

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.



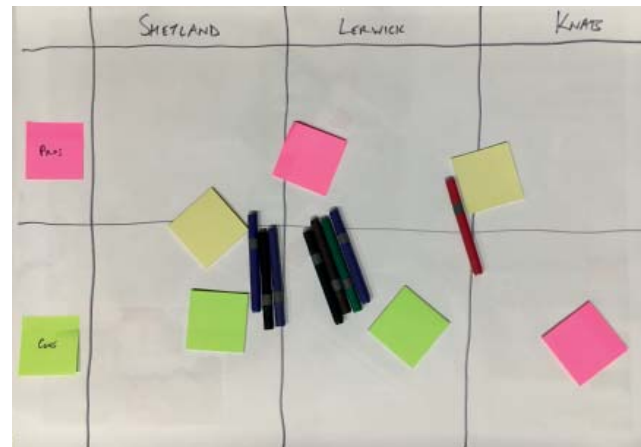
The Knab site in the context of Lerwick

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.

MIND HOW TO GO. CAPACITY

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

Strategically a + as paper will eventually grow.

Best Art + The A.I.

SHETLAND moment - good chance to create creative hub.

Artist Good for Shetland + 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 entrepreneurs start up - space + opportunities needed to meet growing demand

Creative hub great idea to have a focus for visual arts but being a successful

Good to have a focus for visual arts but being a successful

Pros

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 get opportunity to create opport

good coupling of different use

Great plan for creative industries

Homes but if create homes + not too many

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

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

Offer new opportunity for self employment + skills develop + most hub

hostel for NAFC / apprentice accommodation?

important to make it affordable

LIKE THIS PLAN EXCEPT HOTEL

Hotel Not 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

Cons

WHAT/EVIDENCE FOR ANOTHER HOTEL?

Too many homes just in Lerwick?

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

ACCESS for this many homes through Lerwick

Access road too small for amount of traffic

More 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 Head 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

Frees up wildlife 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 hotel needed? too many hotels

Too much housing. poor road system.

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

Traffic issues for current residents



# 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  
household  
"weekly business"  
+ support from  
Surrey

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/Hospital  
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/exhibit  
laboratory

Hospitality  
Academy  
rather than  
'Hotel'

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

SHOULD  
HOTEL BE  
A HOSTEL?

HOTEL  
might be  
better as  
sheltered  
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 (ARTIST  
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

Cons

Activity opportunity to try and keep working AG in SHETLAND

address gap for hockey.

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 -

IMPACT ON PHYSICAL ACTIVITY

GOOD IDEA PLENTY OF LOTTERY

HUGE DEMAND FOR GYMNASIUMS CURRENTLY NONE NEAR MET IN SHETLAND

Hospitality Academy rather than hotel + student accomm.

PURPOSE BUILT GYM NEEDED FOR NON-SPORT BASED MOVEMENT

KEEP GYM HALL - CHANGING FOR HOCKEY PITCH

Access to facilities for a range of sports

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

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

HOTEL? WHERE 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?

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

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

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

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

Sports should be concentrated at Clickimin - not additional hubs elsewhere

NOT enough capacity at Clickimin!

South of Shet

'Sports' = vague more football spaces? Hockey?

Sports in Shetland - lots of leisure centres

not catered for across Shetland already

facilities in Lerwick already

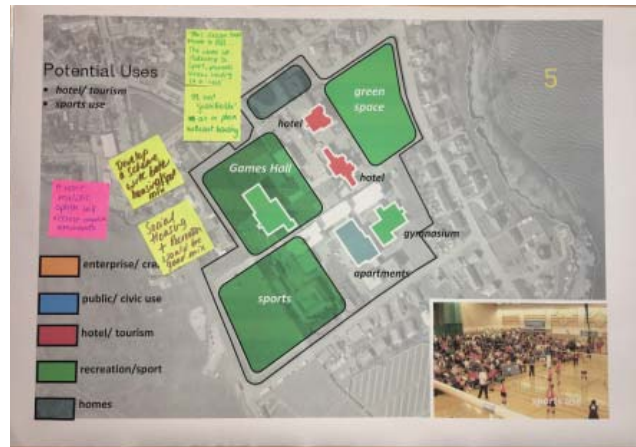
# Option 5/Pros

## 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.



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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

BIT LERWICK has missed the caravan boom since knocking it down in 1971

APARTMENTS / @COUNCILLOR could help meet demand.

WHERE ELSE do you suggest we put a caravan park

HOMES Better amount, less impact on roads. More balanced

HOSPITALITY Academy rather than Hotel student accom rather than hotels

MORE TOURISTS USING TOWN CENTRE FACILITIES

APARTMENT could be good for young people. Starter flats?

MIXED USE +ve to make site DYNAMIC

CARAVAN PARK could be Hakan PITCH

CARAVAN PARK in Lerwick to increase tourist visit to town centre?

GREEN SPACE HERE allotments

REMEMBER what happened to former caravan site!

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 doesn't need to be so big?

ACCESS ISSUES for large vehicles / caravan!

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

CAN BE FINANCIAL VIABLE!

BIT WINDY for a caravan park?

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

CARAVANS blew away on a 1/2 a year in the north weeks ago. 100% Hyatt's there

DO YOU KNOW WHAT HAPPENED TO THE LAST 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.





7

# SHEFLAND

# LERWICK

# KNABS

Pros

PURPOSE BUILT FACILITY IN SCIENCE BLOCK TO CATER FOR THE CURRENT 195 YOUNG SHEFLAND PEOPLE AT THE CLUB PLUS THE CURRENT 195 YOUNG PEOPLE ON THEIR WAITING LIST

GYMNASIUM SPACE COULD HOUSE KIDS BUT NOT + COMMUNITY SPACE

GYM SPACE INVOLVING OTHER MOVEMENT TOUROS - PIRATES / PHANTOM - CURSES / WORKS

Fresh food enclosed gardening

WE HAVE ENOUGH SPACE

heritage centres exist around Shefford already? Do we need more?

Cons

We need - in heritage centre there are so many artefacts looking for a home - cars / radiators

Too exposed for allotments on the Knabs (be nice somewhere else though!)

IS THIS THE RIGHT PLACE FOR ALLOTMENTS!

IS THERE A NEED FOR ALLOTMENTS!

MOVEMENT SPACE THAT'S NOT ONLY SPORT FOCUSED

MOVING GYMNASIUM OUT OF CURRENT WILL FREE UP WALL SPACE FOR OTHER SPORTS

Through the entrance was 57 1915. We! as a heritage centre - from for 20. 1915. We! as a heritage centre - from for 20. 1915. We!

ALLOTMENTS needed throughout the town

Family Site Great building for this, already used - improve mainly for families

GYMNASIUMS & MOVEMENT CENTRE & COMPATIBLE WITH ANY OTHER USE OF THE SURROUNDING SITE

112 TO ALLOTMENTS

Allotments sited on golf course not on car park

Allotments are good but too much of site taken up.

EXPOSED SITE. SUITED HOMES & ALLOTMENTS!

HOUSING - REMOVES RESIDENTS VIEW OF DOCKBOAT PRESSON!

TOO WINDY FOR ALLOTMENTS (confirm!)

ALLOTMENTS TOO EXPOSED

NICE & SHELTERED FOR HOUSES! NOT

WAP HOMES & ALLOTMENTS

green space is great but is this the best place for allotments to grow things? exposed / wind...

POLYTUNNELS NEEDED FOR GARDENING

Allotments - is this the best place on the site for this?

# 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

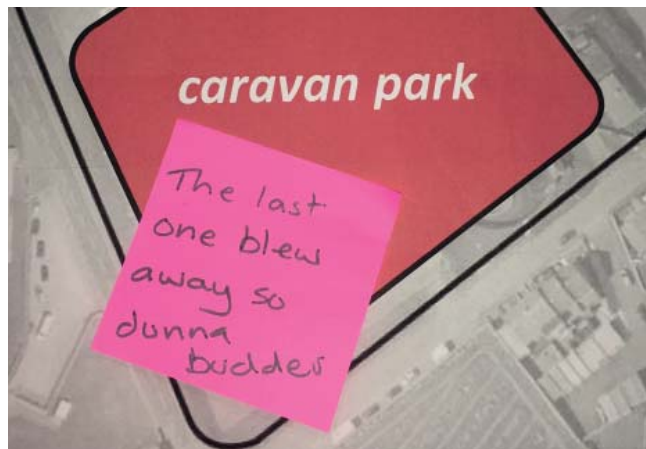
- Many museums and historical buildings in Shetland. Let's look forward in a creative way, not always looking back.

## 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  
ARTISTS/DES CURRENTLY WORK FROM HOME. ISOLATED THIS WOULD GIVE US ROOM TO DEVELOP FLATS STARTER HOMES/COOP MUCH NEEDED LOTS OF MILLION 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 for networking.  
Creative hubs/retail areas where industry has declined  
An inclusive artist hub + business start up area would encourage young artists to reside in Shetland + feel supported in their work.

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

Artist hub Lorwick ideal location for hub.

Central enough for amenities + access to marine/museum but good outside space/light for creativity  
Good mix of uses

Homes better amount, but is this re-placed by it on site?

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

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

RETAIL - NO NEED EMPTY SHOPS ON ST.  
Retail NOT NEEDED  
Retail not needed street is dying as is.

Art hub? - Mareel? - museum? Do we not already have these? (we do, but we don't have workshops)

WOULD 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

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.

