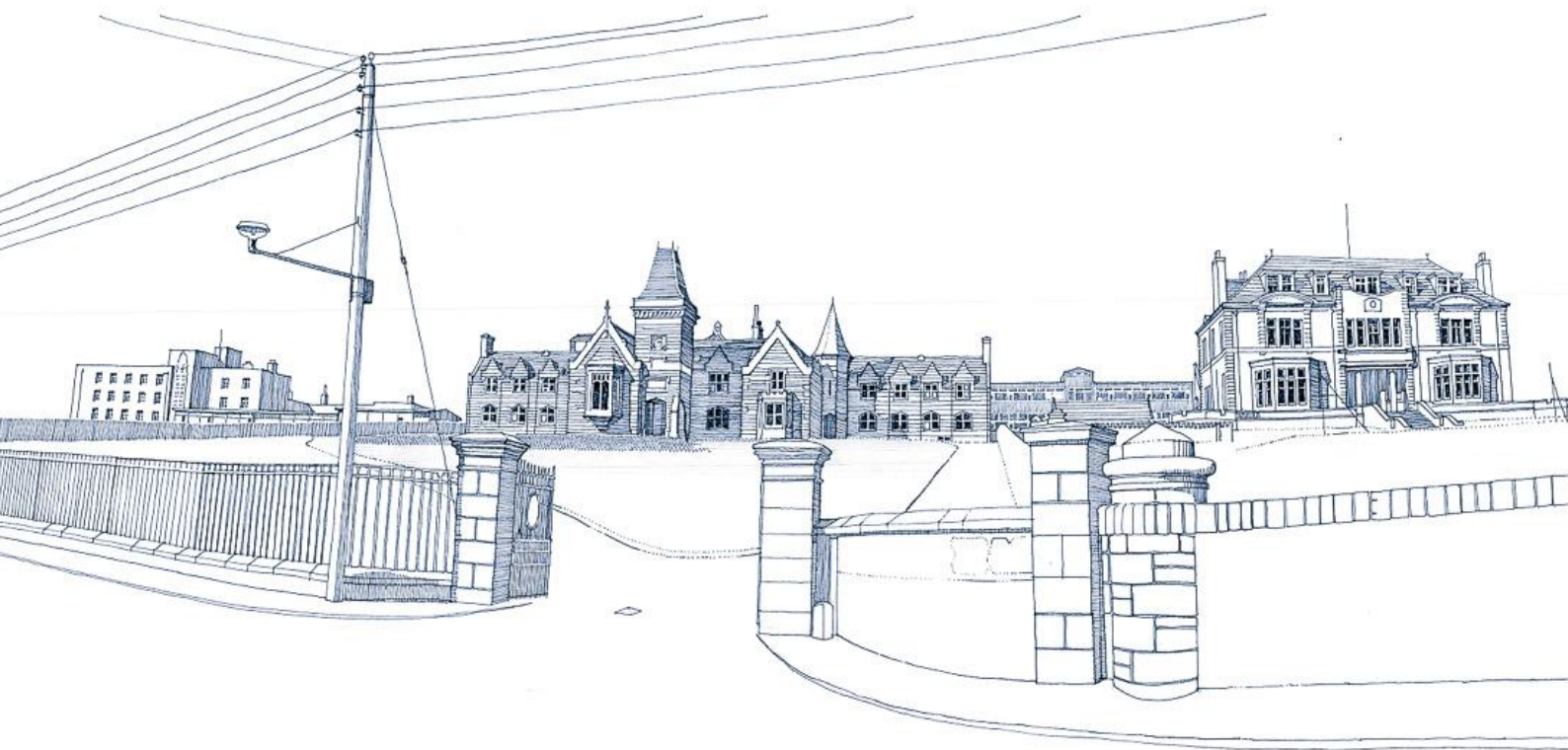


# Development Brief

## Anderson High School Campus, Knab, Lerwick



# 1 Introduction



## **Purpose of the Brief**

The site currently used as a High School and student accommodation Campus. A new school Campus is due to be completed in late 2017 and this site will become vacant by the end of 2017. The site is a large and prominent site within Lerwick Town centre, the Council as major landowners on the site are keen to see re-development of the area.

The area covered by this Development Brief has been identified as a Site with Development Potential within the Shetland Local Development Plan, adopted September 2014. The Shetland Local Development Plan sets out the Council's vision and spatial strategy that recognises existing development and promotes sustainable economic growth. The strategy is supported by a framework for delivery, The Action Programme. Facilitating and enabling the progress of sites with development potential listed in the Action Programme from aspiration to completion is a responsibility of the Planning Service.

Architecture and Design Scotland were engaged to facilitate a visioning exercise for the development brief site in June 2014, this resulted in a final report which represents the combined thinking of the 3 workshops and sets the scene for further action to be taken by the Council in preparing the site for re-development.

It was evident that the most desirable outcome for the site would be for the creation of well designed, integrated, residentially compatible mixed use development on the site.

The Development Brief builds on the outcomes from the Visioning Exercise. The Development Brief will give a clear indication to any future developer of the known



constraints and provides key guiding principles that will need to be delivered to ensure the aspirations from the visioning exercise are delivered upon.

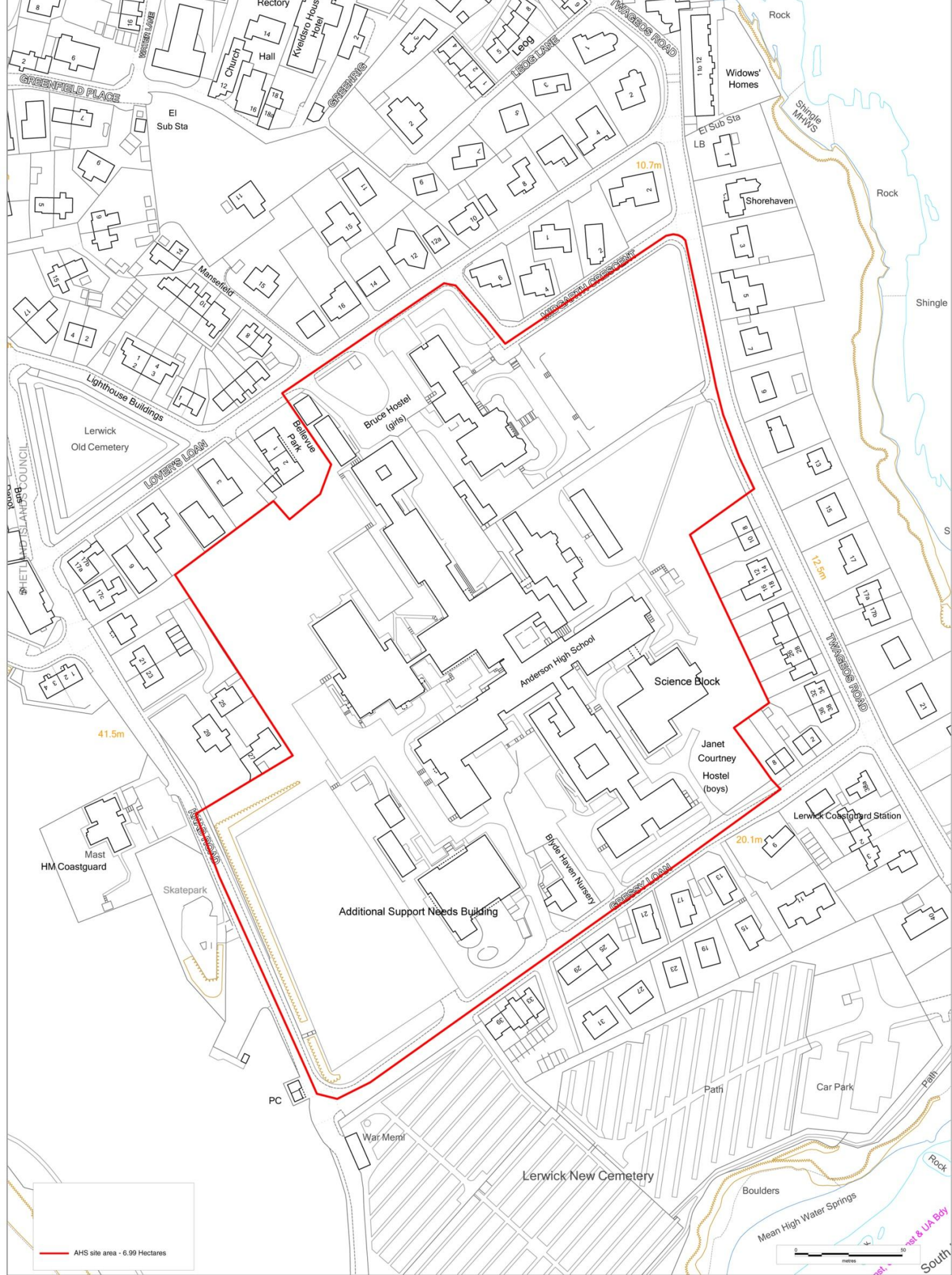
### **Status**

This Development Brief is non statutory Supplementary Guidance to the Local Development Plan and will form a material consideration to any planning application submitted relating to all or any part of the site.

This guidance will not be applied retrospectively to applications within the boundary of the Development Brief site which have already received planning consent.







Anderson High School, Lerwick, with Science Block, Listed Buildings and Additional Support Needs Building highlighted  
 SHETLAND ISLANDS COUNCIL

April 2016

AHS site area: 6.52 hectares

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## 2 Site Analysis

### Location and setting

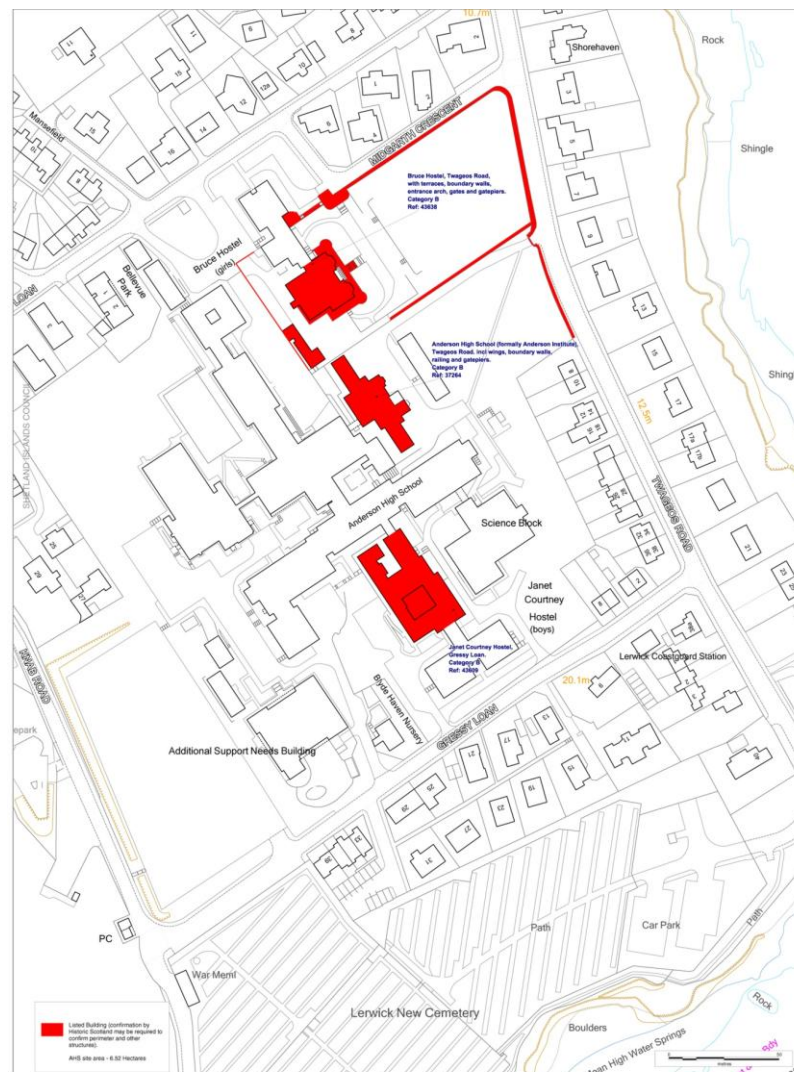
The site is located in the east part of Lerwick; it lies just outwith the Lerwick Lanes Conservation area but includes a number of listed buildings.

Listed buildings within the site are as follows

- **Janet Courtney Hostel and Terrace.** Built 1939. Category B
- **Anderson High School (formerly Anderson Educational Institute)** including wings, boundary walls, railing and gate piers. Built 1860-1, alterations 1924. Category B.
- **Bruce Hostel** with terraces, Boundary Walls, Entrance Arch, Gates and Gate piers.

The boundaries of the area the Development Brief covers and the location within the site of the 3 listed buildings are highlighted in Map 2

Map 2



AHS site area: 6.52 hectares



## Building Conditions



Once the existing school has vacated the site there will be a number of buildings remaining, the condition of these buildings varies. A summary of these buildings and their requirement for retention, availability for re-development and opportunity for demolition are detailed below:

- Condition of the existing buildings varies significantly, with the science block and ASN building being in the best condition, having been well maintained at all times, and the original (listed) Bruce Hostel being in the worst condition. It is estimated that it would take approximately £1m to bring this building up to a condition where the masonry is sound and the roof and glazing are free of defects. This would not allow for internal works.
- The other listed buildings are in sound condition although would benefit from enhanced levels of routine maintenance. All the listed buildings must remain, although strictly speaking only the facade of the Janet Courtney Hostel is listed – not the internal layout.
- There may be some potential to reconfigure/ refurbish the frames of the CLASP buildings (AB & C Block on the above plan) however any such intervention would need to be on an appropriate scale.
- Other than the buildings listed above, it seems likely that they will be demolished early in the course of re-development. The nature of the spaces, the area occupied versus accommodation density and the condition of much of these buildings would suggest that re-modelling would prove challenging.

## Facilities

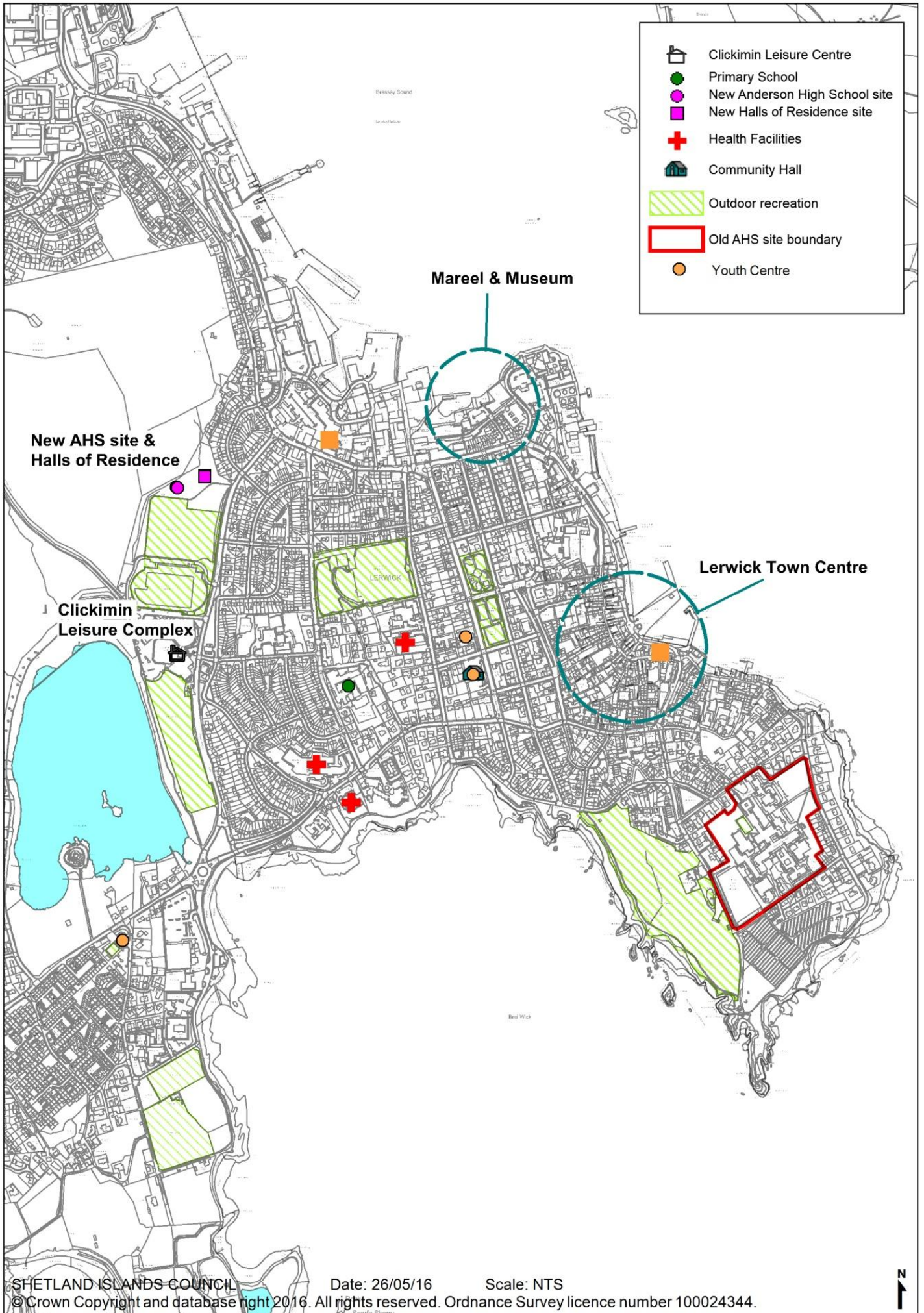
Understanding the facilities currently available within and in the immediate vicinity of the site helps new development to complement and integrate with existing areas of the town.

## Utilities:

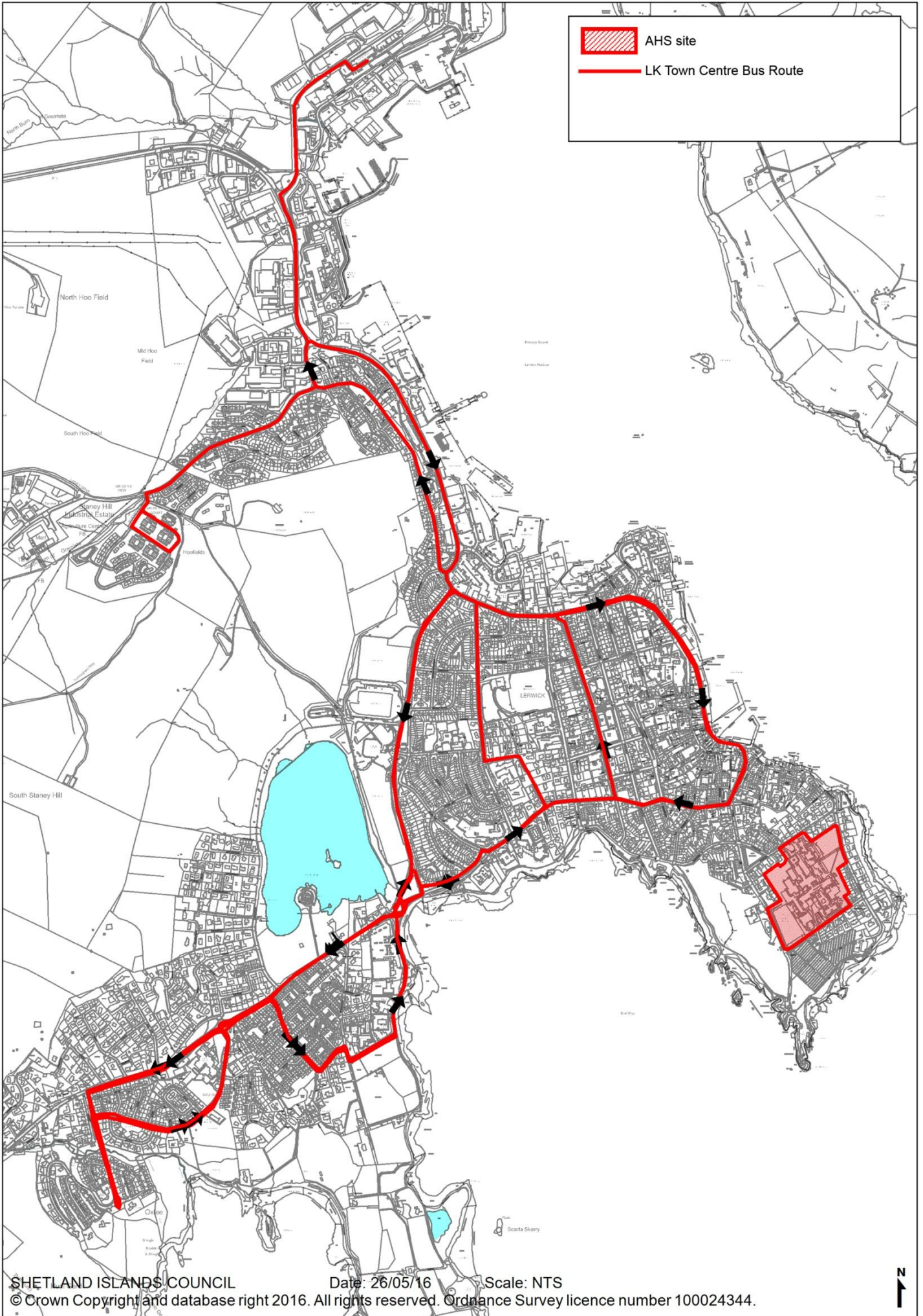
- **Scottish Water** – No capacity issues raised, but formal guidance can only be provided once detailed proposals for development are available. Surface water disposal would require a SuDS scheme or alternative technical solution. The developer would be liable for all infrastructure costs.
- **Scottish and Southern Electricity** – No capacity issues raised.
- **Shetland Heat, Energy and Power** – Capacity can only be formally addressed once detailed scheme proposals are developed. System is close to capacity at present though and there may be insufficient pressure available to reach all parts of the site.
- **Shetland Telecom/BT Fibre Optic Services** - Shetland Islands Council has fibre optic cables on the site (which needs to be preserved during any building/demolition). Shetland Telecom could therefore provide fibre optic services on the site after it ceases to be a school

BT also has services in that part of Lerwick. These include FTTC (Fibre to the Cabinet, copper last mile) and Ethernet (business standard connections).

- **Community Facilities** – The Site is located close to Lerwicks main town centre, adjacent to the Town Graveyard and the Knab 9 hole golf course and recreational park area. There are several walking routes and at least 1 public right of way in the nearby vicinity. The site is in close proximity to a number of the Town’s community facilities such as the Town Hall, Public Library, Islesburgh Community Centre, Mareel Cinema and Music Venue and Shetland Museum. Bells Brae Primary School, The Clickimin Leisure Centre and the new Anderson High School Campus are all accessible either by means of walking, public transport or car. This site is well served by Community facilities and is well connected to Lerwick. Details of the location of key community facilities can be seen on Map 3 below.
- **Public Transport** – There will be no change to service bus routes in and around the vicinity of the site. The current bus stops are highlighted on map 4.







## Constraints and limitations

There are very few sites which come forward for development which are completely without constraints. While some constraints prevent development within a particular portion of a site not all constraints hinder development and it is the responsibility of the developer to work with them rather than against them to produce a high quality development.

There are several military remains in close proximity but outwith the boundaries of this site. Three of these are designated as scheduled ancient monuments (The Knab Torpedo Platform; A coastal Battery and A Gun Emplacement. Development on the site is unlikely to have an impact on those military remains out with the site boundaries.

As a result of a previous application for a new secondary school building a programme of archaeological research and limited trial trenching was carried out. The results found that development on the part of the site then proposed for re-development posed no direct threat to any known archaeological or built heritage features. There is evidence both documentary and from trial trenching that the site has been substantially disturbed in the past.

The Site has not been subject to a full archaeological study however and therefore the possibility that features of interest may still survive under the grounds surface cannot be discounted. The archaeological potential of the site remains unknown and as such it is recommended that further archaeological work be required in advance of any development.

Any potential developer should speak to the Shetland Archaeologist at the Shetland Amenity Trust for further information.

- **Listed Buildings** – Historic Environment Scotland undertook a site visit and walkover of the site in May 2016. This was followed up in writing with comments on the existing listed buildings, potential future uses of both the building and the site as a whole.

**Setting of listed buildings:** The grassed sloping area to the east of the site should be kept free of future development. The removal of the existing 'huts' would be desirable and would provide a significant improvement to the setting of the listed buildings, the Anderson High School building gaining the most from the removal of these buildings.

Key views to and from the listed buildings are from/to the east. Views from the west and south are less of a consideration in terms of the impact on the setting which would arise from any future development.

Specific Comments on listed Buildings:

Bruce Hostel: Any redevelopment of this building should retain the sizes and features of the main rooms on the main (ground) floor. Of note is the wood panelling and central stair case.



The existing extension to the north sets the precedent for any new extension which may form part of any re-development of this building. The use of a single story link corridor between the existing listed building and any new extension is a desirable way to allow for additional footprint while keeping the distinction clear between the modern and the original buildings. A more recessive pattern of materials and finishes on any extension would be more respectful to the character of the listed building.

With regard to potential suitable uses for the building a hotel may be the best way of giving future life to the building whilst still preserving the larger rooms and their features.

Anderson High School: Any redevelopment of this building should retain the key internal spaces and architectural features of this building.

With regard to potential suitable uses for the building it would be desirable for the building to be retained in a public or semi public use.

Janet Courtney: The external appearance of this building has not changed much since it was built in 1939. As such any improvements to its appearance would be limited to freshening up the exterior paintwork.

If re-development in the vicinity of this building was to occur it would be desirable to see it positioned so as to open up the views of the main facade and be more sensitive to promoting the clean lines of the original building than is present currently.

The existing extension to the south sets the precedent for any new extension which may form part of any re-development of this building. The use of a subservient link corridor between the existing listed building and any new extension is a desirable way to allow for additional footprint while keeping the distinction clear between the modern and the original buildings. A more recessive palette of materials and finishes on any extension would be more respectful to the character of the listed building.

There are no restrictions in terms of the listing on any re-development of the interior of the building and as such of the 3 listed buildings on the site this building has the most options available to it for re-use.

Views on Future development on the site:

While it is desirable to maintain the open space to the east of the 3 listed buildings there is considerable scope for development to the west. Due to the topography of the site it is thought that buildings of a reasonable height could be accommodated in this location without unduly affecting the distinctive silhouette of the 3 listed buildings.

Historic Environment Scotland note that there is some merit in the design of the post war buildings they would not be seeking to see any of them retained.

The 1970's buildings are not particularly sympathetic in material finish of design to the existing listed buildings and whilst re-development on the same foot print could be acceptable some attempt to make them more sympathetic to the listed buildings

would be sought. Suggested improvements include reduction in height of any development on the footprint of the existing ABC block and perhaps reduction in the footprint to remove the area which currently breaks forward from the current building line of the listed structures immediately to the south of the Anderson Educational Institute building.

A more recessive palette than that currently in place would significantly improve the setting of the listed buildings.

Historic Environment Scotland would seek to be part of any discussions that arise and have the opportunity to comment on any proposals.

- **Access/Egress** – All access routes have constraints, the ability to improve them is limited due to the built up nature of the area.

There is the ability to create a new access on the west of the site onto Knab Road which would increase traffic flow through

the site and may lead to a reduction on the use of some of the existing access points.

It is undesirable to see any significant increase in traffic at the Twageos Road access point.

It would be desirable to see a decrease in traffic using the Lovers Loan/Lighthouse Buildings junction.

Changes in traffic flow and quantity may be achieved by the creation of a new access point.

The current use of the site as a High School leads to peaks in traffic as people arrive in the morning and leave in the afternoon, if future proposals for the site are for mixed use it is likely that any peaks in traffic flow will be reduced.

Further survey work on existing traffic flow and junction capacity is currently being undertaken and will inform the next stages of developing this site. However, research undertaken by Roads Services from previous traffic data would indicate that access should not be a significant constraint, particularly if the proposals for the site are for mixed use as detailed above. The position will be better understood when the survey work currently being undertaken has been completed.

- **Ownership** – The Council has unencumbered title to most of the site. There are some areas where title burdens exist but where these are currently being discharged. Two titles continue to have conditions outstanding and the Council will need to be clear as to the nature of future use of the land and buildings before these can be addressed. Initial contact with those having an interest in these areas would suggest that discharge of the burdens will not be problematic.



### 3. Site Aspirations

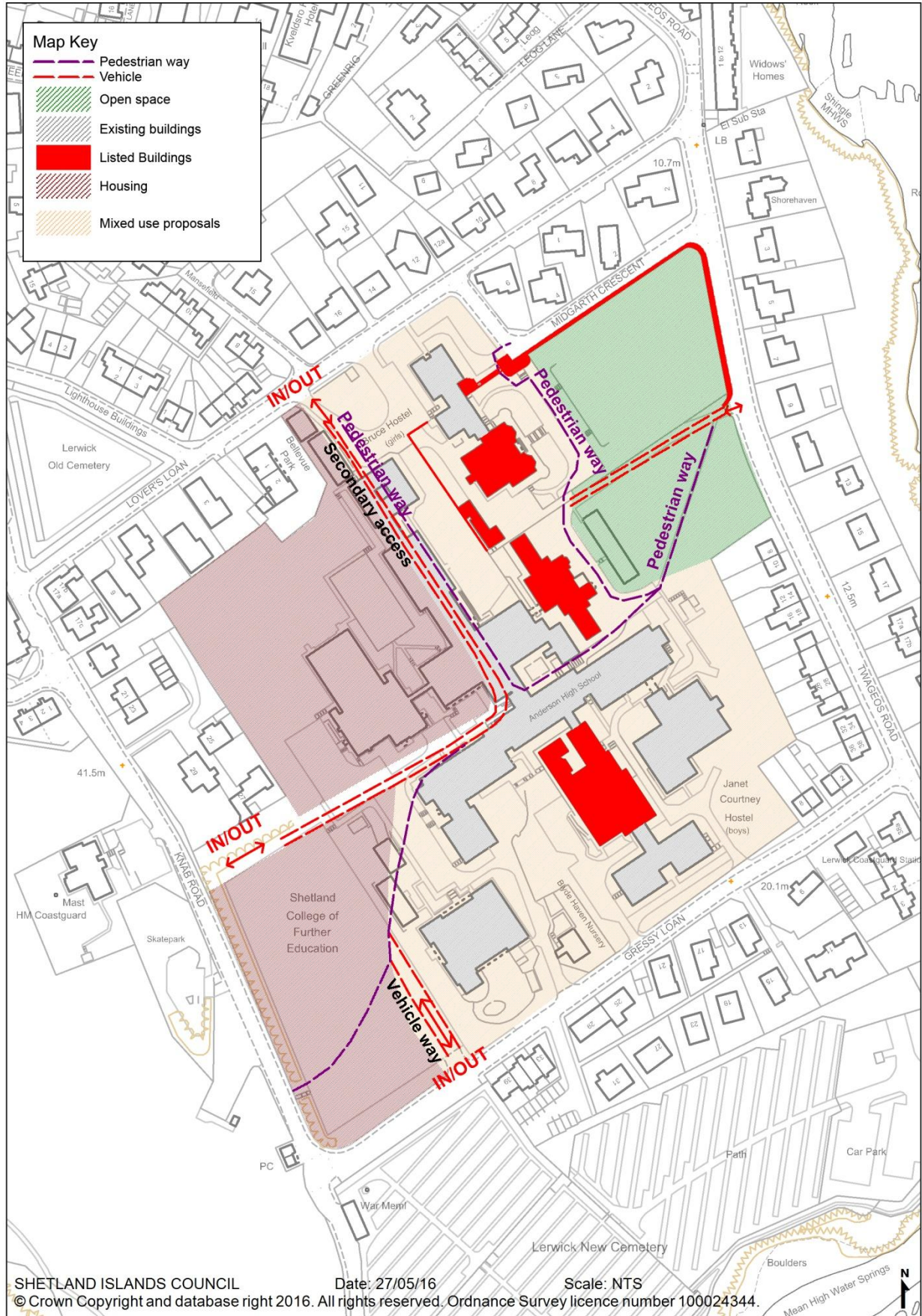
Taking into account the feedback received from the Visioning Exercise the following uses have been identified as both suitable and desirable for the site:

- **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 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 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. The design and appearance of these open spaces have not yet been specified.





Map no. 5 gives an indication of the breakdown of potential uses on the site. At this stage it is important to note that this plan is purely indicative and may be subject to significant changes as the design stage of development of the site progresses.





Re-development of this site should be a high quality , sustainable, well designed space which meets the needs of those who will live and work in the area. The Development should meet the Scottish Government’s Placemaking aspirations and those identified through the visioning exercise.

In determining any future planning applications for development in the Development Brief area the Council will expect the following issues to be reflected and incorporated in any development proposals:

**A High Quality Place:**

This development should be a place:

- Which will, where possible, re-use or make use of existing resources. This does not mean that buildings should be retained at the expense of creating a better development.
- Which will be designed so as to take into account climate change and may include measures such as siting developments to provide shelter from the prevailing wind or using designed shelter and or to maximise solar gain
- That considers the needs of people before motor vehicles.
- Where active travel choices such as cycling, walking and public transport should be promoted.
- Where paths and routes should be developed within the site which connect those living and working within the area not only to other parts of the development but to areas outwith the site and beyond. In particular good connections to the Knab recreational area and Lerwick Town Centre and to public transport are essential.
- That is safe and pleasant, attractive to use and provides a sense of security
- That provides spaces that are easy to move around and promote good accessibility.
- That is adaptable to future changes in the way people will choose to travel and provide homes buildings that can adapt to future needs.
- That includes landmarks and vistas to help people navigate the area, and creates a welcoming place using public art in key locations

**Respects and Preserves the Existing Special Qualities**

This development should be a place:

- Where existing distinctive built forms are celebrated. Where the listed buildings are a focus and surrounding development compliments these historic buildings.

- Where the existing character of the site and its surrounding neighbourhood is taken as a reference for the re-development. Where mass and density form compliments, enhances and supports the existing surrounding development. This does not necessarily mean that existing densities, or uses shall be replicated.
- Where building design, public art and open space reflect the character, history and communities within the area.
- Where there is a mix of soft and hard landscaping, where biodiversity is encouraged and any planting that is undertaken uses plants native/proven to be hardy/successful in the Shetland environment.
- **Densities and Design:**

This development should be a place:

- Where developments on this site will be of mixed use and depending on needs will be of varying density.
- The opportunities the topography provides are maximised to deliver the best mix of building styles, sizes, types and tenures.
- Where existing buildings which remain on the site are 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 its inspiration form its immediate environs.



## 4. Developer Requirements:

In determining the future planning applications for development in the Development Brief Area , the Council will expect the following of any developer:

- Proposals to comply with the Shetland Local Development Plan 2014 and all relevant associated Supplementary Guidance  
<http://www.shetland.gov.uk/planning/LocalDevelopmentPlan.asp>
- Early Engagement with Utilities
- Early and continual Engagement with Historic Environment Scotland
- No negative or damaging impact on any of the 3 Listed Buildings ( Janet Courtney Hostel, Anderson Educational Institute and the Bruce Hostel)
- Early engagement with the Shetland Archaeologist and compliance with any archaeological requirements specified by the Shetland Archaeologist
- Compliance with the Councils Roads Service Policy and Guidance on new Development. <http://www.shetland.gov.uk/roads/drainage.asp>
- Developers should consider entering into a Quality Audit process with the Local Authority at an early stage.  
<http://www.creatingplacescotland.org/designing-streets/process/quality-audit>
- Willingness to enter into discussions and find solutions to delivering developer contributions which will benefit those living and working within and around the Development Brief Area.



## 5. Next Steps

This Draft Development Brief is subject to a 6 week consultation period. On completion of the consultation the responses will be reviewed and the Brief updated to reflect this. The Final Brief will be approved by Council.

Due to the scale and complexity of this site the production of a Masterplan commissioned by the Council in its capacity as landowner would be the recommended next step.

A master plan describes in more detail how the proposal will meet the vision and how development will work on the ground. A Masterplan raises the standards of urban design, creates quality places and provides the opportunity during its production for a significant element of engagement with the community. A Masterplan specifies in more detail the governing principles for development of the site such as building heights, spaces, movement, landscape, precise location, type and predominant land uses on the site.

For this site a Masterplan will set out the work required to deliver the vision created by the engagement workshops held by Architecture and Design Scotland, and built on by this Development Brief.

