

7N Architects



The Knab, Lerwick Masterplan Report

6th June 2019

Revision A





View of the Central Spine of the Masterplan Looking towards Bressay Sound.

Preface

This document has been prepared for Shetland Islands Council to set out masterplan design principles for the future development of the former Anderson High School site at the Knab in Lerwick.

The re-development of the Knab site presents an opportunity to create a vibrant, thriving, place that can help to meet critical needs within the community and sustain the town centre of Lerwick following the relocation of the School. The proposals have been developed following extensive stakeholder and community engagement on the future use of the site.

The Masterplan establishes a framework of key parameters and design guidance to deliver a high standard of urban design and placemaking on this important site. It is intended that the Masterplan will be adopted as Supplementary Planning Guidance to establish a planning framework for development.

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Contents

<u>1.0 Executive Summary</u>	08	Surfaces	55
<u>2.0 Background</u>	17	Walls and Enclosure	56
Development Brief	18	Greenspace and Play	57
Engagement	20	Planting Strategy	60
<u>3.0 The Knab Site</u>	23	Parking Strategy	62
The Knab Site	24	<u>5.0 Design Guidance</u>	65
Site History	25	Introduction	66
Access and Connections	26	Key Principles	68
Environment and Topography	27	Character Area 01: Central Spine	70
Listed Buildings and Setting	28	Character Area 02: Western Square	74
Demolitions and Retentions	29	Character Area 03: Northern Square	77
Character Appraisal	30	Character Area 04: Sheltered Courtyards	80
<u>4.0 Masterplan</u>	39	Character Area 05: Perimeter Streets	86
Introduction	40	Character Area 06: Lower Terrace	90
Key Principles	42	Character Area 07: Landscape Setting	94
Landscape Principles	44	<u>6.0 Infrastructure</u>	101
Housing Typologies and Tenure	45	Phasing Strategy	102
Mixed Use	46	Transport Framework	103
Existing Buildings	47	Desktop Infrastructure Survey	104
Topography	48	Listed Building Inspection	105
Heights	49	Archaeology	106
Site Sections	50	Historic Environment Scotland	107
Access and Movement	52	Scottish Natural Heritage	108
Courtyards and Squares	54	Ecological Survey	109

1.0 Executive Summary

Executive Summary

Re-purposing a civic asset to meet the future needs of the Lerwick community.

The opportunity to develop the Knab site has arisen due to the re-location of the Anderson High School to Clickimin in Lerwick. This has already changed the dynamic of the town, in terms of footfall and amenities, which presents challenges to the fragile town centre.

The Knab site presents an opportunity to re-purpose a key site in public ownership in order to deliver a wider civic value for the town and support living and activity in the town centre. This innovative approach represents a significant departure from how public property assets are commonly disposed of where the focus is often on capital value.

Lerwick and the Shetland Islands face serious challenges in housing affordability for those who fall between what the public and private sectors provide. A combination of high prices in the private sector, due to the influence of the oil industry, and the high cost of construction on the Islands has made this situation more acute than it is on the mainland. This makes things particularly difficult for young people who are working or studying on low incomes.

Using this public asset to address the issues that young people face, to encourage them to remain in the community, will be an important investment in Shetland's future.



The Knab site in the context of Lerwick

The Knab Site

The Knab site was the home of the Islands' only High School from 1861, when the original Anderson Institute was built, to 2017 when the Anderson High School re-located to its new site. The site was open space when the Anderson Institute was built but it is surrounded by housing today and is in relatively close proximity to the town centre as the town has expanded over the years.

The 6.18 hectare school campus, which was significantly enlarged with an ad-hoc series of additions in the latter part of the twentieth century, contains a core collection of historic buildings, including the Anderson Institute, the Bruce Hostel and the Janet Courtney Hostel. These buildings are Listed and need to be retained and refurbished. The open green space in front of these buildings is considered by Historic Environment Scotland to form part of their setting so is not appropriate for new buildings.

The non-Listed buildings were generally constructed in the 1960's and 1970's and would require significant investment to bring them up to modern standards.

The site slopes quite steeply from a high point on the ridgeline of the Knab peninsula on Knab Road down towards Twageos Road and Bressay Sound. A series of terraces were formed in the terrain for the construction of the school's expansion and these terraces offer a useful platform for new development.

Development Brief

Following the Council's decision to relocate the School the site was identified as a Site with Development Potential within the Shetland Local Development Plan in 2014. SIC subsequently prepared a development Brief for the site based on a visioning exercise undertaken by Architecture and Design Scotland via a series of engagement workshops. The key guiding principles of the Development Brief that encapsulated the outcomes of the visioning exercise were:

- The development should be a high quality place that considers the needs of people before motor vehicles.
- Developments should be of mixed use and, depending on needs, will be of varying density.
- The uses should include a range of housing types and tenures, residentially compatible business and industry space, educational facilities and tourist/visitor accommodation.
- The area to the east of the Listed buildings should be retained as open space.
- The existing buildings which remain on the site should be well integrated into any new development which takes place.
- Modern and innovative design is encouraged, helping to create a unique identity for this new part of Lerwick whilst taking inspiration from its immediate environs.
- A Masterplan should be produced by the Council, as landowner, to set out the governing principles for development.

A masterplanning team led by 7N Architects were subsequently appointed in 2017 to develop a Masterplan for the site.

Purpose of the Masterplan

The purpose of the Masterplan is to provide a placemaking and development framework for the future development of the site. It sets out the placemaking principles, the spatial arrangement of the routes, streets, public spaces and plots, and design guidance for the buildings, landscape and spaces. Future planning applications for the development of the plots will be expected to adhere to the Masterplan to deliver the defined levels of coherency and quality.

Community Engagement

7N Architects, working in collaboration with Nick Wright Planning, led a series of three engagement workshops with the local community between November 2017 and May 2018 to seek their views on the evolving Masterplan.

The first of these workshops focused on initial design proposals which had been prepared in response to SIC's Development Brief. It was evident from this initial session that many members of the community wished to spend more time considering future uses for the site. So the second workshop took a step back to re-appraise how the site could best meet the needs and aspirations of the community, the town and wider issues facing the Islands.



After a stimulating evening of discussion and debate during the second workshop, a clear mandate emerged from the community. This was to utilise the majority of the site for acute housing needs, as SIC had identified, but also to bring new life back to the historic buildings which will be retained on the site through a range of community initiatives and social enterprises that will benefit the local community, local culture and local businesses. From the wide range of uses which were discussed, the preferences expressed at the workshop were:

- Anderson Institute Arts Centre / Innovation Hub
- Bruce Hostel Hospitality Training / Hotel
- Janet Courtney Student / Apprentice Accommodation
- Science Building Gymnastics Club / Start Up Business Space

The key outcomes of the second workshop informed the development of outline masterplan proposals which were presented at a public exhibition in the Town Hall in May 2018. This outline masterplan, and the feedback which was received on it at the final engagement session, has formed the basis of the Masterplan presented in this report.

During the development of the Masterplan extensive consultation was also undertaken with various departments within SIC, Council Members, the Community Council and statutory and other relevant bodies including Historic Environment Scotland, Scottish Natural Heritage and utilities providers.



Workshop 2 - Lerwick Town Hall, March 2018.



Uses agreed with the community during Workshop 2.



Community feedback on one of the options for the site.



Outline masterplan presented at the public exhibition in May 2018.



View of the Knab Masterplan in context

The Masterplan

The Masterplan creates a framework for the realisation of the Council's Development Brief and the community's vision for the Knab site which evolved during the engagement workshops.

Key Principles

Key principles of the Masterplan are:

- **A Placemaking Approach** -Designing a mixed use place which encourages people to inhabit and activate their environment.
- **Weaving the New with the Old** - Creating a new part of the town which is a contemporary interpretation of the historic forms and spaces which have evolved in Lerwick over time, whilst retaining and revitalising the historic buildings which remain on the site.
- **Shelter and Climate** - Arranging buildings to give protection from the worst of the climate so the spaces between the buildings become useful sheltered and characterful places.
- **Variety** - Designing streets, spaces and buildings which have a discernible character, within the coherent character of the wider neighbourhood, to cultivate variety, identity and legibility.

- **A Connected Place**- Optimising pedestrian connectivity and the use of public transport to mitigate car use.
- **Streets For People** - Designing streets and public spaces to encourage pedestrians and cyclists to use them safely in a connected network of non-vehicular movement.
- **Managing Vehicles and Parking**- Managing vehicular traffic and parking which keeps the streets as free of cars as possible whilst understanding that car use will be important to many of the residents.

Mix of Uses

The masterplan has the capacity to deliver between 120 and 140 new homes, in a range of housing types and tenures, plus a mix of uses including:

- Small/Start-up business space
- Arts Centre / Innovation Hub
- Hospitality Training / Hotel
- Student / Apprentice Accommodation
- Sports Facilities / Club

Mixed Tenure Housing

The final tenure and mix of the new housing will be developed as the project progresses but SIC's intention is that it is focused on forms of housing and tenure which address acute housing needs which cannot readily be delivered by the private or public sectors.

This mix of tenures is likely to include:

- Supported housing for older people
- Affordable housing for younger working people
- Social rented housing
- Affordable self build
- Student housing (within retained existing buildings)

Sustainability

The development will utilise energy from the town's energy from waste renewable energy in a site wide district heating system.

Surface water will attenuated through a series of swales integrated with the stepped terraces in the landscape.

The guidance for the new buildings encourages them to be designed to high standards of sustainability and promotes modular methods of construction.

Traffic

The level of traffic generated on the surrounding road network has been assessed as being less than when the School occupied the site and it will not be concentrated in the same peak periods as the school day.

Systra's Transport Impact Assessment report provides further details.



The Knab Masterplan

Parking

Parking numbers within the residential part of the Masterplan are proposed to be capped at 157 spaces, including 8 spaces on Knab Road to serve the adjacent housing there. The parking levels adjacent to the retained buildings will ultimately be determined by the consented uses but 72 spaces are indicated within the Masterplan to serve the possible uses identified in the community consultation.

This approach is intended to ensure that there is the right balance between meeting the new neighbourhood's parking needs and mitigating the impact of parked cars on the safety and quality of the public realm.

The cap of 157 spaces within the residential areas is in line with SIC's current parking standards, based on the lower end of the range of potential residential density.

Developers of plots who seek to achieve a higher density will need to demonstrate how they will bring forward innovative approaches to reducing parking demand when they make detailed planning applications. This could be a range of initiatives such as:

- Improved cycle and pedestrian links
- Improved public transport
- Implementation of car clubs
- Implementation of car sharing
- Electric vehicle charging

This approach allows SIC's ambitions to reduce car use on the islands to be delivered over the long term whilst recognising that habits and technology will take time to adapt and develop.

Phasing

A phasing strategy has been developed which seeks to balance construction logistics with a placemaking strategy for growing the new place incrementally. This focuses on bringing the retained buildings into active use as soon as possible and clustering the initial new buildings around them, before construction moves up the hill towards Knab Road.

Planning Status

Subject to Committee approval, it is intended that the Masterplan will be adopted as Supplementary Planning Guidance (SPG) to form the planning policy framework for future planning applications for the development of the site.

Bringing The Retained Buildings Back To Life

SIC have been engaging with the groups and organisations who have expressed a strong interest in developing these initiatives and will be working with them to determine how best to secure the future of these important buildings.

Delivery

Once the planning status of the Masterplan is confirmed, via Supplementary Planning Guidance status, SIC will begin to implement a development strategy to package the site into development plots which will either be developed by SIC or partner organisations.

It is intended that SIC will retain control of the site as the site wide developer who will install the infrastructure and common areas of public realm.

Positive Planning

The planning authority are taking a leading role in developing a placemaking led regeneration strategy for the Knab site. The approach seeks to positively cultivate uses and activities that will bring wider civic benefits to the town. This represents an innovative approach to positive planning to deliver a community vision and should be supported to realise a common goal for Lerwick.





View of the Central Spine of the Masterplan looking towards Bressay Sound.



The Knab site

2.0 Background

Development Brief

Following the Council's decision to relocate the School the site was identified as a Site with Development Potential within the Shetland Local Development Plan in 2014. SIC subsequently prepared a development Brief for site based on a visioning exercise undertaken by Architecture and Design Scotland via a series of engagement workshops.

Shetland Island Council's Development Brief has set out a series of key aspirations for the new Masterplan and what it needs to deliver for the site and the town.

Among these are

- The need to create a vibrant and sustainable mixed-use community within the heart of the Old Town of Lerwick that balances residential, recreational, business and community uses.
- Make proposals that are sympathetic to the surrounding character of the site, make good use of the listed buildings and provide innovation and inspired housing solutions.
- Encourage a strong community on the site that meets the need of an active, outdoor and sociable life while creating a sheltered place to live and work.
- Consider the visual impact of development on the site not only from within the immediate surroundings but also from the visitors arriving to Shetland from the sea.

Two of the key documents that inform the Masterplan are "Our Plan 2016 to 2020", a community plan that sets out SIC's aims for Shetland over the next few years, and the specific "Development Plan" for the Knab site. In addition the following documents have been consulted during its development:

"Our Plan 2016 to 2020" identified three key challenges that the Council and community face in the next few years-

Money

The level of government funding is expected to reduce over the next few years. Simultaneously general running costs are rising- there is therefore a need to look at managing and using resources in an effective and sustainable way in order to maintain services.

Economy

The Shetland economy has historically been led by oil and gas in addition to indigenous industries such as fishing and aquaculture. In order to prepare for the future, other areas of economic and business growth the creation of high speed broadband networks, mobile connectivity, ICT businesses and affordable housing need to be developed.

Above all, the Islands need to be well connected and an attractive and affordable place for people to live, work and invest.

Population

Shetland has an ageing population whilst experiencing challenges in retaining younger people on the Islands. The aspiration of The Plan is, therefore, to grow the working age population.

The Plan seeks to encourage healthy, and active, lifestyles that will help older people to maintain their independence and reduce their reliance on care. Priority is also given to carefully managing existing resources to ensure that the quality of life enjoyed in Shetland is maintained and improved for all ages.

The Knab site can provide affordable housing for both younger and older people that is close to existing amenities and infrastructure, and can potentially accommodate space for vocational training and new businesses that can support the existing fragile town centre- and so play a key role in addressing the needs outlined in "Our Plan 2016 to 2020"

Using this public asset to address the issues that young people face, to encourage them to remain in the community, will be an important investment in Shetland's future.

Development Brief

The Development Brief for the Knab site was completed in September 2014 following a series of different public engagement events and strategies undertaken by Architecture and Design Scotland.

The Development Brief summarised appropriate potential uses for the site and the retained existing buildings.-

Housing

Housing of mixed size, density and tenure. This means that a mixture of detached, semi detached, terraced or flatted housing are all options within the site.

Residentially compatible business and industry

This is business and industry which can be co-located in or nearby housing without causing any negative impact on the town centre or residential amenity. The exact nature of any businesses on site has not yet been defined and will be subject to further research and consultation.

Educational

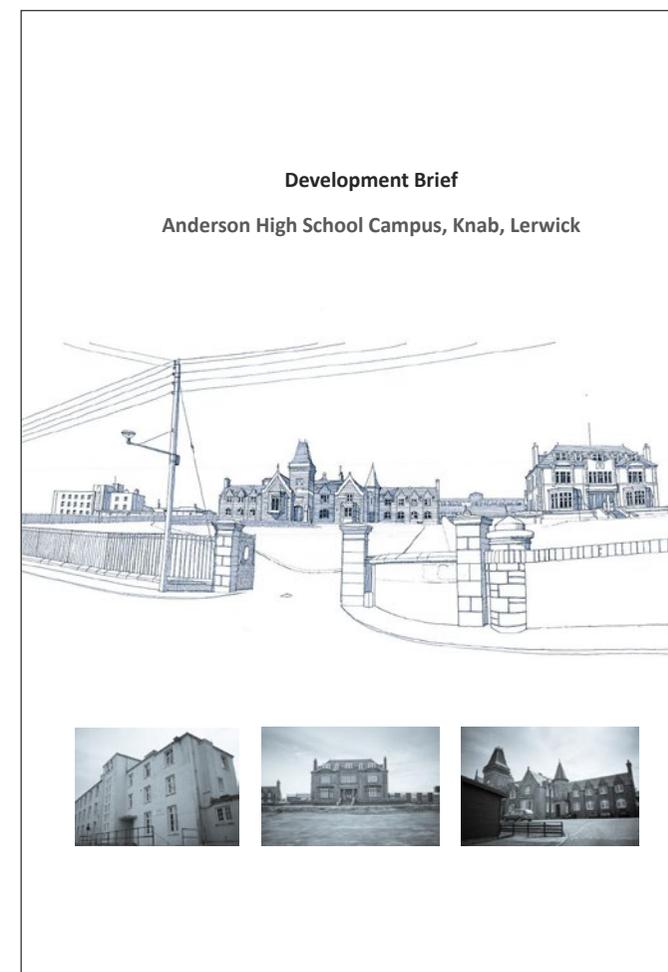
During the visioning exercise there was mention of the desire for many to see the site retained in some capacity for an educational use of some variety. Research into the demand, need and opportunity for such a use on the site will continue into the next phase of planning the re-development

Tourist accommodation/hotel

This was seen as an option for some of the Listed buildings on the site. The Planning Authority welcomes this as an option on the site. There are various types of tourist/visitor accommodation and further research into what is viable would need to be undertaken by any developer

Open space/recreational space

There are large areas of open space within and surrounding the existing site. It is desirable for some of these to be retained. Historic Environment Scotland has indicated its preference for the area to the east of the listed buildings to remain as open space. The Planning Authority is in agreement with this.



Engagement

7N Architects, working in collaboration with Nick Wright Planning, led a series of three engagement workshops with the local community between November 2017 and May 2018 to seek their views on the evolving Masterplan.

The first of these workshops focused on initial design proposals which had been prepared in response to SIC's Development Brief.

A drop-in event took place at the new Anderson High School - this allowed the team to discuss the proposals with Sixth-Year pupils and gain insight into how younger people see the Town and helped form an understanding their needs and aspirations. In the afternoon an exhibition and discussions were held in the old Anderson High School. The exhibition presented initial ideas and site analysis, which were a response to the Development Brief. The design team were able to explain and discuss the emerging principles of the proposals with those that attended. In the evening there was a presentation and workshop event. The workshop exercises generated a great deal of debate and useful feedback from the public.

It was evident from this initial session that many members of the community wished to spend more time considering future uses for the site. So the second workshop took a step back to re-appraise how the site could best meet the needs and aspirations of the community, the town and wider issues facing the Islands.

An informal workshop / presentation was held in the new Anderson High School in the Sixth Year study Area. Students were asked to comment some of the initial concept sketches and a selection of images, noting likes and dislikes and recording their thoughts on what sort of place the Knab site could become.

Several issues arose from the discussion with the students:

- Many are keen to leave Shetland because there are better opportunities for work and further education.
- Some would like to leave Shetland for further education and work but return to live in the future.
- The availability and affordability of housing for younger people is a concern.
- Several expressed the opinion that there was little for younger people to do if they did not enjoy sport.



Engagement

After a stimulating evening of discussion and debate during the second workshop, a clear mandate emerged from the community. This was to utilise the majority of the site for acute housing needs, as SIC had identified, but also to bring new life back to the historic buildings which will be retained on the site through a range of community initiatives and social enterprises that will benefit the local community, local culture and local businesses. The principal uses which were identified were:

- Anderson Institute Arts Centre / Innovation Hub
- Bruce Hostel Hospitality Training / Hotel
- Janet Courtney Student / Apprentice Accommodation
- Science Building Gymnastics Club / Start Up Business Space

The key outcomes of the second workshop informed the development of outline masterplan proposals which were presented at a public exhibition in the Town Hall in May 2018. This outline masterplan, and the feedback which was received on it at the final engagement session, has formed the basis of the Masterplan presented in this report.

During the development of the Masterplan extensive consultation was also undertaken with various departments within SIC, Council Members, the Community Council and statutory and other relevant bodies including Historic Environment Scotland, Scottish Natural Heritage and utilities providers.



Outline masterplan presented at the public exhibition in May 2018.

3.0 The Knab Site

The Knab Site

The Knab is a peninsula directly to the south of the Old Town of Lerwick. The centre of the site is occupied by the former Anderson High School - a complex of buildings that grew considerably following the establishment of the original Anderson Institute school in the 19th century.

There are three Listed Buildings within the Anderson High School Campus dating from the mid 19th to mid 20th century. However the majority of accommodation dates from the substantial expansion to the school built in the 1960s and 1970s

The complex of buildings also contains hostel accommodation to house students from outlying islands who boarded at the campus during the week.

Aside from the former Anderson High School the Knab is fringed with predominately detached residential villas. To the south of the peninsula there is the town cemetery. To the western edge of the site is a small nine hole golf course.

In 2017 a new Anderson High School opened on the west side of the town centre at Staney Hill and the Knab Campus became unoccupied. The masterplan will shape the redevelopment of the Knab site and consider both the reuse of the school campus and also how this will affect the patterns of use and movement in Lerwick.



Aerial view of Lerwick from the south



The site viewed from Bressay



The listed Bruce Hostel and original Anderson High School

Site History

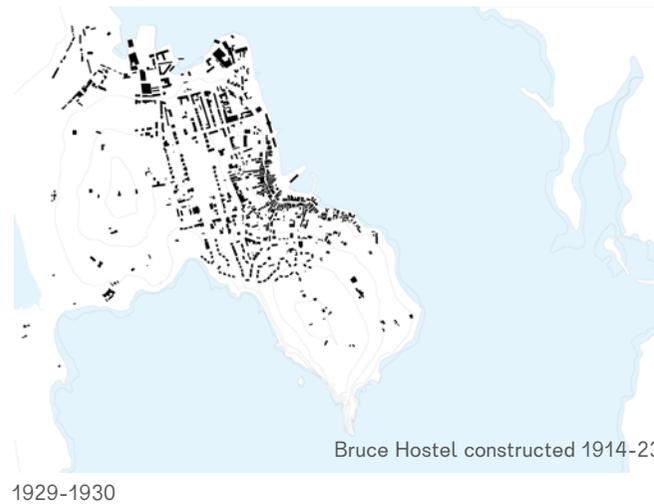
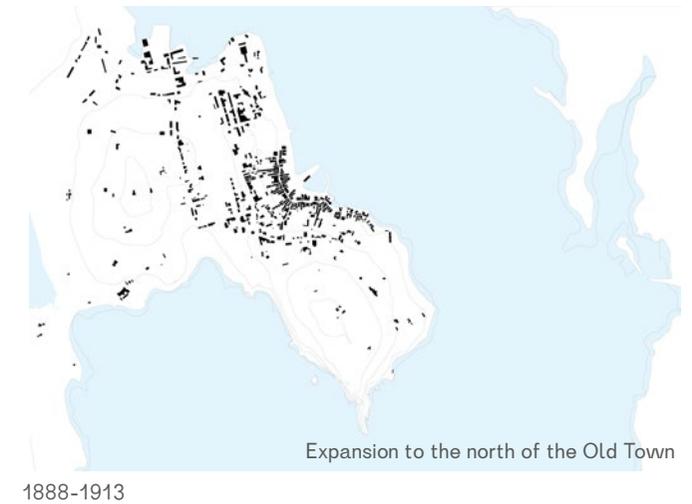
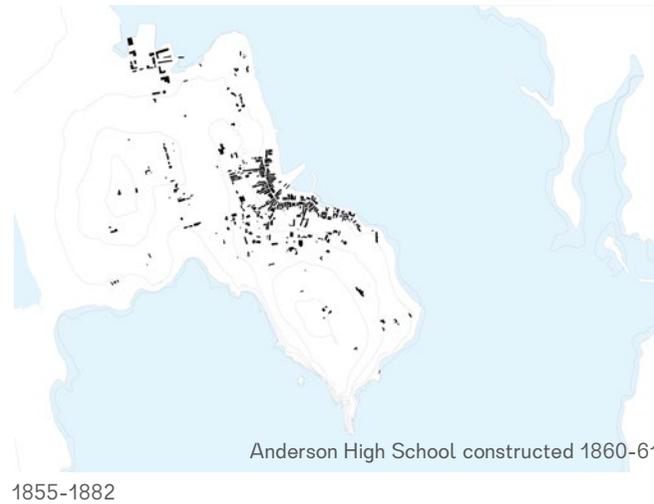
The original settlement of Lerwick was founded in the 17th century as a fish market town. Most of the stone buildings on the waterfront of the old town date from the 18th century and originally many of these would have stood close to or on the water's edge.

In the Victorian period there was an expansion of the town to the west and in 1862 a decision was made to expand the town beyond the existing crowded lanes. A "gridiron" layout was finalised in 1872 for the "new town" consisting of villas, churches and public parks. The first Anderson Institute school was constructed in 1861.

The Bruce Hostel was constructed between 1914 and 1923 in order to accommodate "the daughters of the gentlefolk of Shetland" who were attending the Anderson School.

Expansion of the town continued to the west and north of the original Old Town settlement.

In the latter half of the 20th century development has continued to the west of the Victorian New Town towards and beyond the Clickimin Loch, and to the north with the development of the harbour



Access and Connections

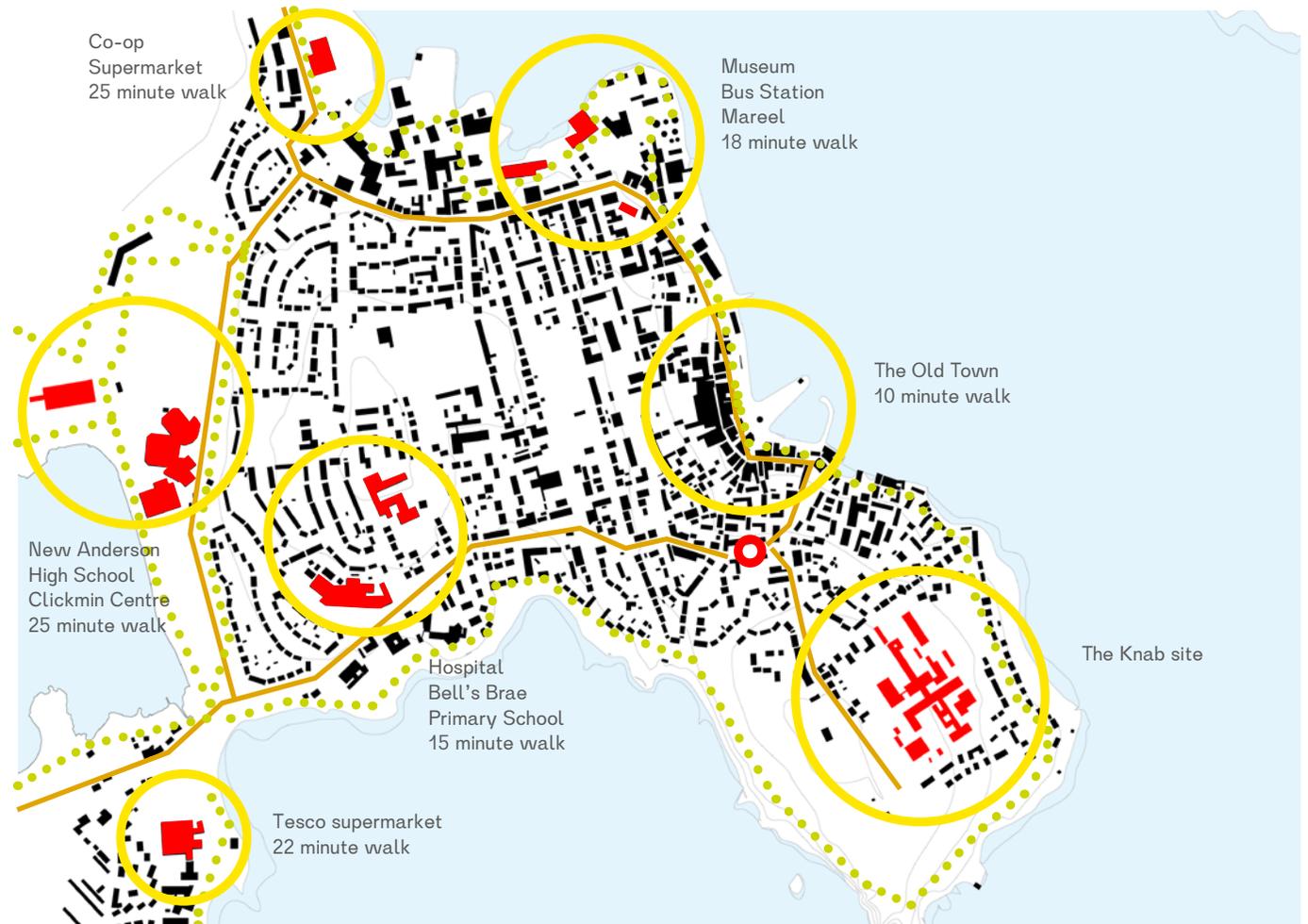
Consultation has identified the key areas of the town and amenities that people use in their daily routines. The site has good pedestrian links to these facilities, all of which are within 30 minutes walk. These routes include local footways and the established Core Path network. There are no formal provisions for cyclists within Lerwick, however the local road network is conducive to on-road cycling with traffic calming measures in place.

The steep topography of the immediate site context provides some challenges to pedestrian and cycle movement.

The nearest existing bus stop is located at Annsbrae Place, approximately 600m from the centre of the site. Annsbrae Place is on the main A969 thoroughfare, which serves the majority of bus services operating within and outwith Lerwick.

A full appraisal of the existing situation has been carried out by Systra and is included in their Transport Framework.

-  Core amenities
-  Core Path Network
-  Annsbrae Place bus stop
-  Main roads



Environment and Topography

The Knab is located close to the south-east of Lerwick's Old Town and is edged by the sea on three sides.

The prevailing wind on Shetland is generally from the south west. The elevated Masterplan site lies on the north-east leeward slope of the hill, which drops steeply from Knab Road to Twageos Road.

Aside from the school, the buildings on The Knab are predominantly residential with detached villas skirting the Masterplan site.

The location and elevation of the site offers spectacular views across the sea to the east, south and west.

To the south and west the site is fringed with open green space containing the town cemetery and a golf course. A coastal path links these open spaces and connects back to the west of the town.



Existing Conditions

Listed Buildings and Setting

There are three Listed Category B buildings located on the eastern side of the site- The original Anderson High School (1860-61), The Bruce Hostel (1914-23) and the Janet Courtney Hostel (1939).

The Development Brief notes that Historic and Environment Scotland visited the site in May 2016 to undertake an assessment on the buildings and their potential role in the future development of the site.

The green space in front of the original Anderson High School and the Bruce Hostel was identified by HES as being important to the setting of these buildings, and indicated that this is to be preserved as open space. The boundary walls enclosing this open green space are also listed.

- 1- The Anderson Institute (1860- 61)
- 2- The Bruce Hostel (1914- 23)
- 3- Janet Courtney Hostel (1939)
- 4- Historic landscape setting



Listed Buildings

Demolitions/ Retentions

With the exception of the Science Building it is proposed to demolish all of the non-listed buildings on the site.

Retention of the ASN Building has been considered by the Design Team and SIC Corporate Management Team. Retaining this building would negatively affect the site's potential to deliver the amount of housing that is required.

Removing the buildings indicated will allow the setting of the Listed buildings to be reconsidered and improved, and the creation of greater permeability across the site for pedestrians, cyclists and vehicles.

The buildings which are proposed to be retained are:

- 1- Original Anderson High School (1860- 61)
- 2- The Bruce Hostel (1914- 23)
- 3- Janet Courtney Hostel (1939)
- 4- Science Building



Character Appraisal

Lerwick Old Town

Lerwick developed in a similar way to places such as Stromness in Orkney, and Crovie, Pennan and Banff on the east coast of mainland Scotland. In these settlements simple robust buildings huddle closely together and often present their gables to the sea to mollify the worst of the climate. Doors are tucked out of the direct path of the wind, so when people enter their houses the weather doesn't follow them in. This arrangement also on occasion gives the places between buildings a sense of drama. Within the intimate, narrow sheltered lanes, vertical glimpsed views are often offered to the immensity of sky and sea. Buildings are also arranged in a slightly haphazard fashion- streets undulate in width and buildings peer past the shoulders of their neighbours. The resulting spaces between, generated by practical responses to the rigours of the climate are rich with character.

A particular type of building that evolved in Lerwick that literally bridged land and sea were the Lodberrie Houses. "Lodberrie" means flat rock by the shore. These modest buildings comprised a perpendicularly arranged house and store and were built at the shore's edge, reaching into the water. This allowed boats to be brought close to the buildings and unloaded directly from the sea.

There are important lessons to be learnt here- how simple buildings cluster together to first and foremost give respite from the sea, wind and rain, and in doing so form rich intricate places that in turn create community and identity.



Character Appraisal

The Site

The Knab site is located immediately to the south of the Old Town of Lerwick

Understanding in detail the shape of the topography will be a key issue in developing the Masterplan – particularly to understand the likely shape of the site following the demolition of the buildings that are not to be retained.

The form of the site – the elevation and exposure will present challenges. There is a change in level of around 25m from Knab Road at the top of the hill down to Twageos Road to the east. However the slope potentially offers the opportunity for buildings to look over each other, and the hill can be used to create useful sheltered places out of the wind. At the crest of the hill there are opportunities to gain views in all directions – across to Bressay, and back to Lerwick. Locating higher buildings relatively to lower neighbours can be considered to create sheltered external spaces and microclimates and also create richness in the built form.



Character Appraisal

Topography

Viewed from Heogan Road on Bressay, the site is defined by strong horizontal layering with

- Bressay in the foreground
- The Sound of Bressay
- The coastal edge of Lerwick rising up to Twagoes Road
- The terraced gardens of the Bruce Hotel and Anderson Institute
- The Knab forms the backdrop with Coast Guard House puncturing the skyline

The topography from the south is equally striking showing the Coast Guard House with a steep road leading down towards Twagoes Road. The Anderson Campus introduced stepped terraces to negotiate an overall drop of 28 metres across the site.

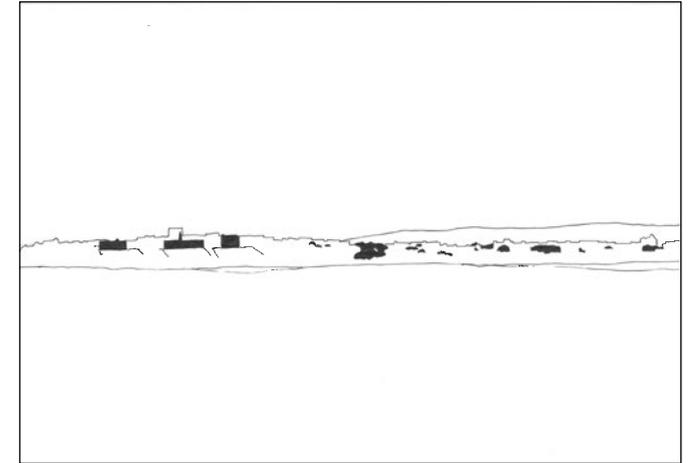


Character Appraisal

Landscape Setting

Shetland has a range of specific landscape characters; the site is located on the edge of Lerwick which is itself located within a wider area of settled coastal farmland. The myth that there are no trees on Shetland is incorrect; there are established trees close to the site and in other locations on the island.

The view from Bressay reveals a historic town centre that is dotted with tree canopies. The trees find shelter between staggered gables and nestle in small open spaces. They are woven into the fine and intimate grain of the historic town centre. This structure dissolves as one moves toward the Anderson Campus. Both buildings and green spaces become open, wide and much larger in scale providing less shelter for trees as well as people.



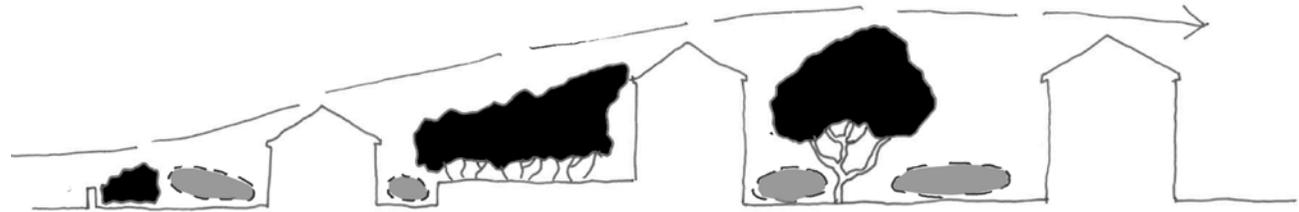
Character Appraisal

Trees

On Shetland trees, buildings and humans have developed symbiotic relationships. Trees thrive in sheltered spaces created by walls or buildings. Their canopies are shaped by the forces of winds and their eventual height will match the height of the adjacent, protection providing structure.

Whilst the walls and buildings allow trees to establish and grow, the trees in return protect the facades of the houses from the worst of the weather. This rhythm of wall and shrubs, buildings and trees in addition offers sheltered spaces that provide protection from the wind and weather, creating welcoming entrances.

Shetland's trees have adjusted to harsh weather. While a average Sycamore tree in the Scottish countryside would feature a single main stem, Shetland's trees are more twisted and crouched down to duck below the gable and escape the harsh winds. They are almost sculptural in their appearance. Many trees most likely date back to the late 19th/early 20th and are probably over 100 years old, yet they only measure 6-7m in height and feature a comparatively slim girth with the typical twisted shape of Shetlands trees. These trees illustrate beautifully the adaptations and survival strategies trees in Shetland have developed, the slow and measured growth, the time it takes to develop this size and maturity and with it the value of trees on Shetland.



Character Appraisal

Walls

Stone walls that enclose spaces are a common landscape feature around Shetland and particularly in Lerwick. These assist with retention, enclosing properties, squares and gardens, front gardens and driveways, offering shelter and defining public spaces. Particularly noticeable on Shetland is flat shape of the natural stone used for early house building, enclosures and dry stone walling.

The majority of the walls are built of natural stone and exhibit great skill and workmanship with regards to changes of levels, expression of contours, corners and copes.

The Anderson High School and the Bruce Hostel are framed and structured by representative walls employing different techniques and finishes to set them apart. The wall to the top of the site along Knab Road, which has been stitched together using different stones, copes and techniques shows signs of high exposure to the winds and provides a good indication of the robustness required.



Character Appraisal

Colour

Colour seems to be of particular importance on Shetland. Many owners have added a elements of colour to window frames or doors to provide visual interest and contrast.

The colourful Grödians development by Richard Gibson Architects illustrates the enormous contribution careful use of colour can provide towards an uplifting sense of well-being.

This concept has been successfully employed in many Nordic countries. Nature in the Nordic region- light, water, forest, open landscapes- has an impact on the foundation of Nordic colours. White is also a natural colour choice in this part of the world, often to compensate for the darkness during winter. The range of colours is wide but there are certain colours that register as familiar and comfortable because these are the hues that have inhabited cultural expression for some time.



Colour in Lerwick Old Town



Grödians, Lerwick - Richard Gibson Architects



Grödians, Lerwick - Richard Gibson Architects

Character Appraisal

Historic Gardens

Both The Anderson Institute and the Bruce Hostel have, or had, generous, green spaces to their frontages, which are framed by stone walls.

The upper areas close to the buildings were terraced to provide accessible green spaces close to the buildings, with the lower slopes leading down toward Twageos Road and the sea.

The design principles underpinning of these greenspaces were to:

- Provide a frame and accentuate the buildings
- Retain unobstructed views across to Bressay
- Retain unobstructed views of the buildings from the water.

The original landscape setting of the Anderson Institute has been lost through erection of temporary classrooms to the front of the building. However, the landscaped terraces at the Bruce Hostel have been retained.



4.0 Masterplan

Introduction

The Masterplan provides a placemaking and development framework for the future development of the site and the realisation of the Council's Development Brief and the community's vision for the Knab site which evolved during the engagement workshops.

It sets out the placemaking principles, the spatial arrangement of the routes, streets, public spaces and plots, and design guidance for the buildings, landscape and spaces. Future planning applications for the development of the plots will be expected to adhere to the Masterplan to deliver the defined levels of coherency and quality.

Key principles of the Masterplan are:

- A Placemaking Approach
- Weaving the New with the Old
- Shelter and Climate
- Variety
- A Connected Place
- Streets For People
- Managing Vehicles and Parking





Key Principles



A Placemaking Approach

Designing a mixed use place which encourages people to inhabit and activate their environment.



Weaving the New with the Old

Creating a new part of the town which is a contemporary interpretation of the historic forms and spaces which have evolved in Lerwick over time, whilst retaining and revitalising the historic buildings which remain on the site.



Shelter and Climate

Arranging buildings to give protection from the worst of the climate so the spaces between the buildings become useful sheltered and characterful places.

Key Principles



Variety

Designing streets, spaces and buildings which have a discernible character, within the coherent character of the wider neighbourhood, to cultivate variety, identity and legibility.



A Connected Place

Promoting pedestrian and cycle connectivity to the town centre, local amenities and services. Optimising the use of public transport use to mitigate car use.



Streets for people

Designing streets and public spaces to encourage pedestrians and cyclists to use them safely in a connected network of non-vehicular movement. Managing vehicular traffic and parking to keep the streets as free of cars as possible whilst understanding that car use will be important to many of the residents.

Landscape Principles

The principles of the landscape design proposals stitch the site into the grain and character of the surrounding area, increasing biodiversity and habitat whilst creating a welcoming, attractive place to live.

The public spaces are created through a carefully considered layout, offsetting buildings to create sheltered areas and long views. This approach is continued within the landscape design that uses the rhythm of open and enclosed spaces.

The permeable site layout offers a variety of accessible routes through the spaces, encouraging social interaction between immediate neighbours, the masterplan as a whole and with the wider town. The routes provide step free access throughout the site, opening up the masterplan to all people of all ages and abilities.

- 1- Public Gardens
- 2- Public Squares
- 3- Residential Courtyards
- 4- Private Gardens



Housing Typologies and Tenure

The masterplan has the capacity to deliver between 120 and 140 new homes, in a range of typologies. Although the final mix of houses will be developed further as the project progresses, priority has been given to the delivery of one and two bedroom dwellings that have been historically in short supply within Lerwick. Three bedroom houses complement these smaller properties, ensuring a diverse community of households.

The concept designs have been developed to be tenure blind, however it is SIC's intention that focus is given to addressing acute housing needs that cannot be readily delivered by the public or private sectors. The mix of tenures is likely to include:

- Supported housing for older people
- Affordable housing for younger working people
- Social rented housing
- Affordable self build
- Student housing (within retained existing buildings)

	One bedroom cottage		Flatted block with one and two bedroom dwellings
	Two bedroom cottage		Flatted block with one and two bedroom dwellings and ground floor small business space
	Three bedroom house		



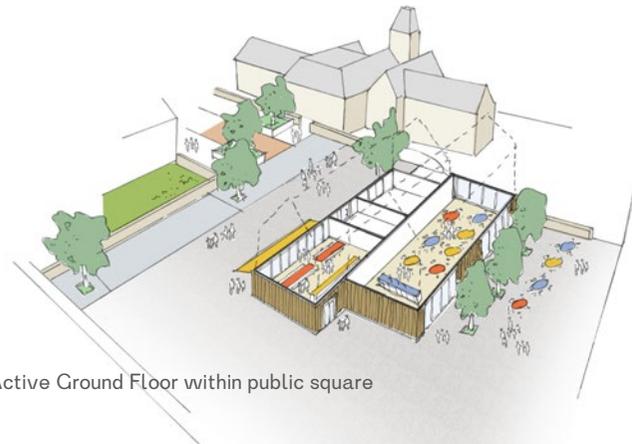
Proposed Housing

Mixed Use

A residential led mix of uses is proposed. This is in line with SIC's established housing priorities for the site and reflects the outcome of the community consultation on the masterplan. The proposed mix of uses to complement the housing could include

- Small/Start-up business space
- Arts Centre / Innovation Hub
- Hospitality Training / Hotel
- Student / Apprentice Accommodation
- Sports Facilities / Club

The community have identified these facilities as being important for the neighbourhood and for Lerwick. They will also provide a range of different activities, at different times of the day, to help to make the new neighbourhood an active place. The ground floor of the building located in the centre of the Central Spine to be a focus for public facing uses in this pivotal location in the heart of the masterplan.



Active Ground Floor within public square



Proposed Mixed Use

Existing Buildings

Anderson Institute

The Category B listed building, in many respects the most important feature of the site, is in reasonably good condition and retains much of its original internal layout and features. The cellular layout of the building could lend itself to use as artists studios or an innovation hub.

Bruce Hostel

The Category B listed Bruce Hostel's original use as boarding accommodation could lend itself to conversion for hotel use. The upper levels of the building have not been in use for some time and it is understood that a considerable amount of repair work is required to the external fabric of the building. However, many original internal features remain.

Janet Courtney Hostel

The Category B listed Janet Courtney Hostel has been well maintained and retains its original internal layout. Many of the internal walls appear to be of loadbearing masonry which may limit any future reconfiguration.

Science Building

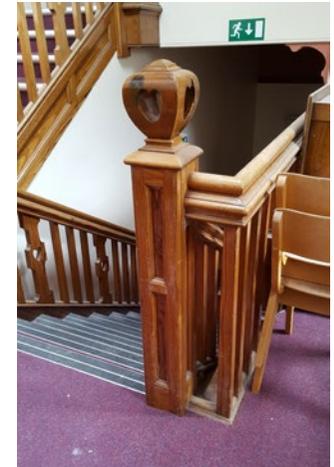
The Science Building is in good condition, and has large spans with minimal internal loadbearing walls. This allows the layout to be readily reconfigured to suit a range of future uses, or converted into a single, open plan space.



Double height entrance hall and library ceiling, Anderson Institute



Entrance hall with original staircase, Bruce Hostel



Janet Courtney Hostel interior



Science Building interior

Topography

Working with and optimising the existing topography is an integral part of the proposed masterplan. The overall structure of the site and existing levels have been retained where possible, with adjustments where necessary, to create an accessible circulation route.

In the existing grassed area to the north-western corner of the site, levels and platforms have been rationalised to create terraces suitable for housing. The existing central embankment, below the former playground, has been pulled forward to create a transitional level between the upper and lower areas of the site. This minimises cuts into the existing ground cover and there is the opportunity to use site won demolition material to create the required fill.

Existing vehicle access points have been retained, with the exception of the access point to the south east of the Janet Courtney Hostel, which has been amended to allow additional parking for the retained buildings.

-  Gently sloping terrace
-  Embankment
-  Accessible circulation route
-  Accessible transition between levels
-  Existing vehicle access
-  Existing vehicle access amended



Proposed Topography

Heights

The proposed dwellings take their cue from the existing context of predominantly single and two storey houses.

A small number of three storey buildings are proposed that take advantage of the changes in site levels to minimise their impact. In the vicinity of the Anderson Institute and the Bruce and Janet Courtney Hostels, typical storey heights of modern residential buildings will ensure that these taller structures remain subservient to the listed buildings.

Due to the multiple level changes across the sloping site and the use of pitched roof forms, a rich and varied roofscape will be created, even where a number of buildings of the same height are within close proximity to each other. This will be particularly evident when the site is viewed from Bressay.

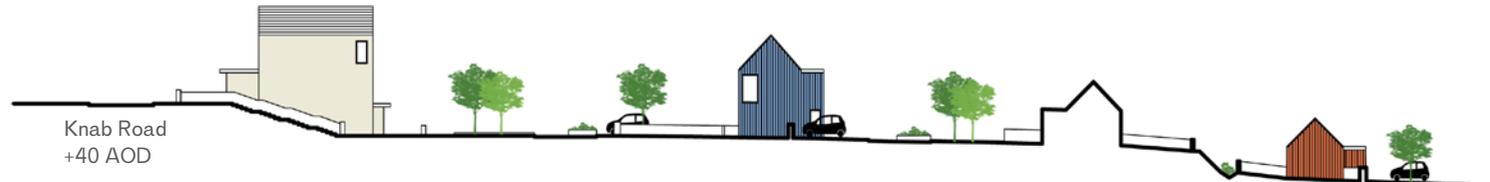


Proposed Heights

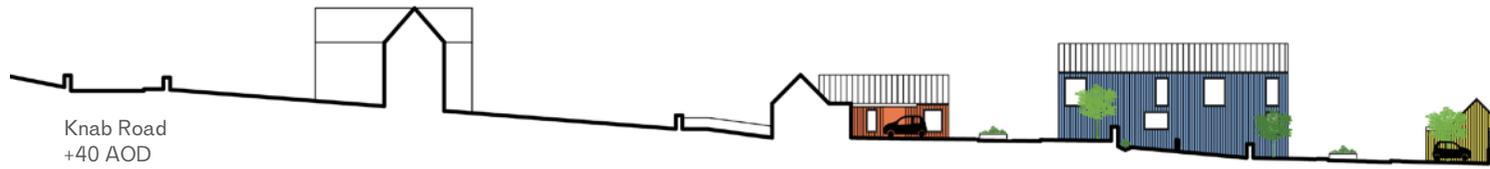
Site Sections

The site sections demonstrate how the challenging site topography has been optimised to create a series of terraces that step down from Knab Road to the retained buildings.

These terraces, combined with the variety of building heights and roof pitch orientation, work together to create a rich and varied roofscape that reflects the character of Lerwick's Old Town.

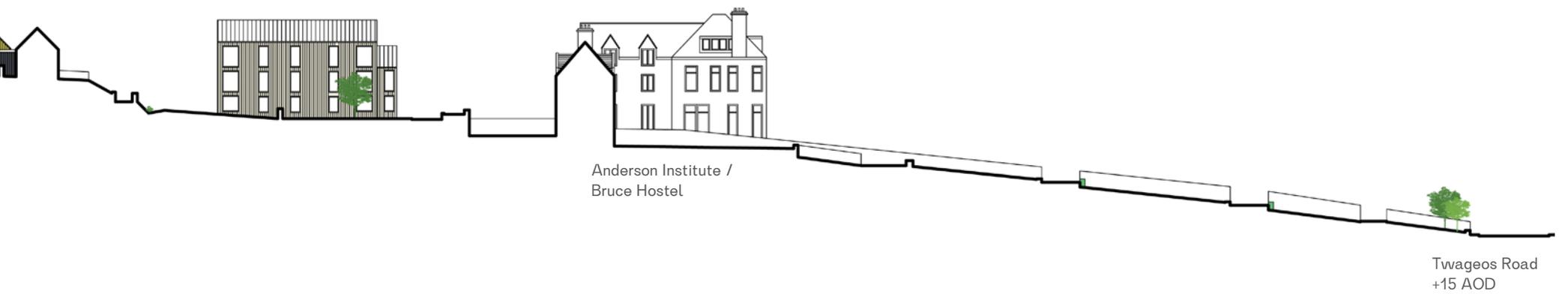
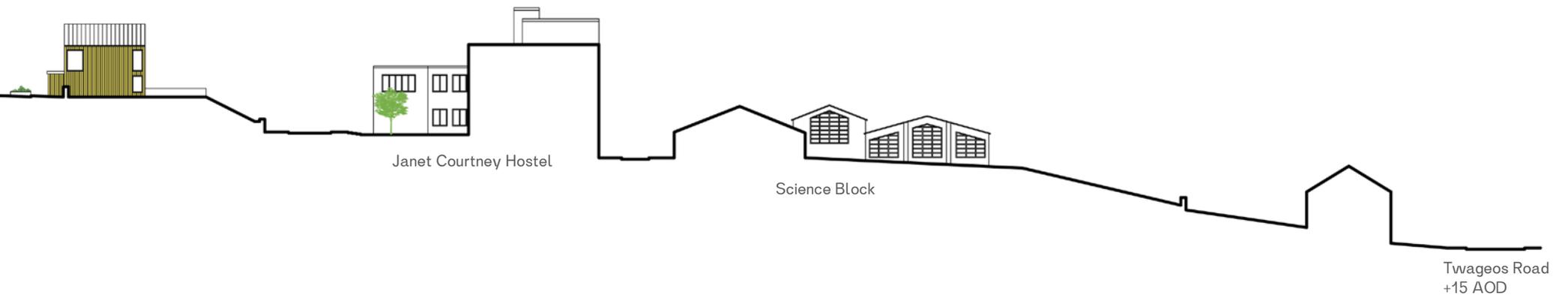


Proposed Section AA



Proposed Section BB





Access and Movement

Pedestrian movement is prioritised throughout the masterplan, with a network of stepped and ramped routes. In addition to encouraging use of the public spaces, the ramped routes enable parents with buggies, wheelchair users and elderly people amongst others to negotiate the steeply sloping site. The gradients of the ramps have been designed to be gentle enough to not require handrails, ensuring that they become an attractive design feature that contribute to the highly visible public realm.

Vehicle speed and movements are controlled through a series of chicanes, defined by low level planters and a change in road surface. Raised tables are used as the vehicle route crosses the central spine, further emphasising pedestrian priority in these areas.

-  Pedestrian Access
-  Pedestrian Route
-  Shared Access
-  Shared Space Route
-  Pedestrian Priority Shared Space Route
-  Vehicle Chicane
-  Raised Table
-  Proposed Bus Route
-  Proposed Bus Stop



Access and Movement

To encourage active travel, a series of routes through the development retains and improves connections to existing routes and ensures that the new development is permeable and easy to navigate on foot and bike.

Although it has been determined that the level of service provided at the existing Annsbrae Place bus stop is sufficient to serve the proposed masterplan development and within reasonable walking distance, a suitable location for a potential new bus stop and bus turning area adjacent to the site at Knab Road has been identified. This will improve access to public transport and reduce reliance on private car journeys.

Discussions would need to be had at an appropriate time with bus operators if this option was to be considered further.

-  Core amenities
-  Core Path Network
-  Annsbrae Place bus stop
-  Proposed bus stop
-  Main roads



Courtyards and Squares

A central spine provides an accessible, step free route between Twageos Road and Knab Road. The route includes seating areas overlooking the sound of Bressay, play areas, attractive public realm connecting each of the terraces and a connection to a possible future bus stop at Knab Road.

Residential courtyards, framed by buildings and walls, gather small groups of dwellings to create micro-communities. These courtyards provide a rhythm of openness and enclosure and with it sense of belonging and protection. The courtyards will be softened with tree and ground cover planting and are typically paved with a continuous surface to prioritise pedestrian movement.

In addition to the central spine, a series of larger squares provide communal gathering spaces at key points within the masterplan. These include larger areas of tree and ground cover planting and which are typically enclosed by buildings and hedges.

This sequence of spaces, from the generously proportioned spine to the more intimate courtyards refer back to the fine grain of Lerwick's old town

- Central Spine
- Squares
- Residential Courtyards
- Connecting Routes



Masterplan Structure

Surfaces

Significant spaces within the masterplan, some of which are of the scale of small town squares, will be paved with natural stone setts to create a sense of place, pride, representation and social importance.

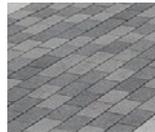
The courtyards gather small groups of 5-6 units and create micro-communities linking these houses, paved with concrete pavers of varying sizes. It is important that the surface is continuous across the road and pavement to draw the buildings together. Edges should be slightly recessed.

Limited connecting sections between the individual courtyards and the central spine will have a coloured asphalt finish. Colour should be carefully selected at detailed design stage to ensure these sections remain subservient to the built architecture.

 Natural stone setts
100x100mm dark grey natural stone cobbles with vehicular build up. Key blocks used to delineate parking



 Concrete Pavers
200x100mm grey precast pavers with vehicular build up. Key blocks used to delineate parking



 Asphalt
Coloured asphalt with vehicle build up to roads and parking spaces



Proposed Surfaces

Walls and Enclosure

As identified in the character appraisal, enclosing walls play an important role in the landscape throughout Shetland and Lerwick in particular. They are used to provide structure and protection, to create sheltered spaces to gather and to grow gardens and trees. The masterplan proposes a series of different wall types to structure the landscape:

-  Framework walls: Natural stone walls visible from Bressay Sound that frame the listed buildings and create the terracing required for development.
-  Enclosing Walls: These natural stone walls create an interesting sequence of open and protected areas along the circulation route, drawing together small groups of houses into courtyard spaces. These should be below eye level to encourage social interaction
-  Retaining walls: Gabion walls within private gardens, not visible from the street and create changes in level to deal with the site topography.
-  Existing walls: Existing high quality or historic stone walls should be retained and incorporated within the masterplan where possible.

Boundaries between plots are generally not visible from the street and can therefore be delineated with standard double-faced timber fences with minimal impact. The one exception is the boundary treatment to the front of the properties overlooking the framework walls. These fences should be kept light to preserve views.



Proposed Walls



Natural Stone Walls



Gabion Walls



Existing Historic Walls

Greenspace and Play

The masterplan includes extensive greenspace, that provides a wide range of public and private amenity.

The historic landscape setting of the listed buildings will be retained and provides extensive greenspace for public use. A series of smaller communal greenspaces are distributed throughout the site at key locations to provide variety and amenity within the residential courtyards and squares. Raised planters, introduced to define vehicle chicanes, provide further opportunity to provide visual amenity within the courtyards.

Private gardens are enclosed and sheltered by the proposed dwellings. Appropriate locations for SUDS swales have been identified and incorporated between the gardens.

The proposed future use of the Anderson Institute as a community resource suggests playspace should be located in close proximity. The proposed location provides a point of interest along the central spine route and is sheltered by the surrounding buildings whilst preserving views to the east.

- | | |
|---|---|
|  Historic greenspace |  Private Gardens |
|  Communal greenspace |  Raised Planters |
|  SUDS swales |  Playspace |



Proposed Greenspace

Greenspace and Play



There are a number of existing amenities in close proximity to the site; including the skate park and public golf course on Knab Road, and a small play park on Twageos Road. A coastal path starts at Twageos Road, passing through the Knab viewpoint and along the cliffs to Breiwick Road.

The playspaces within the site should complement these amenities and should make imaginative use of the site topography. Fences should be avoided if possible, with any required enclosure achieved using hedges and walls.

The play area is split into three levels with the pedestrian route weaving through it. The lower level could feature swings or climbing equipment that use timber to create a natural feel that ties in with the wider landscape approach.



The surfacing will depend on the final design for the equipment but a natural material such as woodchip should be considered. The central plateau is almost level and therefore could be suitable for a small sports pitch. The surface could be natural or artificially grassed. The upper plateau should make use of the topography and could include a slide or slides embedded into an embankment. A hedge at the bottom could provide a natural barrier to the pathway.

An alternative would be to design these spaces as natural play areas with no equipment. The proposed landforms bridging the changes in levels are ideal for community gatherings or imaginative free play. The flatter central plateau could provide informal kickabout space.



It is important the community- in particular children and young people - are consulted at the next stage of development to identify the type of play that is missing and required.

Allotments were discussed during the community engagement but the identified location, to the east of the science block, is too steep to develop for growing spaces without significant intervention and would be particularly exposed to adverse weather. There are extensive public and private gardens within the masterplan, including large areas that are sheltered by buildings. These are more suitable to providing areas for community growing.

Greenspace and Play



Sculpture Garden, Louisiana, Copenhagen

The original landscape setting of the Anderson Institute has been compromised by earlier extensions to the school. Although these will be removed, greater opportunities present themselves for new interventions to the greenspace in front of the listed building. Contemporary seating terraces with an integrated accessible pathway are proposed, which reference the historic terracing that survives to the front of the Bruce Hostel. Steps to the side offer a shorter, more direct route through the space.

Whilst it is acknowledged that the open space is important to the historic landscape setting of the listed Bruce Hostel, it is important that a use is identified that serves the community. This could take the form of a sculpture garden, perhaps commissioning works from the potential future artists hub



Former gun emplacement, The Knab

within the Anderson Institute. Another potential use is to utilise the terrace as a performance space for music concerts or other events.

Ultimately, the occupier of the Bruce Hostel may determine a more permanent long term function, however the principle of public, open space for the benefit of the community should be maintained.

There is also opportunity to reference and interpret the site's wartime history in the development of these spaces. The elevated strategic position of the Knab peninsula, overlooking the access to Lerwick Harbour, provided a location for coastal defences and a naval camp.



Viewpoint and Interpretation Boards, The Knab

There are three scheduled ancient monuments that survive relating to this role in the vicinity of the site- a torpedo platform, coastal battery and gun emplacement. A further gun emplacement, now lost, forms the site of a seating area with interpretation boards overlooking the Horse of the Knab.

The Janet Courtney and Bruce Hostels were requisitioned during the Second World War for military use and there are records of two military camps being located on the peninsula. The exact locations of these camps are not currently known, but contemporary photographs suggest at least one of them was contained within the grounds of the school. Use of interpretation boards within the site could form part of a heritage trail linking through from the Old Town.

Planting Strategy

The planting scheme forms a critical part of the proposals in many respects. As illustrated in the Character Appraisal, the extent of tree planting at present significantly reduces towards the Anderson Campus due to large, unprotected open spaces. Increasing tree cover throughout the Anderson Campus will address this imbalance, which is particularly prominent from Bressay and Bressay Sound.

Trees and green spaces are important to create attractive and welcoming neighbourhoods and to help with successful place-making, benefit mental health and increase biodiversity and habitats. Creating protective spaces for people to gather and for trees and plants to grow is a key aim of the masterplan. The tree species used should be trees suitable to Shetland and ideally be of local provenance. The trees in the square should be planted into hard surfacing with a Stratacell or equivalent root growing system to retain a sense of urban gathering space; due to more informal nature of the courts and courtyards the trees in these areas should be planted in grass or planting.

The planting should be attractive and feature diverse range of species with a percentage of evergreen plants, but should not be ornamental. Groundcover should be robust, low in maintenance and of local provenance if possible.

Locations and species suitable to the site conditions have been suggested in this report, however, The Shetland Amenity Trust, who were appointed to undertake the Ecology Survey, should be consulted during development of detailed proposals.



Sycamore



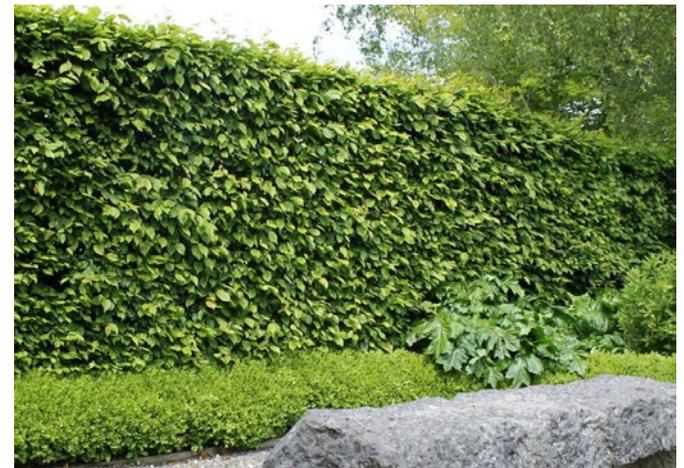
Rowan



Swedish Whitebeam



Hawthorn hedge



Hornbeam hedge

Planting Strategy

- Sycamore (Acer pseudoplatanus)*
Planted within squares in hard surfacing with tree grille and Stratacell root growing system to retain sense of urban gathering space
- Rowan (Sorbus aucuparia)*
Planted in courtyards ground cover or grass due to more informal setting
- Swedish Whitebeam (Sorbus x intermedia)*
Planted in courtyards ground cover or grass due to more informal setting
- Mix of species (Sycamore, Rowan, Pine, Larch)*
Woodland framework planted in grass along Twagoes Road
- Local species to tie in with wider landscape in the background/hills. Species to be agreed with Shetland Amenity Trust*
Attracted groundcover along embankments and in prominent areas such as spine public realm to stabilise embankments and create attractive route
- Raised planters with attractive shrubs to be agreed with Shetland Amenity Trust*
- Hornbeam (Carpinus betulus)*
Hedges along central spine
Hawthorn (Crataegus monogyna)
Hedges enclosing public greenspace and gardens



Proposed Planting

Parking Strategy

Parking numbers within the residential part of the Masterplan are proposed to be capped at 157 spaces, including 8 spaces on Knab Road to serve the adjacent housing there. The parking levels adjacent to the retained existing buildings will ultimately be determined by the consented uses but 72 spaces are indicated within the Masterplan to serve the possible uses identified in the community consultation.

The cap of 157 spaces within the residential areas is in line with SIC's current parking standards, based on the lower end of the range of potential residential density.

Developers who seek to achieve a higher density will need to demonstrate how they will bring forward innovative approaches to reducing parking demand when they make detailed planning applications. This could be a range of initiatives such as:

- Improved cycle and pedestrian links
- Improved public transport
- Implementation of car clubs
- Implementation of car sharing
- Electric vehicle charging



Parking Strategy

Parking Strategy

This approach is intended to ensure that there is the right balance between meeting the new neighbourhood's parking needs and mitigating the impact of parked cars on the safety and quality of the public realm.

An opportunity has also been identified to extend the existing bus network to serve a new bus stop on Knab Road. This will improve access to public transport and reduce reliance on private car journeys.

It is important that the areas which contain parking don't feel like traditional car parks. The courtyards have been designed to be of flexible use that includes car parking - if required - but also allows for adaptation and other uses. For that reason it is important that these spaces don't feature a traditional roads layout with perpendicular parking off a main road. The surface should be continuous from building to building encouraging free movement across and prioritising pedestrians. Parking spaces can be delineated with different colour blocks or surfacing. These spaces could also be used to add seating or additional planters if residents decided that they required less parking.

- 1- Shared surface courtyard in concrete pavers
- 2- Parking spaces integrated between planting. No change in surface to provide opportunity for future "colonisation" for alternative uses.
- 3- Raised planters control vehicle speeds and flow
- 4- Communal greenspace provide visual amenity
- 5- Change in surface to coloured asphalt delineates transition to next courtyard



Typical parking distribution within courtyards



Parking distribution, concept sketch



Parking precedent, Grödians development

5.0 Design Guidance

Introduction

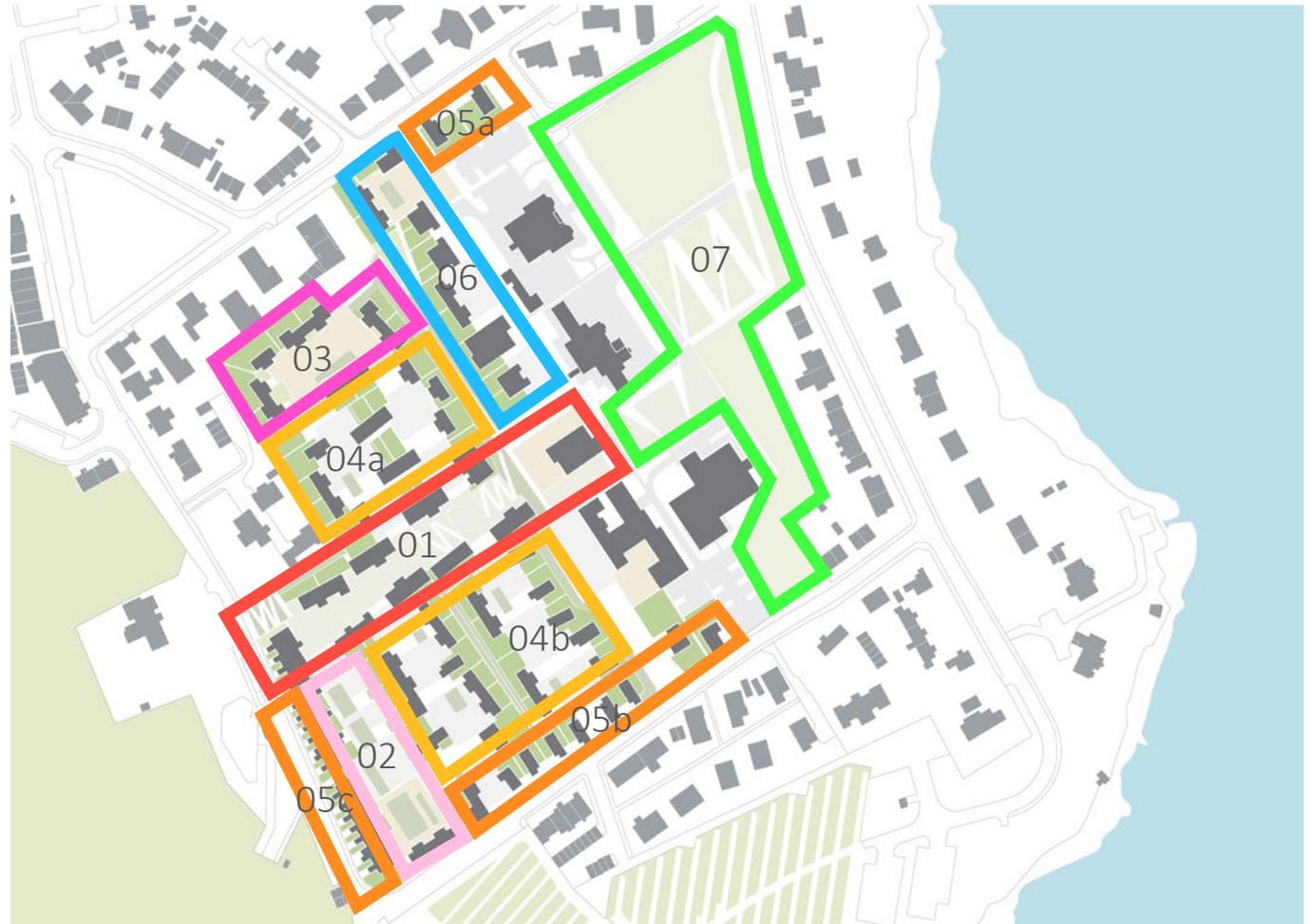
Development within the Masterplan should be delivered in accordance with the Design Guidance within this section of the Masterplan Report. The purpose of the Guidance is to provide a clear framework for design quality for the buildings and public realm and to co-ordinate development between plots so there is coherency within the Masterplan.

Specific Character Areas have been defined within the Masterplan to identify key characteristics that are particular to their context and to give a sense of managed variety within the new neighbourhood.

These Character areas are indicated on the plan opposite and the Design Guidance for them is set out on the following pages

Character Areas

- 01- Central Spine
- 02- Western Square
- 03- Northern Square
- 04- Sheltered Courtyards
- 05- Perimeter Streets
- 06- Lower Terrace
- 07- Landscape Setting



Character Areas



Character Areas

Material Strategy

Perimeter

- Stained timber cladding and render with a restrained palette of colours to match surrounding built context
- Grey slate / tiled roofs
- Opportunity to introduce colour through details such as window frames and doors

Central spine

- Timber cladding to buildings stained with a restrained palette of darker colours to create a consistent appearance
- Consistent, red profiled metal, roofs to delineate route through the site.

Courtyards

- Timber cladding to buildings stained with a range of colours. The enclosed nature of the courtyards allows a greater level of colour variety within these spaces.
- Grey slate / tiled roofs
- Grey profiled metal roofs



Material Strategy

Perimeter

- Muted colours
- Timber cladding
- Render
- Grey slate or tiled roof



Central lane

- Darker colours
- Vertical timber cladding
- Red metal profiled roof



Courtyards

- Varied colours
- Timber cladding
- Grey slate or tiled roof
- Grey metal profiled roof

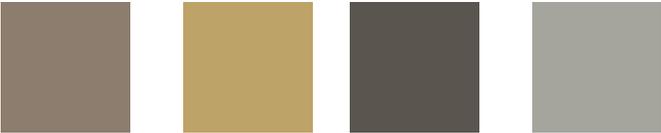


Character Area 01 Central Spine

- A shared surface space bisected by access roads, this is the principal pedestrian route through the site which connects to the new route through the lawns in front of the Anderson Institute. Buildings define a hard edge to linear space with setbacks to give variety to the route.
- The properties are primarily flatted blocks of one and two bedroom dwellings, with some larger 3 bedroom houses. Porches provide sheltered entrances, with external stores to contain refuse bins.
- Pedestrian ramps link the levels, with a rhythm of hedges to front of the ramp and low walls to the back framing the gently sloping pathway to either side.
- Parking is contained within adjacent courtyards to maintain a car free space.



Character Area 01 Central Spine



Colour Palette



Vertical timber cladding
Naturally weathering



Vertical timber cladding
Stained to colour palette



Red metal profiled roof



Dark grey natural stone setts



Natural stone seating wall



Acer pseudoplatanus
Sycamore



Carpinus betulus
Hornbeam hedge



Character Area 01

Central Spine



1 - Public square, shared surface. 100x100mm dark grey natural stone cobbles with vehicular build up. Key blocks used to delineate parking.

2 - 450mm natural stone walls. Flat topped for seating

3 - Accessible pedestrian route. Coloured asphalt finish

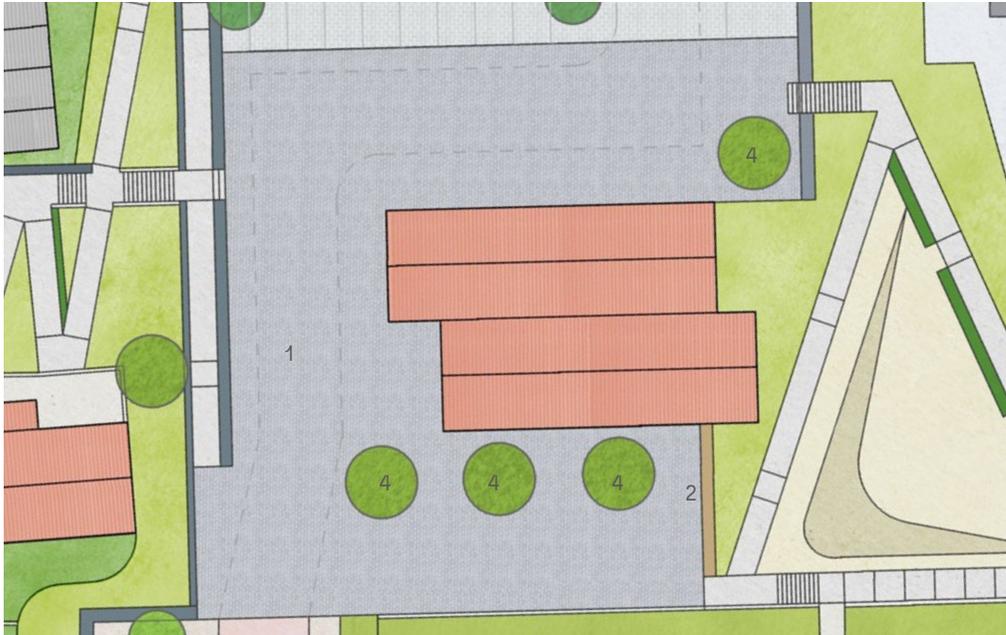
4 - Sycamore. *Acer pseudoplatanus* 12-14cm heavy standard. Tree pits to be free draining into connected local drainage system. Allow for root barriers where planting adjacent to underground services. Trees within hard landscape to be planted within powder coated dark grey steel tree grilles

5 - Groundcover planting. Local species to be agreed with Shetland Amenity Trust (Compliant with BS 3936 Part1:1992 and BS 4043:1989)

6 - Hornbeam Hedge. *Carpinus betulus*. 300mm minimum depth.

Character Area 01

Central Spine

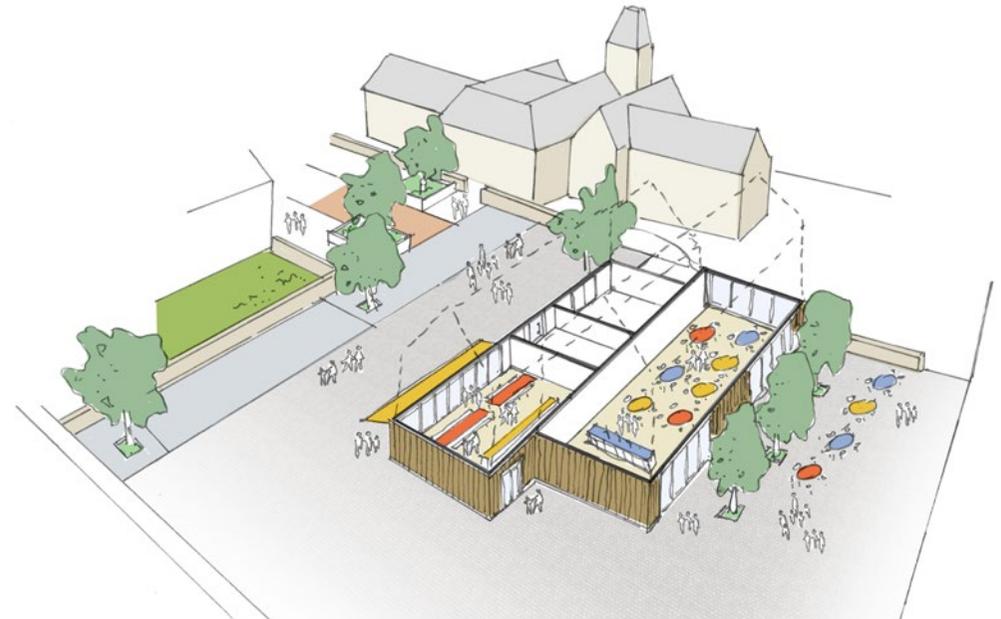


1 - Public square, shared surface. 100x100mm dark grey natural stone cobbles with vehicular build up. Key blocks used to delineate parking.

2 - 450mm natural stone walls. Flat topped for seating

3 - Accessible pedestrian route. Coloured asphalt finish

4 - Sycamore. *Acer pseudoplatanus* 12-14cm heavy standard. Tree pits to be free draining into connected local drainage system. Allow for root barriers where planting adjacent to underground services. Trees within hard landscape to be planted within powder coated dark grey steel tree grilles



Active ground floor uses within public square

Character Area 02 Western Square

- A continuous terrace at Knab Road creates a sheltered square below.
- The terrace contains one bedroom flats and small business spaces at the lower level, addressing the square, with one and two bedroom “houses” above that are accessed from Knab Road, providing an active frontage to both spaces.
- Porches provide a sheltered entrance with an external store to contain refuse bins.
- All dwellings have small private front gardens, with larger areas of communal greenspace within the square.
- Parking is provided in communal bays which are contained between landscaping within the square. The creation of parking bays on Knab Road provides additional capacity for the upper properties.



Character Area 02 Western Square



Colour Palette



Render to match colour palette



Vertical timber cladding
Stained to colour palette



Grey slate or tiled roof



Dark grey natural stone setts



Grey precast pavers



Coloured asphalt



Acer pseudoplatanus
Sycamore



Sorbus x intermedia
Swedish Whitebeam



Character Area 02 Western Square



1 - Public square, shared surface. 100x100mm dark grey natural stone cobbles with vehicular build up.

2 - Courtyard, shared surface. 200x100mm grey precast pavers with vehicular build up. Key blocks used to delineate parking

3 - Linking space, coloured asphalt. Road build up to vehicle areas.

4 - Sycamore. *Acer pseudoplatanus* 12-14cm heavy standard.

5 - Swedish Whitebeam. *Sorbus x intermedia* 12-14cm heavy standard.

Tree pits to be free draining into connected local drainage system. Allow for root barriers where planting adjacent to underground services. Minimum combined depth of top soil and subsoil to be 900mm within tree pit.

6 - Communal greenspace. Amenity grass seed.

7 - Private front garden. Amenity grass seed.

8 - Edge planting. Ornamental planting. Local species to be agreed with Shetland Amenity Trust (Compliant with BS 3936 Part1:1992 and BS 4043:1989)

9 - Raised planter. Ornamental planting. Local species to be agreed with Shetland Amenity Trust (Compliant with BS 3936 Part1:1992 and BS 4043:1989)

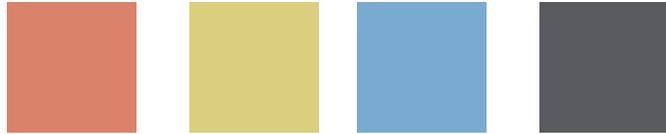
10 - Hawthorn hedge. *Crataegus monogyna*. 300mm minimum depth

Character Area 03 Northern Square

- A public square enclosed by cottage style single storey housing, with a central green and consistent surfacing to create a civic space for gathering and play.
- The smaller one and two bedroom properties could be suitable for downsizing or as starter homes. Porches should be used to create sheltered entrances, and external stores created for bins.
- The houses include small front gardens to introduce additional visual amenity and encourage interaction.
- Parking is distributed in small numbers throughout the square to reduce visual impact.



Character Area 03 Northern Square



Colour Palette



Coloured vertical timber cladding to colour palette



Grey slate or tiled roof



Dark grey natural stone setts



Grey precast pavers



Acer pseudoplatanus
Sycamore



Crataegus monogyna
Hawthorn hedge



Character Area 03 Northern Square



1 - Public square, shared surface. 100x100mm dark grey natural stone cobbles with vehicular build up. Key blocks delineate parking.

2 - Private Threshold. 200x100mm grey precast pavers.

3- Sycamore. *Acer pseudoplatanus* 12-14cm heavy standard. Tree pits to be free draining into connected local drainage system. Allow for root barriers where planting adjacent to underground services. Minimum combined depth of top soil and subsoil to be 900mm within tree pit. Trees within hard landscape to be planted within powder coated dark grey steel tree grilles.

5 - Central Green. Amenity grass seed.

6 - Private Front Garden. Amenity grass seed.

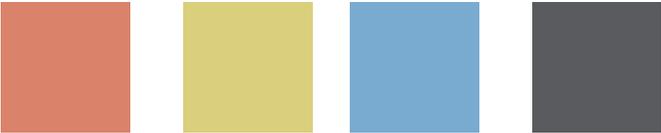
7 - Hawthorn hedge. *Crataegus monogyna*. 300mm minimum depth

Character Area 04 Sheltered Courtyards

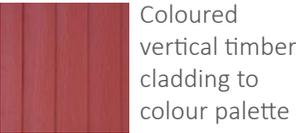
- Courtyards combine groups of 4-6 houses into “micro communities” based around a single surface, pedestrian priority space.
- Natural stone walls between the buildings create a sense of enclosure and shelter.
- Raised planters are used to create chicanes and reduce vehicle speeds. They also add visual amenity and interest to the spaces.
- Each dwelling has a private garden, with small areas of communal greenspace within the courtyard.
- Porches create sheltered entrance spaces with external stores for bins.
- Communal parking is distributed in small pockets between the greenspaces and planters - double banked runs of parking should be avoided.



Character Area 04 Sheltered Courtyards



Colour Palette



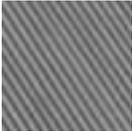
Coloured vertical timber cladding to colour palette



Coloured horizontal timber cladding to colour palette



Grey slate or tiled roof



Grey metal profiled roof



Grey precast pavers



Coloured asphalt



Sorbus aucuparia
Rowan



Natural stone enclosing walls



Character Area 04 Sheltered Courtyards



1 - Courtyard, shared surface. 200x100mm grey precast pavers with vehicular build up. Key blocks used to delineate parking

2 - Linking space. Coloured asphalt. Road build up to vehicle areas.

3 - Rowan. *Sorbus aucuparia* 12-14cm heavy standard. Tree pits to be free draining into connected local drainage system. Allow for root barriers where planting adjacent to underground services. Minimum combined depth of top soil and subsoil to be 900mm within tree pit. Trees within hard landscape to be planted within powder coated dark grey steel tree grilles.

4 - Communal greenspace. Amenity grass seed.

5 - Edge planting. Ornamental planting. Local species to be agreed with Shetland Amenity Trust (Compliant with BS 3936 Part1:1992 and BS 4043:1989)

6 - Raised planter. Ornamental planting. Local species to be agreed with Shetland Amenity Trust (Compliant with BS 3936 Part1:1992 and BS 4043:1989)

7 - Enclosing Walls. 1100mm natural stone walls

Character Area 04 Sheltered Courtyards



1 - Courtyard, shared surface. 200x100mm grey precast pavers with vehicular build up. Key blocks used to delineate parking

2 - Linking space. Coloured asphalt. Road build up to vehicle areas.

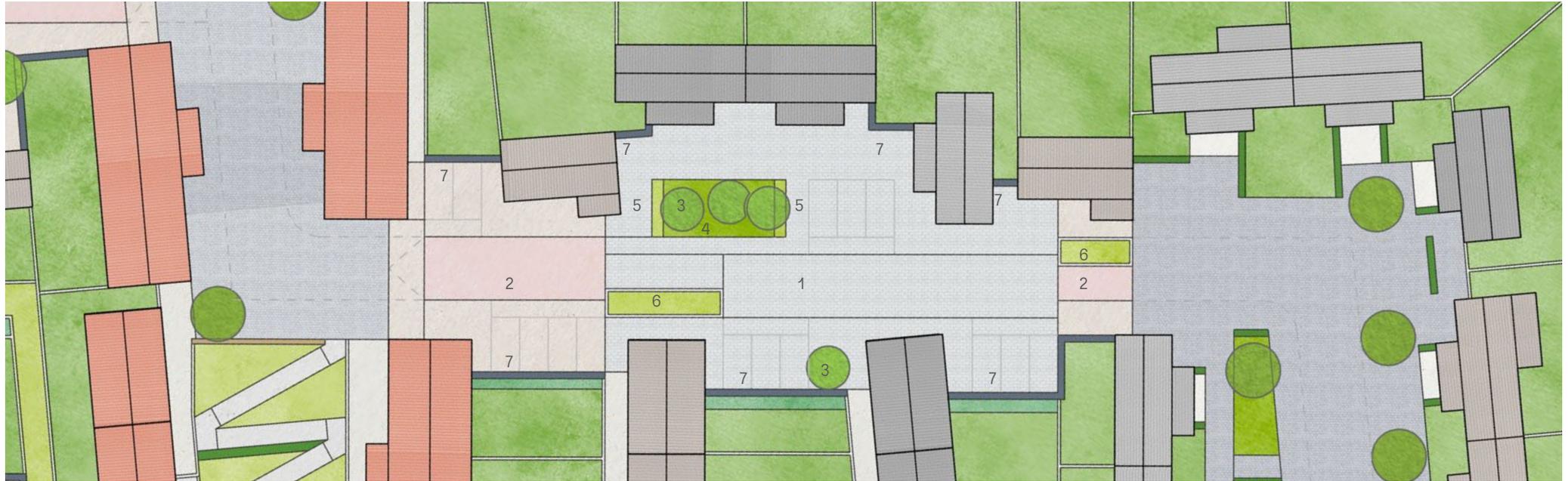
3 - Rowan. *Sorbus aucuparia* 12-14cm heavy standard. Tree pits to be free draining into connected local drainage system. Allow for root barriers where planting adjacent to underground services. Minimum combined depth of top soil and subsoil to be 900mm within tree pit. Trees within hard landscape to be planted within powder coated dark grey steel tree grilles.

4 - Edge planting. Ornamental planting. Local species to be agreed with Shetland Amenity Trust (Compliant with BS 3936 Part1:1992 and BS 4043:1989)

5 - Raised planter. Ornamental planting. Local species to be agreed with Shetland Amenity Trust (Compliant with BS 3936 Part1:1992 and BS 4043:1989)

7 - Enclosing Walls. 1100mm natural stone walls

Character Area 04 Sheltered Courtyards



1 - Courtyard, shared surface. 200x100mm grey precast pavers with vehicular build up. Key blocks used to delineate parking

2 - Linking space. Coloured asphalt. Road build up to vehicle areas.

3 - Rowan. *Sorbus aucuparia* 12-14cm heavy standard. Tree pits to be free draining into connected local drainage system. Allow for root barriers where planting adjacent to underground services. Minimum combined depth of top soil and subsoil to be 900mm within tree pit. Trees within hard landscape to be planted within powder coated dark grey steel tree grilles.

4 - Communal greenspace. Amenity grass seed.

5 - Edge planting. Ornamental planting. Local species to be agreed with Shetland Amenity Trust (Compliant with BS 3936 Part1:1992 and BS 4043:1989)

6 - Raised planter. Ornamental planting. Local species to be agreed with Shetland Amenity Trust (Compliant with BS 3936 Part1:1992 and BS 4043:1989)

7 - Enclosing Walls. 1100mm natural stone walls

Character Area 04 Sheltered Courtyards



1 - Courtyard, shared surface. 200x100mm grey precast pavers with vehicular build up. Key blocks used to delineate parking

2 - Linking space. Coloured asphalt. Road build up to vehicle areas.

3 - Rowan. *Sorbus aucuparia* 12-14cm heavy standard. Tree pits to be free draining into connected local drainage system. Allow for root barriers where planting adjacent to underground services. Minimum combined depth of top soil and subsoil to be 900mm within tree pit. Trees within hard landscape to be planted within powder coated dark grey steel tree grilles.

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5 - Edge planting. Ornamental planting. Local species to be agreed with Shetland Amenity Trust (Compliant with BS 3936 Part1:1992 and BS 4043:1989)

6 - Raised planter. Ornamental planting. Local species to be agreed with Shetland Amenity Trust (Compliant with BS 3936 Part1:1992 and BS 4043:1989)

7 - Enclosing Walls. 1100mm natural stone walls

Character Area 05 Perimeter Streets

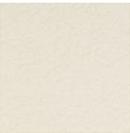
- At Gressy Loan and Lovers Loan, these consist of detached 3 bedroom houses that step down the slope.
- Parking is provided within the curtilage of each plot, accessed from the street.
- These larger buildings help to create a strong perimeter to the masterplan whilst providing glimpses through to the other spaces within the site.
- At Knab Road, the street is created by the upper level of the Western Square terrace.
- Parking bays have been created on the west side of Knab Road to serve these houses.
- The existing natural stone wall should be retained to create an attractive frontage, with new openings created to access the houses.



Character Area 05 Perimeter Streets



Colour Palette



Render to match colour palette



Vertical timber cladding
Stained to colour palette



Grey slate or tiled roof



Grey precast pavers



Coloured asphalt



Existing stone wall



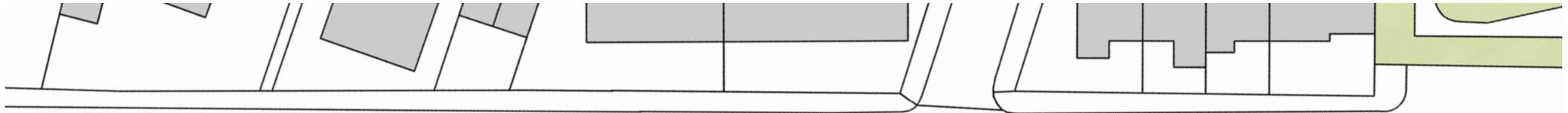
Details highlighted with colour



Crataegus monogyna
Hawthorn hedge



Character Area 05 Perimeter Streets



Gressy Loan



- 1 - Site entrance, shared surface.** 200x100mm grey precast pavers with vehicular build up. Key blocks used to delineate parking
- 2 - Site entrance.** Coloured asphalt, road build up to vehicle areas.
- 3 - Private drives.** Coloured asphalt, road build up to vehicle areas.

- 4 - Enclosing Walls.** 1100mm natural stone walls
- 5 - Hawthorn hedge.** *Crataegus monogyna*. 300mm minimum depth

Character Area 05 Perimeter Streets



- 1 - Private threshold.** Coloured asphalt.
- 2 - Private front gardens.** Amenity grass seed
- 3 - Retained natural stone wall.** New openings created for plot access.
- 4 - On street parking.** Asphalt with road built up.

- 5 - Pedestrian access.** Steps to Western Square
- 6 - Potential new bus stop.**

Character Area 06 Lower Terrace

- The dwellings along the lower terrace, located to the rear of the retained listed buildings are set out in a similar approach to the upper courtyards and square.
- However, due to the sensitive setting of the listed Anderson Institute and Bruce Hostel, the material palette of these buildings should remain more muted.
- Houses should be timber clad, stained with a colour palette that references the natural stone used in the listed buildings.
- Roofs should be a grey profiled metal. Reference should be made to the colours of the listed buildings.
- Limited amounts of more varied colour can be introduced to other details such as front doors.



Character Area 06

Lower Terrace



Colour Palette



Render to match colour palette



Vertical timber cladding
Stained to colour palette



Grey slate or tiled roof



Dark grey natural stone setts



Grey precast pavers



Coloured asphalt



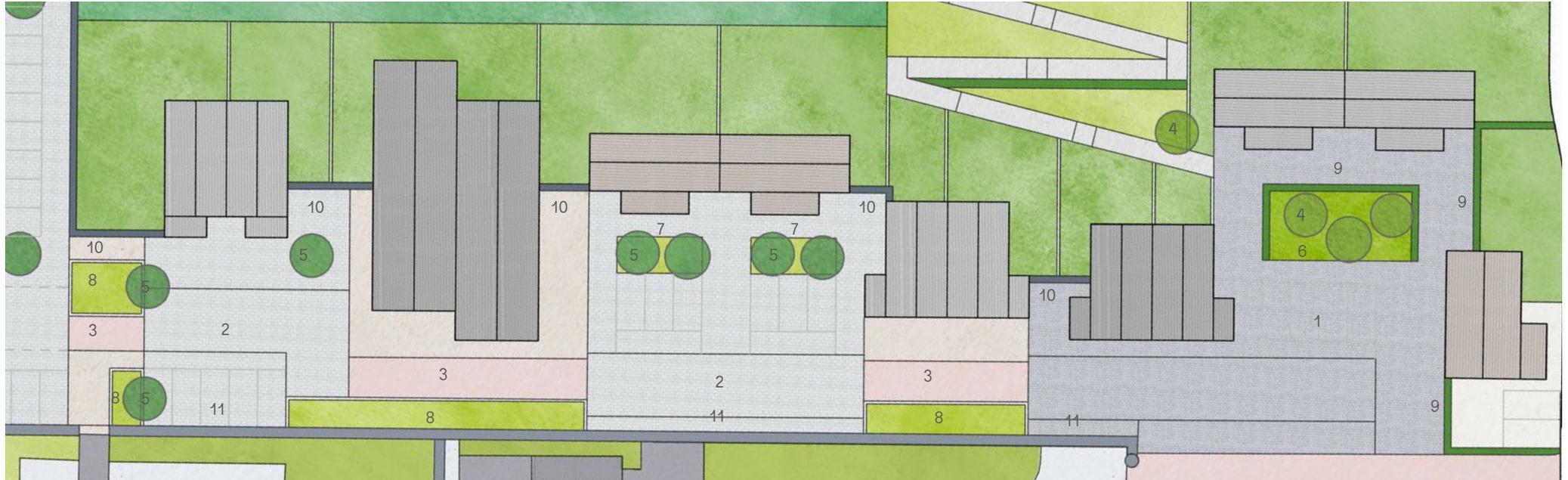
Acer pseudoplatanus
Sycamore



Sorbus x intermedia
Swedish Whitebeam



Character Area 06 Lower Terrace



- 1 - Public square, shared surface.** 100x100mm dark grey natural stone cobbles with vehicular build up.
- 2 - Courtyard, shared surface.** 200x100mm grey precast pavers with vehicular build up. Key blocks used to delineate parking
- 3 - Linking space, coloured asphalt.** Road build up to vehicle areas.
- 4 - Sycamore.** *Acer pseudoplatanus* 12-14cm heavy standard.
- 5 - Swedish Whitebeam.** *Sorbus x intermedia* 12-14cm heavy standard.
Tree pits to be free draining into connected local drainage system. Allow for root barriers where planting adjacent to underground services. Minimum combined depth of top soil and subsoil to be 900mm within tree pit.

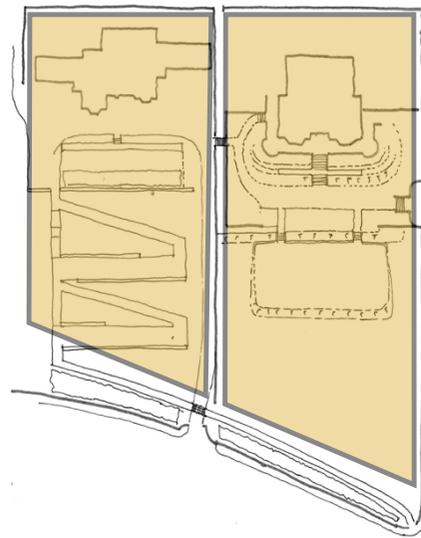
- 6 - Communal greenspace.** Amenity grass seed.
- 7 - Edge planting.** Ornamental planting. Local species to be agreed with Shetland Amenity Trust (Compliant with BS 3936 Part1:1992 and BS 4043:1989)
- 8 - Raised planter.** Ornamental planting. Local species to be agreed with Shetland Amenity Trust (Compliant with BS 3936 Part1:1992 and BS 4043:1989)
- 9 - Hawthorn hedge.** *Crataegus monogyna*. 300mm minimum depth
- 10 - Enclosing walls.** 1100mm natural stone walls
- 11 - Existing stone walls.** Natural stone walls



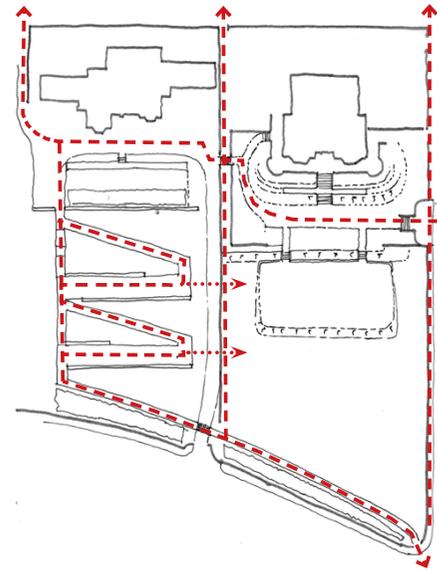
Character Area 07 Landscape Setting

The proposals for The Anderson Institute and Bruce House gardens retain the original design intent of ensuring views to Bressay and back to provide a frame that accentuates the buildings.

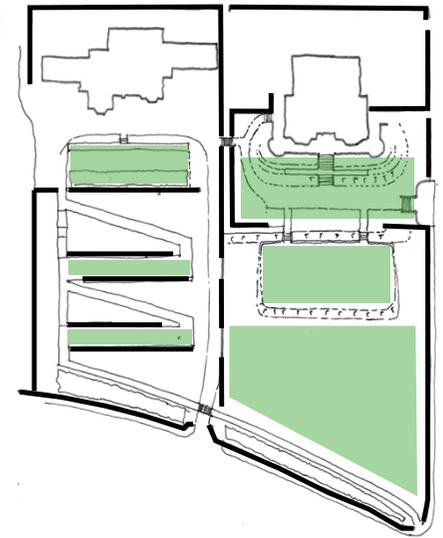
Whilst annexes have been added to the Bruce House and the building fabric is in need of repair, the original framing walls and garden setting has survived remarkably well. The original landscape setting of the Anderson Institute however has been compromised by earlier extensions to the school. By removing these, the central location of the Anderson Institute garden provides opportunities for contemporary intervention and interpretation.



A frame around each garden



Improved pedestrian circulation through and between the gardens



Gardens framed and enclosed by walls and landforms



Character Area 07

Landscape Setting

Anderson Building

As it is important that the new design does not obstruct views of the building when viewed from Bressay Sound, new interventions should work with the existing topography.

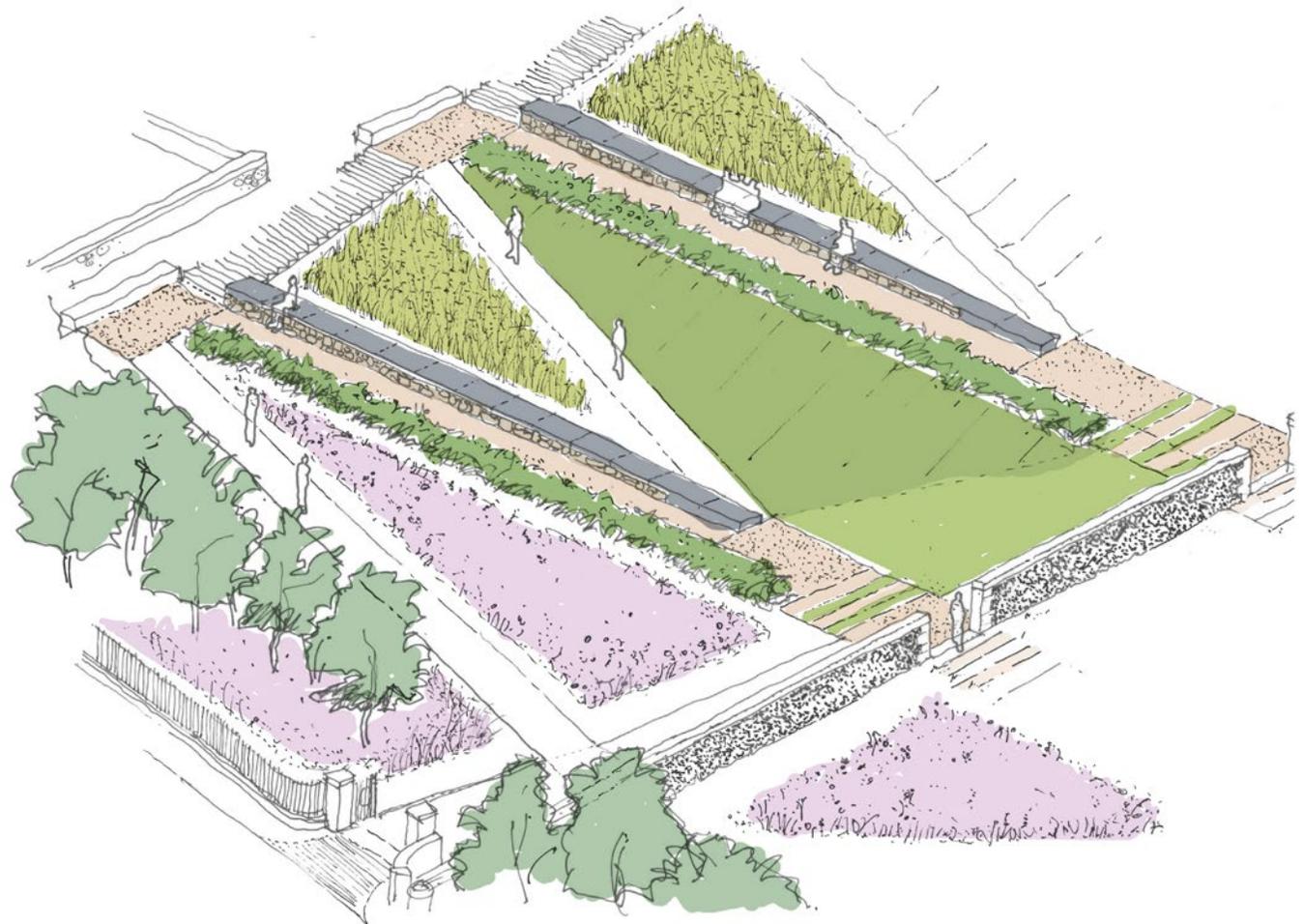
Contemporary seating terraces with an integrated accessible pathway are proposed, which reference the historic terracing that survives to the front of the Bruce Hostel. Steps to the side offer a shorter, more direct route through the space.

The extent of ramp proposed is required to ensure that gradients do not exceed a level of steepness that would require handrails, which would add visual clutter.

The terraces are fronted with low level hornbeam hedges, and backed with 450mm high natural stone seating walls, encouraging people to gather and enjoy the views to Bressay Sound.

The spaces created between the terraces should be planted with a variety of perennial planting and attractive groundcover that create a sequence of “gardens” stepping up the slope. These should be local species that agreed in consultation with the Shetland Amenity Trust at detailed design stage.

Tree planting to bottom of site is to be continued from the Bruce Garden to strengthen links and frame the listed buildings.



Anderson Institute terraces

Character Area 07 Landscape Setting

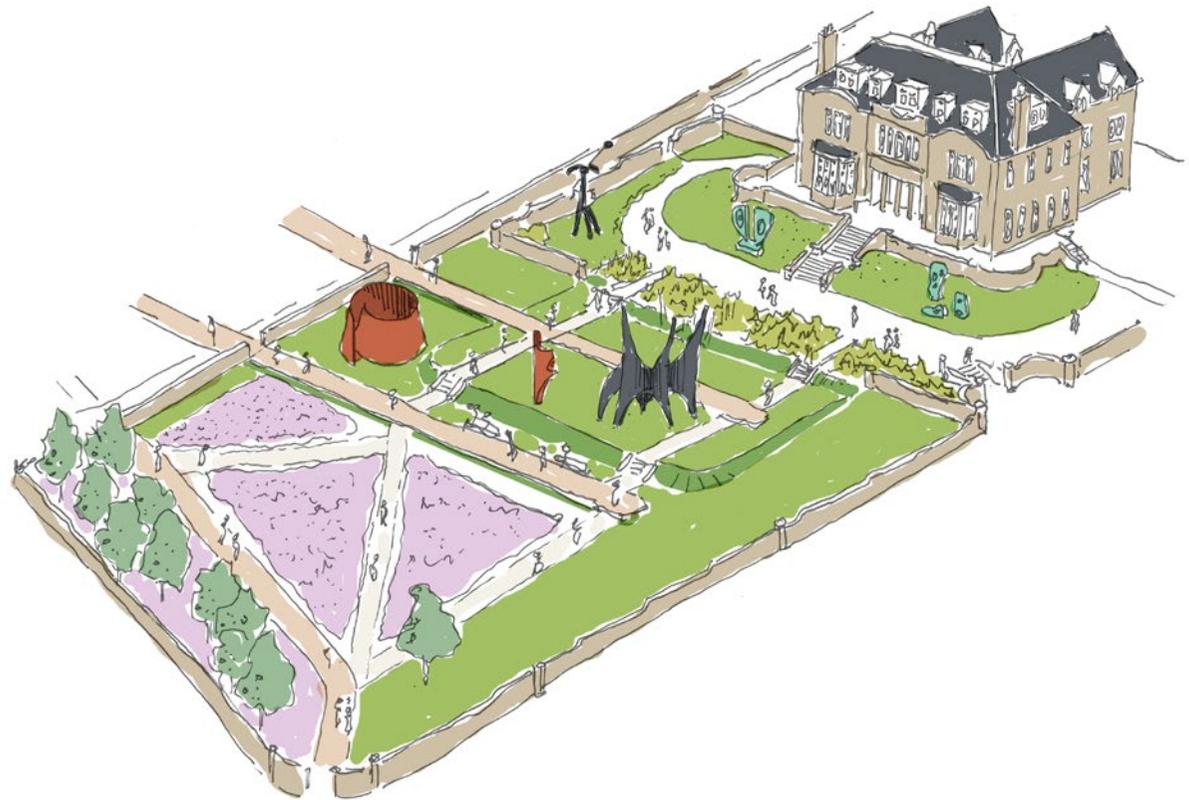
Bruce Hostel

As noted, much of the original terracing and landscape walls to the front of the Bruce Hostel survive. These should be retained and enhanced, whilst preserving views to the sea and back towards the site from Bressay.

Early interventions to provide visual amenity could include perennial planting to the upper terraces, and low level tree planting along Twageos Road. Bulb planting frames the pedestrian path that passes through the lower end of the Bruce garden. These should be local species that agreed in consultation with the Shetland Amenity Trust at detailed design stage.

A new opening in the historic wall creates connections between this path and the lower Anderson terraces. To serve future uses there is potential to create further openings and connections in these walls as the terraces step up the slope.

Whilst it is acknowledged that the open space is important to the historic landscape setting of the listed Bruce Hostel, it is important that a use is identified that serves the community. This could take the form of a sculpture garden, perhaps commissioning works from the potential future artists hub within the Anderson Institute. Another potential use is to utilise the terrace as a performance space for music concerts or other events. Ultimately, the future occupier of the Bruce Hostel may determine a more permanent long term function, however the principle of public, open space for the benefit of the community should be maintained.



Potential future use - Sculpture Park



Louisiana Sculpture Park, Copenhagen



Louisiana Sculpture Park, Copenhagen



Outdoor concert

Character Area 07 Landscape Setting

Janet Courtney Hostel and Science Building

The Janet Courtney Hostel would have had a similar open aspect as the Anderson and Bruce buildings at the time of its opening. However numerous extensions to the school have been constructed in its immediate vicinity in subsequent years. Although the majority of these will be removed, it has been determined that there is merit in retaining the Science Building at this stage of development.

The Science Building sits below the Janet Courtney Hostel. The topography has been locally raised to provide a level platform for the Science building, which has created a steeply sloping grassed area that drops away to the back gardens of existing properties at Twageos Road.

Allotments were discussed for this location during the community engagement but further investigation has determined that the slope is too steep to develop for growing spaces without significant intervention. The area would also be particularly exposed to adverse weather. There are extensive public and private gardens within the masterplan, including large areas that are sheltered by buildings. These are more suitable to providing areas for community growing.

The severe gradient of the existing escarpment also limits other significant interventions. However wildflower plugs could be introduced to improve outlook for neighbours along Twageos Road.



Concept masterplan presented at community engagement



Proposed wildflower planting to Science Building frontage



Existing condition to Science Building frontage



Existing condition to Science Building frontage

6.0 Infrastructure

Phasing Strategy

A phasing strategy has been developed which seeks to balance construction logistics with a placemaking strategy for growing the new place incrementally. This focuses on bringing the retained buildings into active use as soon as possible and clustering the initial new buildings around them, before construction moves up the hill towards Knab Road.

The lower terrace, developed during Phases 1 and 2, requires minimal site intervention and can function independently from the rest of the masterplan. The proximity of the retained buildings create a robust setting and sense of place at the early stages of development.

The existing level hard standing area below Knab Road has been identified as suitable for use as a construction compound for the upper part of the masterplan. As a result, this should be retained throughout construction and developed last during Phase 6.

The development sequence of Phases 3- 5 allows construction access from the compound within Phase 6 to be taken separately from the residential streets. Each stage can function independently on completion, but in turn provides access to the later stages as they are built out.



Proposed Phasing

Transport Framework

The Transport Framework has been prepared to inform the emerging masterplan proposals for the site of the former Anderson High School in Lerwick, Shetland. The masterplan proposal will include a balance of residential, recreational, business and community uses which complements the surrounding area and town centre. The principal aim of this report is to ensure that accessibility to the site by foot, by cycle and by public transport is maximised and that any trips made by car can be accommodated by the existing road network without detriment to existing users.

The development site has good pedestrian links to the town centre (within a 10 – 15 minute walk) and the neighbouring residential areas. The standard of footways in the surrounding area are good and the street signs / road markings are generally well maintained. In order to maximise the potential number of pedestrian trips generated by the masterplan development, it will be designed with multiple pedestrian access points, through routes, green spaces and squares. Delivering a permeable layout will create a welcoming pedestrian environment and will promote low vehicle speeds. Cycle parking will be provided for the other land uses within the masterplan development proposals to support those wishing to cycle.

No additional bus infrastructure is proposed as part of the development proposals at this stage. It is considered that this distance and the level of service provided at this stop is sufficient to serve the proposed masterplan development. Notwithstanding this, a suitable location for a potential

new bus stop and bus turning area adjacent to the site has been identified. Discussions would need to be had at an appropriate time with bus operators if this option was to be considered further.

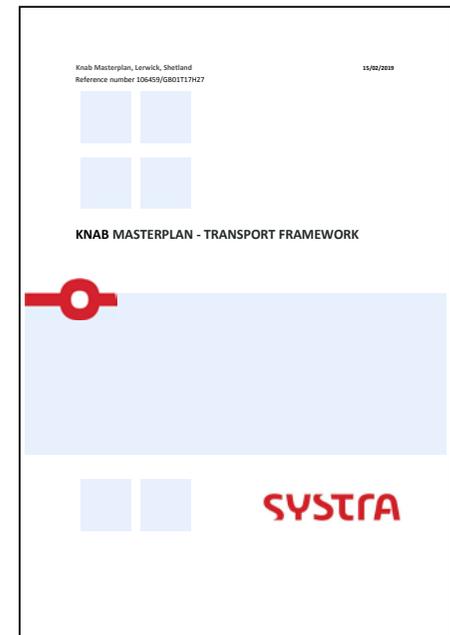
Vehicular access from the local road network to the proposed masterplan development will be provided from four points: three from Gressy Loan and another from Lover’s Loan, consistent with the current arrangements for the site. The access arrangement will ensure that traffic associated with the masterplan land uses will ultimately create a similar distribution of traffic along the main roads running adjacent to the development site.

This Transport Framework has assessed the potential impact that the vehicle trips generated by the masterplan development would have on the local road network, specifically, the 4-arm roundabout between Church Road, Greenfield Place, Knab Road and Annsbrae Place.

The results from the junction analysis indicate that the roundabout would continue to operate comfortably within its practical capacity and would have residual capacity during the opening year of the full masterplan development (2026). It is concluded that traffic associated with the full masterplan development can be suitably accommodated by the Church Road / Greenfield Place / Knab Road / Annsbrae Place roundabout without causing a detriment to the existing road users. Furthermore, a vehicle trip generation comparison exercise between the former and proposed uses of the site

indicates that the proposed masterplan development would have no net detriment to the traffic levels experienced when Anderson High School occupied the site. The level of car parking provision for the masterplan development will be finalised in agreement with SIC.

SYSTRA concludes that the masterplan site is suitable for housing and that the proposals will integrate well into the existing transport network.



Desktop Infrastructure Survey

David Narro Associates have carried out a desktop survey of the site. This highlights the civil and structural implications associated with the development site, including the topography, drainage, drinking water supply and power supply. Scottish Water have responded to a Pre-Development Enquiry to confirm that there is capacity within the existing water supply and treatment works, but a Drainage Impact Assessment will be required to assess the existing network infrastructure.

In summary, the following considerations have been noted for future development.

- The original grade of the natural ground has, in the past, been levelled into a series of terraces, which may impact on the position of new buildings and the choice of appropriate foundation systems.
- Drainage to the site is a combined system. The south-east portion of the site is currently diverted through a pump station. The capacity of the pump station is unknown. Proposed drainage solutions should seek to mitigate the impact of additional load on this pump station.
- Separate foul and surface water drainage may help reduce the load on the existing sewer system with surface water discharging to the sea.
- As noted in the PDE response, there is capacity at the foul treatment works, but the network will require assessment through the DIA process.
- As with the foul systems, the fresh water supply

treatment works have capacity, but again the supply network would require assessment through the DIA process.

- The existing power supply for the collection of houses on Gressy Loan runs through the Knab development site. This power line may need to be diverted prior to works on site to avoid disruption to neighbours.
- There are no unusual restrictions to the alteration of existing buildings. However, consideration should be paid to the stability and robustness of the structures prior to alteration.

17.0621 David Narro Associates

The Knab, Lerwick
The Knab
Lerwick
Shetland Islands
ZE1 0BA

Desktop Survey Report



Shetland Island Council

November 2018

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17.0621

The Knab, Lerwick 17.0621 David Narro Associates

Listed Building Inspection

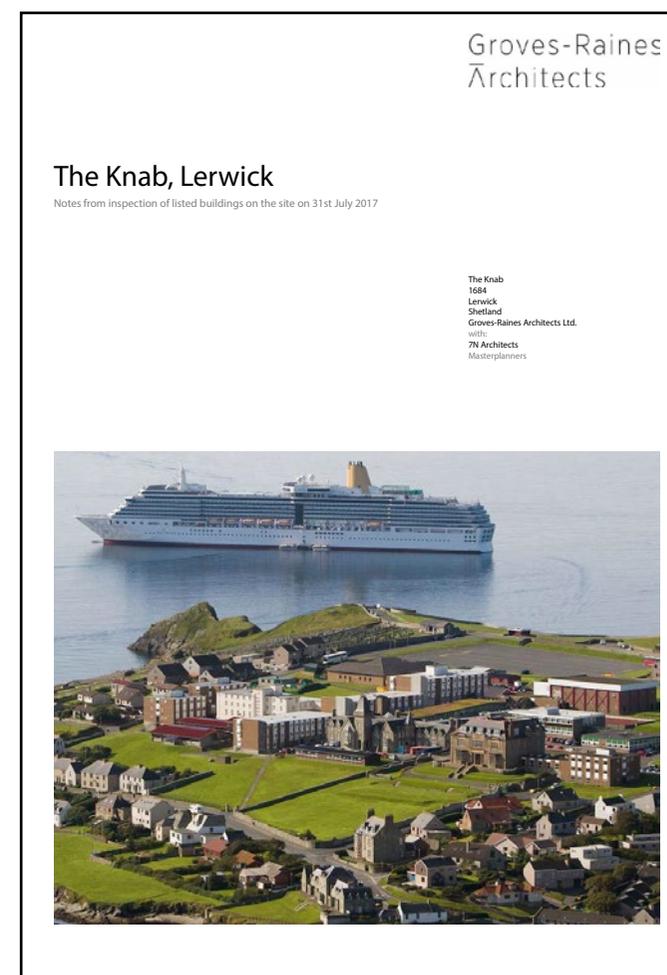
Groves Raines Architects have undertaken a visual walk around inspection of the three listed buildings to be retained on the site; the Anderson Institute, The Bruce Hostel and the Janet Courtney Hostel.

In summary, the following conclusions have been noted.

The listed buildings on the site are of considerable significance, both individually and as a group, despite their contrasting styles. Although all possess some architectural merit, the Anderson Institute in particular, their significance may be said to lie primarily in their social and historical connections to generations of Shetlanders, each having been in continuous use by the public since opening. They are also significant in terms of their prominence to the Lerwick townscape, especially when viewed from the east. As such, there should be an underlying conservation approach to all proposals to adapt, extend or repair them.

This approach should ideally involve preparation of a Conservation Statement on each building which should precede and inform any development. A Conservation Statement sets out the historical development and provides an assessment of the heritage significance of a building. Once this significance is established, informed decisions can be made which will enable that significance to be retained or enhanced. A clear understanding of the nature and degree of the significance of each building and its component parts will not only suggest constraints on future action, if necessary, but it will also identify opportunities for improved use.

In the meantime, however, this brief initial assessment makes reference to various comments by Historic Environment Scotland in the Development Brief and also points to a number of other issues which should be given early consideration in any proposals to redevelop the site.



Archaeology

7N Architects have consulted with Dr. Val Turner, Shetland Regional Archaeologist with the Shetland Amenity Trust on the consideration of future archaeological investigations within the development site. The following points were noted:

- The currently vacant site provides an ideal opportunity to undertake archaeological investigations on the flat tarmacked area below Knab Road and the open green areas to the west of the Bruce Hostel and Anderson Institute
- The top of the site is elevated in relation to the surrounding landscape which may indicate areas of archaeological interest
- An evaluation excavation should be considered for the “brownfield” areas of the site once the 20th Century school buildings have been demolished. This would allow much of the site to be assessed simultaneously, which is preferable to a site by site approach. This would also safeguard against future development progress being delayed by unforeseen areas of archaeological interest being uncovered.
- The outcome of the evaluation excavation will establish the requirement for further watching briefs as development progresses.

A previous Archaeological Assessment of the site by EASE Archaeology, dated November 2009, has been referenced during the masterplan development. The report was produced to support proposals to build a new school building. The conclusions support the recommendations of Dr. Turner.

“A programme of archaeological research and limited trial trenching was carried out in advance of a proposed development at Anderson High School, Lerwick. The results found that the development posed no direct threat to any known archaeological or built heritage feature. Documentary evidence indicates that the proposed development site has been substantially disturbed in the past: this was further suggested by the results of limited trial trenching. The site has not been subjected to a full archaeological assessment however and, therefore, the possibility that features of interest may survive beneath the ground surface cannot yet be discounted. In short, the archaeological potential of the site remains unknown and it is recommended that further archaeological work will be required in advance of development.”

Historic Environment Scotland

The masterplan proposals were presented to Dr. Kirsten Carter Mckee, Senior Casework Officer at Historic Environment Scotland. The setting and potential uses for the Listed Buildings were discussed. The response received is below -

“We discussed the broad background to the site’s development and the need for housing in this area, and spoke in some detail about the three listed buildings included within the site. While we talked over your proposed design for the site, we also talked about the design brief, and how this information had been considered within the proposed plans for the site.

Our discussion noted a potential intention to create a new opening with the boundary wall [*between the Bruce and Anderson gardens*]. The location and extent of this would need to be discussed further, but it is not anticipated that a discreet opening to allow access to the site would be problematic overall.

The initial points in principle set out in our previous discussions with Shetland Islands Council were in advance of proposals being worked up where we could comment more specifically. In general however, our remit focuses on one key consideration, which is the future of the listed buildings within the site.

The masterplan needs to be flexible enough to allow for a range of options for these listed buildings, and any new

development should enable the long term future use of the listed structures. I understand that there is a proposal to turn the Janet Courtney building into student/young people’s accommodation, which would be a sensible use for this structure. However, it became clear that a substantive future use has yet to be secured for the Anderson Building and the Bruce Hostel. Until there are proposals for these structures, then it is difficult for us to comment more than we have already outlined in the principles aligned above.”

Scottish Natural Heritage

Rankin Fraser Landscape Architects have shared the proposals with Scottish Natural Heritage and the Shetland Amenity Trust for comment and input. Feedback was received in email from Graham Neville (Scottish Natural Heritage, Area Manager Northern Isles and North Highland) and Juan Brown (Scottish Natural Heritage, Lerwick office) on 27th September 2018.

The feedback from SNH was positive and encouraging. They have asked us to consider following points:

- Increase of Biodiversity and native species
- Implementation of SuDS strategies
- Masterplan to encourage Active Travel and improve connections existing networks such as to the The Knab/ coastal walk
- Masterplan to prioritise pedestrians over car if possible

The proposed masterplan addresses all of points raised by SNH.

Increase of Biodiversity and Native species:

Planted areas are proposed along the spine and to the top of the one of the framework walls (refer to planting diagram on page 61).

The planting should be attractive and feature diverse range of species with a percentage of evergreen plants, but should not be ornamental. Groundcover should to be robust, low in

maintenance and of local provenance if possible.

The Shetland Amenity Trust, who were appointed to undertake the Ecology Survey, should be consulted to establish suitable species selection during detailed design stage.

Implementation of SUDS strategies

All development areas feature swales and permeable paving where appropriate. The drainage layout aims to promote sustainable urban drainage across site.

Masterplan to encourage Active Travel and improve connections to existing networks

The Masterplan features a central spine providing a gently sloping accessible connection from Twagoes Road up to the The Knab. A series of routes through the development retains and improves connections to existing routes and ensures that the new development is permeable and easy to navigate as on foot and bike. An accessible ramp connects the upper plateau with the The Knab Road and a potential future bus stop.

Masterplan to prioritise pedestrians over car if possible

The Masterplan features a series of shared surfaces throughout the development particularly around shared courts and squares breaking down traditional road structure to reduce speed, enhance place-making and prioritise pedestrians.

Ecological Survey

Shetland Biological Records Centre was asked to provide an ecological survey of the old Anderson High School campus by Rankin Fraser Landscape Architecture. The survey was to comprise a Phase 1 habitat survey, an assessment of the presence, or use of the area, by European Protected Species, and any possible environmental constraints on development. A search of the SBRC database was also conducted. The survey was undertaken by Paul Harvey on 14th September 2018. The findings are summarised below:

The site comprises a range of infrastructure, areas of heavily modified grassland and a few restricted areas of amenity plantings. No EPS (European Protected Species) were located during the survey or are known from the site, and no locally important species were recorded during the survey. Bats have never been recorded breeding in Shetland; currently one species occurs as a migrant in the islands and six others have been recorded as vagrants. The habitats present all show signs of significant modification, having been created during construction work and heavily managed as 'lawn grassland' since. These show a range of grass species – many of which are typical of 'introduced' grass seed, and a limited range of herbs. Significant management of these areas stopped in October 2017 and some smaller areas, particularly those away from the public gaze, have become rank and overgrown.

The only significant natural heritage constraint to development at this site would be breeding birds, which may mean demolition or construction work would need to be

seasonal. The survey was undertaken too late in the season to establish whether any birds were breeding on site but it seems likely that Starlings and House Sparrows utilise the buildings, while a brood of fledged Swallows present during the survey was probably raised on site. The amenity plantings are of little value in themselves as they comprise introduced trees and shrubs but some – notably the Veronica, Lonicera and Fuchsia – are extremely attractive to invertebrates and were attracting numerous bumblebees on my visit. Any future development certainly offers opportunities to enhance the biodiversity of this area. Planting native trees and the development of herb-rich meadows based on native Shetland flowering plants, are obvious possibilities.



An Ecological Survey of the old Anderson High School Campus, Lerwick, Shetland.

Paul Harvey, SBRC, Shetland Amenity Trust, Lerwick

September 2018

