## 04 Key Issues

### Conclusions

- Parking is a priority and concern for the majority of respondants. 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.



**Busy Commercial Street** 



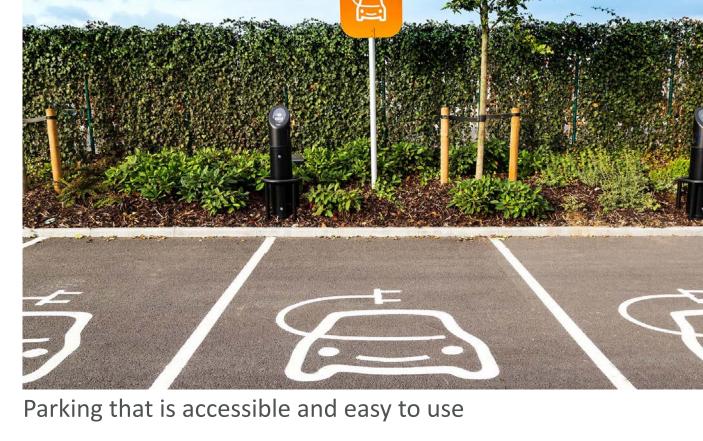
Pocket green space with seating

## 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?

- A bustling Commercial Street
- Housing provision to be accommodated in the site
- An old town that works for **Lerwick and Shetland** as well as for tourists
- Places to sit

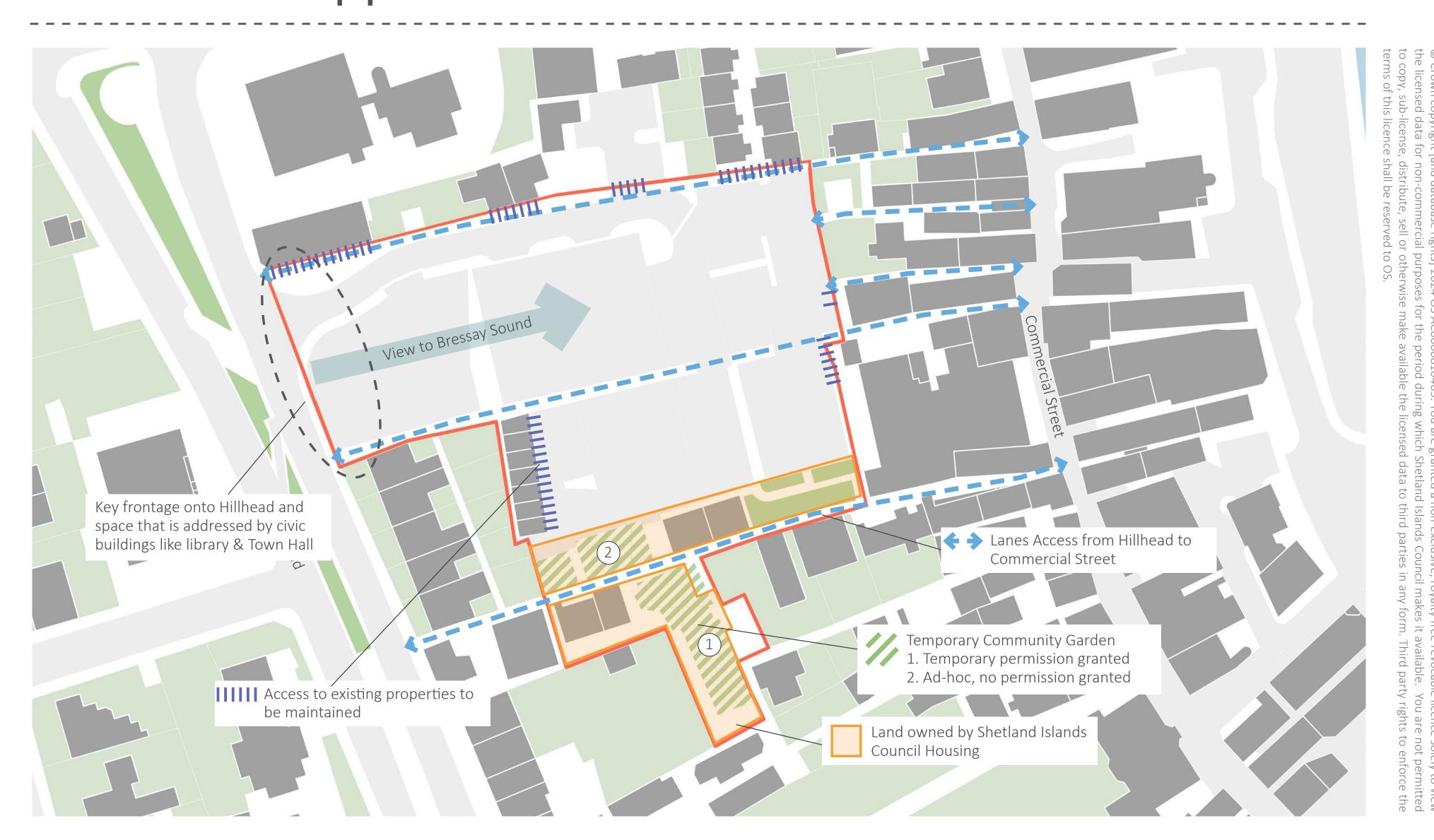
- Parking to be considered as critical to the town centre
- Better **pedestrian** environment, particularly for people who use wheelchairs, buggies and who have mobility issues





Enhancing unique Lerwick and Shetland character

## The Site - Opportunities and Constraints



Lanes Character: The site sits within the Lerwick Lanes Conservation Area, meaning proposals should respond to the Lanes character as set out in the Lerwick Lanes Conservation Area Character Appraisal.

Parking: This is a critical issue for the town centre. However parking on this site has developed in an ad-hoc manner and doesn't work well in places, particularly in terms of accessible spaces and EV charging.

Access: Access to existing properties needs to be maintained, creating relatively high proportion of access road within the site

Land in SIC Housing Ownership: The area highlighted in orange is in Shetland Island Council Housing ownership. This means that it needs to be used, or the value of the land realised, for housing for Shetland. There is potential for it to be reallocated across the site due to the wider site being owned by SIC.

Community Garden: Former housing plots have been populated with temporary garden space which has become established over time. Maintaining or relocating this space will require consideration of long term plans for maintenance and impact on other uses on the site.

**Housing provision:** This is a former use on the site and in keeping with the wider Lanes area. There is a demand for housing in Lerwick. This site can provide that in a range of ways with a range of delivery options.

Active

Accessible

Attractive

- Sympathy with the Lanes character
- An attractive town centre

## 05 A Framework for Change

Parking terraced down the

slope, creating more accessible

spaces. Provision maximised at

the bottom of the site, closest to

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

# Public garden space addressing Hillhead and Town Hall/Library

Parking terraced down the

Commercial Street

Frontage to Hillhead

restored with parking

concealed within site

slope, creating more accessible

spaces. Provision maximised at

the bottom of the site, closest to

Parking terraced down the

Commercial Street

slope, creating more accessible

spaces. Provision maximised at

the bottom of the site, closest to

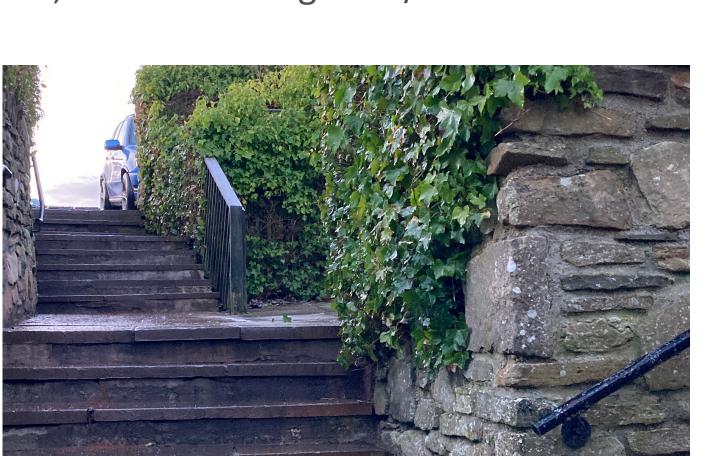


## Option 02

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



Preserving Lanes character

Compact town centre living

Frontage to Hillhead

restored with parking

concealed within site

Sustainable parking

Some community garden

space maintained in

current location

Housing restored along

Pitt Lane, in line with

former plots

Future proofing





Housing plots created along Quendale Lane.

This breaks up the scale

courtyards of parking and

restoring the grain of the

of the space, creating

Pocket garden/seating

Community garden space

maintained in curren

location

Bustling town centre (photo courtesy of Living Lerwick)



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

