

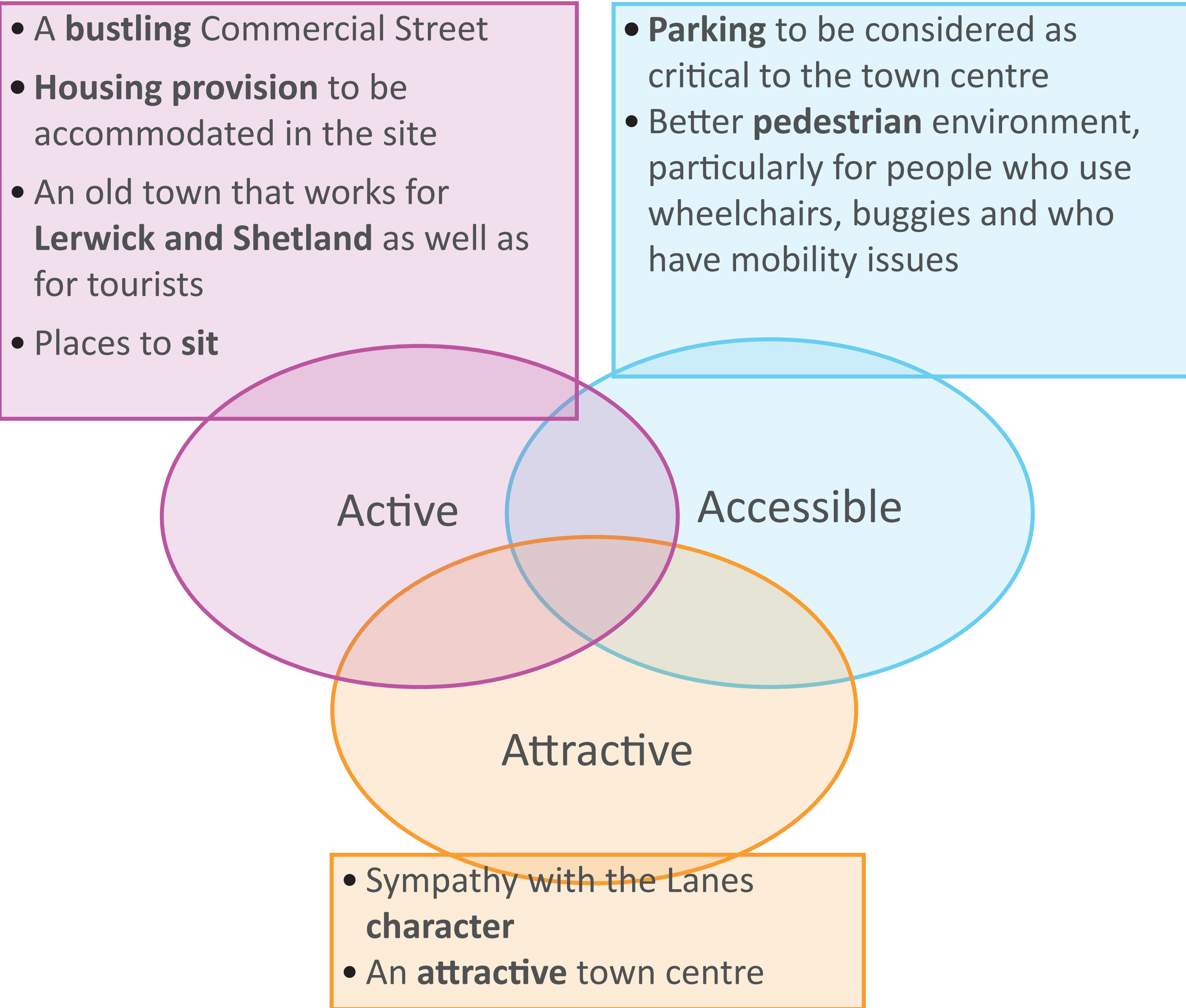
04 Key Issues

Conclusions

- **Parking** is a priority and concern for the majority of respondents. Easy access to the town centre is viewed as critical to its long term health.
- People value the **unique character** of the Lanes and Commercial street and want to see it preserved.
- People are keen to see Commercial Street continue to be a **busy heart** for the local community and islanders who come in to use shops and services.
- Many respondees live or grew up in the Lanes. **Housing in the town centre** means a local community who will use shops and spaces.
- **Quality of pedestrian environment** can be improved, particularly for those with mobility issues or buggies/ wheelchairs.
- People value the peaceful green space and **seating** area provided by the community garden.

Priorities

We’ve grouped the priorities that have emerged from the survey responses into three themes that combined, help to support a healthy town centre for Lerwick. **Do you agree with these priorities?**



05 A Framework for Change

The image to the right is the existing site. Options 01, 02 and 03 illustrate potential approaches that could be taken to developing the site in the future. All of these options balance the three primary uses that this site can provide for the town and local community - accessible parking, town centre living, and publicly accessible seating/gathering space.

Each option also seeks to break the space down, restore the intimacy and sense of exploration that the Lanes provides and create a resilient and high quality environment that will serve the town in the future.

To allow us to evaluate the community’s opinions on these potential proposals, we will ask you to rank these options and suggest improvements that can be made to your favoured option.



Existing Site
144 Parking Spaces (as marked)
504 m2 Community Garden at 1, with 235 m2 at 2
1,275 m2 SIC Housing Land

Option 01

Creates potential housing provision use on existing housing land, reconfigures parking across the site and creates a public garden space at Hillhead

Public space addresses civic buildings at top of the hill and has views across Bressay Sound. Could become a gathering/seating space and provide ongoing gardening opportunities. Parking terraces offer more accessible parking and the opportunity to intersperse green space and EV charging points.

- 132 Parking Spaces
- 370 m2 Public/Community Garden
- 1,275 m2 Housing Land/Plots



Option 02

Some redistribution of housing land, maintaining some community garden in existing location.

Potential housing plots on Hillhead restore historic gable end frontage and provides better concealment of parking within space. Community garden is maintained as a pocket park, providing shelter for seating and planting. Parking terraces offer more accessible parking and the opportunity to intersperse green space and EV charging points.

- 128 Parking Spaces
- 324m2 Public/Community Garden
- 1,275m2 Housing Land/Plots



Option 03

Further re-distribution of housing land across the site, maintaining a larger area for the community garden.

Creation of housing plots along Quendale Lane in the centre of the site responds to the historic patterns of the Lanes and breaks the scale of the space down into smaller areas, providing the potential to restore more of the Lanes character. A greater area of garden space could be maintained.

- 126 Parking Spaces
- 504 m2 Public/Community Garden (+ 100 m2 garden/seating space)
- 1,275 m2 Housing Land/Plots



Preserving Lanes character



Compact town centre living



Sustainable parking



Future proofing



Places to sit



Bustling town centre (photo courtesy of Living Lerwick)