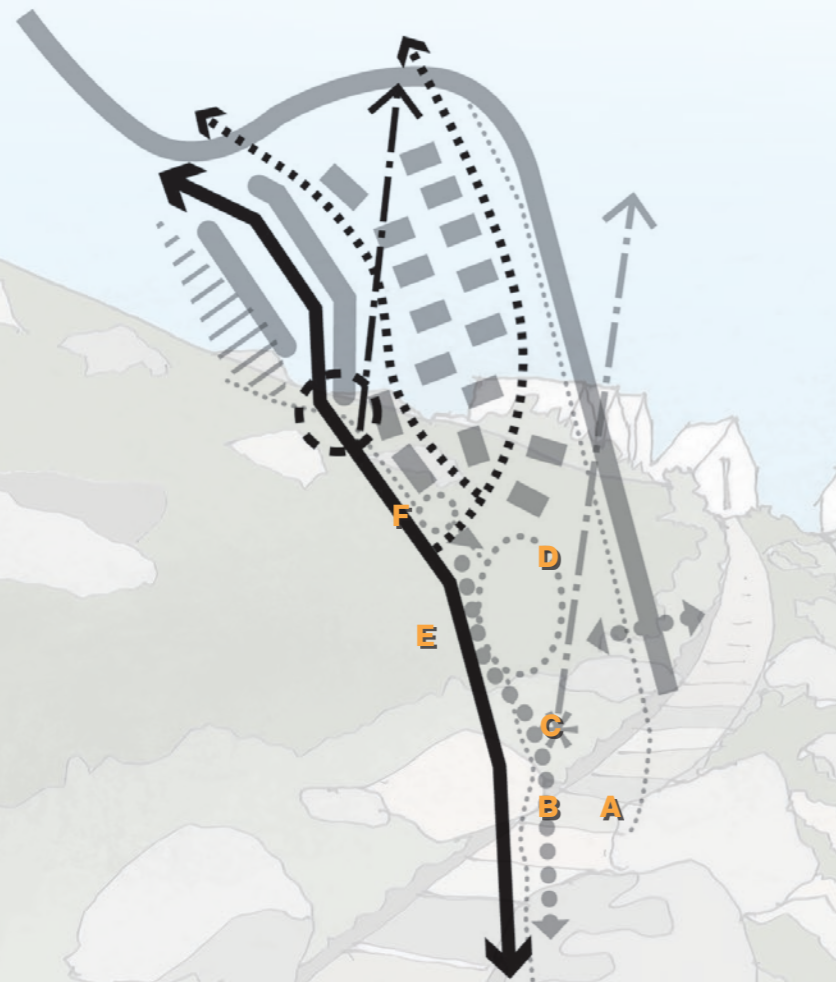
The Masterplan, which includes the framework and detailed design guidance, has been created in order to form Supplementary Guidance as part of the Local Development Plan. This will ensure that the project complies with the guidance in order to ensure that the vision for Staneyhill is realised.





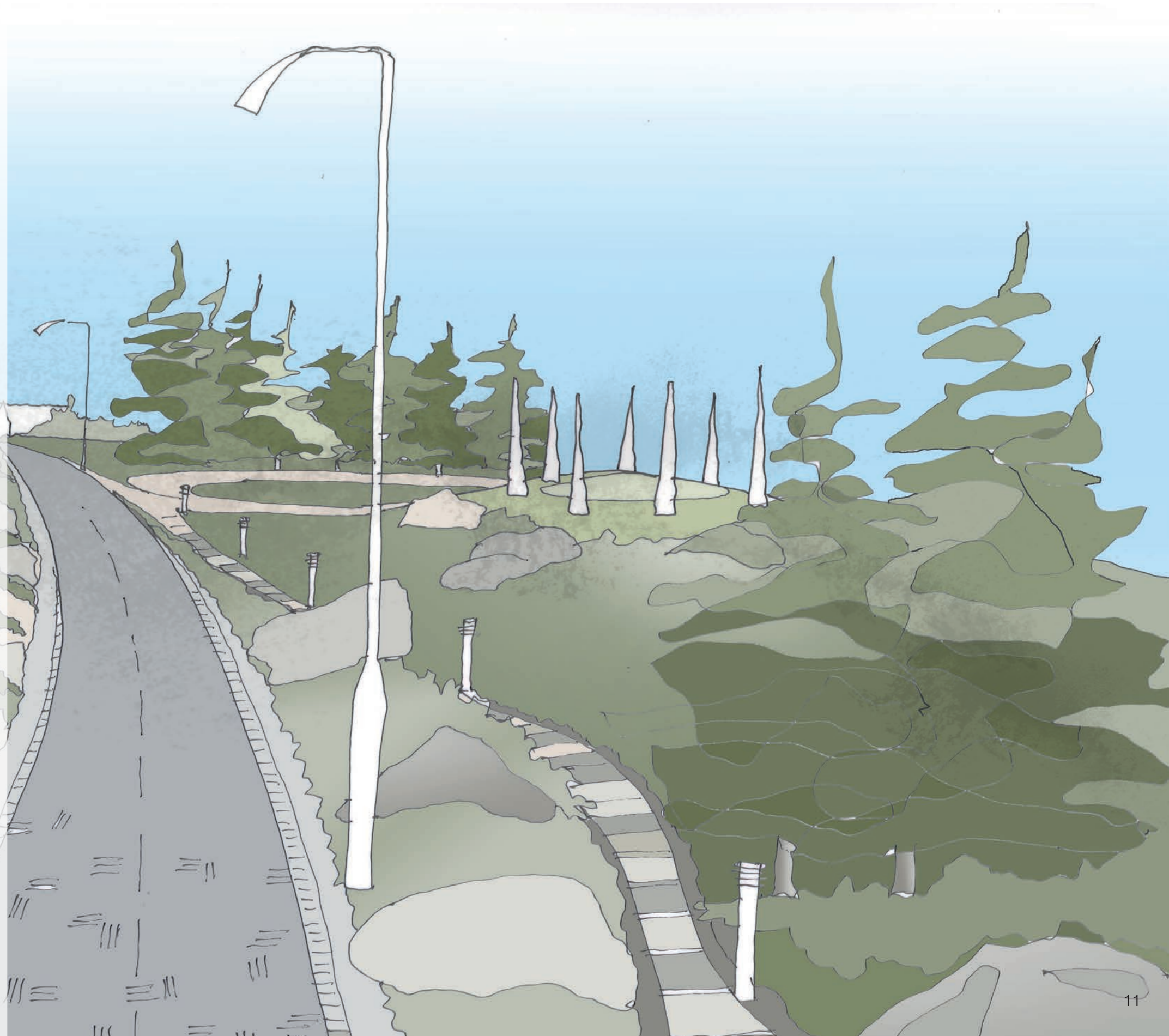
TERRACE
FUNDAMENTAL REQUIREMENTS

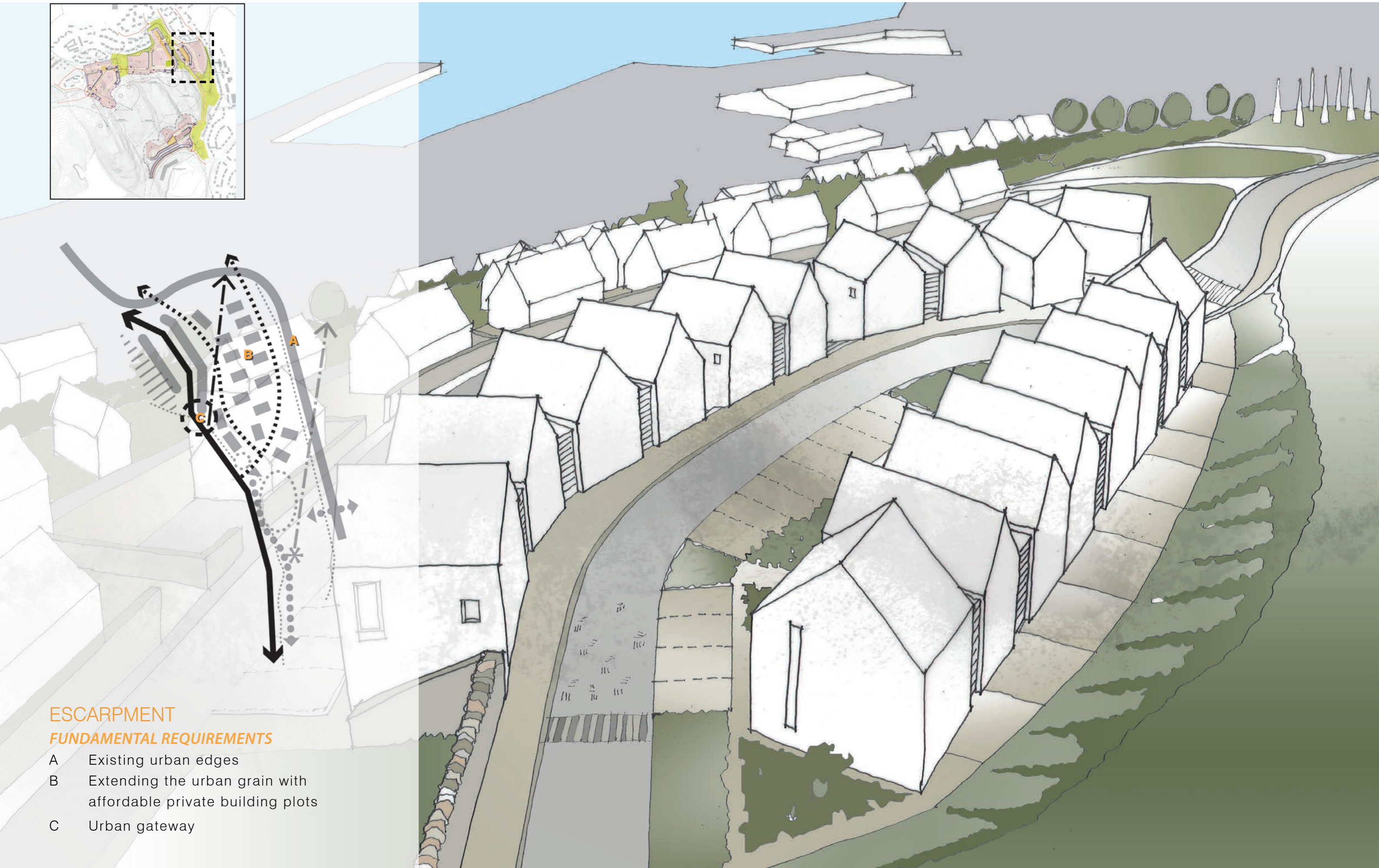
- A Extending the town around the leisure facilities
- B Hard urban edge
- C Permeable landscape buildings in landscape
- D Prominent building as end stop marker
- E Urban blocks create public space
- F Terracing creates horizontal pedestrian movement
- G Pedestrian movement between levels and blocks



GREEN CORRIDOR
FUNDAMENTAL REQUIREMENTS

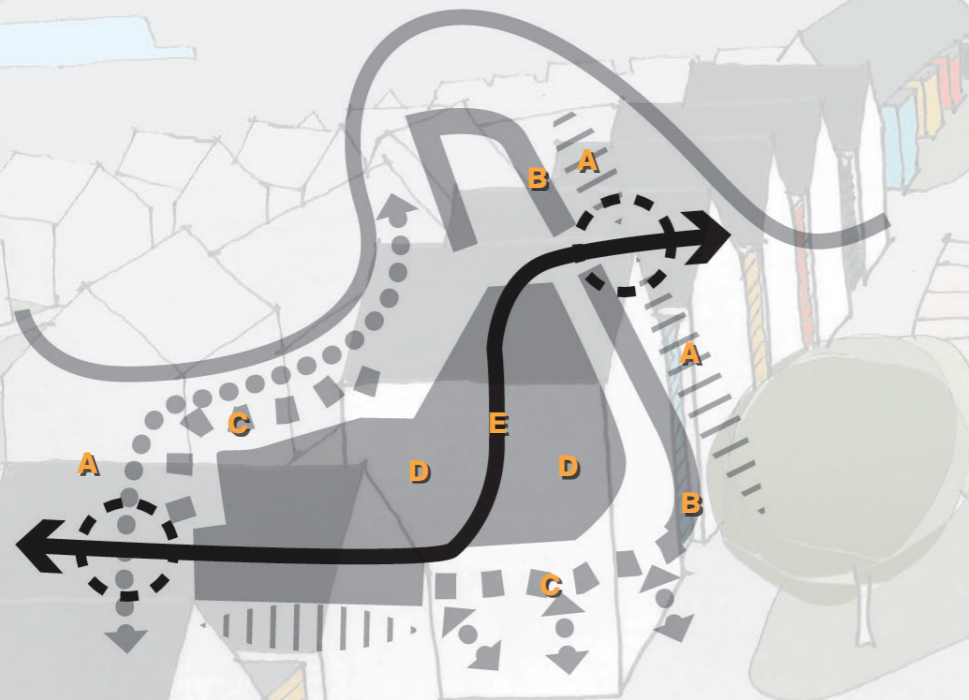
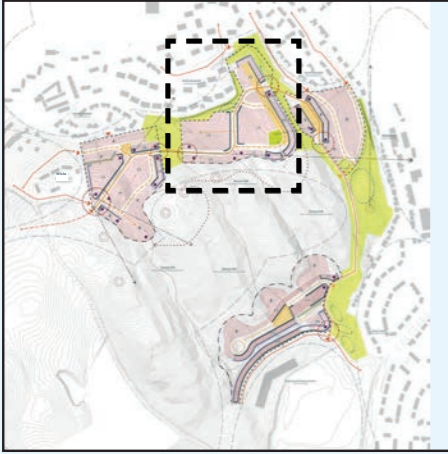
- A The green corridor
- B A route through the landscape
- C An important local landmark - possible public art / viewpoint
- D Extend existing planted landscape
- E Manage existing natural Landscaping
- F Road to reflect character of landscape





ESCARPMENT
FUNDAMENTAL REQUIREMENTS

- A Existing urban edges
- B Extending the urban grain with affordable private building plots
- C Urban gateway



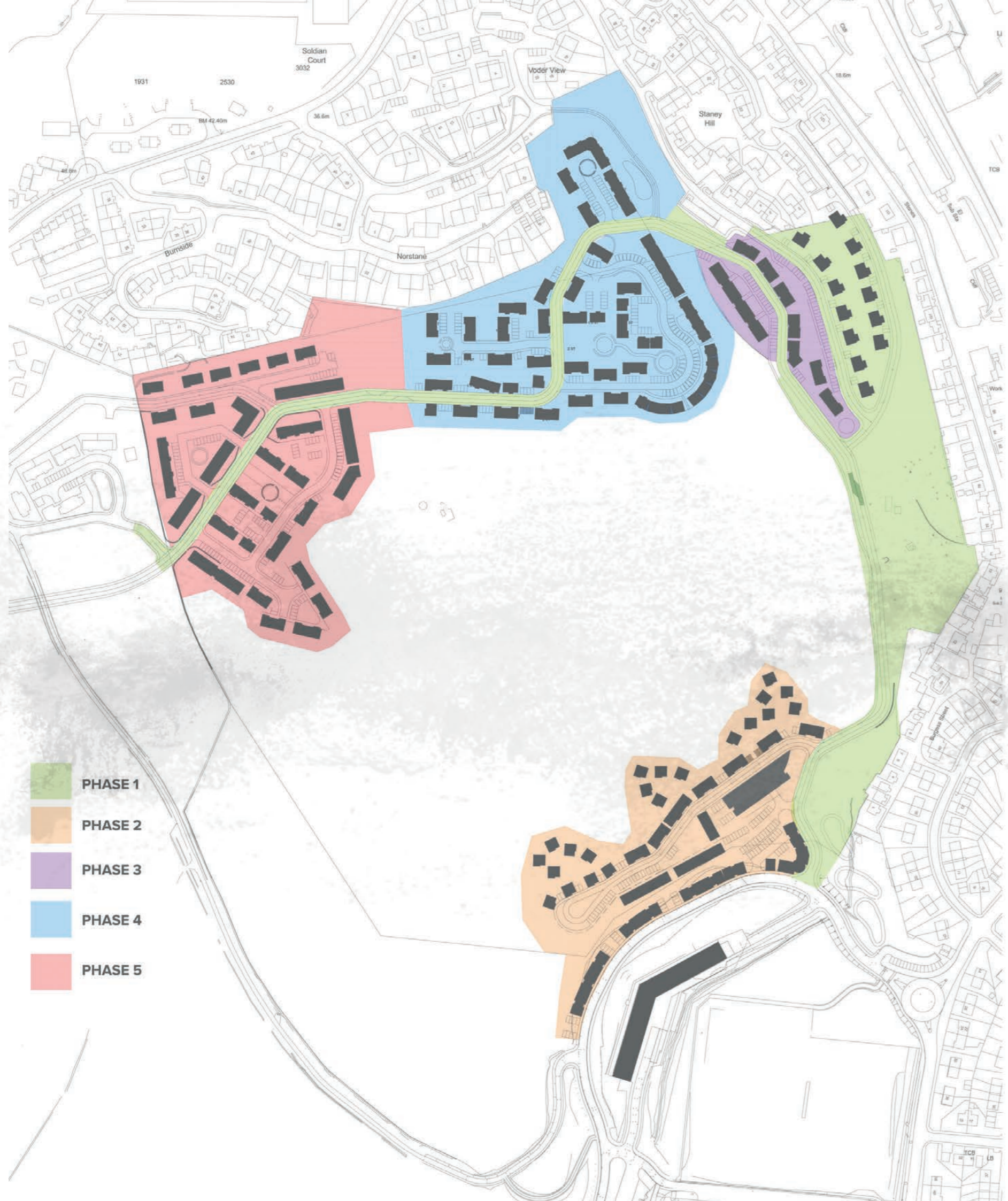
PLATEAU
FUNDAMENTAL REQUIREMENTS

- A Landscape buffer
- B Housing forms protective barrier creating shelter
- C Barrier opens up to landscape
- D Housing within sheltered gardens
- E Low speed road central to development



BOWL
FUNDAMENTAL REQUIREMENTS

- A Use of existing landscape features; walls create shelter (the planticrub principle)
- B Low speed road central to development
- C Housing within sheltered gardens



PHASING PLAN

The phasing plan is intended to accommodate maximum flexibility, thereby allowing the site to be developed as effectively as possible. However, the phasing cannot be regarded as fixed. The progress of the development may be affected by factors outwith the control of the applicant or local authority.

