

7N Architects

Knab Masterplan
Consultation Event No.2
06.03.18





Preface

This report summarises the key outcomes from the second community consultation workshop on the future of the Knab site which was held in Lerwick Town Hall on 6 March 2018. The event facilitated by the masterplanners for the Knab site, 7N Architects in collaboration with Nick Wright Planning, and was attended by over 80 people.

The principal aim of the workshop was to reach a reasonable level of consensus on the future use of the Knab site before moving forward with further design work. on the masterplan. This report records the community's feedback on a range of potential uses for the site which were derived from suggestions put forward at the previous workshop. The key outcomes of the event will be considered by Shetland Islands Council and will inform a revised brief for the development of the next stage of the masterplan.

Consultation Event No.2

This second community consultation event on the future of the Knab site was organised to further explore issues and proposals raised by the community at the first event which was held on 7 November 2017.



First consultation event at, the now former, Anderson High School



Suggestions for future uses for the Knab site from previous consultations.

Consultation Event No.2

Following the last community event in November, the masterplan team reflected upon the ideas and feedback which were received and concluded that it would be beneficial to have further dialogue with the community on how to make the best use of the site.

This workshop therefore focused on suggestions made at the last engagement event to explore, as a group, how they might best serve the local area, the town of Lerwick and Shetland as a whole.

The principal aim of the workshop was to reach a clearer consensus on the future use of the Knab site before moving forward with further design work on the masterplan.



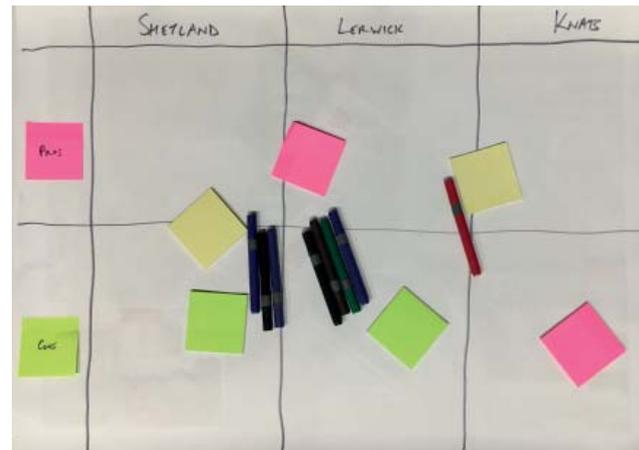
The Knab site in the context of Lerwick

Nick Wright set the context for the evening by explaining the strategic importance of the site for Shetland as a whole. The uses which were suggested by the community at the first workshop were then reviewed as a series of nine option scenarios for the site. The community were invited to make comments on each option in terms of :

Pros and Cons for:

- The Knab Site
- Lerwick
- Shetland

The aim of this approach was to help differentiate between specific local issues and those uses which could have a wider benefit for the town and the islands over the long term.



The participants recorded their comments on each option in terms of Pros and Cons for the Knab Site, Lerwick and Shetland

The workshop was very well attended with over eighty people taking part and an encouraging number of younger people who do not always participate in such events. Having the younger members of the community there to describe their acute needs helped to focus the discussions on building a sustainable future for the islands.

The feedback from the participants on each option is recorded on the following pages and the conclusion at the end of the report summarises the masterplanning team's interpretation of the community's preferences from the consultation event. These outcomes will inform a revised brief for the development of the next stage of the masterplan.



Much of the discussion focused on the future needs of the younger members of the community



Workshop Options

Option 1

- Homes
- Hostel
- Business Start Up
- Artist Hub
- Hotel

There was considerable and enthusiastic support for an Artists' Hub. Many artists currently work at home and so opportunities for collaboration are rare.

It was understood that creative industries need to be encouraged. There was recognition that Shetland needs to create new opportunities through business/art hubs or start ups.

There was concern about the number of new homes that might be proposed, and what effect any resulting increase on traffic will have on the existing roads.



SHETLAND

LERWICK

KNABS

Big need for quality project space, with for established / young artists + students / managers to encourage people to stay on the island.

ARTS CENTRE COULD USE FINANCING. ACCESS FOR ALL WORK SPACES STUDIOS NEEDED

MIND HOW TO CAPACITY

Strategically a + as paper will eventually grow.

SHETLAND moment - good chance to create creative hub.

Artist Good for Shetland a Lerwick to have gallery

More people better for town Centre Shops, business etc.

Great to have a space for artists + crafters to work and collaborate

Artist hubs + Creative space / Creative industries start up - space + opportunities needed to meet growing demand

Creative hub great idea to have a focus for visual arts but building a successful one is tricky

It's good to have a focus for visual arts but building a successful one is tricky

Artist Hub - Reasons for people to move here to live + work - Raise profile of all kinds of art in Shetland.

Artist Hub - Tourist potential - education - reasons for people to stay in Shetland.

Encourage the creative industries

Business start up Good for CK as get more people using the town

HIG Report also cited young people need places to create opportunities

good coupling of different use

Great plan for creative industries

Studio/arts business start up space - no provision would meet a gap

Homes but if starter homes of not too many

Pros

Hospitality Academy rather than hostel + student accom rather than hostel!

Artist hub would allow the visitors to really shine in Shetland + draw us people as an art / design + craft destination

Artist hub would bring international visitors for residences / exhibitions

Hostel Be good to have a 2nd hostel, in CK + Shetland

Hostel Training facility Once hotel

Artist hubs + business start up Potential creative development for Lerwick

hostel for NAFC / apprentice accommodation?

It's important to make it affordable

LIKE THIS PLAN EXCEPT HOTEL

Hotel Not needed, enough in town existing need improved!!

Lstebrough hostel to become obsolete?

HOMES TOO MANY / TOO CLOSE

HOMES To many for site, what would happen for traffic

More TRAFFIC!

Cons

WHAT/EVIDENCE FOR ANOTHER HOTEL?

Too many homes just in Lerwick?

ACCESS for this many homes through Lerwick

VIABILITY OF BUSINESS / ARTIST START UP? Do you want in who's the building?

Access road too small for amount of traffic

Too much homes

Option 1/Pros

Shetland

- Big need for gallery and project space, both for established/working artists and students/emerging to encourage people to stay on the island.
- Homes strategically a plus as population will eventually grow.
- Mixed housing capacity.
- Arts centre could be amazing. Access for all work spaces, studios needed.
- Hospitality academy rather than hotel and student accommodation rather than hostel.
- Artist hub: reasons for people to move here to live and work. Raise profile of all kinds of art in Shetland. Tourist potential. Education: reasons for people to stay in Shetland.
- Encourage the creative industries.
- Artist hub would allow the visual arts to really shine in Shetland and raise its profile as an art/craft/design destination.
- Getting to Shetland is expensive so cheaper accommodation is important to make it affordable.
- Artist hub would bring international visitors for residencies/exhibitions
- Encourage the creative industries. No provision for artist space in Shetland at the moment- good to creative hub.
- Think an art centre provided to everybody, old, young etc is the best possible list of the Anderson Institute.

Lerwick

- Artist- good for Shetland and Lerwick to have gallery
- HIE report also cited young people for opportunity- need a place to create opportunities.
- Hostel: be good to have a second hostel, in Lerwick and Shetland.
- More people better for town centre shops, business, etc.
- Great to have a space for artists and crafters to work and collaborate.
- Artist hub and business start up. Positive and active development for Lerwick.
- Business start-up: good for Lerwick as get more people using the town.
- Hospitality training facility Bruce Hostel.
- Good coupling of different use.

The Knab

- Artist hub/business start-up could offer new opportunity for self-employment and skills development hub.
- Studio/arts/business start-up space- no provision, would meet a gap.
- Creative hub great idea to have a focus for visual arts both locally and internationally.
- Great plan for creative industries.
- Good to partner artist hub and business hub together as there is potential for them to work well together. Accommodation on site could work too- potential for visiting artists to work during residencies etc. Student accommodation could also work alongside this.
- Artist hub and creative space/creative enterprise start-up space and opportunity needed to meet existing demands.

Option 1/Cons

Shetland

- Hostel for NAFC/apprentice accommodation?
- Like this plan except hotel.
- Too many homes just in Lerwick?
- What evidence for another hotel?



Lerwick

- Hotel not needed, enough in town existing need improved!
- Islesburgh Hostel to become obsolete?
- Do we need another hotel in Lerwick- who would buy the building?
- Viability of business/artist start-up?
- Access for this many homes through Lerwick?



The Knab

- Access roads too small for amount of traffic
- More traffic!
- Homes: too many for site, what would happen to traffic?
- Homes: too many, too exposed.
- Too many houses.
- Homes best if starter homes, if not, too many.



Option 2

- Civic Use
- Hotel
- Gymnasium
- Apartments
- Homes

It was noted that SIC have other buildings in Lerwick that are currently underused and so a proposed SIC/ Civic use in the Anderson Institute was questioned.

There was concern about the potential number of new homes shown- and comments about the lack of shelter and exposure to the weather, and the potential increase in traffic.

Those who commented on sports seemed happy about the gymnasium, as this would free up space at the Clickimin facility. It was also suggested that the green space be used for allotments or a family-oriented park.



SHETLAND

LERWICK

KNAB

WHAT CIVIC USE WOULD OR IS NEEDED?
Better at Arts Centre - open to everybody

~~APARTMENTS~~

Who would run gymnasium?
Julie Grant!
Shetland Gymnastics Club coach
Community Asset transfer already started!

ALLOWING "GREEN SPACE"

Brace Hostel Centre for Fed Drink + Training

I like the apartments + Civic use Hotel above gym

PROS

Moat Academy rather than hotel + student accomm.

Purpose for Gymnastic + movement centre to suit for 150 gymnasts + 195 people on waiting list

Green Space
Good space, and make it a good park for families

FREE OF WILL USE FOR CLICKIMIN

Purpose built centre for use by all ages in community - gymnastics - physio - sport play

Provides an area for outdoor activity!

Tried every other avenue of getting a gymnastics facility in Lerwick for over past 7 years.

Civic
SIC have enough buildings for this, is this needed?

WHO WOULD OPEN A HOTEL IS IT REALLY NEEDED?

IS THERE FOLK LOBBYING FOR A GYM?
Gymnastics Facility rather than gym

Where is private investment going to come for a hotel?

CONS

SIC have lots of buildings already!

SIC have lots of buildings sitting empty, use them

To many homes, where are the services school, health centre etc

NOT enough MIX

TOO EXPOSED FOR HOME

SERVICED SITES + STARTER HOMES

NO MORE HOTELS!

Gymnastics club
Frees up indoor area for sports use by other groups

Council has enough buildings already

House Stanley hill are base many needed at Knab!

Too many cars - road infrastructure not good enough

Too many roads! poor transport links.

Civic
What type, how will this benefit residents

Option 2/Pros

Shetland

- What civic use would or is needed? Better as arts centre- open to everybody.
- Apartments.
- Hotel- who's paying?
- Hospitality Academy rather than hotel and student accommodation.
- Purpose built gymnastic and movement centre to suit the ISO gymnasts and 195 people on waiting list.
- Who would run gymnasium? Julie Grant! Shetland Gymnastics Club head coach. Community asset transfer already started!

Lerwick

- Allotments: green space.
- Green space: good space, could make it a good park for families.
- Apartments.
- Purpose built centre for use by all ages in community: gymnastics, physio, soft play.
- Bruce Hostel: centre for food and drink and training.
- Frees up hall hire for Clickimin.

The Knab

- Provides an area for indoor activity!
- I like the apartments and civic use hotel also good.
- Tried every other avenue of getting a gymnastics facility in Lerwick for the past 7 years.

Option 2/Cons

Shetland

- SIC have lots of buildings already!
- Gymnastics club frees up indoor area (Clickimin) for sports use by other groups.
- Who would open a hotel- is it really needed?
- SIC have lots of buildings sitting empty. Use them.
- Civic: SIC have enough buildings for this, is this needed?

Lerwick

- Where is private investment going to come for a hotel?
- Not enough of a mix.
- Council has enough buildings already.
- The lazy option.
- Too many homes, where are the services: school, health centre, etc?
- Is there folk lobbying for a gym? Gymnastics facility rather than gym.
- Apartments could be for young people?

The Knab

- Too exposed for homes.
- With building houses at Stoney Hill are these many needed at Knab!
- Give: what type, how will this benefit residents.
- Too many cars- road infrastructure not good enough.
- Too many houses! Poor transport links.
- No more hotels!
- Serviced sites for starter homes.



Option 3

- Hotels
- Hostel
- Homes

There was some concern over whether this number of hotel/ hostels are needed.

Several suggested that the listed building be used as Hospitality Academy- rather than use these buildings as hotels.

There was concern that the proportion of space allocated to housing is too great, and that this will lead to an increase in traffic.



SHETLAND

LERWICK

KNATS

Pros

Big need for student accommodation (affordable + in central location)

Meeting need for flexible housing - very supported housing - alternative residential accommodation

Good for tourism / More choice = hotels

BRUCE Hostel Cooking & Service Training

4 or more HOSTELS

Hospitality Academy rather than 'hostel' + student accomm rather than 'hostel'

Meeting housing needs of people.

two hotels as well as a hostel the best use? Hostels yes Hotels. no

Green Cardiff Hostel SHELTH

opportunity for park & green space for people

GREEN SPACE "DE-LIST" & USE!!

Cons

decentral effect on rural housing and communities if all housing targeted in Lerwick

Hotels Not needed improve ones we already have!

Who is going to invest in the hotels?

NO MORE HOTELS!!

lack of funding to convert hotel buildings to hotel use

Not sure if we need that much hotel / hostel accommodation

Traffic huge issue with this amount of homes

STUDENT ACCOMMODATION? Hostels?

Is there a need for more hotels?

Hotels not needed.

Too many homes where are the services?? schools etc

Homes what would impact be on traffic / road infrastructure?

Roads could not cope with the traffic this plan would create

is another hostel needed? too many HOTELS

Too much housing. poor road system.

More green space. But will it just be grass?

how does increase in traffic affect area + ability to get around?

Traffic issues for current residents

[Blank green sticky note]

Option 3/Pros

Shetland

- 4 or 5 star hotel.
- Hospitality Academy rather than hotel and student accommodation rather than hostel.
- Good for tourism/more choice= hotels.
- Bruce Hostel: cooking and service training.
- Meeting housing needs of people.
- Meeting need for flexible housing. Very supported housing, alternative residential accommodation.
- Big need for student accommodation (affordable and in central location).

Lerwick

- Two hotels as well as a hostel the best use? Hostels, yes. Hotels, no.
- Green good for houses/social.

The Knab

- Opportunity for park and green space for people.
- Green space: de-list and use!

Option 3/Cons

Shetland

- Hotel: not needed. Improve ones we already have!
- No more hotels!
- Who is going to invest in the hotels?
- Decentralising effect on rural housing and communities if all housing targeted in Lerwick.

Lerwick

- Too many homes, where are the services? (Schools etc).
- Hotels not needed.
- Traffic is a huge issue with this amount of homes.
- Is there a need for more hotels?
- Not sure if we need much hotel/hostel accommodation.
- Student accommodation? Hostel?
- Act of funding to convert listed buildings to hotel use.

The Knab

- How does increase in traffic affect area and ability to get around?
- Traffic issues for current residents.
- Too much housing. Poor road system.
- Is another hostel needed? Too many hotels.
- Roads could not cope with the traffic this plan would create.
- Homes: what would impact be on traffic/road infrastructure?
- More green space. But will it just be grass?



Option 4

- Business Start Up
- Artist Hub
- Hotel
- Homes

The proposed business uses and artist hub uses were generally well received. Comments state that this option could be a constructive and community-driven way of meeting different needs.

There was strong support from both creatives and members of the public to increase Shetland's activity in the creative industry.

There was some concern about how an increase in traffic will affect the roads.



SHETLAND

LERWICK

KNATS

PROS

ARTIST HUB
Need to offer
SHOULDN'T BE
+ CAN BE

Artist/Danu
Good roles
would need
to be access
for public to
enjoy too.

opportunity for
How we do
"stretchy" but
+ support from
Surrender

state hand
reduce
pressure
on Shetland's
public money

HOUSING
DEVELOP-
MENT

I like the artist
hub/role space
good for community
spirit

Very positive
idea for
creative
industries
+ visual arts
development!

DEMOLISH
JCH

Additional
housing, incl
vidy specialist
housing would
reduce waiting
list + provide for
future demographics

I like this
option.

artist space +
business start up
great for
collaboration
+ ideas

Creative studio
space +
workshop
facilities -
for visiting (paying)
artists, local artists
+ students (URS)

artist hub +
business
start-up spaces
desperately
needed

Need for
start-up
units for
businesses!

TRAINING
Workshop
B/ Hostel
to also
service
whole project

Artist hub
+ small business
hub work well
together - share
resources etc.
/ cafe, childcare
etc.

Yes →

GREAT!
SHETLAND NEED
YOUNG FOLK/
BUSINESSES.

Gallery space
+ artists studios
don't take much
money to
set up.

IER /
TED OLD
SHELTERED
HOUSING

Artist hub
business start
up spaces not
currently
available

Art space
exhibitions,
workshops etc
not currently avail
in Shetland

Great to have a
space for artists
and crafts
work/exhibitions
laboratory

Hospitality
Academy
rather than
'Hotel'

could student
accommodation
(- student halls)
form part of
this plan? (especially
in housing section?)

SHOULD
HOTEL BE
A HOSTEL?

HOTEL
might be
better as
sheltered/strat
accom.

is material
+ museum
not artist
hubs - do we
need more?

not artist
studio spaces
are viable
in 2019 world

Traffic issues
for current
residents

Roads
could not
cope with
this amount
of housing

CONS

HOTEL +
ARTIST
HUB -
WHERE
WOULD
FUNDING
COME FROM?

LEADER (ARTS
HUB)
CREATIVE SCENARIO
AWARDS FOR
ALL
etc etc
There are
many possible
fundors

Even possible
for HOTEL on
OLD MARKET
CENTRE -
31% HAS
BEEN DONATED

Artists Business
great idea

Too much
housing for
area -
More green
space

Option 4/Pros

Shetland

- Opportunity for housing for “essential workers” and elderly population/supported.
- Exciting to have art space for exhibitions, workshops etc. Not currently provided in Shetland.
- Artist/business: good idea, would need to be accessible for public to enjoy too.
- Need for start-up units for businesses.
- Hospitality academy rather than hotel.
- Great to have a space for artists and crafters to work/exhibit/collaborate.
- Artist hub and business start-up spaces desperately needed.
- Creative studio space and workshop facilities- for visiting (paying) artists, local artists and students (UHI).
- Artist hub and business start-up spaces not currently available.
- Artist hub must be for whole community and can be.

Lerwick

- Training hospitality/hostel to also service whole project.
- Artist hub and small business hub work well together- share resources etc, cafe, child care etc. (Additional comment saying yes).
- Private homes reduce pressure on Shetland’s public money.
- Housing development.
- I like the artist hub/cafe space- good for community spirit.

The Knab

- Additional housing, including specialist housing would reduce waiting list and provide for future demographic.
- Artist space and business start-up great for collaboration.
- Starter/mixed old sheltered housing.
- Gallery space and artists studios don’t take much money to set up.
- Great! Shetland need young folk businesses!
- Very positive idea for creative industries and visual arts needed!
- Demolish JCH.
- As a resident I like this option.

Option 4/Cons

Shetland

- Wonder if the hotel is proven need? When permission for hotel old health centre site hasn't been developed?
- Hotel and artist hub- where would funding come from?
- Arts hub: leader Creative Scotland awards for all etc, there are many possible funders.
- Hotel maybe better as student/single accommodation.
- Should hotel be a hostel?
- Could student accommodation (student halls) form part of this plan? Incorporated into housing section?



Lerwick

- Are the Mareel and museum not artist hubs? Do we need more?
- In response to above comment: not artist studio spaces or a space of art as a whole.



The Knab

- Homes: traffic impact/road infrastructure.
- Traffic issues for current residents.
- Roads could not cope with this amount of housing.
- Too much housing for area. More green areas.
- Artist business great idea.



Option 5

- Sports
- Games Hall
- Gymnasium
- Hotel
- Apartments

There was strong support from those involved in hockey and gymnastics for new sports facilities. Others questioned whether there were already sufficient facilities elsewhere, suggesting the fact that the Knab might not be the best location for sports use.

Some thought that this option might generate less traffic compared to other options, while others noted concern at the lack of housing shown.



SHETLAND

LERWICK

KNATS

Pros

IMPACT ON PHYSICAL ACTIVITY

address gap for hockey -

Activity opportunity to try and keep working AG IN SHETLAND

ACCESS VEMENT CO SPACE WILL HELP ALL THOSE OLDER ADULTS

hockey facility to support 200+ Senior players 300+ Primary + Secondary players BEST - LISTEN TO THE LISTENERS SHOULD REMAIN PUBLIC USE -

GOOD IDEA PLENTY OF LOTTERY HUGE DEMAND FOR GYMNASIUMS CURRENTLY NONE NEAR MET IN SHETLAND

Hospitality Academy rather than hotel + student accom. PURPOSE BUILT GYM NEEDED FOR NON-SPORT BASED MOVEMENT

KEEP GYM HALL - CHANGING FOR HOCKEY PITCH

SPORT + SOC HOUSING TO GERM IN TERMS OF ACCESS TO FACILITIES

Access to facilities for a range of sports

HUGE DEMAND FOR ASTRO SURFACE THAT COULD ACCOMMODATE MULTI SPORTS

new AHS using facilities @ Clickimin - need for additional facilities

Address gap for GYMNASIUM

Clickimin has limited sports - this allows others to be played in town

More families in central town location.

This is good but please loose the hotels.

DOES NOT IMPROVE ON RESIDENTS

green space kept for residents/ own

Low traffic levels

MOVEMENT CENTRE, PRE-SCHOOL GYMNASIUMS & INDOOR SOFT PLAY AS WELL AS DISABILITY SHETLAND USE ALL DURING THE DAY!

One use - big demand at particular times - evenings / weekends?

Cons

There is already huge provision in place for sport across all of Shetland

HOTEL? THERE IS THE EVIDENCE OF NEED?

additional (sports) hall needs money to get run Shetland has 52 halls

NOT HOTEL BUT Training center food Food + Develop Are more hotels necessary with the decrease in oil work?

IS it best use of site for Shetland / Lerwick?

Games Hall / Sports Do we need both, could the Games Hall be kept?

Games / Sports How would this benefit / help the town as mostly used @ night.

Enough of money go to sports already

feasibility of more hotels in Lerwick

limited long term future and impact on S.R.T

? VIABILITY HOTEL

Already for Clickimin for sports - other area of town more suitable

Sports should be concentrated at Clickimin - not additional hubs elsewhere

NOT enough capacity at Clickimin!

not catered for across Shetland already

'Sports' = vague more football spaces? Hockey?

facilities in Lerwick already

South of Shet

Sports in Shetland - lots of leisure centres

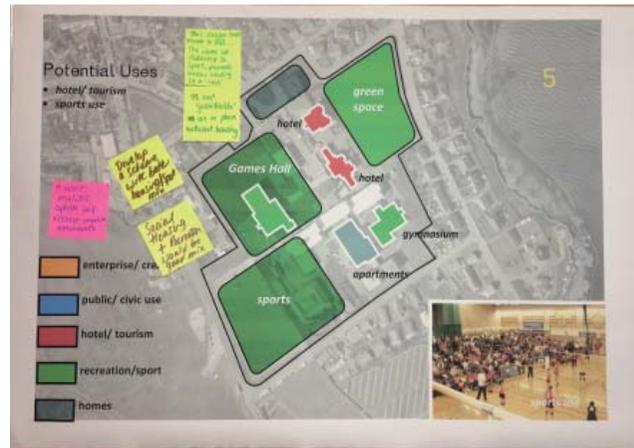
Option 5/Pros

Shetland

- Activity and opportunity to try and keep young working age in Shetland.
- Hockey facility to support 200 senior players, 300 primary and secondary players.
- Address gap for hockey.
- Huge demand for gymnastics currently nowhere near met in Shetland.
- Impact on physical activity.
- More access to movement-focused space will help all those older adults.
- Purpose built gym needed for non sport-based movement.
- Good idea plenty of lottery money.
- Hospitality academy rather than hotel and student accommodation.
- Believe the listed buildings should remain in public use.

Lerwick

- Access to facilities for a range of sports.
- Keep games hall- use changing for hockey pitch.
- Sport and social housing work together in terms of access to facilities.
- New AHS using facilities at Clickimin- need for additional facilities.
- Address gap for gymnastics.
- Clickimin has limited sports- this allows others to be played in town.
- Huge demand for astro surface that could accommodate multi sports.



The Knab

- Low traffic levels.
- This is good but please lose the hotels.
- Green space kept for residents/area.
- Doesn't impinge on residents.
- More facilities in central town location.
- Social housing and recreation would be a good mix.



Option 5/Cons

Shetland

- Plenty of sports facilities in Shetland- lots of leisure centres.
- Sports well catered for across Shetland already.
- Hotel? Where is the evidence of need?
- Additional sports hall needs money to get run. Shetland has 52 halls.
- Is there not enough sports facilities in Lerwick already?
- Viability of hotel?
- Limited long term future and impact on SRT.
- Sports = range. More football spaces? Hockey?
- There is already huge provisions in place for sport across all of Shetland.
- South of Shetland.
- Enough space/money given to sports already.
- Feasibility of more hotels in Lerwick.

Lerwick

- Not enough capacity at Clickimin!
- Sports should be concentrated at Clickimin not additional hub at Knab.
- Games/sport: how would this benefit/help the town as mostly used at night.
- Is it best use of site for Shetland/Lerwick?
- Already Clickimin for sports- other areas at other ends of town more suitable.
- Are more hotels necessary with the decrease in oil work?
- Not hotel but training centre for food and beverage.

The Knab

- One use- big demand at particular times- evenings/weekends?
- Movement centre, pre-school gymnastics and indoor soft play as well as disability Shetland . Use all during the day!
- Games hall/sports: do we need both, could the Games hall be kept?
- Develop a scheme with better housing/sport mix.
- It's not justifiable as a plan without housing.
- This design looks made to fail... the whole site dedicated to sport, planners know housing is a need.
- A non-realistic option will receive negative comments.

Option 6

- Caravan Park
- Hotels
- Gymnasium
- Apartments
- Homes

Although there were some that suggested a caravan park would potentially bring tourists to the town, there were many who strongly felt that the Knab is not an appropriate site choice, as was demonstrated in the past when an earlier Caravan Park on the Knab was damaged by strong winds.

There was a general agreement that the quantity of homes shown seems appropriate. compared to other options.



G

SHETLAND

LERWICK

KNAB

PROS

PURPOSE BUILT FACILITY FOR GYMNASTICS & PROMENADE INCLUDING INDOOR SOFTPLAY FOR ALL AGES & ABILITIES WILL ALSO FOLLOW THE CURRENT 195 YOUNG PEOPLE ON THE WAITING LIST ACHANCE TO ENJOY THE SPORT

HOUSING FOR ELDERLY WOULD BE ESSENTIAL

CONSIDER MIXED USE OF CARAVAN PARK WRAPPED AROUND GYM & retaining both in one area

Hospitality Academy rather than 'Retail' student accom rather than hotels

MORE TOURISTS USING TOWN CENTRE FACILITIES

BIT LERWICK has missed the caravan boom since knocking it down in 1991

APARTMENTS / @CARRINGTON could help meet demand.

WHERE ELSE DO YOU SUGGEST WE PUT A CARAVAN PARK

HOMES Better amount, less impact on roads. More balanced

CARAVAN PARK COULD BE HUMAN PRISON

CARAVAN PARK IN LERWICK TO INCREASE TOURIST VISIT TO TOWN CENTRE?

APARTMENT could be good for young people. Starter flats?

GREEN SPACE HERE? ALLOTMENTS

REMEMBER WHAT HAPPENED TO FORMER KEMBO CARAVAN SITE!

MIXED USE +ve to MAKE SITE DYNAMIC

CONS

Q. DON'T THINK THAT THE LISTED BLDG SHOULD BE PRIVATELY OWNED.

HOMES = good amount but other 1/2 could be for business use

NO MORE HOTELS NEEDED

V. LARGE CARAVAN PARK! Windy Site!

CARAVAN PARK MIGHT NOT NEED TO BE SO BIG?

ACCESS ISSUES FOR LARGE VEHICLES / CARAVANS!

EXPOSED SITE. PREVIOUS CARAVAN ISSUES HERE.

NOT SURE IF THIS IS A PRACTICAL SITE FOR CARAVANS?

IS THERE A NEED FOR MORE HOTELS? I DON'T THINK SO!

WE DON'T NEED ANOTHER HOTEL. THIS IS DETRIMENTAL TO EXISTING HOTELS WHO NEED BUSINESS

CARAVAN PARK FINANCIAL VIABLE?

CARAVAN PARK Will this be static / residential or holiday park?

Caravans blew away on a 1/2 degree in the night weeks ago. Hylthel there

DO YOU KNOW WHAT HAPPENED TO THE LAST CARAVAN PARK!!

Bit windy for a caravan park?

Not a sensible use for such a fine listed building

CARAVAN PARK Very large

Option 6/Pros

Shetland

- Purpose built for facility for gymnastics and movement including indoor soft play for all ages and abilities. Will also allow the current 195 young people on the waiting list a chance to enjoy the sport.
- Housing for elderly needs essential.
- Hospitality academy rather than hotel and student accommodation rather than hostel.
- Consider mixed use of caravan park wrapped around gym and retaining both- more area.
- Caravan park could be hockey pitch.

Lerwick

- Lerwick has missed the caravan park since knocking it doing so is required.
- Apartments/accommodation could help meet demand.
- More tourists using town centre facilities.
- Apartments: could be good for young people, starter flats?
- Caravan park in Lerwick to increase tourist visit to town centre?
- Green space tiered allotments.

The Knab

- Where else do you suggest we put a caravan park?
- Homes: better amount, less impact on roads. More balanced.
- Mixed used to make site dynamic.
- Remember what happened to former Knab caravan site!

Option 6/Cons

Shetland

- Don't think that the listed buildings should be privately developed.
- Homes = good amount but other half could be for business use.
- No more hotels needed.
- Not sure if this is a practical site for caravans?
- Is there a need for more hotels, I don't think so!

Lerwick

- Very large caravan park! Windy site!
- We don't need another hotel. This is detrimental to existing hotels who need business.
- Caravan park is not financially viable!

The Knab

- Caravan park maybe doesn't need to be so big?
- Access issues for large vehicles/caravans.
- Exposed site. Previous caravan issues here.
- Caravan park: will this be static/residential or holiday park?
- Caravans blew away on a site adjacent to this a couple decades ago re Hjaltland Place.
- Do you know what happened to the last caravan park!
- Bit windy for a caravan park?
- Not a sensitive use for such a fine listed building.
- Caravan park very large.



Option 7

- Allotments
- Homes
- Hostel
- Gymnasium
- Heritage
- Family Services

The suggestion that allotments be accommodated on the site was well received; however, the area indicated was considered by many to be too exposed.

The Allotments Group have suggested, in previous consultations, that allotments would be better located in the open space west of Knab Road.

There was support for the proposal that the existing buildings should have some heritage use and that the Science Block be used for Gymnastics.



Option 7/Pros

Shetland

- Purpose built gymnastics facility in science block to cater for the current 150 young Shetland people at the club plus the current 195 young people on their waiting list.
- Gymnasium space could include kids soft play and community space.
- Gym space involving other movement focuses physio/pilates, classes/courses.
- Fresh food, enclosed gardening.
- We need more heritage centres. There are so many artefacts looking for a home. (Cars/radios/etc).

Lerwick

- Movement space that's not only sports focused.
- Moving gymnastics out of Clickimin will free up hall space for other sports.
- Thoroughly advise use of S/AHS/AEI as a heritage centre- great for Lerwick, Shetland as a whole. Much needed.
- Allotments needed throughout the town.
- Family site: good building for this. Already used- improve building for family.

The Knab

- Gymnastics and movement centre is compatible with any other use of surrounding site.
- Yes to allotments! (but on the Knab golf course area). Funding available for poly tunnels from carbon neutral funds.
- Allotments are good but too much of site taken up.
- Allotments sited on golf course not on car park.
- (Arrow pointing towards West of suggested allotments): put allotments here. Lewick Community Allotments Association would take it on! (If you live in Lerwick and would like an allotment please follow the Lerwick Community Allotments facebook page).

Option 7/Cons

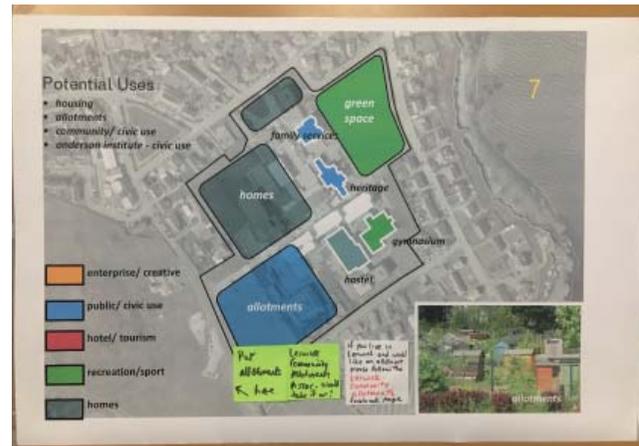
Shetland

- We have enough sport.
- Too exposed for allotments on the Knab (be nice somewhere else though!)
- Heritage centres exist around Shetland already? Do we need more?
- Is this the right place for allotments!
- Is there a need for allotments!

Lerwick

The Knab

- Exposed site. Switch homes and allotments.
- Housing- removes residents view of harbour and Bressay.
- Too windy for allotments!
- Nice and sheltered for allots! Not.
- Allotments too exposed.
- Swap homes and allotments.
- Green space is great but is this the best place for allotments to grow thing? Exposed/wind.
- Poly tunnels needed for gradening.
- Allotments: is this the best place on the site for this?



Option 8

- Caravan Park
- Games Hall
- Hostel
- Business start-up
- Heritage
- Hotel

An important question was raised: what is more important for Shetland's future: tourism or housing?

Interesting suggestions were made about the promotion of food and drink, making Shetland a go-to destination in this sector, attracting more tourists.

There was some concern about a potential increase in traffic resulting from a new caravan park in the Knab.

Addressing strategic housing needs whilst also supporting tourism should be explored.



8

SHETLAND

LEWICK

KNAB

~~Yes, Start~~

Recreation & Tourism

Vs housing - what is more important for Shetland's future?

great mix of creativity / heritage + hotel - these work together well

heritage looks good to me for AEI

for heritage being lively should be/is good (changing) people around (≡ hotel)

AEI could be combination heritage + arts + cafe + business but open to public

Agree Lewick needs caravan park

Business
Good for LE as can bring people into town.

Need for additional games hall now that Arts wing due to open

RESTRICTIONS of choice for facilities. Drinking food + drink. Sites may attract more young people

PROS

LONG TERM REUSE FOR EDUCATION IS COLLEGE

Hospitality Academy rather than just a good mix with heritage + business

Heritage
Could this be a multi-use space for all of Shetland to access?

hotel might attract private investors (if standard)

In some way that Shetland is famous for historical, not need to promote food + drink - think Scotland

heritage could partly form ideal external eg. lottery,

place offers nice view for visit (cafe, heritage centre, hotel)

use the place for life & relaxing & enjoying

caravan park to be exposed to weather (there was one former times-blow-away) + we all ended up with remnants in our gardens.

No facilities for caravan users

Access issues for large vehicles / caravans

CONS

MAJOR historical buildings in Shetland. Lets lose them in a creative way, not always looking back.

Sleep Games Hall + caravan park - caravan park too exposed here.

? Duplication with KILBUB with the KILBUB HUB

EXISTING HERITAGE FACILITIES IN SHETLAND ALREADY at progressive work

Caravans allowed nearby in 1990

Option 8/Pros

Shetland

- Recreation and tourism vs. housing: what is more important for Shetland's future?
- Long term reuse for education i.e. College.
- Good mix of creativity/business, heritage and hostel- these work together well.
- Hotel might attract private investor (if standard and place attractive).
- Heritage could partly funded externally (e.g.: lottery).
- In same way that Shetland is famous for knitwear, now need to promote food and drink. Make Shetland a destination of choice for foodies. Thriving food and drink sector may attract more young people.
- Heritage: could this be a multi-use space for all of Shetland to access?

Lerwick

- Heritage looks good to me for AEI. For heritage being lively should be/is good (changing people around hotel). AEI could be combination heritage and arts and cafe and business start up but open to public.
- Place offers nice view for visit (cafe, heritage centre, hotel).
- Use the place for life and relaxing and enjoying.
- Business: good for Lerwick as can bring people into town.

The Knab

- Need for additional games hall now that AHS using Clickimin.

Option 8/Cons

Shetland

- Many museums and historical buildings in Shetland. Let's look forward in a creative way, not always looking back.

Lerwick

- Swap Games hall and caravan park- caravan park too exposed here.
- Duplication with Isleburgh as community hub?
- Enough heritage facilities in Shetland already, not progressive enough.

The Knab

- Caravan park too exposed to weather (there was one here formerly but it was blown away).
- ... and we all ended up with remnants in our gardens.
- ... agree: Lerwick needs caravan park but (referring to above comment).
- No facilities for caravan users.
- Access issues for large vehicles/caravans.
- Caravans blew away nearby in 1990.
- The last one blew away so don't bother.



Option 9

- Retail
- Homes
- Hostel
- Business Start Up
- Artist's Hub
- Hotel

There was a great deal of support and enthusiasm for the idea of creating an Artist and/or Business Startup facility- and this could potentially encourage younger people to stay on, or come back to, Shetland rather than move elsewhere. It was also felt that these uses would be appropriate to the retained listed buildings.

Many strongly felt that creating additional retail space here would create competition with the retail offer in the existing old town centre.



9

could hostel be student accommodation? This is surely needed in Shetland

SHETLAND

Like mixed use

LORWICK

More retail choice = cheaper goods?

KNAB

DA INSTITUTE
COULD REMAIN EDUCATION PARTS + ITS LEGACY REMAIN
Student accommodation next to a creative hub would be ideal

Hospitality Academy rather than hostel.
LONG TERM college + Hostel? HOUSING TO REINFORCE TOWN CENTRE

THIS DOESN'T EXIST IN SHETLAND - MUCH NEEDED

Huge need for a space in which artists can work. Most artists use a home space (shed, spare room) which is not suitable for networking.

ARTISTS/DES CURRENTLY WORK FROM HOME. ISOLATED THIS WOULD GIVE US ROOM TO DEVELOP

Creative hubs/retail areas where industry has declined

FLATS STARTER HOMES/COOP MUCH NEEDED LOTS OF MILLION @ LIVING AT HOME!

An inclusive artist hub + business start up area would encourage young artists to reside in Shetland + feel supported in their work.

NO PROVISION for artist hub in Shetland so this would fill a big gap - great opportunity to promote creativity

Artist hub hostel (at Bruce) apartments (JC) these could work together + bus. start up

RESIDENCY SCHEME FOR ARTIST TEAM ACROSS THE WORLD GREAT FOR SHETLAND'S CREATIVE ECONOMY

A creative hub could have close ties w/ schools + Shetland college + excellent educational outcomes e.g. workshops, start ups, etc.

artist + business space would generate demand for other business in Shetland.

creative artist space coupled with innovation = productivity = sustainability

Artist hub (Lorwick) needed in Shetland

CREATIVE INDUSTRIES SUPPORT ARTIST HUB MIXED CREATIVE USE

USES TO REINFORCE TOWN CENTRE

artist/business space could also provide other opp. childcare, community hub, cafe etc. COMBINE/SHARE SPACE

Good mix of uses

CREATING SPACE WITH COMMUNITY SPACE FOR LOCAL ACTIVITY (ART HUB)

USE AS A HUB FOR CREATIVE INDUSTRIES WOULD BE A SENSITIVE USE OF THE OLD BUILDING

Central enough for amenities + access to market/museum but good outside space/light for creativity

Homes better amount, but is this the place for it on site?

Artist hub The hub could be a place for artists and makers to meet and work at

RETAIL - NO NEED EMPTY SHOPS ON ST.

Retail not needed street is dying as is.

Art hub? - Mareel? - museum? Do we not already have these?

WON'T BE POOR ACCESS RETAIL

Large retail area in such a definite residential area would change the feel of the area too much

ONE CARAVAN PARK ALONG BLON AWA

RETAIL - NO DRAW FROM 'DA STREET'

Business start up - is there a demand for here?

CONS

Artist Hub / Business ARE THESE AFFORDABLE on the on growth path

NOT MORE SPORT

Must lose after the street before a new retail hub

HOTEL BUSINESS VIABILITY?

No need for more retail

Does the street not already struggle for business

Retail Not needed, see the old town list!

Retail could impact negatively on town centre

RETAIL NOT NEEDED UNLESS MERCHANTS, etc.

Commercial spaces in downtown

HOMES IN THIS SPACE WILL RUN RESIDENTS VEN

ARTIST RESIDENCY Scheme - 7/10

Where is the gymnastic movement centre?

Option 9/Pros

Shetland

- Could hostel be student accommodation? This is sorely needed in Shetland.
- Anderson Institute could remain education (Arts) and its legacy remain.
- Student accommodation next to a creative hub would be ideal.
- Hospitality Academy rather than hotel.
- Long term college and hostels. Housing to reinforce town centre.
- Like mixed use.
- Art: this doesn't currently exist in Shetland- much needed. Artists/designers currently work from home. Isolate. This would give us room to develop.
- Flats/starter homes/coop much needed. Lots of millenials living at home!
- Huge need for a space in which artists can work. Most artists use a home space (shed, spare room) which is not suitable and does not allow for networking.
- Creative hubs revitalise areas where industry has declined.
- An inclusive artist hub and business start up area would encourage young folk to reside in Shetland and feel supported in their work.
- Residency scheme for artists from across the world. Great for Shetland's creative economy.

Lerwick

- Artist and business space would generate demand for other business in Shetland.
- Artist space coupled with innovation equals productivity and sustainability.
- Artist hub needed in Shetland.
- Creative industry support, artist hub, mixed creative use.
- More retail choice equals cheaper goods?
- Artists' hub: Lerwick ideal location for hub.
- Uses to reinforce town centre.
- Artist/business space could also provide other opportunities: childcare, community hub, cafe etc. Combine/share space.

Shetland cont.

- A creative hub could have close ties with schools and Shetland College to consider educational outcomes, e.g.: workshops, skill share, etc.
- No provision for artist hub in Shetland so this would fill a big gap. Great idea to promote creativity.
- Artist hub, hostel (at Bruce), apartments (JC), these could work together for business start up.

The Knab

- Central enough for amenities and access to Mareel/museum but good outside space/light for creativity.
- Good mix of uses.
- Creative space with community space for local activity (art hub).
- Use as a hub for creative industries would be a sensitive use of the old building.
- Artist hub: the institute is purpose build and ready to use for studios and workshop.
- Homes: better amount, but is this the right place for it on site?

Option 9/Cons

Shetland

- Not more sport.
- Must look after the street before a new retail hub.
- Hotel: business viability?



Lerwick

- Retail not needed.
- Retail- no need: empty shops on street.
- Retail not needed, street is dying as is.
- Retail: no need, poor access.
- Art hub? Mareel? Museum? Do we not already have these?
- (In response to comment above): No we don't have workspace.
- No need for more retail.
- Retail: does the street not already struggle for business?
- Retail: not needed, save the old town first!
- Retail could impact negatively on town centre.
- Retail not needed unless McDonalds, KFC, etc.
- Commercial spaces in downtown.

The Knab

- Large retail area in such a definite residential area would change the feel of the area too much.
- One caravan park already blown away.
- Retail- no draw from the street.
- Business start up- is there a demand for here?
- Homes in this space will ruin residents' view.
- Artist residency scheme- paid.
- Where is the gymnastic movement centre?



Conclusion and Next Steps

Conclusions

Whilst there was no clearly preferred option resulting from the consultation there was a discernable level of consensus for certain uses and activities which would have wider benefits for the town and the islands.

Much of the discussion focused on the re-use of the existing Listed Buildings.

- The former Anderson Institute building was considered to be the most important building on the site due to its significance in the history of the islands. There was a strong feeling that it should be retained for a form of public/civic use rather than being turned into a hotel.
- Artists studios and an innovation hub were identified as a potential uses which should be explored which would have a wider benefit for the town and the islands. There are no studio facilities for artists in the town at present. These uses could be combined to optimise the use of the building and reduce overheads.
- The Janet Courtney Hostel Building was considered to be appropriate for low cost hostel type residential accommodation for young people including apprentices and students. This was seen to be an acute need in the

town and something which would help to retain young people on the islands.

- Although there was not much support for a hotel the Bruce Hostel building was seen to be appropriate for some kind of hospitality training facility which could be combined with an operational hotel. This should be prioritised over a hotel unless it is demonstrated that there isn't a business case for it.
- The flexible open space of the former Science Building was seen as being appropriate for business start-up space and gymnastics which could be combined with some sort of soft play facilities for children.
- There was no strong support for the retention of the School Sports Hall or the ASN building.

It was identified that there is an acute need for a range of housing to address specific needs in Lerwick and Shetland.

- It was highlighted that there is a critical need for affordable housing for young people which is a key factor in retaining them on, or attracting them back to, the islands.
- A range of housing is also needed for older people.
- Vehicle and parking impact was highlighted as a key issue associated with new housing by those living close to the site.

Other uses:

- As the proposed hockey pitch, which was raised as a key issue in the previous consultation event, is now the subject of discussions between SIC and the hockey group the Knab site was no longer seen as a preferred location for it.
- There was no widespread support for a caravan park.
- There was some support for allotments on the site, or in nearby open space, although it was recognised that this could be in a limited area.

The plan diagram opposite summarises the masterplanning team's interpretation of the community's preferences from the consultation event. This will form the basis of testing at the next community event.

Next Steps

The key outcomes of the community consultation event will be considered by Shetland Islands Council and will inform a revised brief for the development of the next stage of the masterplan.

The outline masterplan will be presented at a further community consultation event in May 2018.



Plan summarising the masterplanning team's interpretation of the community's preferences from the consultation event.

