

# Welcome

Welcome to the Public Consultation event for the Knab Infrastructure and Public Realm Project.

The purpose of this consultation is to provide an opportunity for the community to comment on the emerging infrastructure and public realm design proposals associated with the proposed redevelopment of the former Anderson High School Site. Feedback received during this consultation will be taken into consideration as part of the design development process and in advance of the proposals being submitted for planning approval. Please note that any comments made during this process are not formal representations to the planning authority. Once the design proposals are submitted for planning permission there will be an opportunity to make formal representations to the planning authority via standard procedures.

The proposals presented here build on the design principles that were established as part of the Knab masterplan, which was formally adopted by Shetland Islands Council in 2019. More information on the masterplan is available on the Shetland Islands Council website. <https://www.shetland.gov.uk/downloads/download/15/knab-masterplan>

This consultation relates specifically to the proposed infrastructure and public realm. This includes the proposals for pedestrian movement, roads, landscape, paving, play areas, drainage, and parking. The proposals for new housing and the redevelopment of existing buildings on the site will be addressed separately, and will be subject to future consultation.

There will be an opportunity to review the proposals, discuss with members of the design team and provide feedback via questionnaires in person at Lerwick Town Hall on the 15th and 16th June 2022.

The information will also be presented online via the Project Information Hub: <https://knab-site-hub-luc.hub.arcgis.com/>, which will go live on 15th June at 2pm. There will be an opportunity for members of the community to provide feedback online via the Hub until Friday 24th June 2022.

You can also request further information or provide feedback during this period via e-mail by contacting the Knab Project team on [Project.Knab@shetland.gov.uk](mailto:Project.Knab@shetland.gov.uk).

## Next Steps

In addition to this public consultation event there are a number of formal discussions that the design team need to have with other stakeholder organisations. This includes organisations such as Shetland Islands Council Roads team, Historic Environment Scotland and Scottish Water. After the consultation period ends the design team will review all the comments and feedback received. The team will then consider how the feedback might influence the design, if appropriate and within the parameters of the project objectives.

The design will be developed over the summer of 2022 with a view of submitting a planning application in early – mid Autumn 2022. Members of the community will be able to make formal representations to the planning authority at this time.



View from former Anderson Institute



Site entrance from Gressy Loan



View towards Bressay from upper terrace



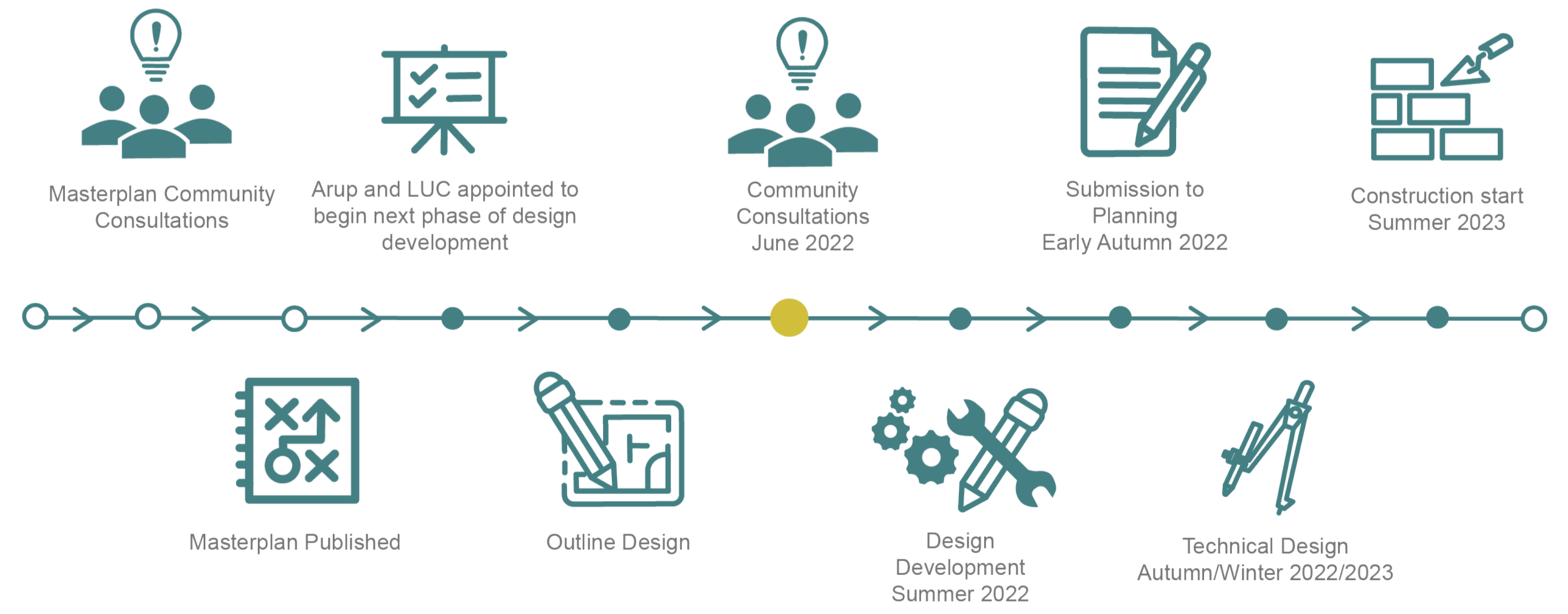
Site entrance from Lover's Loan



Former Janet Courtney hostel inner courtyard



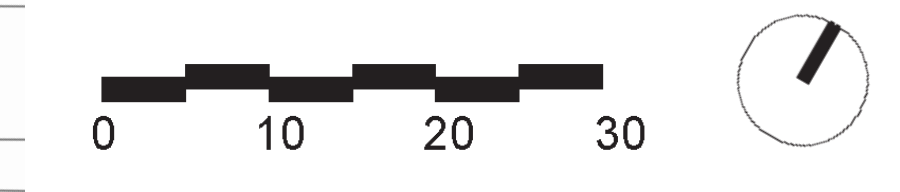
Former Science Building from Gressy Loan



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- KEY**
- Primary Treatment- picked grey Granite setts
  - Feature Surfacing- textured grey Granite setts
  - Secondary Treatment- high-quality textured concrete paviours
  - Transition spaces- high-quality textured concrete paviours
  - Hot-rolled Asphalt with white stone chippings
  - Coloured play surface
  - Self-binding buff Gravel
  - Amenity Grass
  - Meadow Planting
  - Woody shrub and evergreen ground cover
  - Woody shrub and native hedgerow mix
  - Tree thicket planting
  - Multi-stem specimen trees
  - Private gardens
  - Parking bays
  - Walls
  - Timber Seating walls
  - Stone Seating walls



# Illustrative Masterplan

# Pedestrian Access and Circulation

- Pedestrian Access and Circulation Key**
- Stepped Access
  - Accessible Circulation

# Spatial Hierarchy

- Spatial Layout Key**
- Central Spine & Primary Areas
  - Residential Streets
  - Threshold Areas

# Soft Landscape and Community Gardens

- Soft Landscape Key**
- Amenity grass
  - Tree thicket planting
  - Woody Shrub & Hedgerow
  - Meadow planting
  - Suggested Community Garden
  - Specimen tree

# Community Spaces

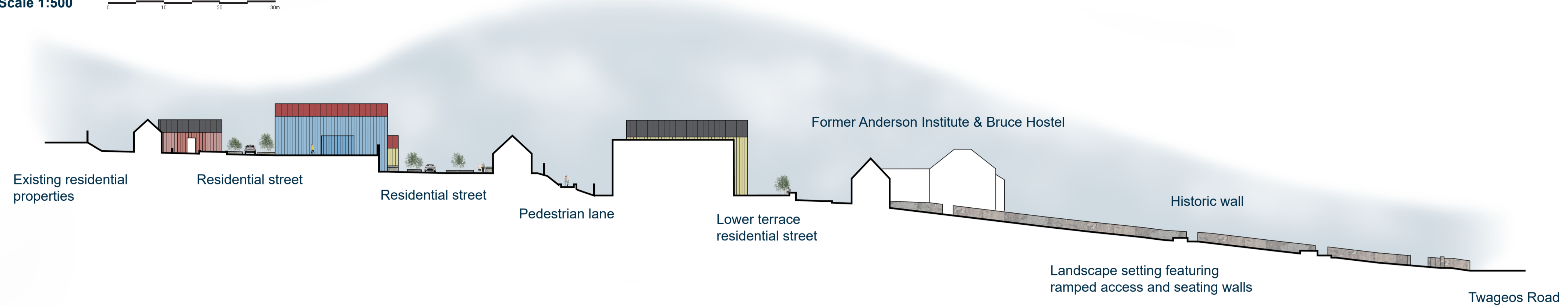
- Pedestrian Access and Circulation Key**
- Community Public Spaces
  - Neighbourhood Nodes
  - Community Play

# Spatial Principles

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**Section A-A'**

Scale 1:500



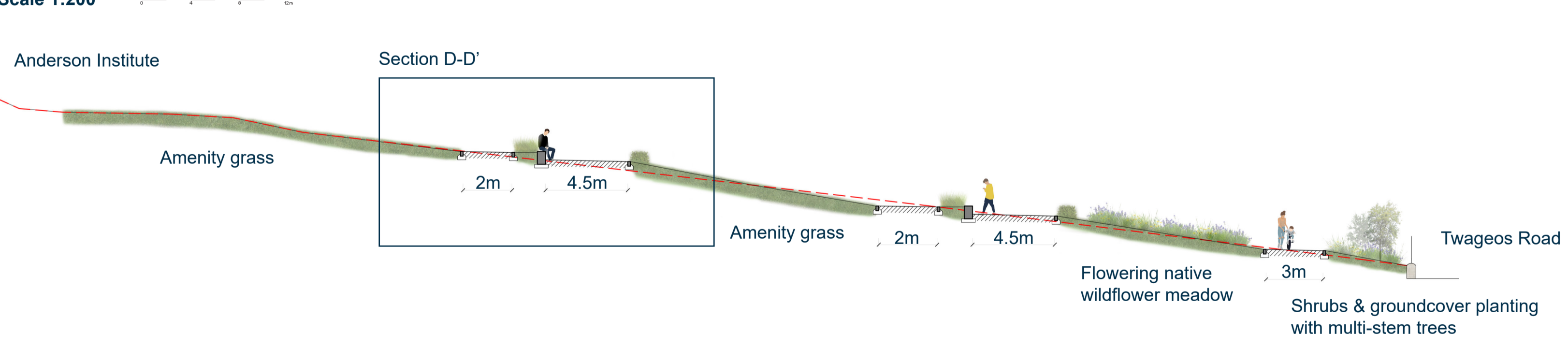
**Section B-B'**

Scale 1:500



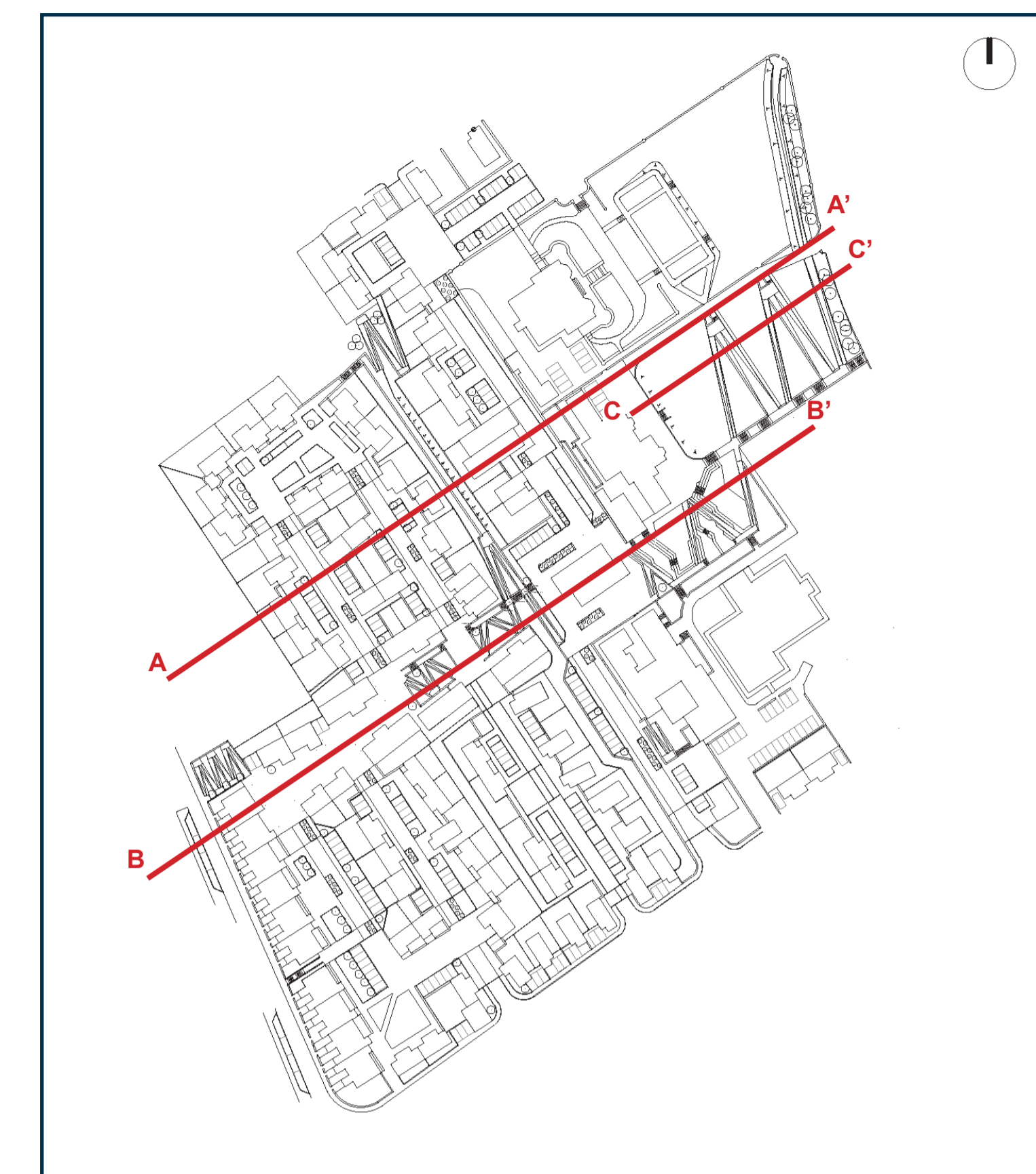
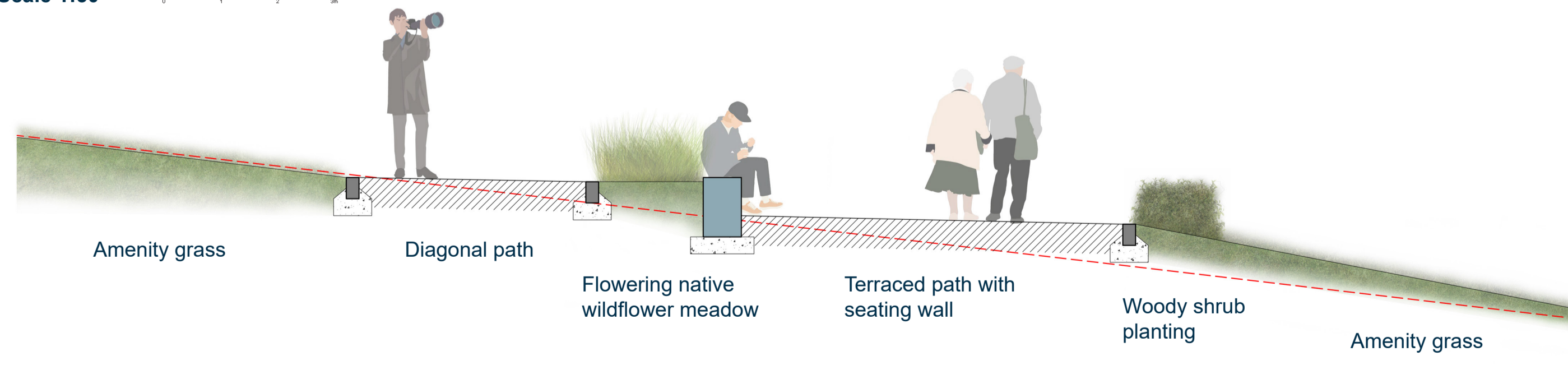
**Section C-C'**

Scale 1:200



**Section D-D'**

Scale 1:50



**Key plan**

**Site Sections**



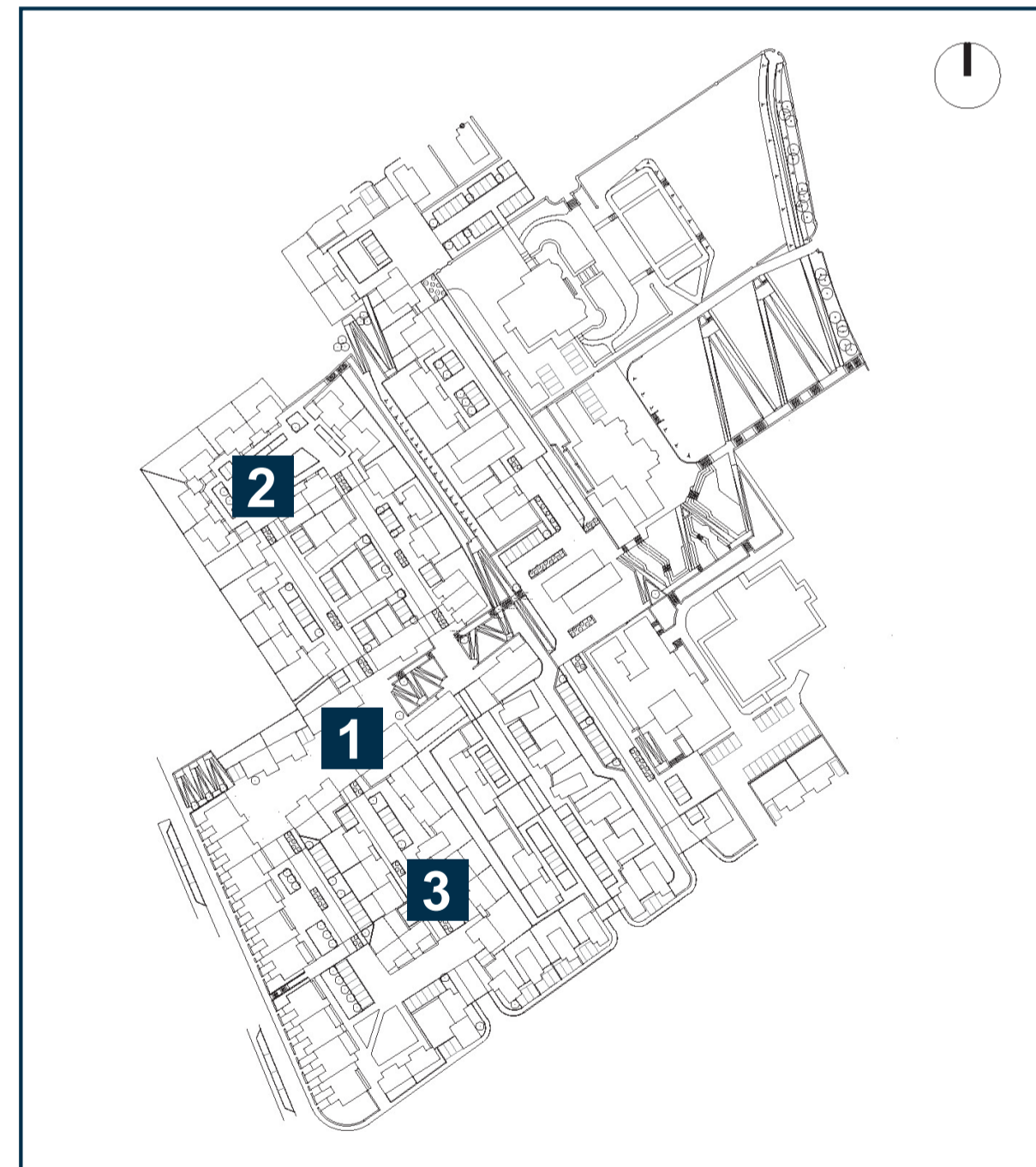
Visual 1 - Central Spine



Visual 2 - Northern Square

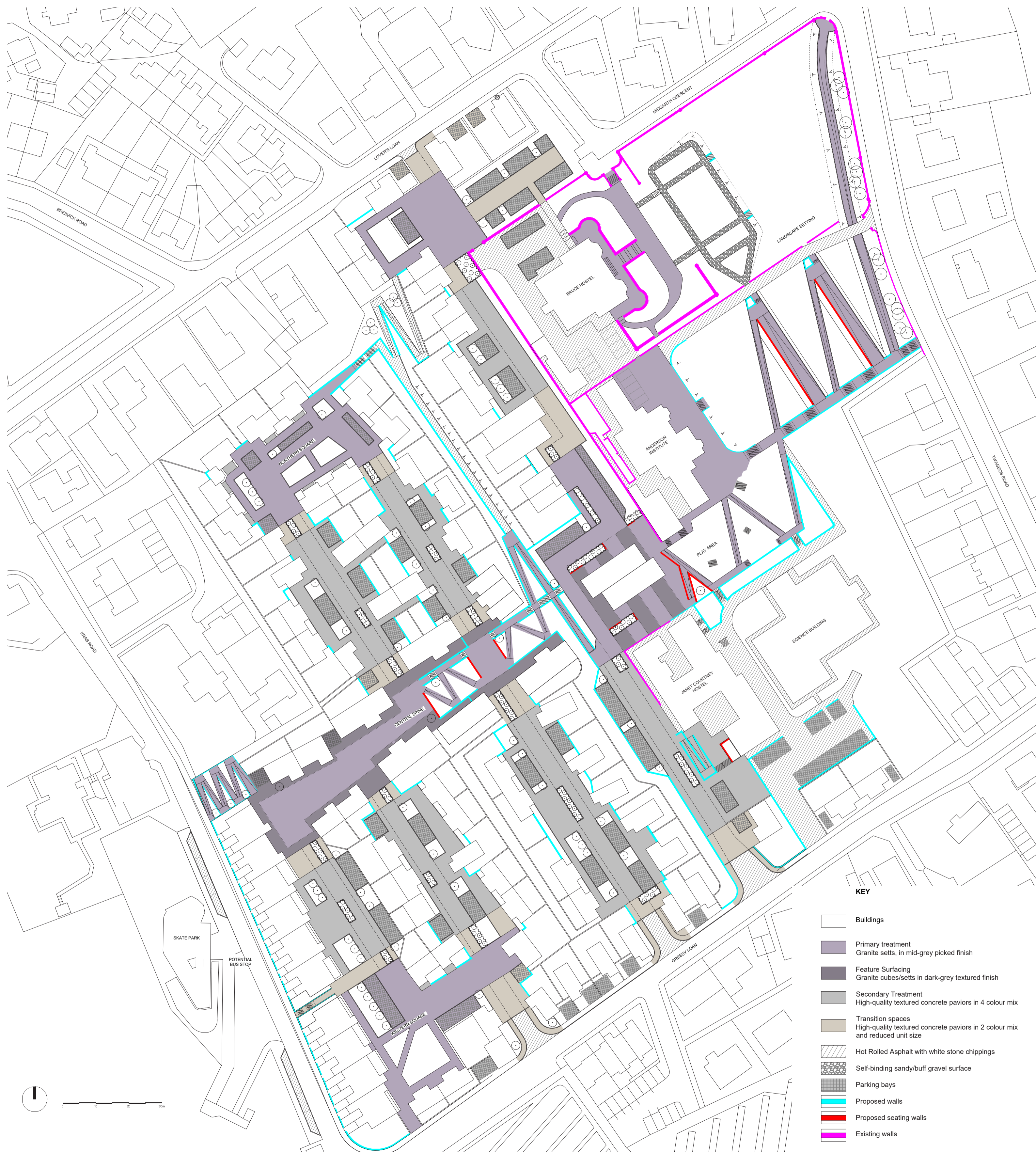


Visual 3 - Typical residential street



Key plan

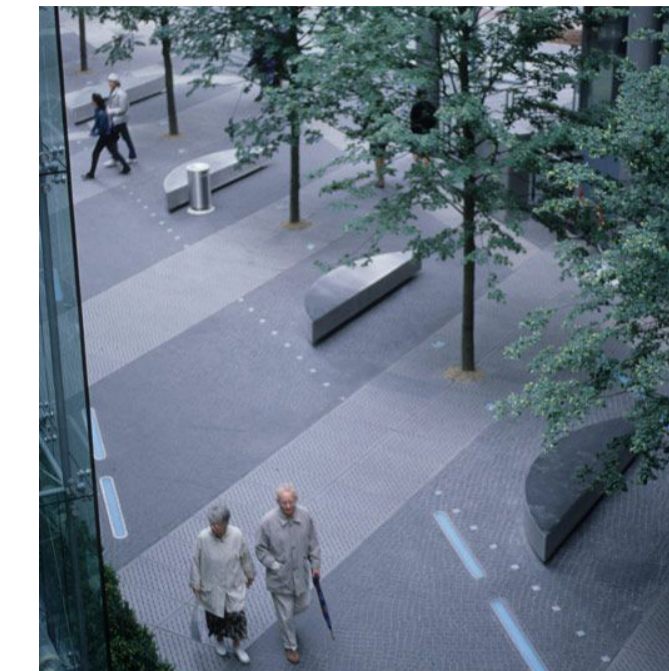
## 3D Visuals



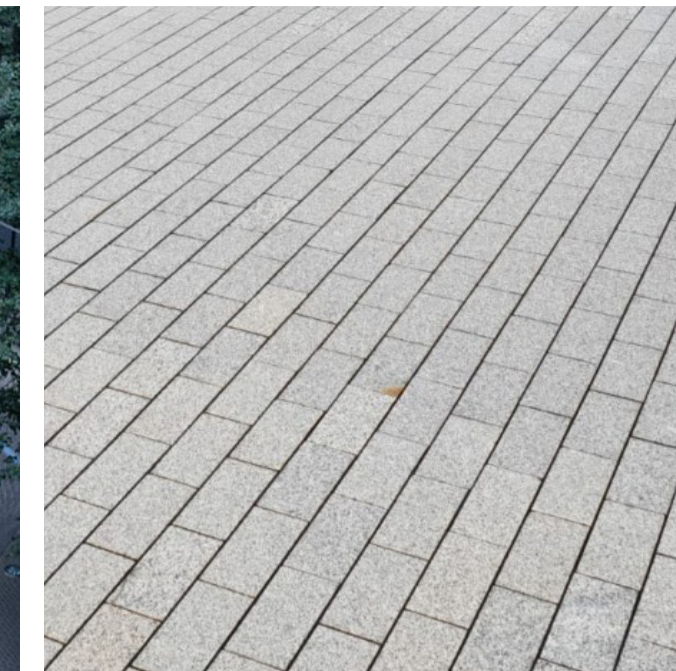
Hard Landscape Plan

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**Primary Treatment | Granite - Central Spine & Squares**



Sony Centre Berlin. Granite banding with subtle tonal variation



Granite setted paving

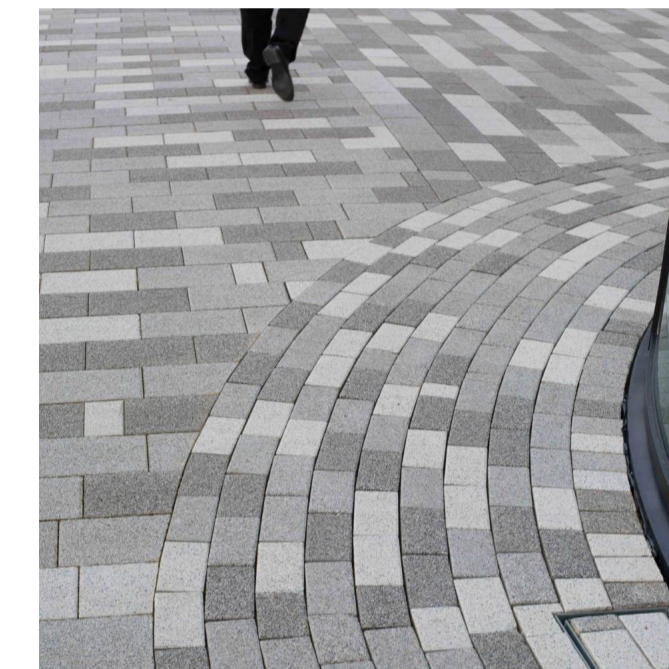


Granite paving with contrasting finish and unit size variation

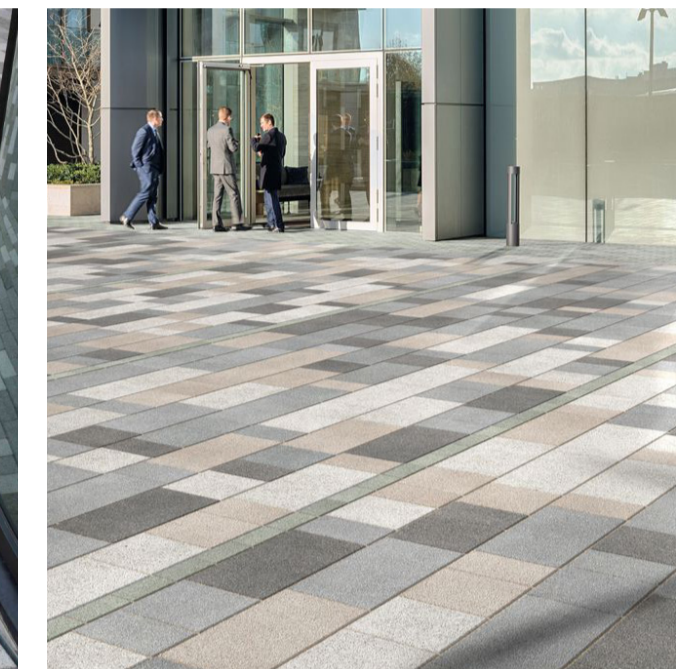


Monochromatic granite tonal variation

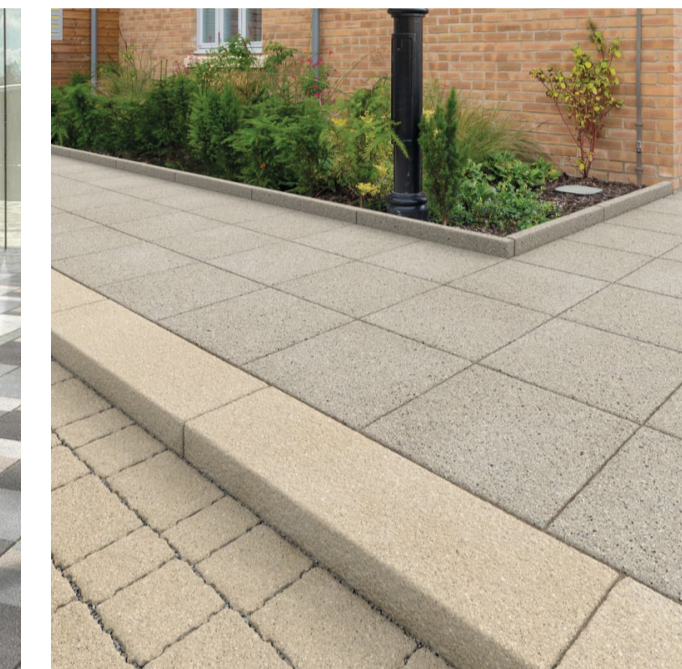
**Secondary Treatment | High Quality Textured Concrete - Residential Streets & Thresholds**



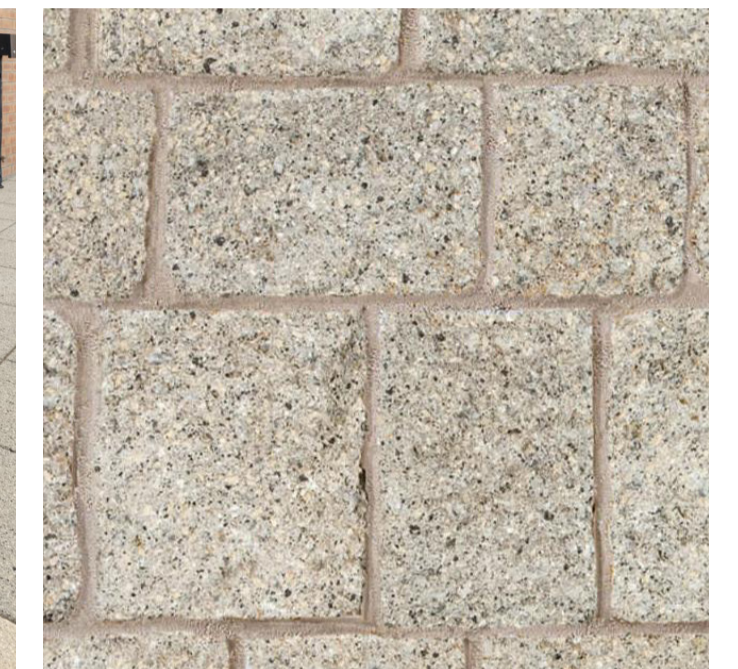
Textured concrete pavers in grey tonal mix



Textured concrete pavers in grey and sandy/buff tonal mix



Textured concrete kerbing



Textured concrete surface detail

**Seating & Furniture | Durable Timber & Natural Stone**



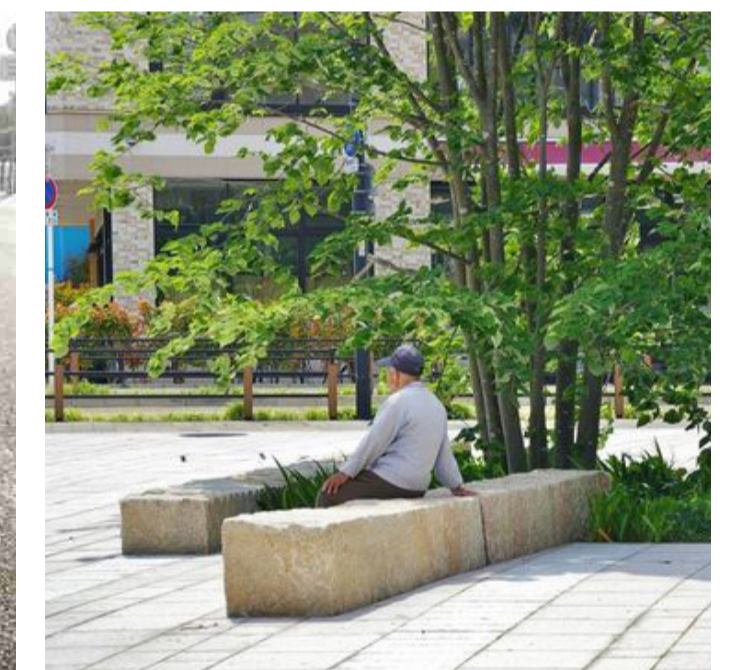
Robust marine grade timber bench with back rest



Robust marine grade timber bench with back rest



Cast concrete bench



Monolithic natural stone slab seating

**Walling | Natural Stone**



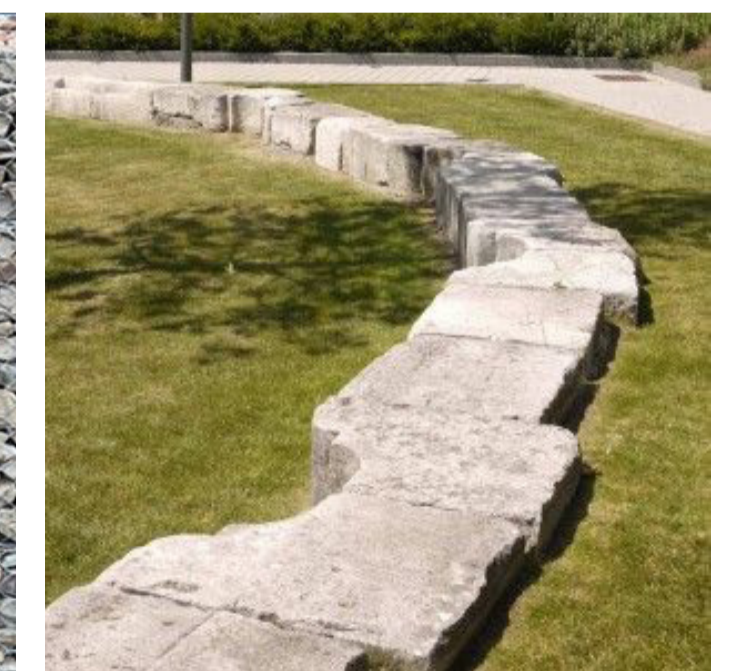
Stone wall in Lerwick with stone from Bressay



Turf topped sandstone slab walling. Cliffs of Moher, Ireland



Stone faced welded mesh gabion wall



Boulder terraced walling

**Hard Materials & Furniture**

# Street Options



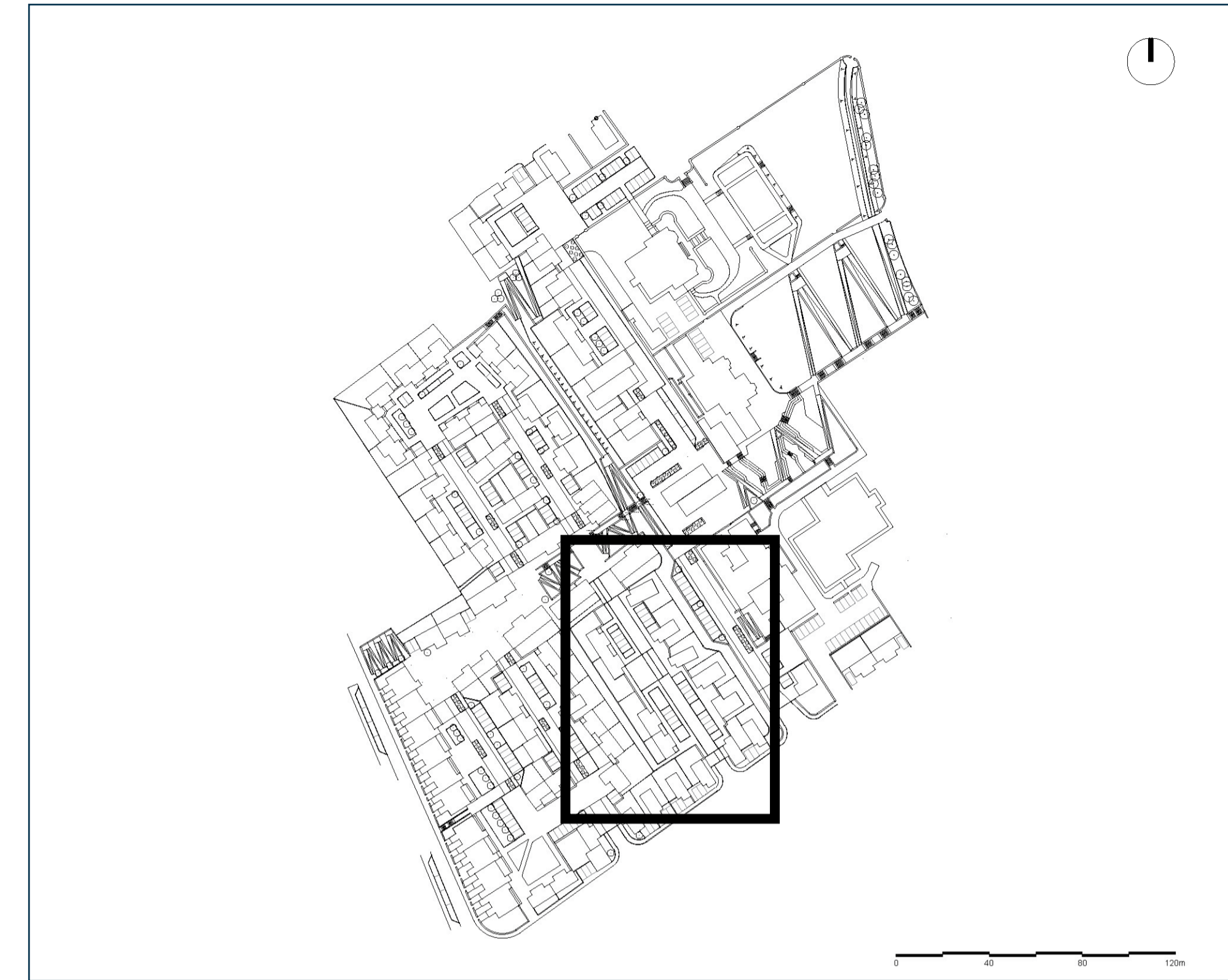
Option A - Street with trim to road



Option B - Street with widened road



Option C - Street with shared surface



Location Plan



Option D - Street with shared surface and narrow road



Option E - Street with shared surface and enhanced planting



Option F - Abstract street design

One of the key objectives of the Knab Masterplan is to design streets and public spaces that prioritises pedestrian and cyclist movement over cars and other vehicles. The design team are exploring how the design of the streets can achieve this by moving away from the traditional road and pavement approach where the majority of the available space within the street is allocated to vehicle movement. This board presents a variety of design options for a typical street at Knab that could be deployed to decrease the dominance of cars.

Option A presents a flush shared surface throughout with a nominal carriageway and footways demarcated via flush trims in the paving surface. Soft landscape / planters are used to restrict vehicle access and movement, and define allocated parking bays.

Option B presents a flush shared surface throughout with a nominal carriageway demarcated via flush trims in the paving surface, and the omission of nominal footways. Soft landscape / planters are used to restrict vehicle access and movement, and define allocated parking bays.

Option C presents a flush shared surface throughout with no demarcation of carriageway and footways, thus removing any perception of segregation. Soft landscape / planters are used to restrict vehicle access and movement, and define allocated parking bays.

Option D presents a flush shared surface throughout with no demarcation of carriageway and footways, although the carriageway is squeezed, allowing more segregated pedestrian space around the buildings. Soft landscape / planters are used to restrict vehicle access and movement, and define allocated parking bays.

Option E presents a central flush shared surface but omits separate pedestrian circulation and maximises the soft landscape areas.

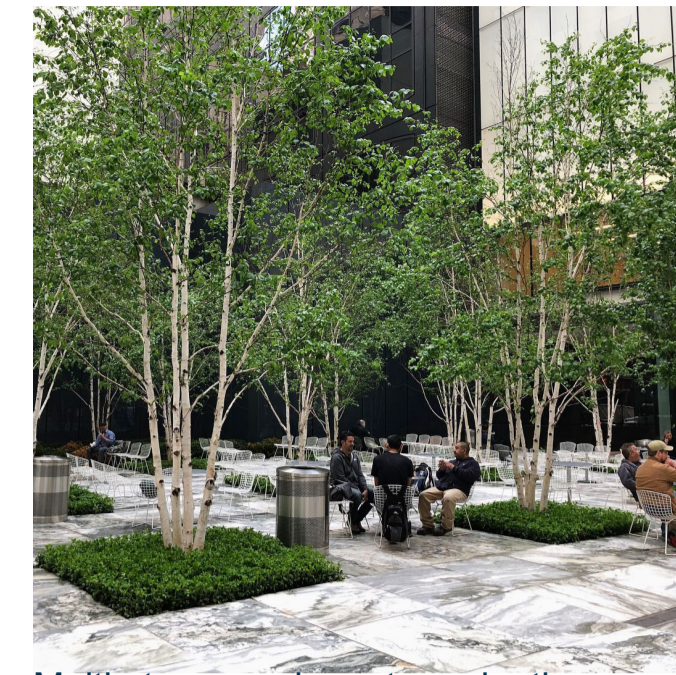
Option F presents a flush shared surface throughout with no demarcation of carriageway and footways, with abstract soft landscape features used to restrict vehicle access and movement. The landscape features could provide distinctive, sculptural forms, taking inspiration from whales in Bressay Sound, or similar.



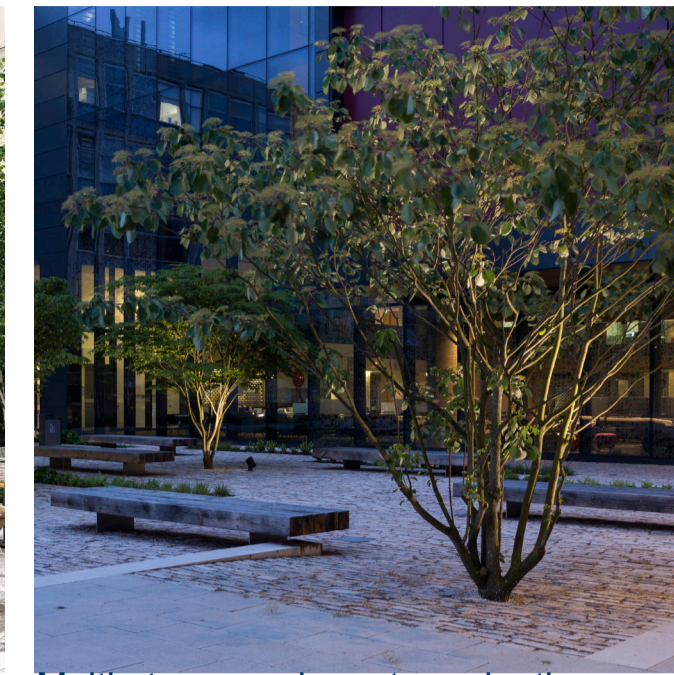
**Soft Landscape Plan**

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**Tree Planting | Multi-stem Specimens & Thicket**



Multi-stem specimen tree planting.  
56th & Park, USA



Multi-stem specimen tree planting.  
Oxford Brookes University, LUC.



Double staggered row tree planting.  
River Clyde, Glasgow



Dense tree thicket planting.  
Southbank, London

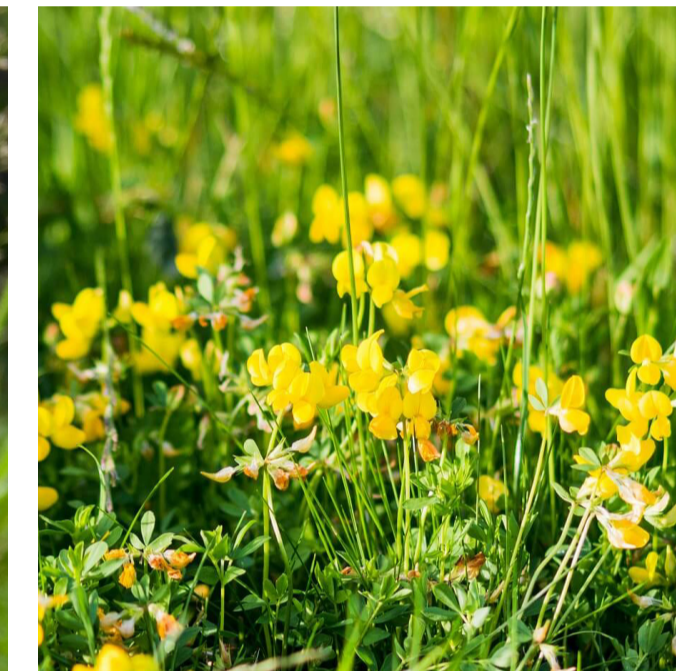
**Flowering Native Wildflower Meadow**



Pyramid Orchid - *Anacamptis pyramidalis*



Tufted Vetch - *Vicia cracca*

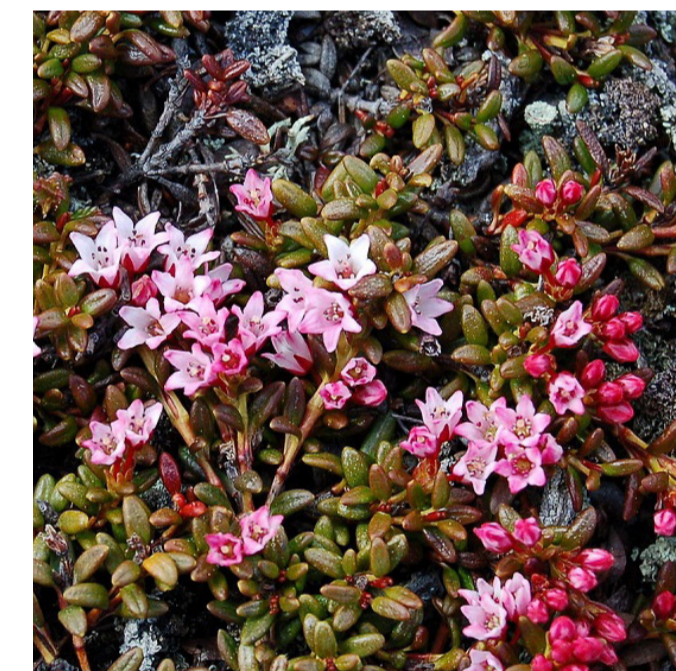


Birdsfoot Trefoil - *Lotus corniculatus*



Eyebright - *Euphrasia nemorosa*

**Shrubs & Ground Cover**



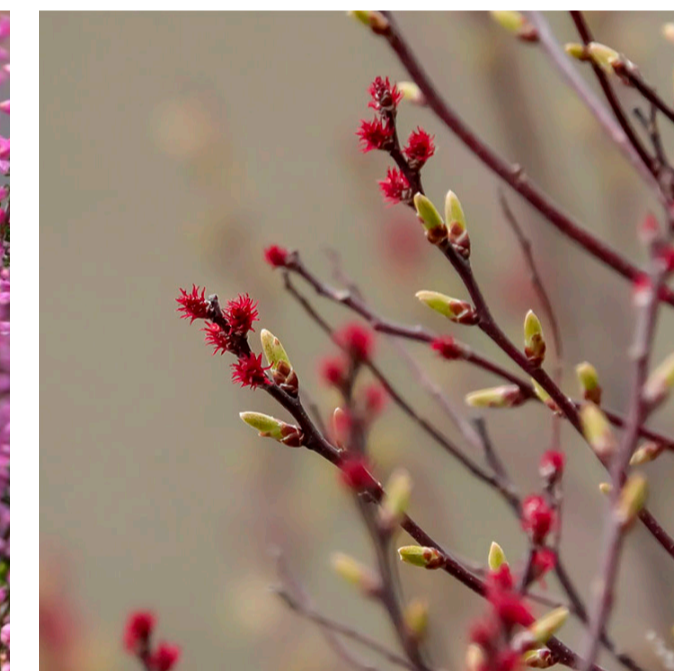
Trailing Azalea - *Loiseleuria procumbens*



Blackthorn - *Prunus spinosa*



Heather - *Calluna vulgaris*



Bog Myrtle - *Myrica gale*



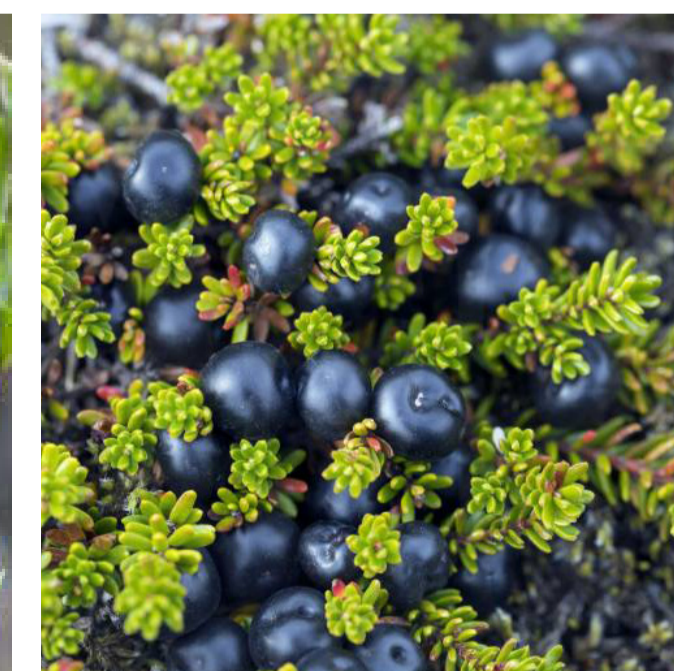
Bearberry - *Arctostaphylos uva-ursi*



Dwarf Birch - *Betula nana*



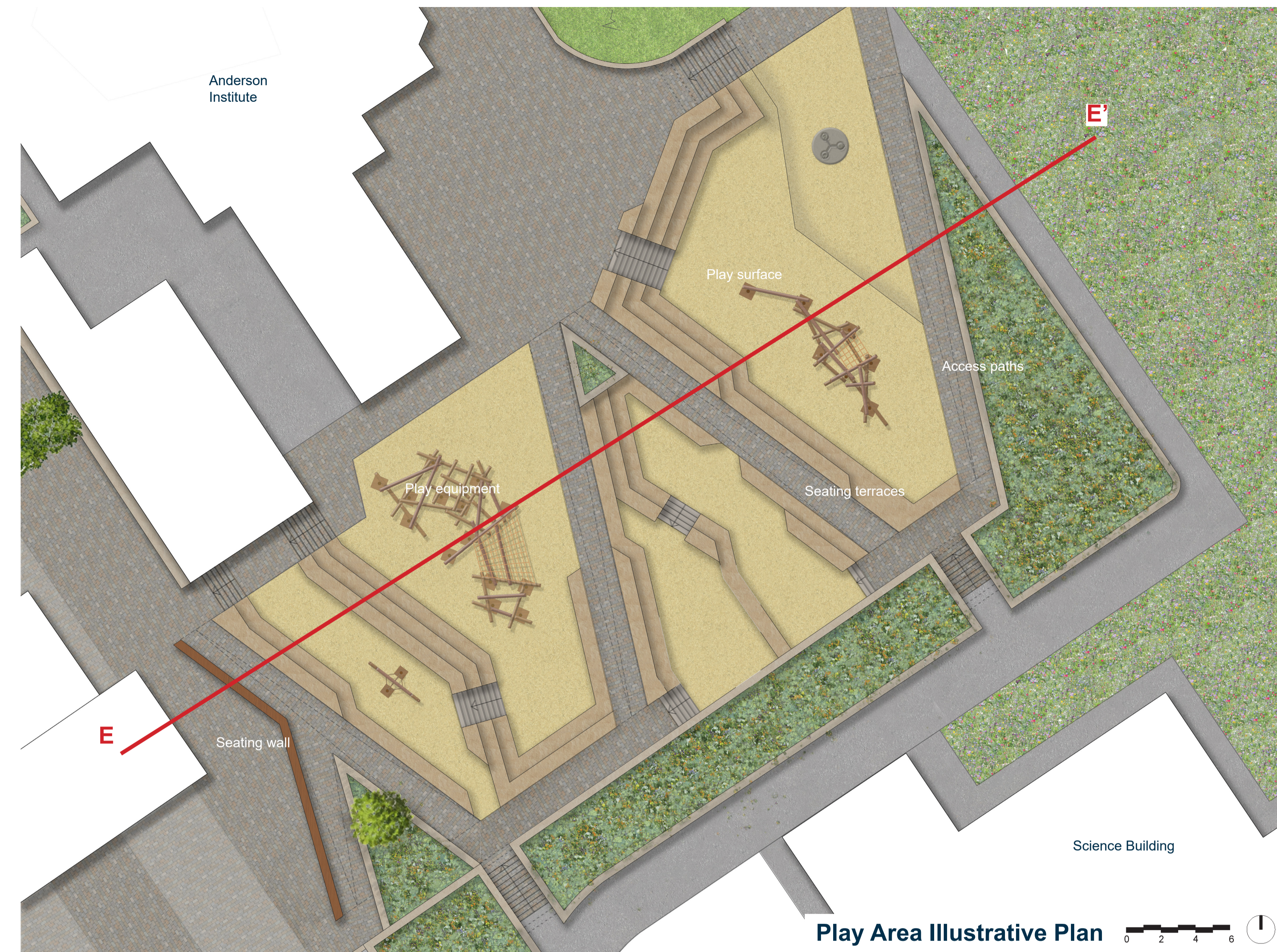
Downy Willow - *Salix lapponum*



Crowberry - *Empetrum nigrum*

**Soft Landscape**

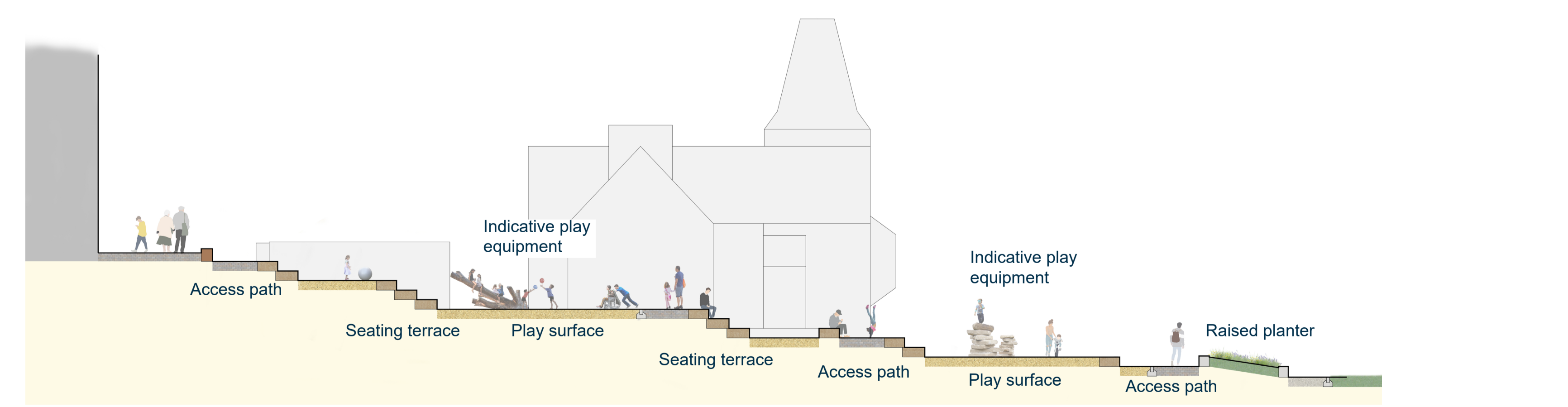




Play Landscape Precedents



Landscape Inspiration



# Play Area

Inspired by playful otters scampering over the rocky foreshore the proposed play area will form a community focal point for the development at the east end of the central spine and next to the former Anderson Institute building.

The play area will overcome significant level changes through the creation of a series of staggered seating walls created by boulders and concrete blocks providing opportunities for nature and free play. The walls and level changes will be arranged to create flat areas invoking the feeling of sandy beaches or rock pools between rocky headlands. These flatter areas will accommodate formal play components such as climbing structures, swings and slides.

Despite the level changes the play area will be designed to be accessible and include inclusive play components.

Please fill out a feedback form to help guide the next steps in the development of the play area.



Natural Play

Inclusive Play

Formal Play



Free Play

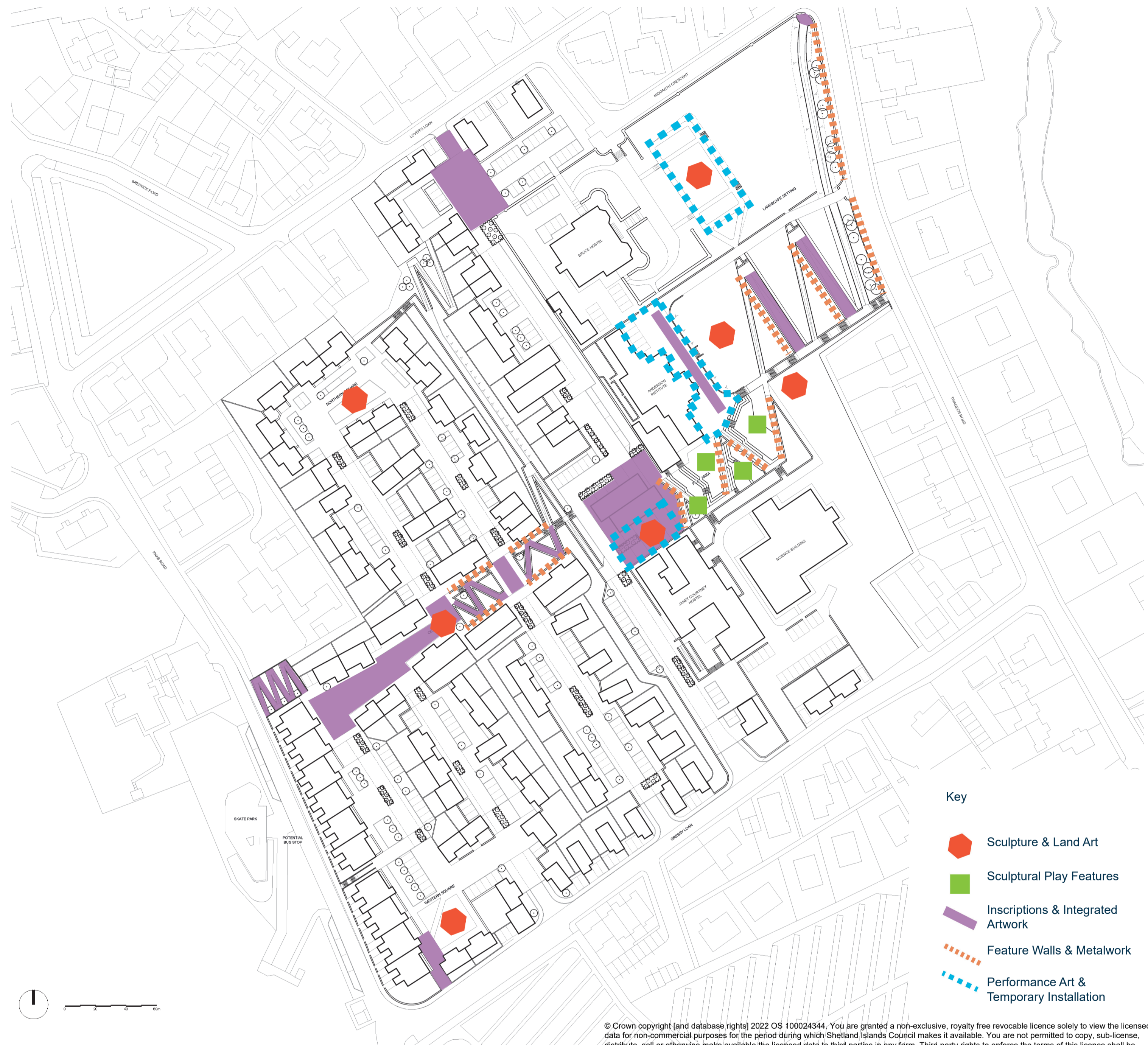
## Play Equipment

The design of the play features within the play area will be carefully considered to complement the play amenities in the local area; including the skate park and golf course on Knab road and play park on Twageos road.

Alternatively, minimal play equipment may allow the space to be used in a variety of ways; for community gatherings, kickabout or free play.

Please fill out a feedback form to help guide the next steps in the development of the play area.

# Art Strategy Plan



## Public Art Strategy

A key element in establishing a sense of place and identity throughout the development, and adding a layer of interest and meaning, will be through the delivery of an art strategy. The implementation of various art pieces within the public realm will offer the potential for the development to make reference to local heritage and culture, as well as local ecology and landscapes. Along with signage, wayfinding and interpretation, public art will aid orientation and navigation around the site as well as create a sense of distinctiveness. Integrated artwork will also help promote the proposed Arts Centre and Shetland Arts on a wider scale.

There are many opportunities for public art across the site. The public art could comprise multi-dimensional, standalone sculptures or land art in prominent locations. Equally art work could be more subtle such as integrated inscriptions or artwork patterns within the paving and wall features. Play or furniture components could take a sculptural form. Spaces will be created that allow performance art or temporary art installations.

Public art will be supplemented by informative interpretation and signage elements.

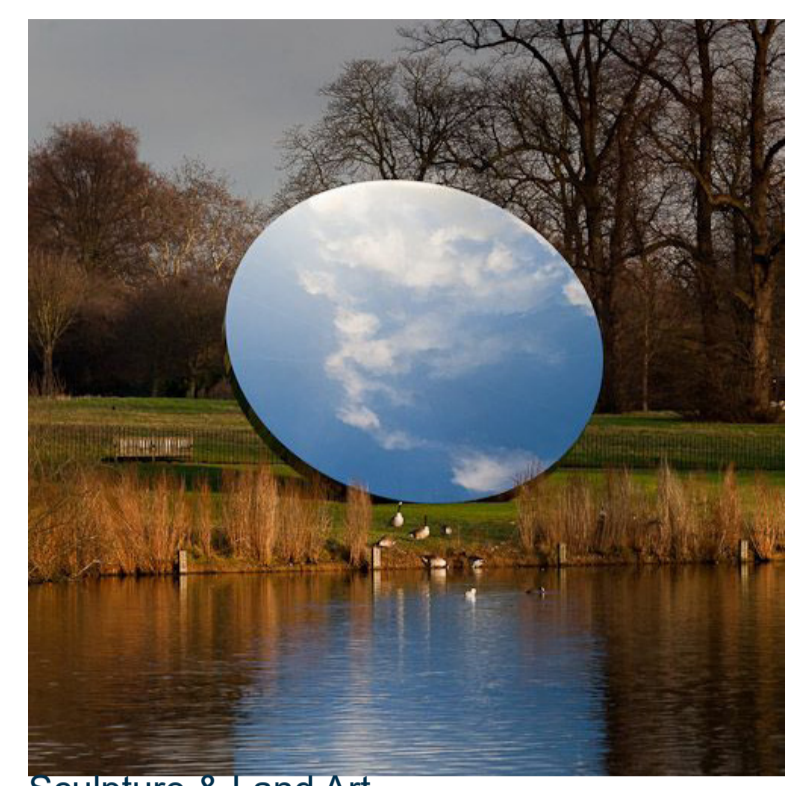
# Public Art Precedent Images



Sculpture & Land Art  
Barbara Hepworth



Sculpture & Land Art  
Richard Serra



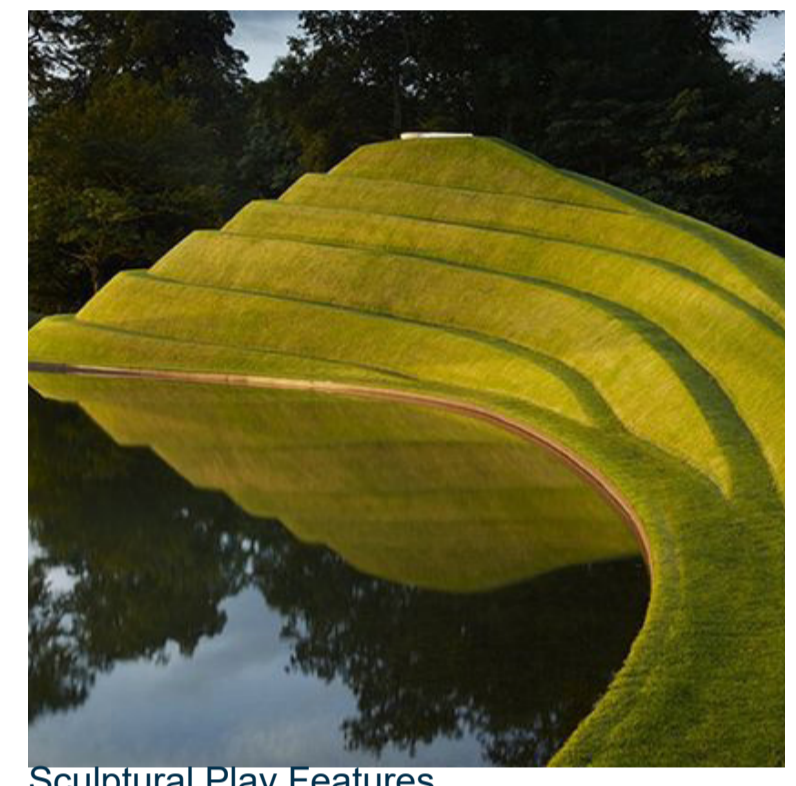
Sculpture & Land Art  
Anish Kapoor



Feature Walls  
LUC, Glasgow



Feature Walls  
Andy Goldsworthy



Sculptural Play Features  
Charles Jencks



Temporary Installation  
J&K, New York



Temporary Installation  
Paul Cummins & Tom Piper



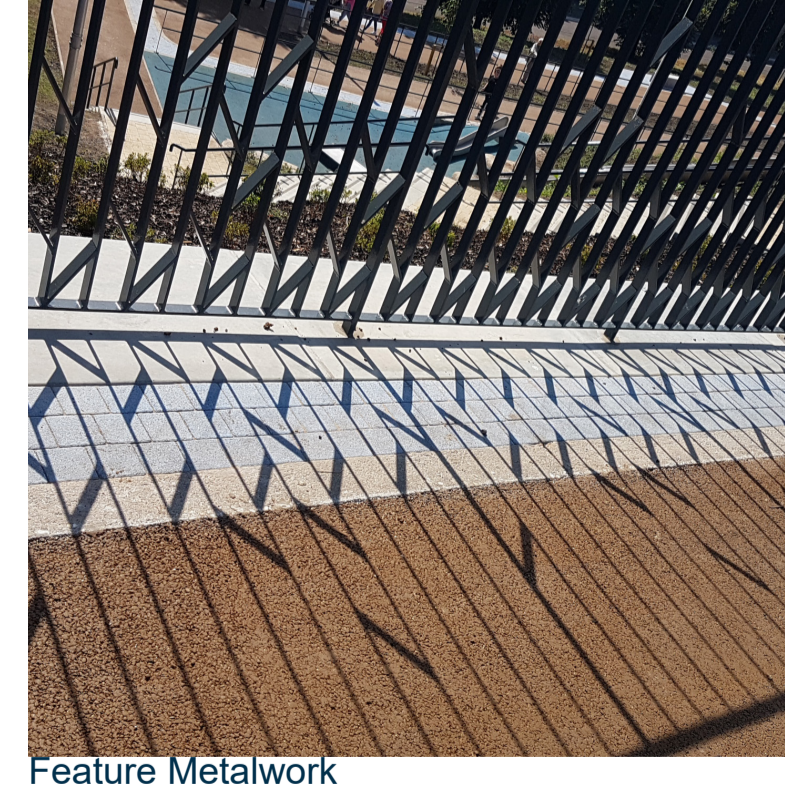
Temporary Installation  
Milan, Italy



Inscriptions & Integrated Art  
Gordon Young



Inscriptions & Integrated Art  
LUC, Inverness



Feature Metalwork  
LUC, Glasgow



- Parking - 232 spaces
- Existing vehicle access amended
- Existing vehicle access



Lover's Loan existing access point to remain as access to Lower Terrace



Gressy Loan existing access point to remain as access to Lower Terrace

## Parking and Access

The existing vehicular access points to the development are being retained. The access point near to the Janet Courtney Hostel and Science Block is being amended to access the new car park.

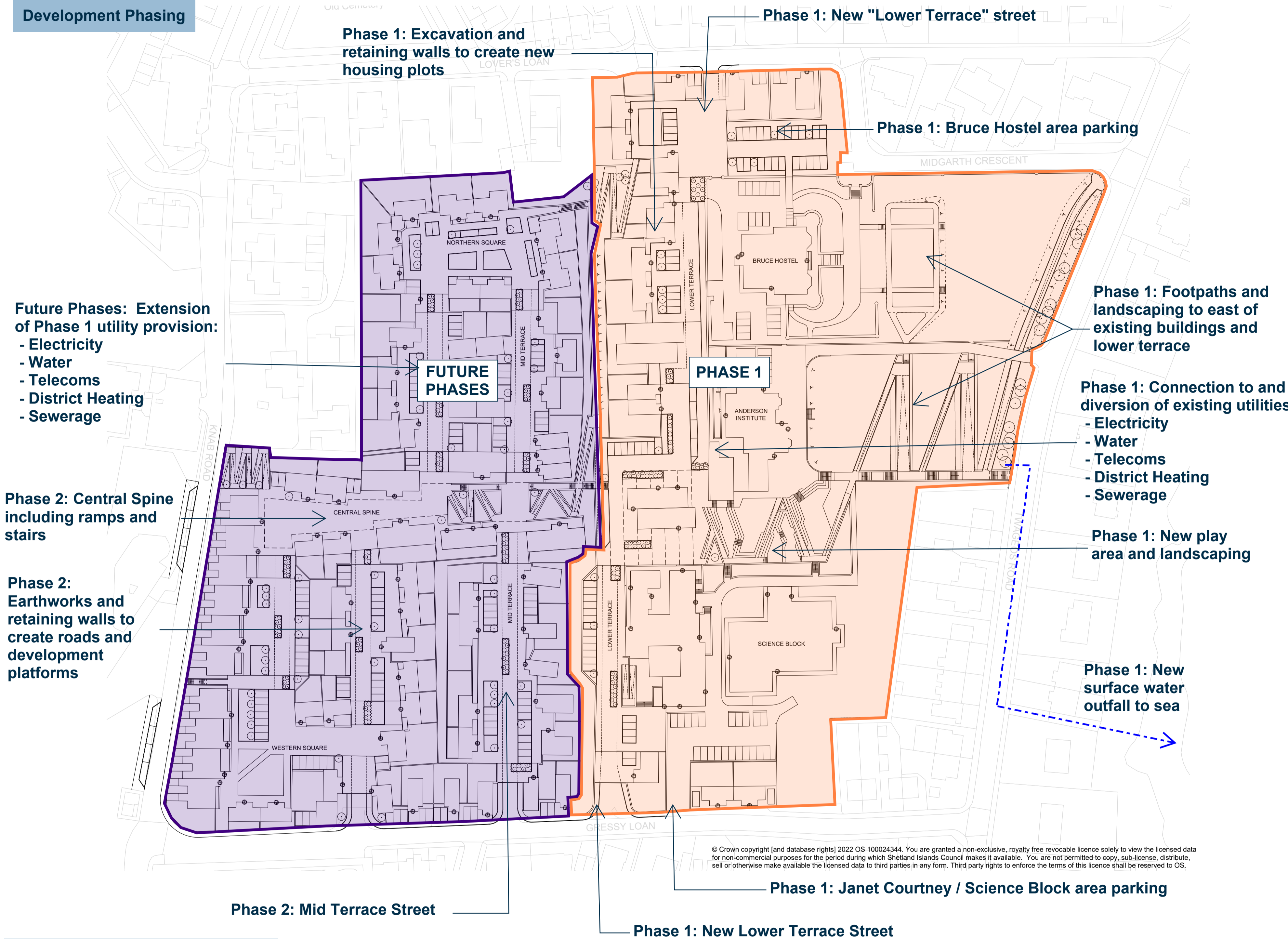
There are a total of 232 parking spaces provided. This total is based on 160 parking spaces for residential use and 72 spaces for wider community use of the retained existing buildings.

The residential parking is a mixture of on plot parking and shared on street parking.

Residential parking for the Central Spine is located within the adjacent courtyards to create a car free space for residents to enjoy this area.

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**Development Phasing**

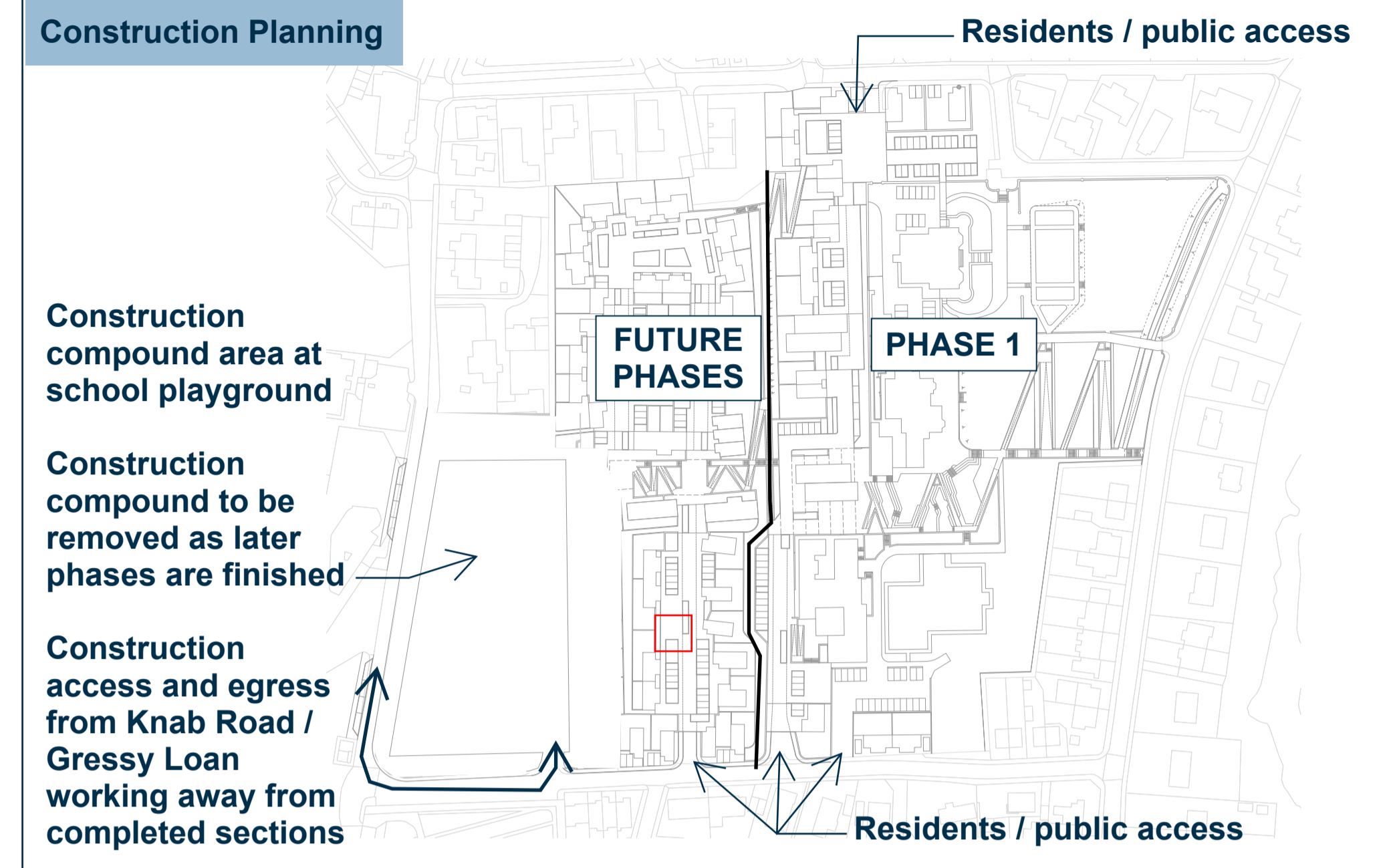


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**Indicative Construction Programme**

		2022	2023	2024	2025	2026	2027	2028	2029	2030
Preparation phase		Demolition								
Infrastructure	Phase 1	Design	Construction							
	Future Phases			Construction						
Housing	Phase 1			Construction commencing 2024						
	Future Phases				Construction commencing 2025					

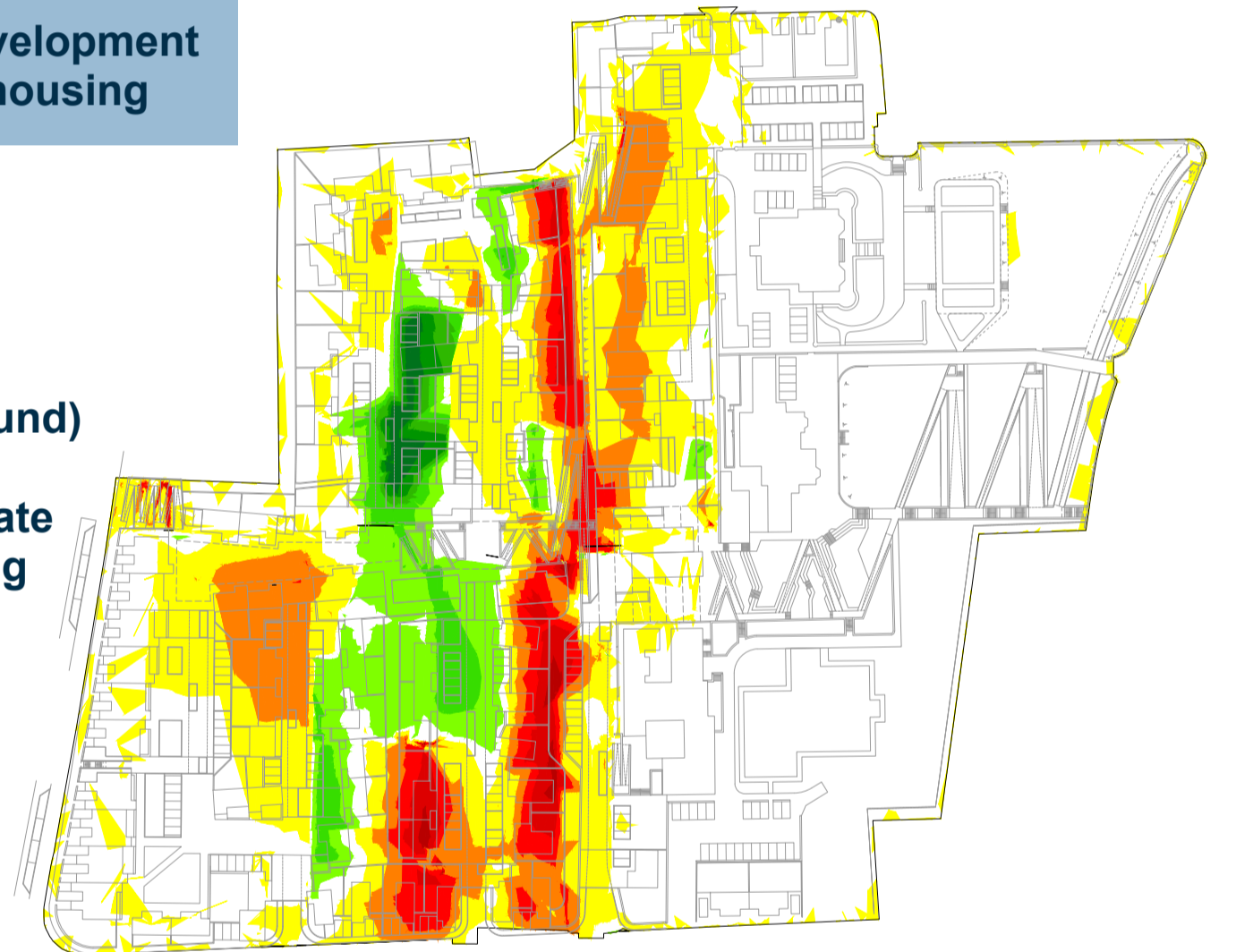
**Construction Planning**



**Earthworks: Creating development platforms for roads and housing**

Green areas indicate fill (building up existing ground)

Yellow to red areas indicate cut (excavation of existing ground)



**Phasing**

Construction and occupation of the Knab development will be phased.

Infrastructure construction work comprises:

- earthworks levels and development platforms
- roads and paved areas
- drainage, including sea outfall
- utilities construction - electricity, telecoms and district heating

Public realm planting and street features will be undertaken as the development progresses to provide sufficient shelter or plants and to avoid construction damage.

Housing construction is intended to commence nine months to one year after infrastructure construction