

The Knab, Lerwick

Notes from inspection of listed buildings on the site on 31st July 2017

The Knab
1684
Lerwick
Shetland
Groves-Raines Architects Ltd.
with:
7N Architects
Masterplanners



1. Introduction

The following brief notes are intended to set out preliminary thoughts on the listed buildings and structures within the Knab site following a visual walk round inspection on 31st July 2017 as part of the masterplanning exercise being led by 7N Architects. The inspection was carried out in conjunction with Dominic Echlin of David Narro Associates (DNA) who are the structural and civil engineering consultants appointed to the team.

Please note that no exposure works have been carried out nor has any inspection of concealed or hidden parts of the buildings been undertaken. The following notes are based on a visual inspection carried out from ground level only and on limited archive and record information available at the time of writing.

These preliminary notes should be read in conjunction with those prepared by DNA ref:17.0621.



2. General

The Knab site occupies a substantial part of a headland forming the eastmost part of the town of Lerwick and, until recently, the site was occupied by the Anderson High School, including accommodation blocks for students outwith the immediate area. A new school Campus has just been completed and the site is now vacant and the subject of a masterplanning exercise intended to set out the parameters for achieving a high standard of urban design and placemaking.

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:

- Anderson High School (formerly Anderson Educational Institute) including wings, boundary walls, railing and gate piers. Built 1860-1, alterations 1924. Category B listed.
- Bruce Hostel with terraces, boundary walls, entrance arch, gates and gate piers. Built 1914-23, Category B-listed.
- Janet Courtney Hostel and Terrace. Built 1939. Category B listed

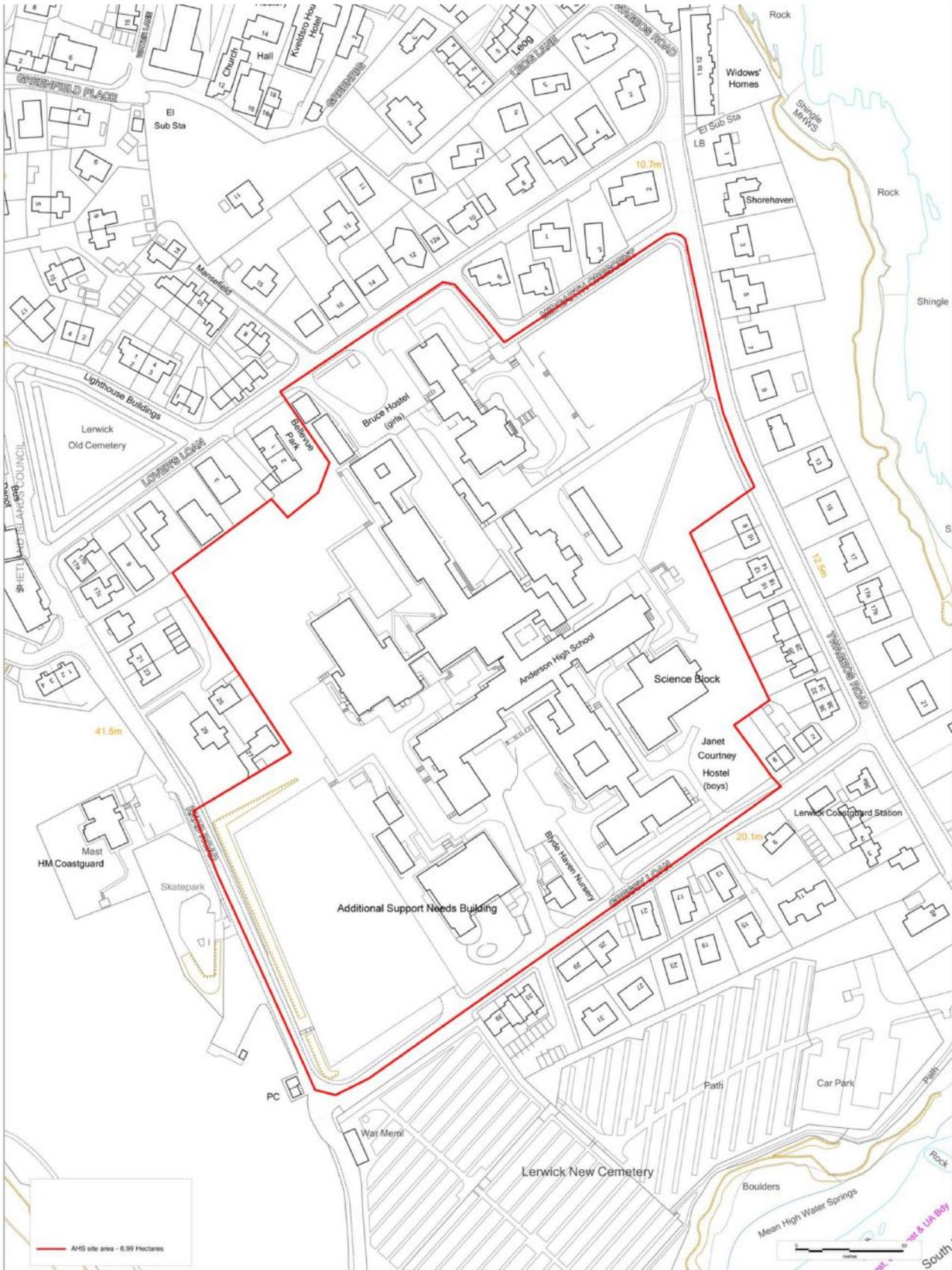
According to the brief, the masterplan must ensure that a strategic approach is taken to the provision of the built-form, infrastructure and other site requirements. The brief also makes repeated reference to a need for the listed buildings to be retained and re-used; tourist accommodation/hotel use is put forward as a potential re-use option for at least some of the listed buildings on the site and this is briefly commented upon below.

In addition, there are large areas of open space within and surrounding the existing site and the brief puts forward a desire for some of these to be retained.

Map 1 overleaf shows the extent of the site and the various buildings within it

Historic Environment Scotland are understood to have carried out a site visit 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 and these are referred to under each relevant heading below.





Anderson High School, Lerwick, with Science Block, Listed Buildings and Additional Support Needs Building highlighted
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April 2016

AHS site area: 6.52 hectares

Map. 1: Extent of the development site

3. Early Site Development

The Knab lies to the east side of Lerwick, forming a headland that dominates the south approach to Bressay Sound. The site itself forms the central portion of The Knab and has been occupied since the mid-nineteenth century by the Anderson High School Campus, which has grown and evolved considerably since it was first established. The oldest building on the site is the original Anderson high School building which dates from 1861. This stood alone for many years until construction of the Bruce Hostel was finally completed in 1923. Following expansion, the need for separate dormitory facilities for boys was recognised through construction of the Janet Courtney hostel in 1939.

Since then, the campus site has evolved in a rather haphazard fashion in response to changing educational needs, though the majority of the buildings date from the 1970s.

The maps below give a diagrammatic representation of the evolution of the site since the late nineteenth century.



Fig. 1 1878-1884

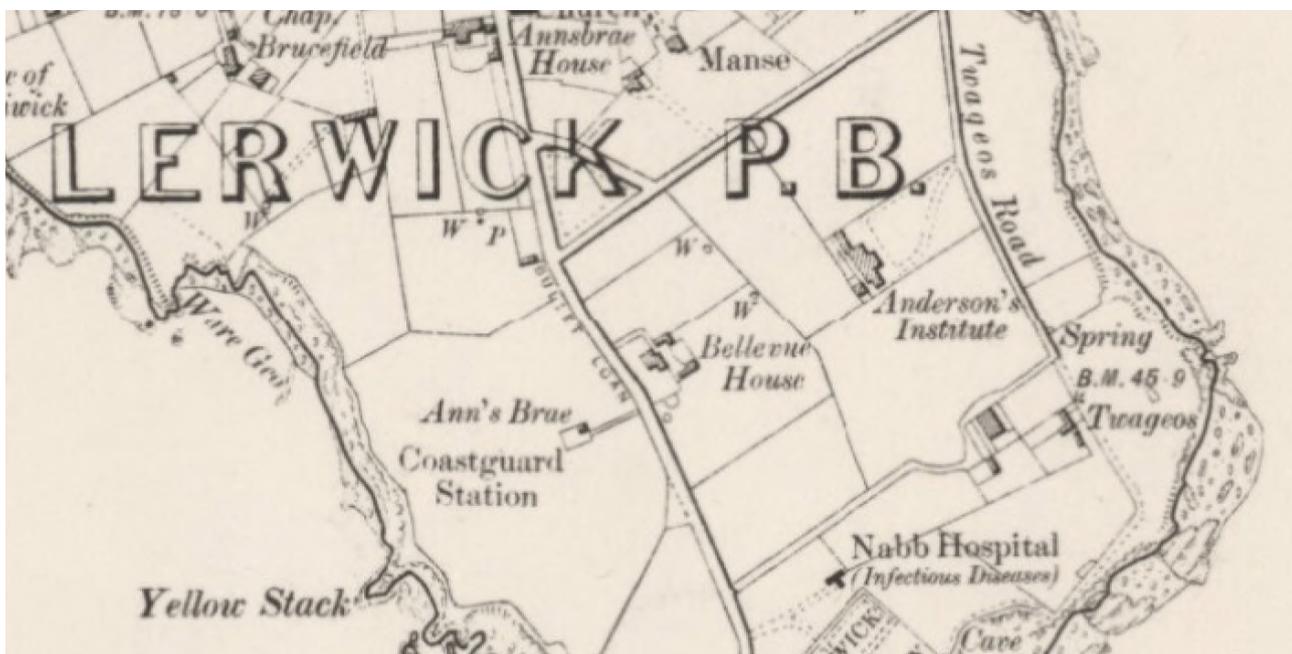


Fig. 2 1900-1901



Fig. 3 1928-1929



Fig. 4 1959

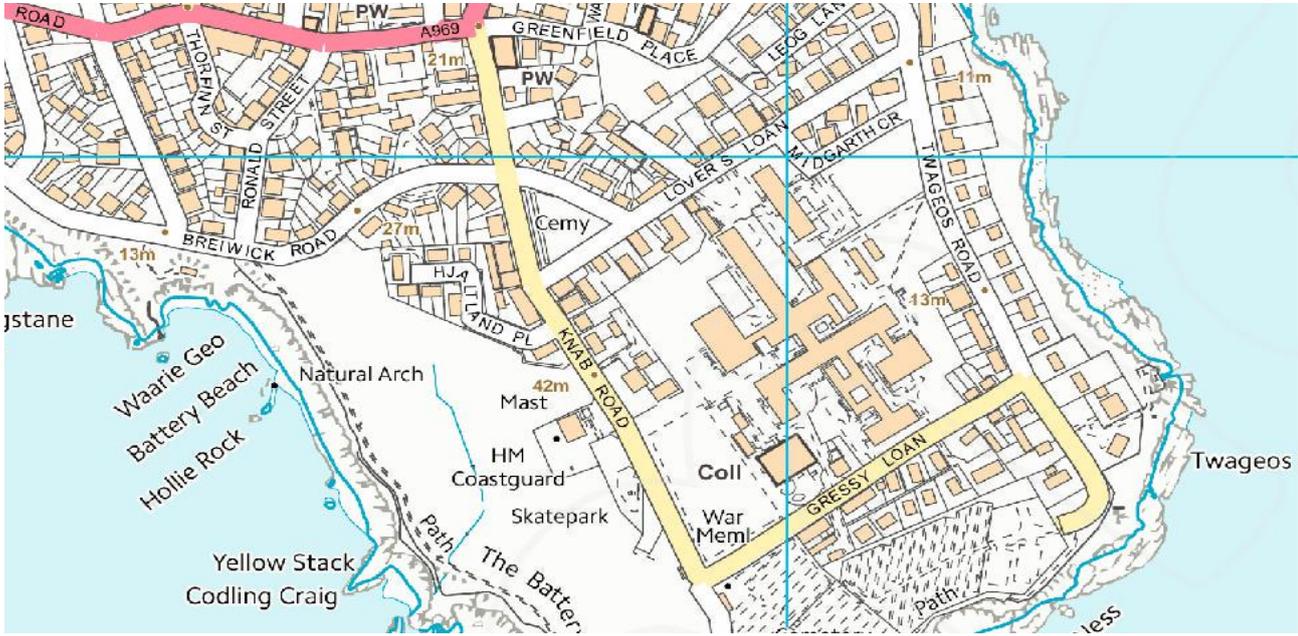


Fig. 5 Present day

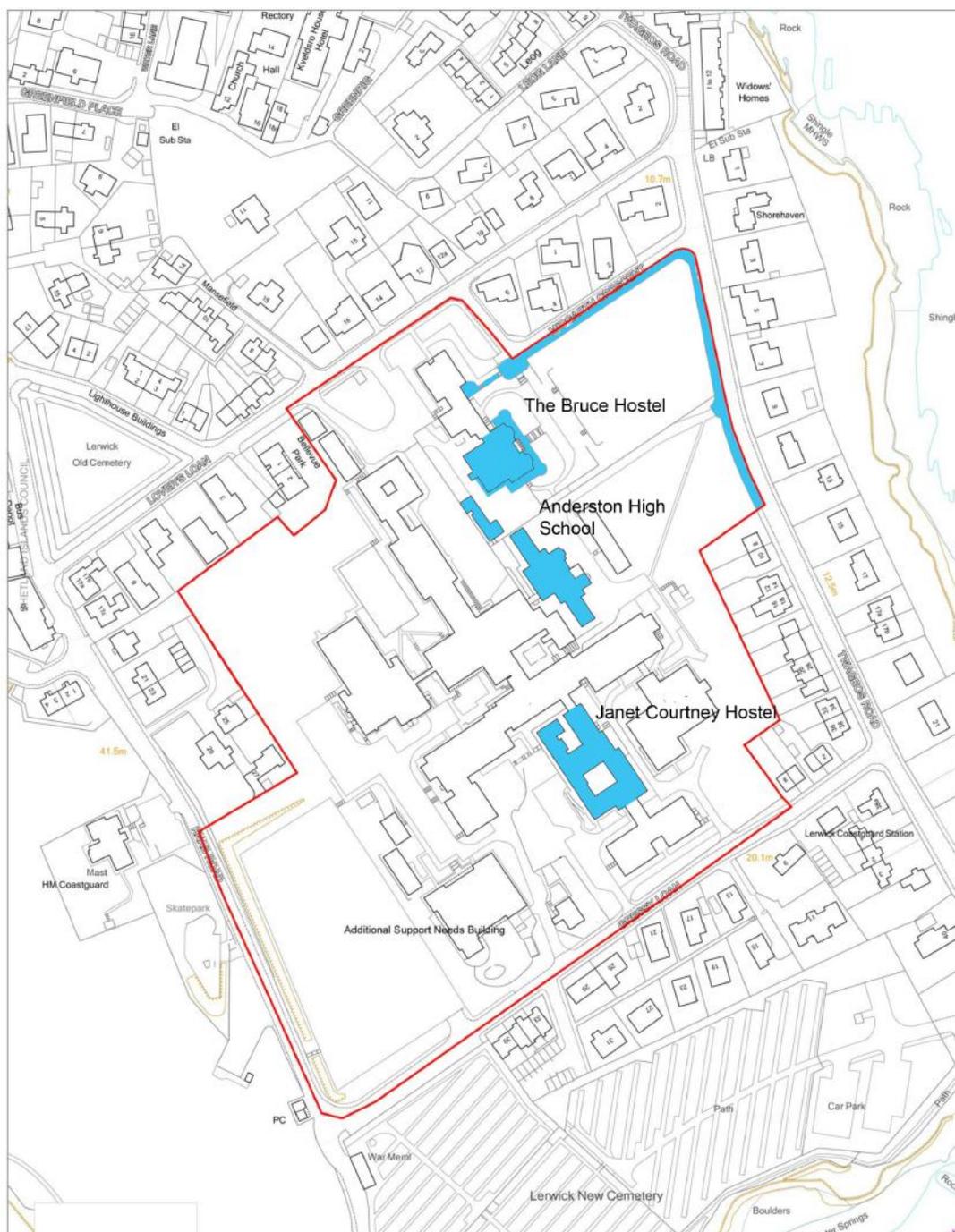
4. The Listed Buildings

As referred to above there are 3 listed buildings on the site, all of which are category B listed.

Category B listed buildings are briefly defined by HES as those of regional or more than local importance or major examples of their period, style or buildings type which may have been altered.

Although each building is category B listed by HES in its own right, taken together they may be said to possess further value as a group representing the social and educational development of Shetland from 1860 onwards.

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 below.



Map 2. Listed Buildings on the site (in blue)

5. Anderson High School



The original Anderson High School building, formerly the Anderson Institute, dates from 1860–61 was a gift to Shetland by the shipping magnate Arthur Anderson. Despite later alterations and being surrounded on all four sides by later buildings, the Anderson Institute has been and remains as the centrepiece of the school campus.

Described as ‘a sprawling Scottish Mansion’ it generally comprises an asymmetrically planned two-storey building of traditional constructional form with solid masonry walls and pitched slated roofs, and features square and octagonal towers and a Gothic traceried oriel window facing east over Bressay Sound. An extension of broadly similar constructional form was added to the rear in 1924.



Internally, the building retains it's original cellular layout and most of it's original features including a hammerbeam roof in the library, a double height galleried hallway and original pitch pine balustrading and wainscoting throughout.

A copy of the full HES statutory list entry for the Anderson high School building is included in Appendix 1. It should be noted that the listing covers not only the building itself, but also the boundary walls, railings and gatepiers fronting Twageos Road to the east.

The category B listing recognises the Anderson Institute as being of regional or more than local importance and the Statement of Significance contained in its listing entry recognises it's social





and educational importance to Shetlanders and considers it to be 'Lerwick's most important 19th century building'. The contribution it makes to Lerwick's townscape is also noted, describing it as a 'striking feature of (the) skyline'.

The HES comments in the Site Development Brief state that any redevelopment of this building should retain its key internal spaces and architectural features. These include:

- Both stairwells, each of which feature the original pitch pine balustrading and v-jointed timber linings to dado height
- Double height galleried hallway, again with original pitch pine balustrading, timber lining boards to dado height and timber lantern light over
- The double height library, which has an ornate timber hammerbeam roof
- Original timber windows, some featuring Gothic details



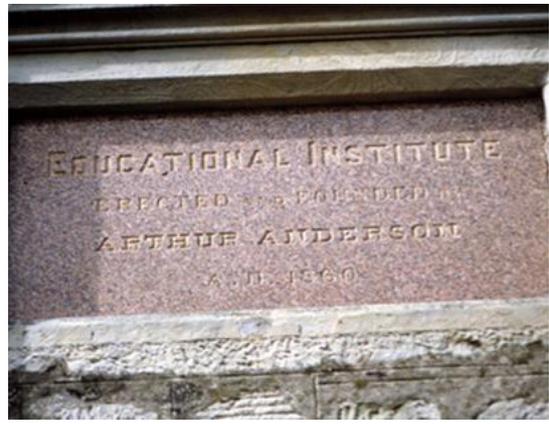
With regard to potential suitable uses for the building, the HES comments in the brief also express a desire for the building to be retained in a public or semi public use.

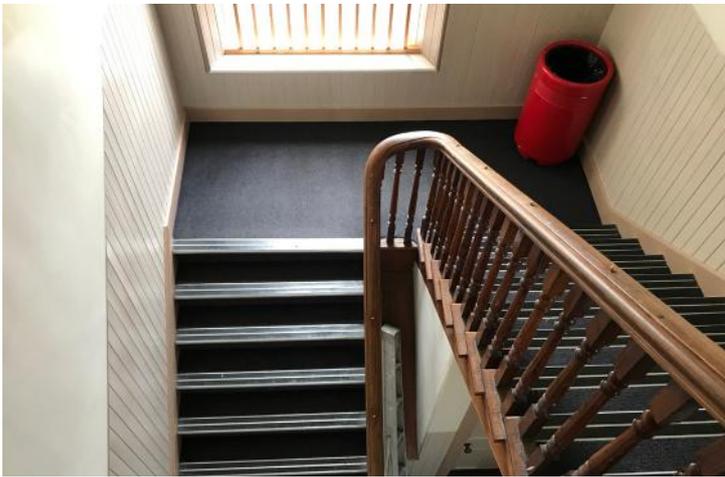
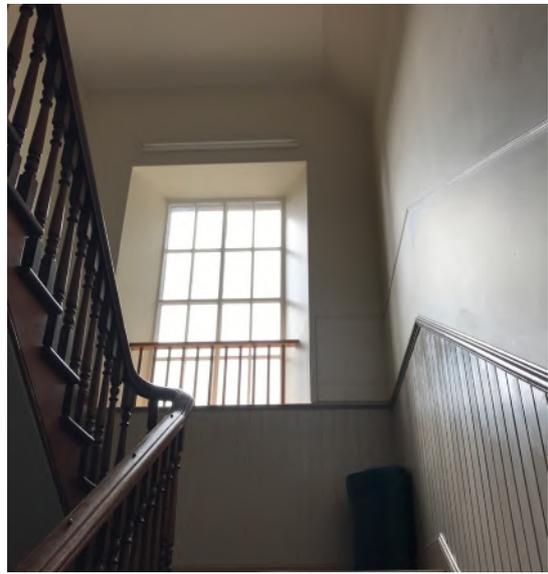
Conversion to such use, while also meeting the requirements of HES referred to above, appears eminently achievable but will as always present a number of challenges in terms of complying with statutory legislation and fitness for purpose. Such challenges are likely to include a need to considerably upgrade the thermal and acoustic performance of the building, provide enhanced accessibility and improve fire separation and safety in the event of fire.

Any future development should involve removal of the 1970's link to the rear and indeed of the various other modern accretions immediately surrounding the building. Internal intrusive elements should likewise be removed as far as possible.

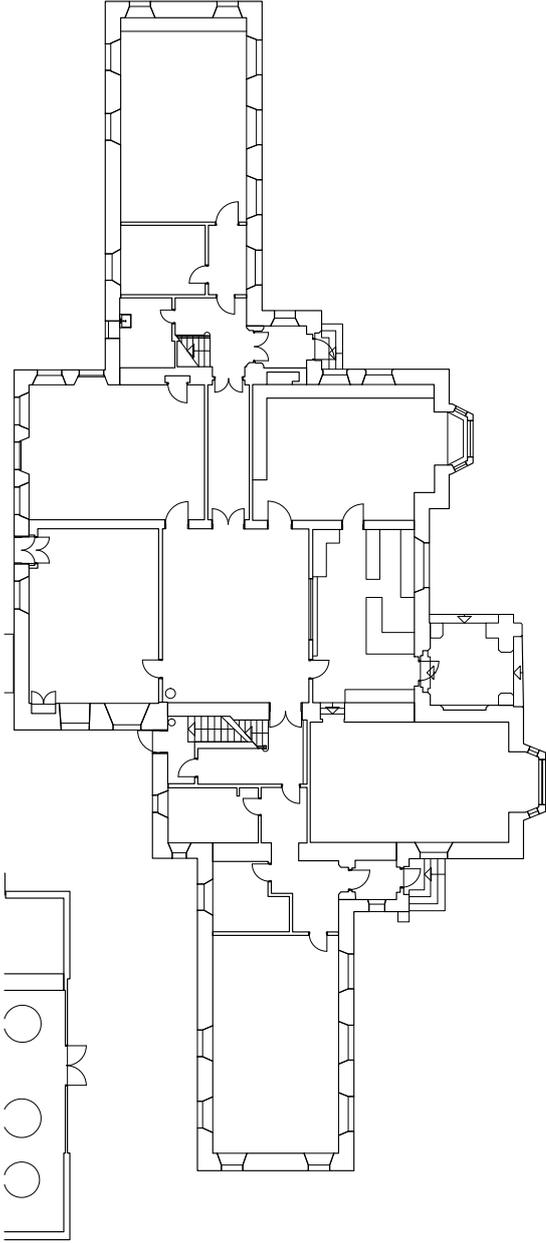


In overall terms the building appears to be in reasonably good condition, with no major defects evident. The condition of the building has already been reported upon by David Narro Associates and we would endorse the findings and recommendations this sets out. Attention is drawn again to two areas of water penetration into the building that are likely to be causing damage to historic fabric and present a risk of rot and decay to roof and other timbers: one to the north side of the library, probably resulting from faulty or defective leadwork at the junction with the tower; and the other below the south gable, which is again likely to relate to faulty leadwork at the abutment with the chimney or skew wall. Both should be inspected and repaired as soon as possible to prevent further more serious problems developing.

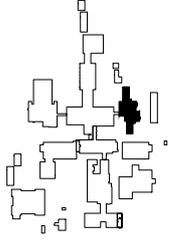








Ground Floor



Key Plan

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Project Title
The Knab
Leithwick

Client
Shetland Islands Council

Site
As Existing

Proposed
Old Anderson Institute

Lower Ground and Ground Floor

As Existing

Date
11.06.2018

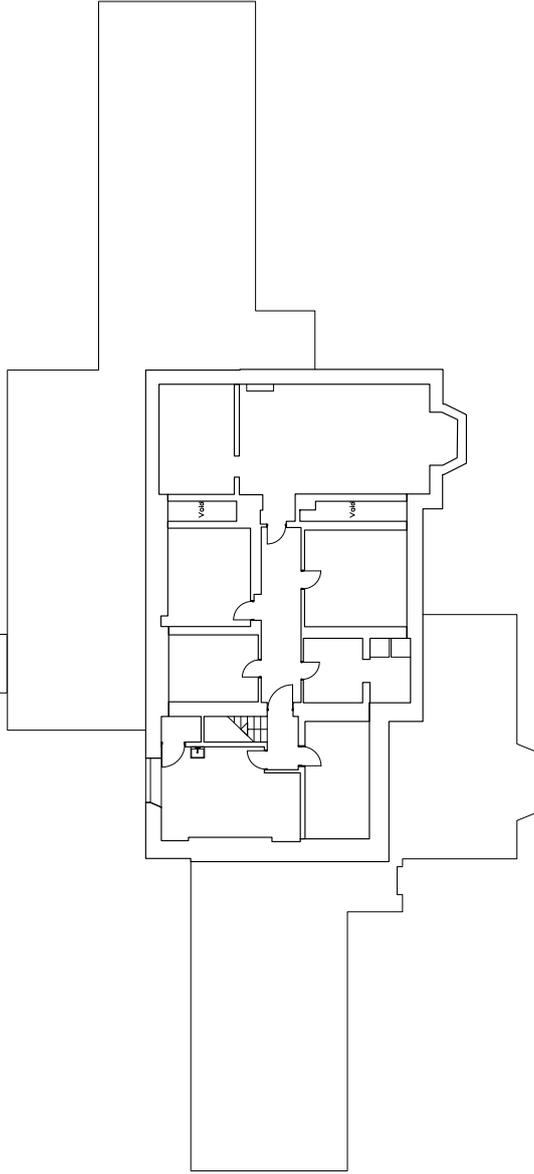
Scale
A3

Project No
1684

Drawn By
KJ

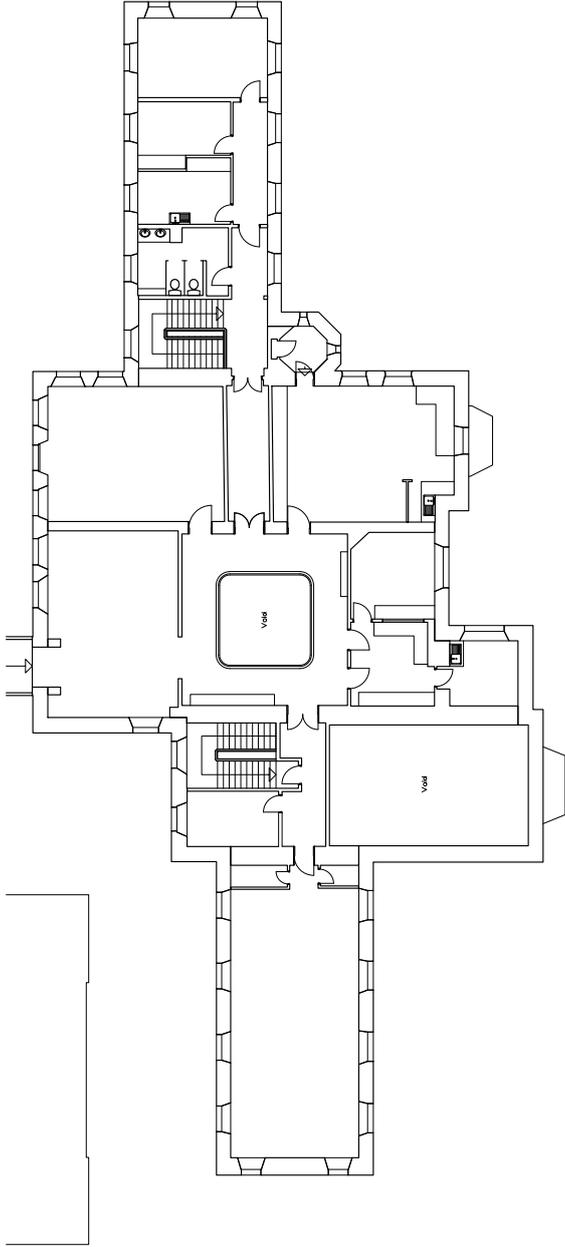
Checked
E-101

Client Ref
01052

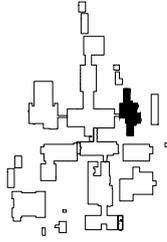


Lower Ground Floor





Lower Ground Floor



Key Plan

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Project Title
The Knab
Lerwick

Client
Shetland Islands Council

Issue
As Existing

Drawing Title
Cuthbertson Institute
First Floor
As Existing

Date	Rev	Scale	Created
11.06.2018	-	1:200	E-102
AS			Drawn
1804			Checked
			KIT



6. Bruce Hostel



The category B-listed Bruce Hostel is said to date from 1919, construction having first commenced in 1914, though not completed until 1923. Like the Anderson Institute, the building was gifted to Shetland, this time by Robert Bruce of Sumburgh. Arranged over two storeys and an attic level, it was originally built to provide boarding accommodation for school students from all over Shetland and until relatively recently it continued to do so. In recent years, however, a number of factors conspired to see it's use as a hostel discontinued and since then only the ground floor accommodation has been kept in use with access to the upper levels blocked off.



The symmetrical 3-bay frontage features classical details, with the recessed central entrance set behind Tuscan columns, each side of which is a large canted bay window with pedimented first floor windows above. Gabled three-storey wings project at the rear, giving a U-shaped plan form within which a modern escape stair enclosure has been added.

In constructional terms, the external walls of the building consist of harled masonry with polished ashlar stone dressings and details. The roofs are primarily pitched and slated, though the main central block has a flat platform roof likely to have been covered originally with sheet lead.

Internally, the building retains it's original cellular plan layout and indeed much of it's character. Many original features are still present, including fireplaces, joinery and decorative plasterwork. The original timber stair and balustrading also still remain, this featuring panelled newels and stringers, herringbone pattern soffits and incised heart detailing.





A copy of the full HES statutory list entry for the Bruce hostel is included in Appendix 1.

It should be noted that the protection offered by listing covers not only the building itself but also the surrounding boundary walls, entrance archway, gates and gatepiers. In addition, though not specifically mentioned in the listing entry, it would also appear to include the outbuilding to the immediate south west.

The HES comments in the Site Development Brief state that any redevelopment of this building should retain the sizes and features of the principal rooms on the main (ground) floor. The wood panelling and central stair case are also specifically mentioned and would be expected to remain, as would most other original features.

With regard to potential suitable new uses for the building, HES suggest a hotel may be the best way of giving future life to the building whilst still preserving the larger rooms and their features. Such a use is indeed achievable and appropriate, though once again will as always present a number of challenges in terms of complying with statutory legislation and fitness for purpose. These challenges will include a need to considerably upgrade the thermal and acoustic performance of the building, provide enhanced accessibility in and around the building and improve fire separation and safety.



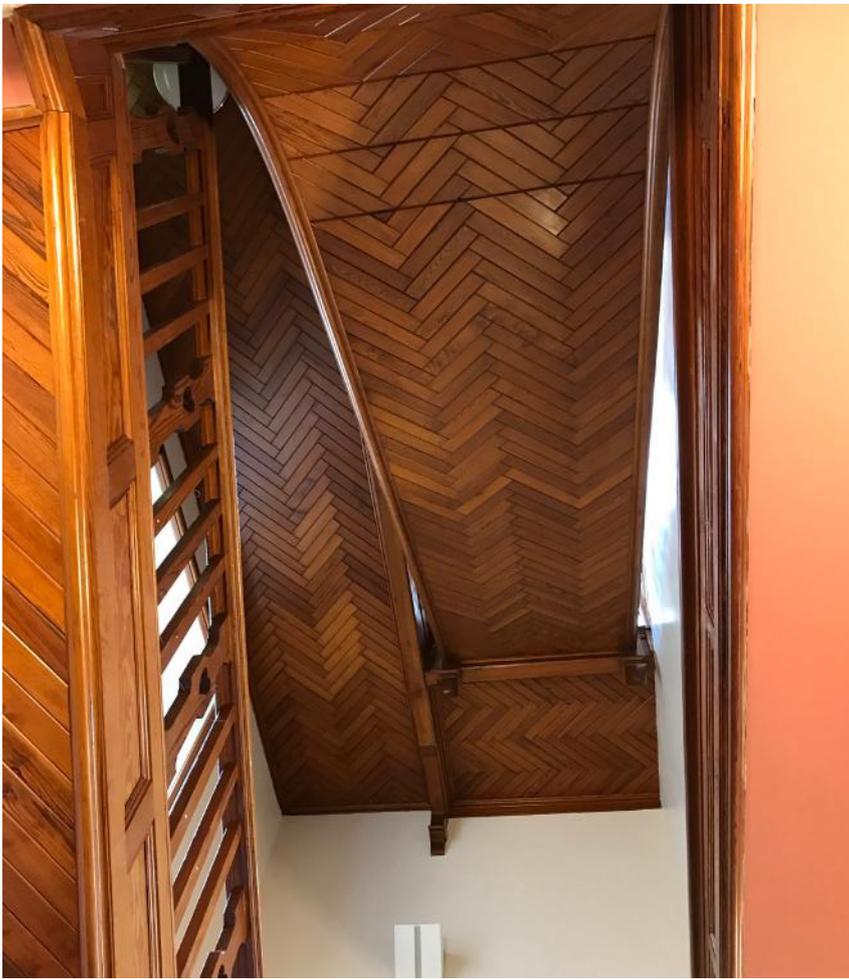
Any future development should consider the removal and making good of the link to the north and also, if possible, the rather ugly and obtrusive lift/stair enclosure to the rear (west), which overpowers the two gabled elevations either side. The building would also benefit from the removal of various other modern accretions immediately surrounding it and internal intrusive elements should likewise be removed as far as possible.

In terms of condition, the building has clearly been rather neglected over recent years but remains basically sound. The development brief states the Bruce Hostel to be in the worst condition of all buildings on the site and refers to an estimated cost of approximately £1M to bring it 'up to a condition where the masonry is sound and the roof and glazing are free from defects', mentioning that this 'would not allow for internal works'. Given the size and nature of the building and our experience of repairing and refurbishing other listed buildings in Shetland, we do not consider this estimate to be unreasonable.

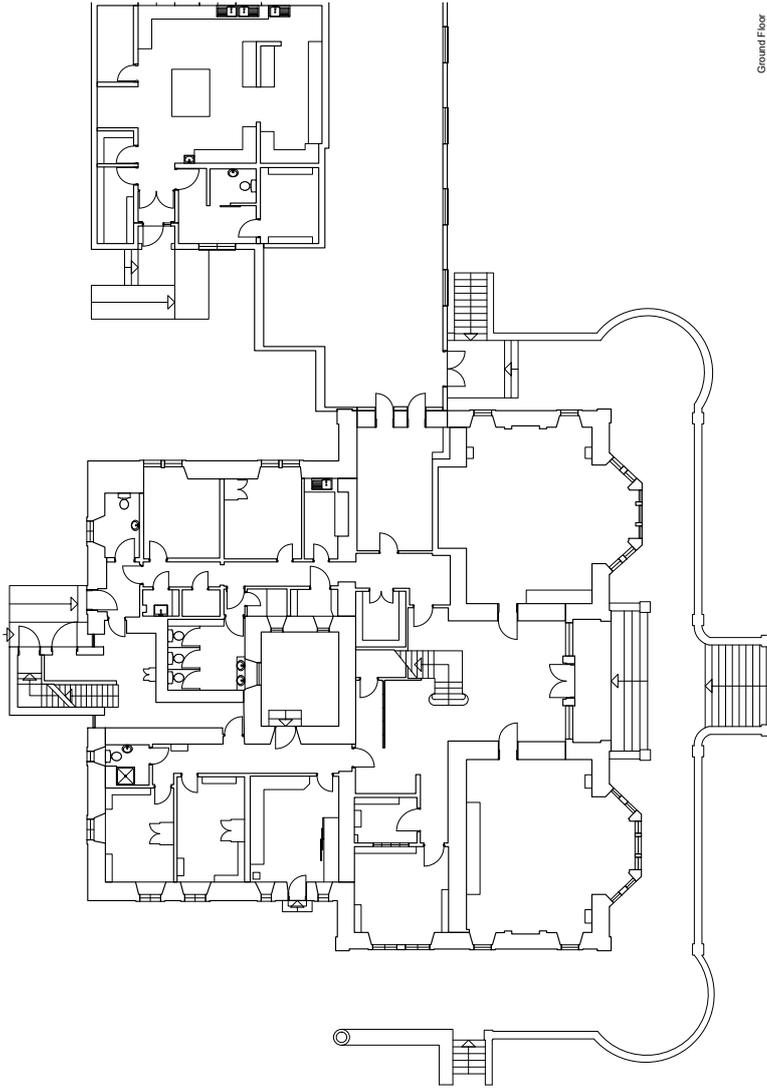
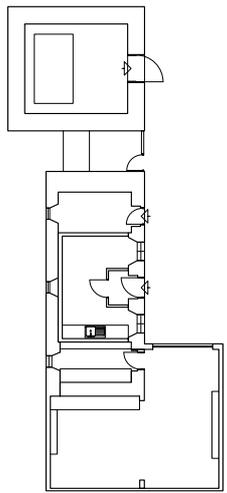


Some signs of past water penetration were noted, though we saw no evidence of serious ongoing leakage or roof failure. Again, the condition of the building has already been reported upon by David Narro Associates and we would endorse the findings and recommendations this sets out. Routine maintenance tasks including the removal of vegetation from gutters etc should also be put in hand soon, otherwise further more serious damage may be caused to original fabric.

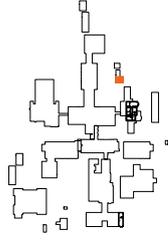








Ground Floor



Key Plan

Groves-Raines Architects

Lamb's House
11 Waters Close
Edinburgh
EH6 6RB

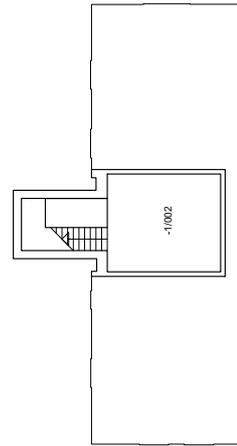
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Project Title
The Knob
Lerwick

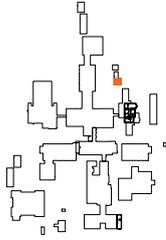
Client
Shetland Islands Council
Status
As Existing
Drawing Title
Old Bruce Hostel
Lower Ground and Ground Floor
As Existing

Date
11.06.2018
Scale
A3
Project No.
1684
Drawing No.
E-106
Checked
KH



Lower Ground Floor





Key Plan

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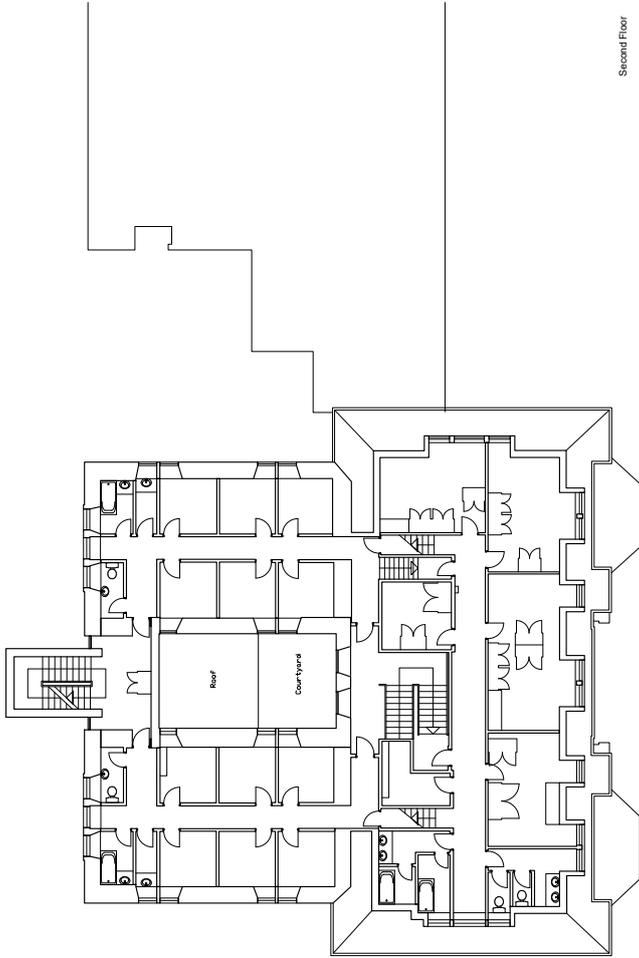
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Project Title
The Kriab
Lerwick

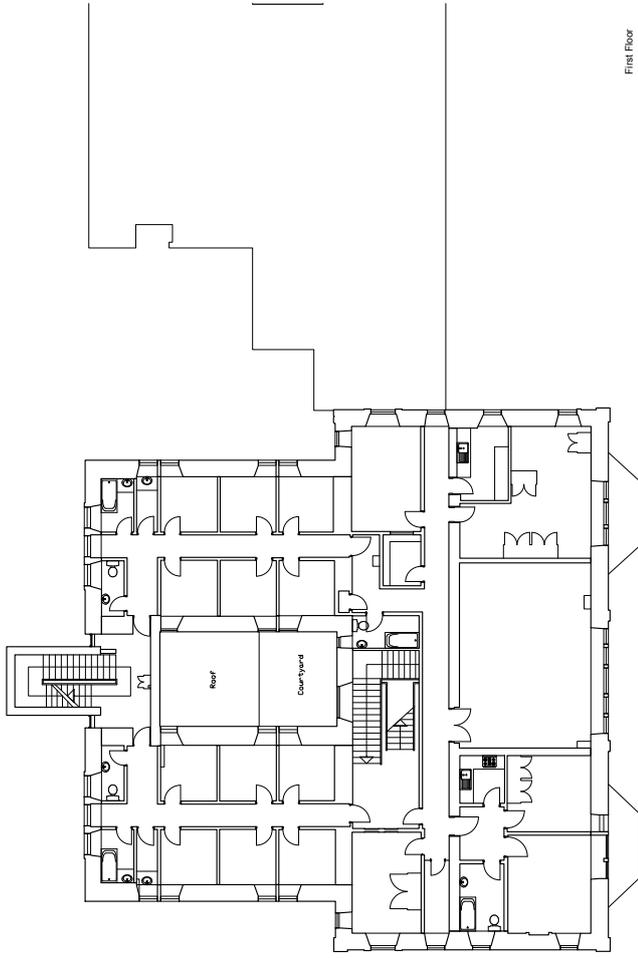
Client
Shetland Islands Council
Site
As Existing

Drawing Title
Old Bruce Hostel
First and Second Floor
As Existing

Date	11.06.2018	Rev	-
Site	A3	Scale	1:200
Project No	1684	Drawing No	E-107
Drawn	KH	Checked	

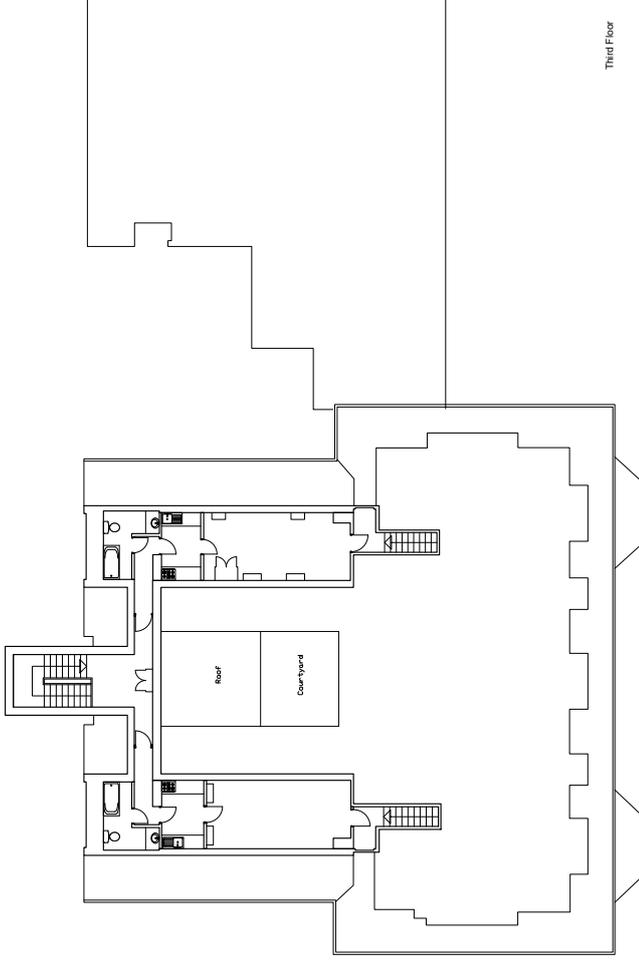


Second Floor

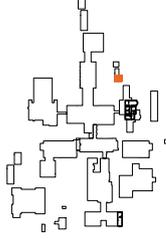


First Floor





Third Floor



Key Plan

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Project Title
 The Knab
 Lerwick

Client
 Shetland Islands Council

Site
 AS Existing

Drawing Title
 Culture Hostel
 Third Floor
 As Existing

Date
 11.06.2018

Rev	Scale	Sheet
-	1:200	E-108
-	-	Checked



7. Janet Courtney Hostel



Category B-listed and dating from 1939, Janet Courtney Hostel comprises a 3-storey, 9-bay asymmetrical flat roofed 'modernist' building with overlapping planes and Art Deco influenced tower and other details. Like both the Anderson Institute and the Bruce Hostel, this building was gifted to the community, this time by the Carnegie UK Trust. Janet Courtney Hostel was first built to provide boarding accommodation for male pupils and until recently continued to serve this function.

A copy of the full HES statutory list entry for the Janet Courtney Hostel is included in Appendix 1.

A copy of the original drawings is also included as Appendix 2 to this document.

The construction is understood to comprise cement rendered brick masonry cavity external walls with solid concrete floors, supported on a combination of solid brick internal walls and partition and some possibly concrete or concrete encased steel beams spanning onto the internal and external walls. All parts of the building have flat roofs covered with mastic asphalt which in some places appear to have been overlaid with more modern coverings.



The external walls of the building are covered with masonry paint, which imposes a rather costly ongoing maintenance burden. This paint is beginning to show signs of deterioration and redecoration will be required in the relatively near future. It should be noted that many masonry paints inhibit breathability of the building fabric and consideration should be given to using a vapour permeable mineral-based or similar coating in the future.





In condition terms, this building appears to have been well-maintained, with no obvious signs of serious or significant defects evident. Again, the condition of this building has already been reported upon by David Narro Associates and we would endorse the findings and recommendations this makes. The DNA report makes reference to a recent programme of repairs involving the replacement of corroded metal wall ties in the external walls, though adds that this is not uncommon in buildings of this type and age. Currently there are no immediate signs of any further cracking to the external walls that would suggest an ongoing problem of this nature exists.

A projecting band course above the ground floor windows appears to have been problematic in the past, with a sloping timber capping having been fitted over, presumably in an effort to shed rain-water and prevent dampness staining. This capping is now split, decaying and of poor appearance; its removal and replacement with a lead or similar covering should be considered. A similar covering applied over the entrance canopy would prevent dampness staining and vegetation growth.

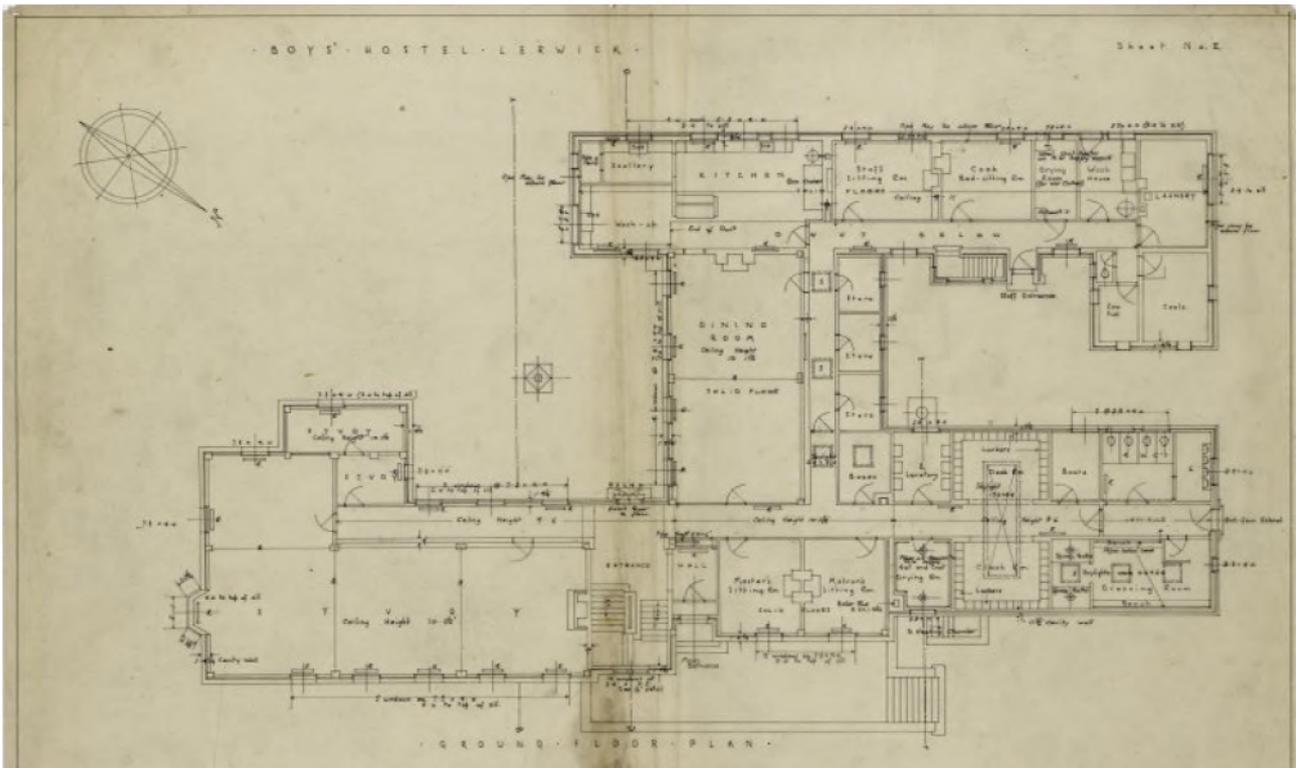


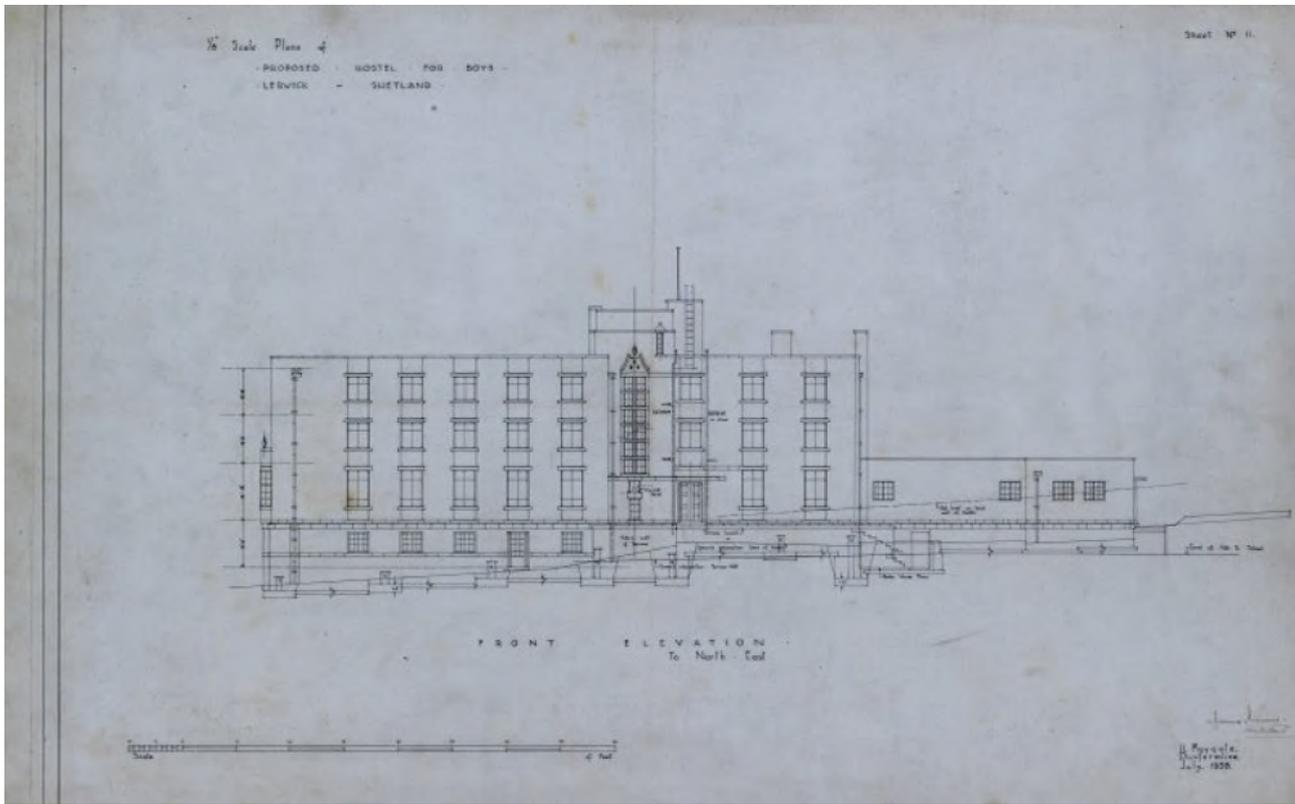
The external appearance of this building has changed little since it was built in 1939. The HES comments in the Development Brief make a valid point that if re-development in the vicinity of this building was to occur it would be desirable to see it positioned so as to open up the views of the main facade and be more sensitive to promoting the clean lines of the original building than present.

The development brief states that only the façade of this building is listed – not the internal layout – and as such goes on to suggest that of the three listed buildings on the site it is this one that has most options available for future re-use. There is, however, nothing in the listing entry to confirm this and it is important to check the position regarding the extent of protection currently provided to this building. That said, the interior is generally rather plain and unassuming and we would not envisage the local planning authority or HES to raise many objections to internal re-arrangement and adaptation of this building. As referred to in the DNA report, however, most of the internal partition walls appear to be of solid masonry construction and it is unclear which of these provide support to the floors at each level. Further investigation is therefore required to confirm the constructional and structural arrangement of this building and establish the extent to which it might be altered internally in the future.

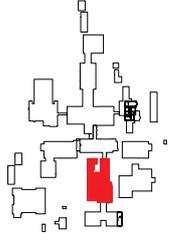


A modern single-storey extension exists to the rear south corner and, like the other listed buildings on the site, it is adjoined to other later school buildings to the east and west via 1970's link corridors. These have a negative effect on the quality and significance of the original and would be best removed and original fabric made good as necessary. Other modern accretions immediately surrounding it and intrusive elements internally should likewise be removed as far as possible. As suggested by HES, any new extensions would be best attached by a smaller link section rather than directly to the original building.









Key Plan

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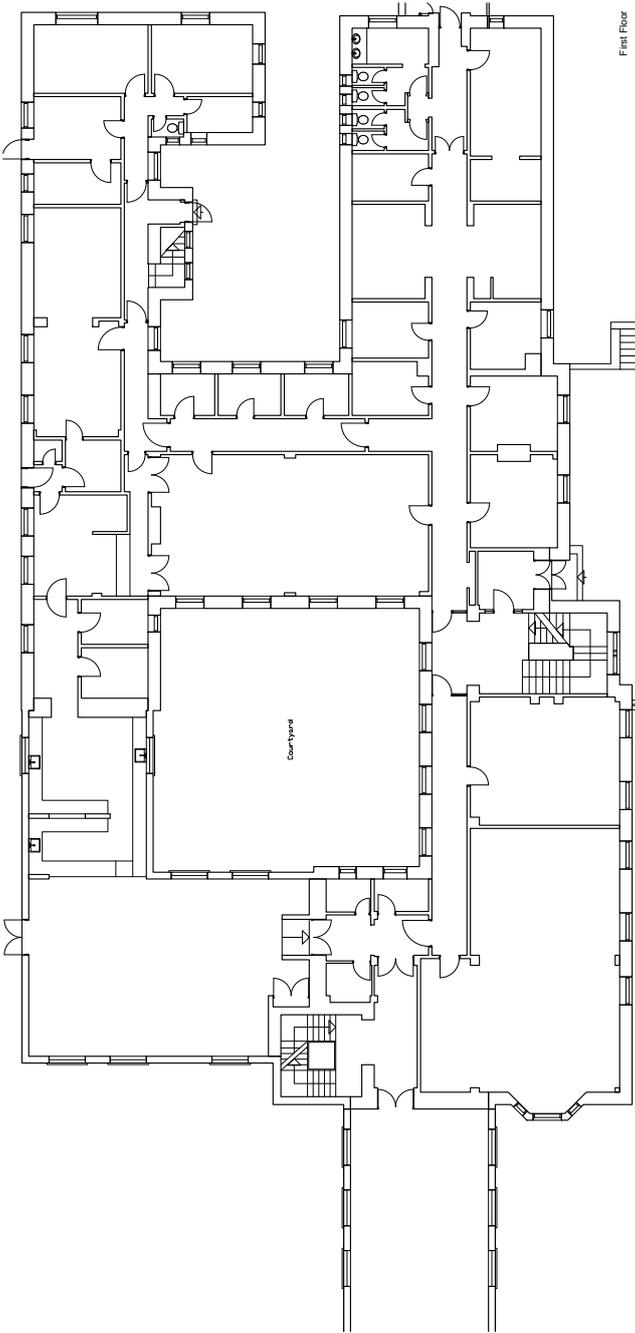
Project Title
The Knab
Lerwick

Client
Shetland Islands Council

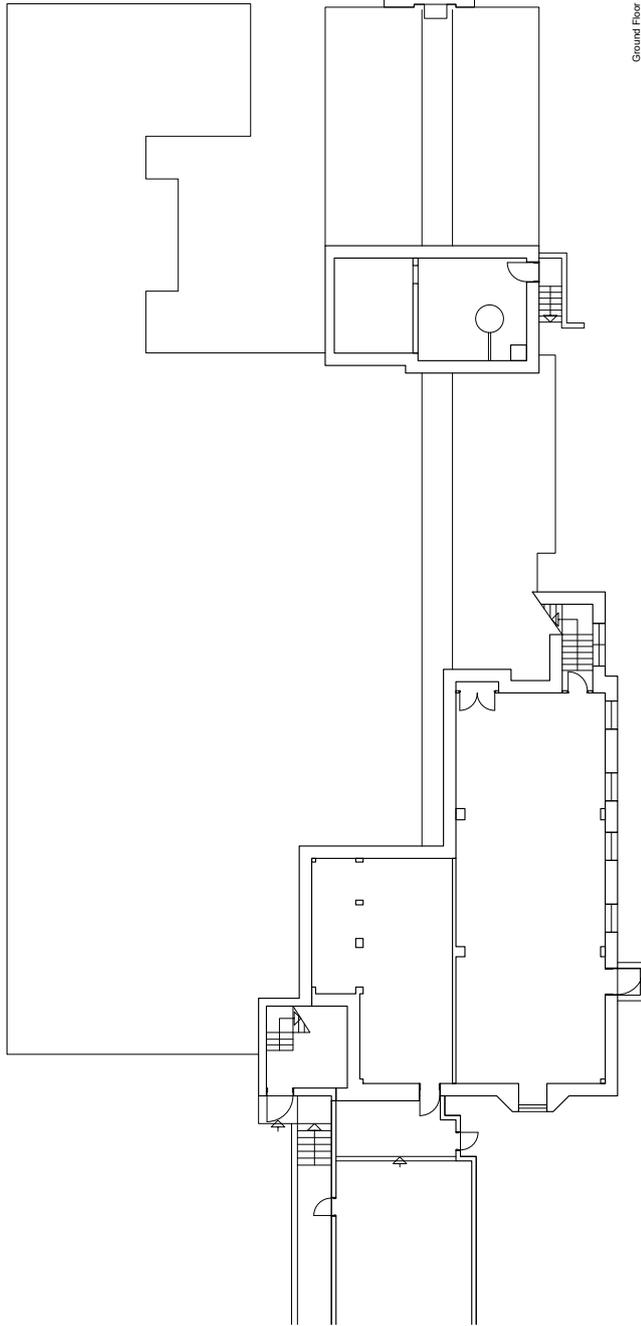
Site
As Existing

Building No.
Lamb Courney Building
Ground and First Floor
As Existing

Date	11.06.2018	Rev	-
Scale	1:200	Scale	1:200
Author	1684	Drawn/No	E-103
Drawn	KH	Checked	



First Floor



Ground Floor

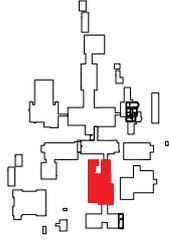


1:200

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4m

8m



Key Plan

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Project Title
The Knab
Lerwick

Client
Shetland Islands Council

As Existing

Building
Lang's Courney Building
Second and Third Floor

As Existing

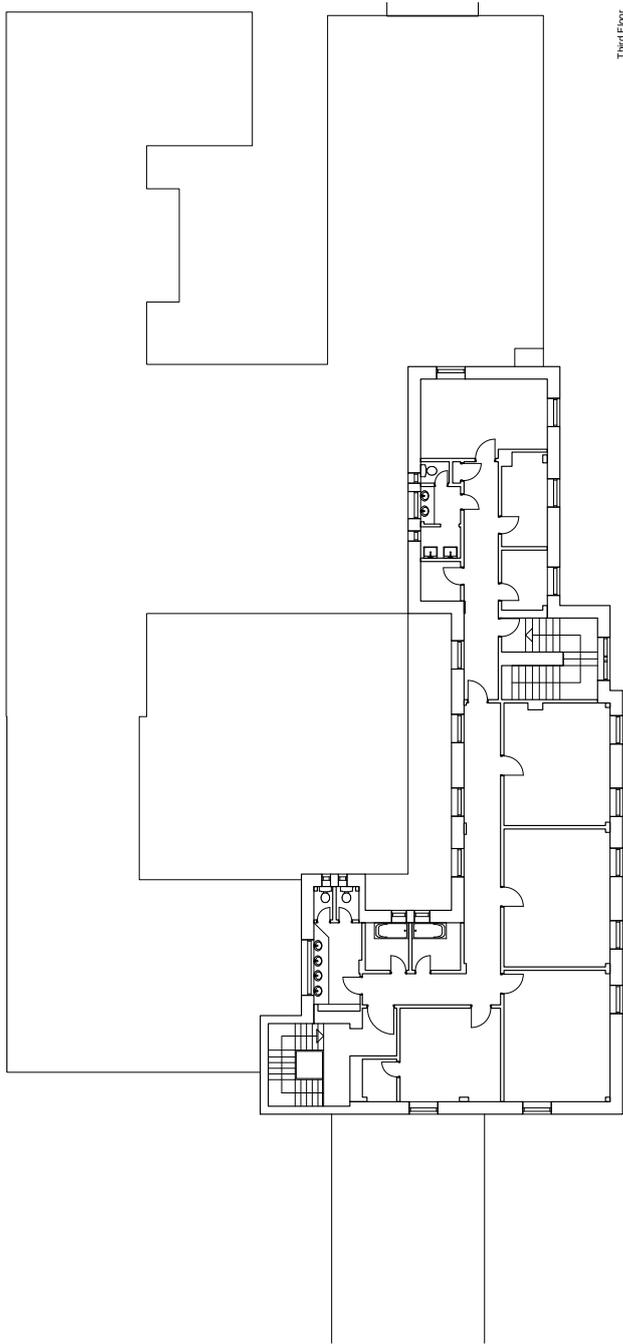
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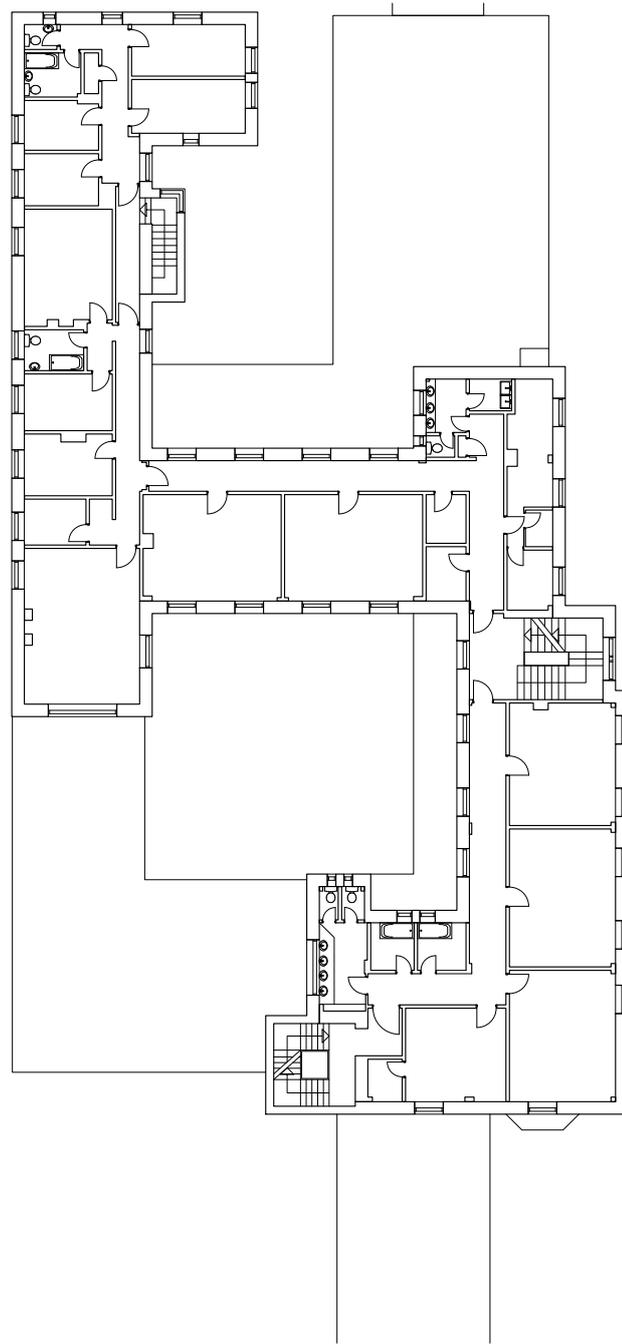
Project No
1884

Drawn
RTM

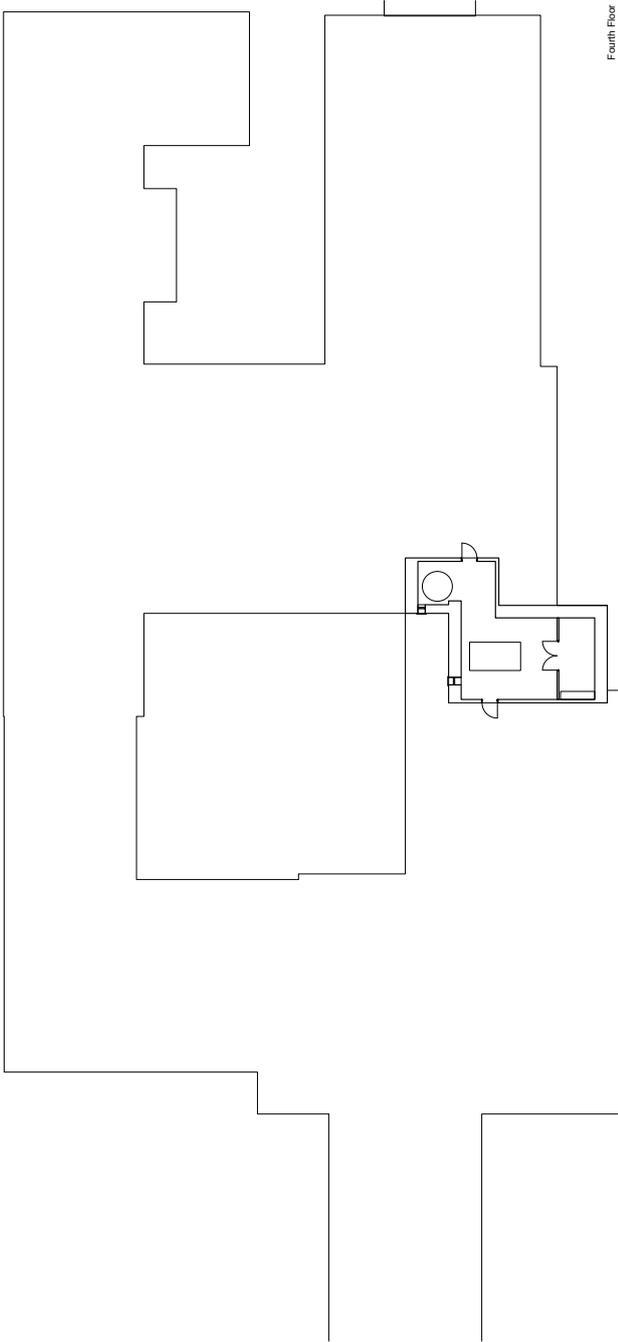
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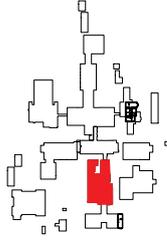
Third Floor



Second Floor



Fourth Floor



Key Plan

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Project Title
The Knab
Lerwick

Client
Shetland Islands Council

Site
AS Existing

Drawing Title
Lomb's Courtyard Building
Fourth Floor
As Existing

Date
11.06.2018

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8. Setting and context



Key views to and from the listed buildings are from/to the east over gently sloping lawned areas towards Bressay Sound. Historic Environment Scotland has indicated its preference for these to remain as open space. The boundary walls, railings and gate piers etc that enclose these areas form part of the listing and should also be retained.

Significant improvement to the setting of the listed buildings would be achieved through removal of the existing 'huts' and other modern accretions surrounding each. The Anderson High School building would undoubtedly gain most from the removal of these buildings, which at present significantly obscure and detract from it's overall quality and appearance.

Whilst the open space to the east of the 3 listed buildings should therefore be maintained, there is considerable scope for new development to the west. Due to the topography of the site, buildings of reasonable height could be accommodated in this location without unduly affecting the distinctive silhouette of the three listed buildings.



The 1970's buildings are not particularly sympathetic in terms of scale, material finish or design to the listed buildings. Re-development on the same foot print might be acceptable, though some attempt to make them more sympathetic to the listed buildings would be expected including, for example, restraint or reduction in the height of any new development and also curtailment of the current footprint to bring it back to the building line of the Anderson Institute.





8. Summary

The listed buildings on the site are of considerable significance, both individually and as a group, despite their contrasting styles. Although all possess some architectural merit, the Anderson Institute in particular, their significance may be said to lie primarily in their social and historical connections to generations of Shetlanders, each having been in continuous use by the public since opening. They are also significant in terms of their prominence to the Lerwick townscape, especially when viewed from the east. As such, there should be an underlying conservation approach to all proposals to adapt, extend or repair them.

This approach should ideally involve preparation of a Conservation Statement on each building which should precede and inform any development. A Conservation Statement sets out the historical development and provides an assessment of the heritage significance of a building. Once this significance is established, informed decisions can be made which will enable that significance to be retained or enhanced. A clear understanding of the nature and degree of the significance of each building and its component parts will not only suggest constraints on future action, if necessary, but it will also identify opportunities for improved use.

In the meantime, however, this brief initial assessment makes reference to various comments by Historic Environment Scotland in the Development Brief and also points to a number of other issues which should be given early consideration in any proposals to redevelop the site.



Appendix

Appendix 1: HES Listing Entries

Listed Building

The legal part of the listing is the address/name of site only. All other information in the record is not statutory.

TWAGEOS ROAD, ANDERSON HIGH SCHOOL (FORMERLY ANDERSON INSTITUTE), INCLUDING WINGS, BOUNDARY WALLS, RAILING, AND GATEPIERS LB37264

Status: Designated

Documents

Summary

Information	Location	National Grid Reference
Category: B	Local Authority: Shetland Islands	NGR: HU 48036 40895
Date Added: 18/10/1977	Planning Authority: Shetland Islands	Coordinates: 448036, 1140895
Supplementary Information Updated: 12/08/1996	Burgh: Lerwick	

Description

William Smith of Aberdeen, 1860-1, with alterations, 1924. 2-storey asymmetrical Tudor school with French Baronial details, comprising 4-bay centre block with 2-stage entrance tower; flanking single storey and attic wings, 4-bay wing to left (S), 5-bay wing at right (N) with 2-stage tower in re-entrant angle. Harl-pointed stugged rubble walls with droved sandstone ashlar dressings and details. Base course, chamfered arrises and sloping cills to windows.

NE (PRINCIPAL) ELEVATION: asymmetrical, 4 bays with gabled bays to outer right and left. Bay to left; 2-storey 3-light gothic traceried canted oriel, with heavily corbelled base, lintel course and cornice above; engaged octagonal shaft surmounted by ball finial at gablehead. PRINCIPAL TOWER: open at ground; stone steps accessing concrete-covered platt, vertically-boarded timber entrance door with plate glass fanlight above. Base course, buttressed N corner, band course at 1st floor, string course, machicolated cornice and blocking course at eaves. NE face; pointed-arch opening at ground, polished pink granite plaque (see notes) inset above with hoodmould over; blank panel inset in band course above, circular clock face set in square frame centred at upper stage. NW face; pointed-arch opening at ground, hoodmoulded window above, 2 narrow windows at upper stage. Pointed-arch 3-light window in bay to right, 3-light window at 1st floor, gabled dormer breaking eaves with shield carving in gablehead and ball finial at apex. Bay to outer right slightly advanced; 4-light canted bay with battered base course and crenellated parapet, hoodmoulded window at 1st floor in crowstepped gable with fleur-de-lys finial at apex.

NW ELEVATION: N wing advanced at right, 2-stage tower in re-entrant angle to left; square lower stage with pointed-arch door (with stone steps) and window at ground floor faces, narrow windows in octagonal upper stage, string course and dentilled cornice at eaves. 2 closely-spaced bays immediately to left, blind basement window in left bay, adjoining gabled dormerheads breaking eaves.

SE ELEVATION: S wing advanced at left, gabled entrance porch with stone steps and pointed-arched door in re-entrant angle to right. Large window with gothic tracery adjacent to right.

SW (REAR) ELEVATION: 2-storey, 2-bay gable at outer right with 2-storey addition advanced at left.

N WING: single storey and attic, 5-bay principal (NE) elevation, symmetrical except for tower in bay to outer left; regular fenestration in bays to right with pointed-arch windows at ground and gabled dormers breaking eaves. 2-bay (NW) gable end; pointed-arched windows at ground, chimneybreast corbelled out at 1st floor. Regularly fenestrated rear elevation except for centre bay blank at ground and stair window at intermediate level in bay to outer right, gabled dormers breaking eaves.

S WING: single storey and attic, 4-bay principal (NE) elevation, symmetrical except for porch in bay to outer right; vertically-boarded timber door with plate glass fanlight above; regular fenestration in bays to left with pointed-arch windows at ground and gabled dormers breaking eaves. Gable matching N wing. Regularly fenestrated rear elevation except for blank at ground in inner left bay, gabled dormers breaking eaves.

4-pane and plate glass timber sash and case windows with timber mullions to most openings; multi-pane timber sash and case windows at ground floor of rear elevation and later addition. Multi-pane mullioned windows with cusped lower lights to library and entrance porch (leaded glazing). Grey slate roofs to main block, wings and dormers, cast-iron gutters and downpipes with hoppers. Bell-cast square pyramidal roof with cast-iron brattishing around platform to principal tower, bell-cast octagonal pyramidal roof with finial to N tower, roof of addition pitched to S, lead roof to oriel. Polished ashlar stacks, each with string course, corniced cope and octagonal cans; incised vertical channelling to principal 4-flue stack.

INTERIOR: vertically-boarded timber wainscoting throughout, panelled doors with 6-pane glazed uppers. Galleried hall, timber balustrade with turned spindles at 1st floor, pyramidal cupola over, doors off gallery set in pointed-arch recesses. Timber staircases with turned spindles and ball finials to newels. Hammerbeam roof to library, hammerbeams and hammerposts decorated with bosses, wall-posts bearing on semi-octagonal corbels.

BOUNDARY WALLS: random rubble boundary walls with ashlar cope to N and S. Stugged ashlar dwarf wall to Twageos Road with ogee ashlar cope and cast-iron railing above; wall terminated to N and S by square ashlar piers with pyramidal caps; square ashlar gatepiers (currently dismantled 1995) with pyramidal caps. Random rubble retaining wall with ashlar cope immediately to rear of N wing.

Statement of Special Interest

The granite plaque over the entrance arch reads "Educational Institute erected and founded by Arthur Anderson A D 1860". Anderson was born at Gremista, and after a starting his career in the Royal Navy, he co-founded the Peninsular & Orient Steam Navigation Company with Brodie McGhie Willcox. Concerned for the conditions of the Shetland people, Anderson served as Member of Parliament for Orkney and Shetland from 1847 to 1852. The school was designed by the architect of Balmoral Castle, its motto "Doe weel and persevere" were the parting words of Thomas Bolt when the Anderson left Shetland to join the Navy in 1808. This building is a striking feature of Lerwick's skyline, particularly when arriving by sea. It has been compromised somewhat by the erection of temporary classrooms adjacent to the principal front, but historically, it remains Lerwick's most important 19th century building.

References

Bibliography

Mike Finnie SHETLAND (1990), p32. Bod of Gremista Management Committee THE BOD OF GREMISTA (1989). James W Irvine LERWICK (1985) p126, 216, plate 42. John Gifford HIGHLANDS AND ISLANDS (1992) p489. Thomas Manson LERWICK DURING THE LAST HALF CENTURY (1991) p142 plate 16. Groome's GAZETTEER p499.

About Designations

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Images

There are no images available for this record.

Printed: 30/05/2017 09:33

 Listed Building

The legal part of the listing is the address/name of site only. All other information in the record is not statutory.

TWAGEOS ROAD AND MIDGARTH CRESCENT, BRUCE HOSTEL, WITH TERRACES, BOUNDARY WALLS, ENTRANCE ARCH, GATES, AND GATEPIERS LB43638

Status: Designated

Documents

Summary

Information

Category:
B

Date Added:
12/08/1996

Location

Local Authority:
Shetland Islands

Planning Authority:
Shetland Islands

Burgh:
Lerwick

National Grid Reference

NGR:
HU 48007 40955

Coordinates:
448007, 1140955

Description

W Laidlaw MacDougall and W W Reid, dated 1914-23, with boundary walls by John M Aitken. 2-storey and attic, 3-bay symmetrical hostel with classical details, gabled 3-storey wings projecting at rear giving U-plan. Harled walls with polished and droved ashlar dressings and details. Base course, cill course at 2nd floor, band course and mutilated cornice at eaves. Stop-chamfered window arrises. Stone transoms to ground floor windows.

NE (PRINCIPAL) ELEVATION: symmetrical, channelled pilasters framing elevation and broad centre bay, entrance door with panelled pilasters recessed at ground behind distyle screen of Tuscan columns; stone steps to glazed and panelled timber entrance door with semicircular 6-pane fanlight at centre, flanking 6-pane timber fixed-lights with matching fanlights above. Entablature corbelled out to frieze bearing script "BRUCE HOSTEL" with flanking heart sculptures; 5-light window at 1st floor, downward-swept parapet breaking eaves above with segmental-arched armorial panel containing date 1919 and shield at centre. 7-light mullioned and canted bays at ground in outer bays; tripartite windows at 1st floor framed by channelled pilasters, segmental-arched pediments at eaves.

SE ELEVATION: asymmetrical, 3-bay end elevation of principal block to right framed by channelled pilasters, transomed windows at ground, bipartite at bay to left, additional window at 1st floor to left of centre bay. 2-bay wing recessed at left, transomed windows at ground, 2 in bay to left, 3 narrow windows in bay to right with door below that at centre. Regular fenestration at 1st and 2nd floors, bipartite windows, gabled dormerheads breaking eaves at 2nd floor.

NW ELEVATION: mirrored image of SE elevation; except bipartite window at ground floor blind, mullioned bipartite windows at ground floor of wing.

SW (REAR) ELEVATION: near-symmetrical, modern infill at centre, flanking gabled wings, each with 2 windows in inner left bay at ground, narrow window offset to left, door in inner right bay, tripartite windows at 1st and 2nd floors.

Modern glazing throughout. Purple-grey slate roof, piended and bell-cast to main block, cast-iron gutters and downpipes with semi-octagonal hoppers, red terracotta ridge tiles with finials. Corniced timber dormers to NE pitch, bipartite at centre and outer bays, tripartite at SE and NW pitches. Overhanging timber eaves to wings, slate roofs with terracotta ridge tiles to dormers. Harled wallhead stacks at SE and NW elevations of main block, deep ashlar copes with battered red circular cans.

INTERIOR: entrance hall; decorative timber floor, vertically-boarded timber panels to dado with incised hearts to rail. 6-panel architraved doors. Timber screen below staircase (matching dado) with arched and glazed upper section. Ornate bronze urn supported by Chinese figures and surmounted by eagle (2 dragons recently removed). Timber stair and balustrade with panelled newels and incised hearts in urn finials; plain square balusters with octagonal stanchions and incised hearts, herringbone patterned soffit. 3-pane stair window with border glazing. Pair of architraved 3-pane round-arched with bracketted cills at 1st floor landing. Timber chimneypieces in rooms flanking hall.

TERRACES: ashlar steps at centre with channelled parapets terminated by dies with bases and caps; flanking harled retaining walls with ashlar balustraded parapet, circular bastions at corners to outer left and right with crenellated parapets, terrace returned along side elevations. Secondary terrace wall to NE, random rubble wall with channelled cope, wide opening at centre, stugged drum piers with channelled caps. Wall terminated to N and S by conical-capped drum piers integral with boundary walls.

BOUNDARY AND RETAINING WALLS: boundary random rubble retaining wall to W, terminated to N by harled drum gatepiers with bases and conical caps. Random rubble boundary walls to N, S, and W with square-section channelled cope. 2-leaf timber entrance gates to NW; incised hearts and trefoils, with wrought-iron hinges, square ashlar piers with corniced caps; flanking stugged squared and necked quadrant walls with base course and blind arrowslits, curving forward to drum piers with arrowslits and conical caps. Stone steps at centre, square piers at top with bases, caps and urns matching internal stair. Random rubble quadrant wall at NE corner, stugged, stop-chamfered gatepiers, 2-leaf vertically-boarded timber gates with wrought-iron hinges, cope oversailing as arch with keystone bearing heart motif at centre. Stugged ashlar drum piers with bases and conical caps flanking quadrant.

Statement of Special Interest

Although dated 1919, construction work had already begun in 1914 and was not completed until 1923. It was gifted by Robert Hunter Bruce of Sumburgh and Lunna. W Laidlaw MacDougall was the agent of the Sumburgh estate, and W W Reid was later to become burgh surveyor. The loosely baroque detailing suggests that its design might have been influenced by J J Burnet's Bank of Scotland. John M Aitken was the contractor, and is

credited with the design of the perimeter walls, gates, and gatepiers. Like the neighbouring Anderson Institute, this building is a striking feature on the burgh's skyline, particularly when arriving by sea. It is of good quality construction and an important part of the history of education in Shetland.

References

Bibliography

Mike Finnie SHETLAND (1990) p31. James W Irvine LERWICK (1985) p165, plate 42. Thomas Manson LERWICK DURING THE LAST HALF CENTURY (1991) p4 and 165. John Gifford HIGHLANDS AND ISLANDS (1992) p489.

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Images

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Listed Building

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GRESSY LOAN, JANET COURTNEY HOSTEL, INCLUDING TERRACE LB43609

Status: Designated

Documents

There are no additional online documents for this record.

Summary

Category B	Local Authority Shetland Islands	NGR HU 48071 40799
Date Added 12/08/1996	Planning Authority Shetland Islands	Coordinates 448071, 1140799
	Burgh Lerwick	

Description

James Shearer of Dunfermline, 1939. 3-storey over partially-exposed basement, 9-bay asymmetrical flat-roofed International Modern hostel comprising stair tower breaking eaves at centre with 5-bay elevation partially overlapping at left, and 3-bay elevation recessed at right. Roughcast walls over stugged squared and snecked sandstone base, with concrete dressings, all painted. Cill and lintel courses at basement; eaves course. Projecting cills at windows.

NE (PRINCIPAL) ELEVATION: stair tower to right of centre; comprising full-height 14-light mullioned and transomed stair window surmounted by relief of burgh arms flanked by engaged finials. 5-bay regularly fenestrated elevation advanced and overlapping at right; door at basement in bay to outer left. 3-bay regularly fenestrated elevation recessed to right of tower; basement concealed; horizontally-boarded and studded 2-leaf timber entrance door with cantilevered concrete canopy at principal floor adjacent to tower.

SE ELEVATION: asymmetrical 3-bay elevation with 2-storey canted bay at basement and ground in bay to right comprising basement window at centre face, 3-light window at principal floor, parapet with stylised urns above. Regular fenestration above and in centre bay, obscured at ground by modern addition; blank bay at left.

SW (REAR) ELEVATION: irregularly composed and fenestrated elevation with 2-storey, 10-bay service building advanced at left, and modern single storey infill at right.

Timber windows, predominantly 8 and 6-pane with casements; 4-pane fixed-lights to stair tower.

TERRACE; stugged squared and snecked sandstone walls (matching basement) with concrete cope and galvanised steel railing.

Statement of Special Interest

This building was a gift of the Carnegie United Kingdom Trustees. It was immediately requisitioned for military needs, delaying its opening for the accommodation of country boy students until October 1947. The overlapping planes and Art Deco influenced tower are strong architectural features of the period, their impact somewhat lost due to the view from the E being obscured by recent additions to the High School complex. Despite the contrasting styles, this building makes an impressive companion to the High School and Bruce Hostel when viewed from the sea.

References

Bibliography

Mike Finnie SHETLAND (1990) p32. James W Irvine LERWICK (1985) p250. John Gifford HIGHLANDS AND ISLANDS (1992) p489.

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Images

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