



Malcolmson
architects



**FEASIBILITY STUDY REPORT
OCTOBER 2020**

**Aald Skül, Vassa, South Nesting, Shetland
Community Development Company of Nesting**

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1.0 INTRODUCTION

This feasibility study accompanies and supports the drawings prepared for the Community Development Company of Nesting. It is intended to supplement the drawn information by showing the thought process behind the sketch proposals and investigation for the redevelopment of the old Nesting School and adjacent land.

2.0 THE CLIENT

The Client is the Community Development Company of Nesting (CDCN), a community group formed to preserve the land and property at the Aald Skül (old school), Vassa, South Nesting; for continued community use, and also to develop the property to provide new amenities and opportunities for the local community.

Following public consultation, CDCN was formed as a steering group in January 2016. The group originally consisted of fourteen members, with four office bearers: Chairman, Vice chairman, Secretary and Treasurer. CDCN was registered with Companies House in 2018 as a private company limited by guarantee. It has charitable status and was also registered with OSCR in 2018.

3.0 OBJECTIVE

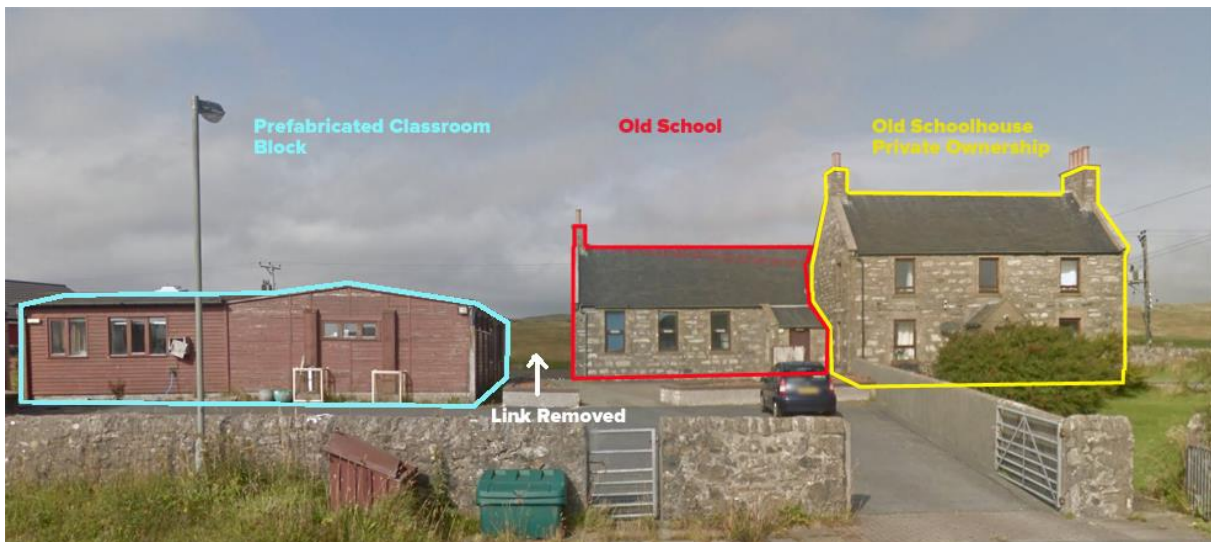


Figure 1 : Aald Skül - Existing Buildings

The Aald Skül property consists of the former school buildings and carpark with adjacent plots of land to the front and rear extending to 9.93Acres. The Client developed a business plan that identified potential new amenities and opportunities that could be created for the local community and to attract more visitors and business to the Nesting area. This was established through extensive consultation with the local community,

The first step on the journey was the successful acquisition of the Aald Skül buildings and site through Community Asset Transfer.

Using the information provided in the business plan, CDCN had a vision for the property to create a mixed-use development that would provide amenities and a long-term asset for community benefit. The company was to be run for local use, by a local group, and not as a commercial venture. It was to be a phased development, undertaken in manageable 'bite size' chunks to suit a fledgling company run by community volunteers and more importantly, to enable some of the business ventures to get up and running as soon as possible, generating income and providing much needed local services.

This is an ambitious and exciting opportunity and to take it forward the Client needed a feasibility study and some early sketch proposals to identify opportunities, constraints and to support their business plan and further discussions with potential funders and enterprise companies.

Following a competitive tender process Malcolmson Architects were appointed in 2018 to lead a team of consultants in the first phase of the development and the preparation of a feasibility study to investigate future phases.

Key personnel and roles within the project are listed below:

Architect: Malcolmson Architects

Main Street

Scalloway

Shetland

ZE1 0TR

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Tel: 01595 880885

Structural Engineer: Arch Henderson LLP

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Quantity Surveyor: H James Nisbet

Nordhus

North Ness Business Park

Lerwick

Shetland

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Contact: Jim Nisbet

Tel: 01595 695950

4.0 ACCOMMODATION TO BE CONSIDERED FOR THE SITE

To arrive at the best way forward for the community, a range of qualitative and quantitative research work contributed to the business plan. The following methods were used to establish different uses and the accommodation that was to be considered for the existing buildings and site development.

- Public consultation meetings were held with local people.
- Focus groups were held around key themes.
- Stakeholder meetings were held to gain a different perspective on the needs of the community.
- One to one interviews.
- Commercial research.
- Analysis of the competition and partnership with other facilities and services locally.
- Consideration of case studies.
- Surveys on use of the gym.
- Surveys on the need for childcare provision locally.

The following schedule was the 'longlist' of accommodation subsequently identified in the business plan for consideration.

- Gym
 - Range of cardio and weights fitness equipment; free weights
 - Links to fitness classes in South Nesting Hall.
 - Accommodates up to 8 people at any one time, though there are up to 30 members projected in total.
- Scrapstore
 - Scrapstore selling household goods, books, and architectural salvage and garden tools/furniture.
 - Linking with Sunday Teas (South Nesting Hall).
- Childcare
 - Managed by partner organisation or separate group
 - Pre-school childcare; after school care and holiday club for school age children.
 - Accommodates up to 20 children.
 - Care Inspectorate rules require 48 sqm for up to 10 children.
- Meeting or General Purpose Room
 - Flexible meeting space.
 - Large tables with chairs.
 - Storage (to store furniture and clear space).
 - Space for 'craft shop'.

- Accommodate 12 people (board room style).
- Focus on joint work with Village Hall to offer a range of spaces at different times.
- Storage and Sheds
 - Garage/attractive wooden structures used for storage of boats, equipment, materials.
 - Range of unit types, and sizes.
 - Units may be used for office space.
 - Indoor and outdoor storage facilities.
 - Huts used for crafting activities.
 - Wigwams for tourists / glampers
 - Up to 12 storage units but starting with 4 and growing as demand emerges.
- Workshop / Learning Centre
 - Bookable space for local groups to work on wood or metal projects
 - Safe learning environment to teach and present traditional hand tooling techniques including metal lathe, wood lathe and welding.
 - Tools and work benches provided in this space; tool library available for people to borrow tools (at a cost).
 - Accommodates Up Helly Aa group during the winter.
 - Accommodates up to 15 people; can be sub-divided for use by 2 groups.
- Tourism Offering
 - Allowing spaces inside to be used for exhibits and displays on local history and culture.
 - Outdoor heritage trails, geocache routes and guided tours could be arranged with the History Group leading.
 - Learning about Up Helly Aa, the skills involved as well as the event itself.

The existing buildings on the site consist of the historic Victorian school, and the 1970's temporary timber classrooms, kitchen and dining room. In addition to the buildings the site includes car parking, paved areas/playground and open fields.

Phase 1 of the project is to restore and find a new use for the existing buildings.

Phase 2 of the project is to develop the adjacent land to the rear of the property to provide other uses and accommodation as identified in the business plan.

This feasibility will inform the development of this second phase to identify which amenities would be best suited to the site

5.0 BRIEF DEVELOPMENT

The first step in the process was for the design team, led by Malcolmson Architects, to carry out a site analysis and condition appraisal of the existing buildings and to establish the current priorities of the brief with the client.

The outcome was to complete the phase 1 refurbishment and re-use of the existing buildings, and to prepare a feasibility study that will provide sketch proposals for the site. The study will include a combination of plans and 3D sketch drawings, giving square metre areas of accommodation, site massing and sketch perspectives. This information is based upon information and constraints received, discussed or researched from:

- The Client
- Existing Aald Skül Business Plan
- Shetland Islands Council
 - Planning Department
 - Roads Department
 - Drainage
- Scottish Environment Protection Agency - SEPA
- Shetland Amenity Trust / Archaeology

The report does not include:

- Site service information.
- Topographical Survey
- Engineering investigation or design.
- The proposals were discussed with various authorities, but no formal response was given. This would require formal pre-application enquiries to be submitted and would be dependant on the details of developed scheme design. This was out with the scope of this study.
- Advice or information on possible funding sources or business plans.



Figure 2 : Aald Skül, view from south east

6.0 SITE AND LOCATION

The site is located in South Nesting and is accessed directly off the loop road that connects with the B9075 running through Nesting. The site stretches between the shore to the south east and Benston Loch to the north west. The public road passes through the lower south east end of the site and the area of land between the road and shore is used by the local community. There is a recycling point located here and the foreshore is used as the burning site for the Nesting Up Helly-Aa.

The former school buildings and existing parking are located on the opposite side of the road and the land behind extends to the north west and Benston Loch.

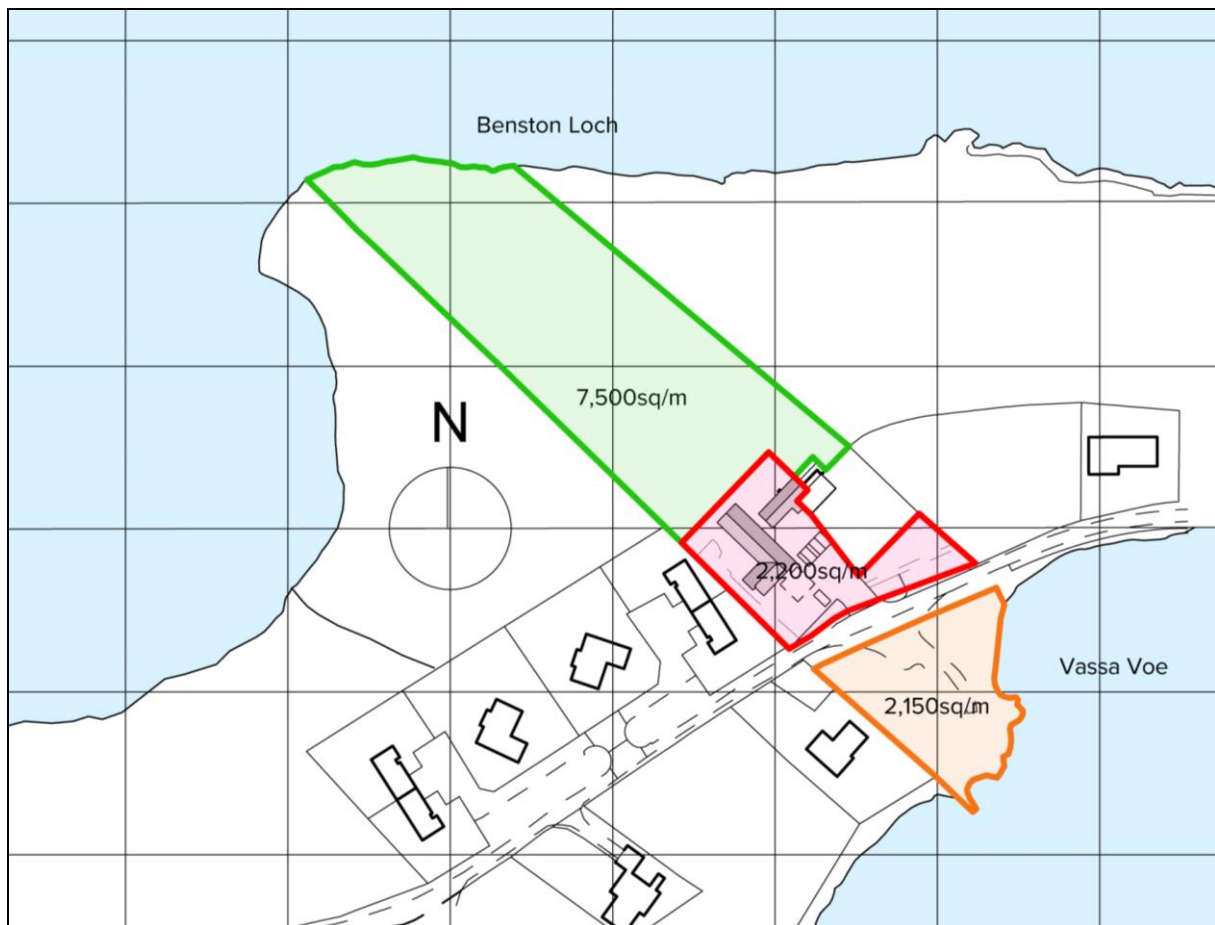


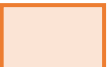


Figure 3 : Aald Skül – Site Areas

Site Areas.

	School Site: Phase 1	2,200sq/m / 0.54Acres
	Vacant land: Phase 2+	7,500sq/m / 1.85 Acres
	Burning Site:	2,150 sq/m / 0.53 Acres

Total Site Area: 11,850sq/m / 2.93Acres (1.185Ha)



Figure 4 : Aerial view of site location in South Nesting



Figure 5 : Aerial View of Site in Vassa Voe



Figure 6 : Aerial View of Site

7.0 EXISTING BUILDINGS

The existing buildings on site consist of the original Victorian school building. This is a single storey, semi-detached property adjoining the 2-storey schoolhouse, which is in private ownership.



Figure 7 : Existing South Elevations

The school was built in 1877 and is constructed from traditional materials with sandstone walls, a single pitched roof of natural slate with parapet skews and chimney stacks to the east and west gables. A lean-to porch within the re-entrant corner between the school and the schoolhouse is the only access into the building. Internally there were 2 main spaces, the large classroom to the west with original timber wainscoting to the walls and timber lining across the vaulted ceiling. 3 large windows to the south and 2 to the north make this a bright spacious room. There is a smaller classroom/meeting room to the east with a window to the north and a double mullioned window to the east. A toilet and store completed the available accommodation.

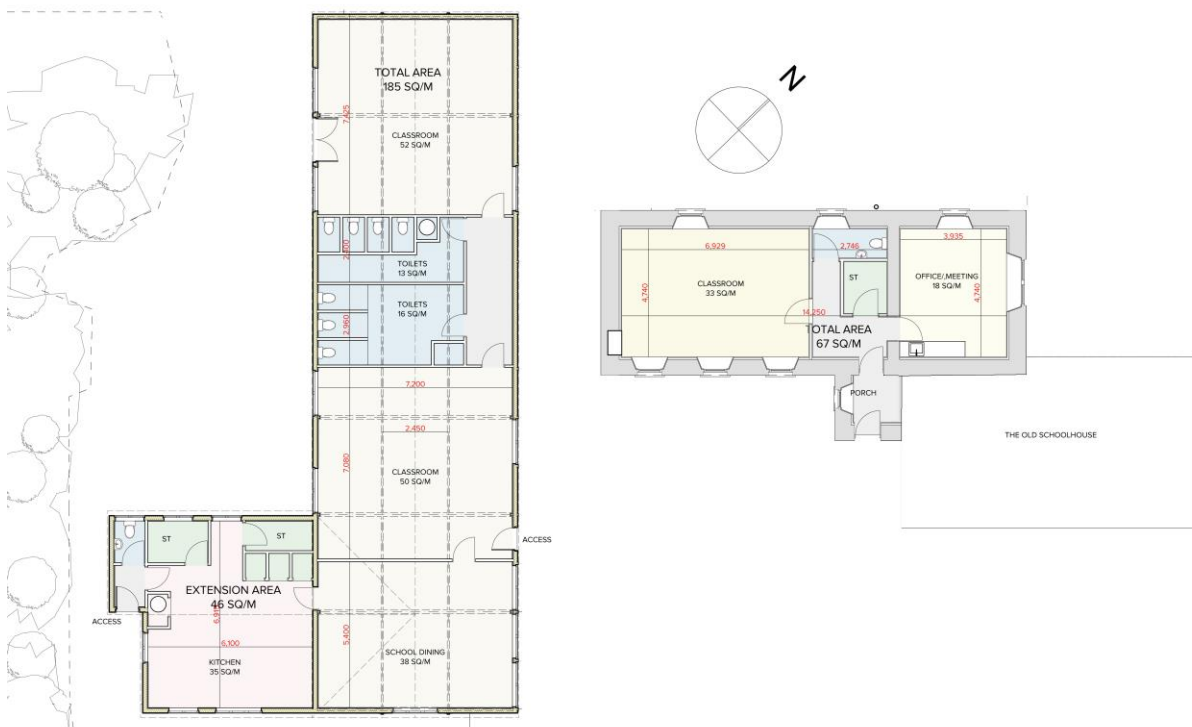


Figure 8 : Existing Floor Plans

In the late 1970's temporary classrooms were constructed from timber. These were later extended to provide a canteen and kitchen. A steel portal frame was also added to strengthen the structure, and although only intended as a temporary structure this building is still standing many years later.

In the 1990's it became apparent that the existing school accommodation was no longer suitable for the modern teaching curriculum and a new school was built on the site adjacent to the South Nesting Hall, half a mile to the North East.

The Nesting Local History Group was formed in 1994, initially without premises. When the Aald Skül became vacant the History Group were able to rent the premises in the Victorian building from the local council.

CDCN set up a local scrapstore, taking in donations of unwanted goods from across Shetland and recycling at cheap affordable prices. This was housed in the larger of the two classrooms within the Victorian building, but it quickly became apparent that this was a successful fundraising venture and more space would be needed.

The temporary classrooms, through lack of use and regular maintenance, have fallen into disrepair. At the time of the asset transfer, the fabric was in a very poor condition and required significant upgrading if the building was to have any future use. Demolition was initially considered to be the long-term objective with future development of the vacant site.

A full condition survey and dimensioned survey were carried out on these buildings. This information was essential for the procurement of Phase 1.

This detailed information is not included within the feasibility report but is summarised in Section 10.1



Figure 9 : Existing Buildings - Prior to phase 1 works

8.0 SITE ACCESS

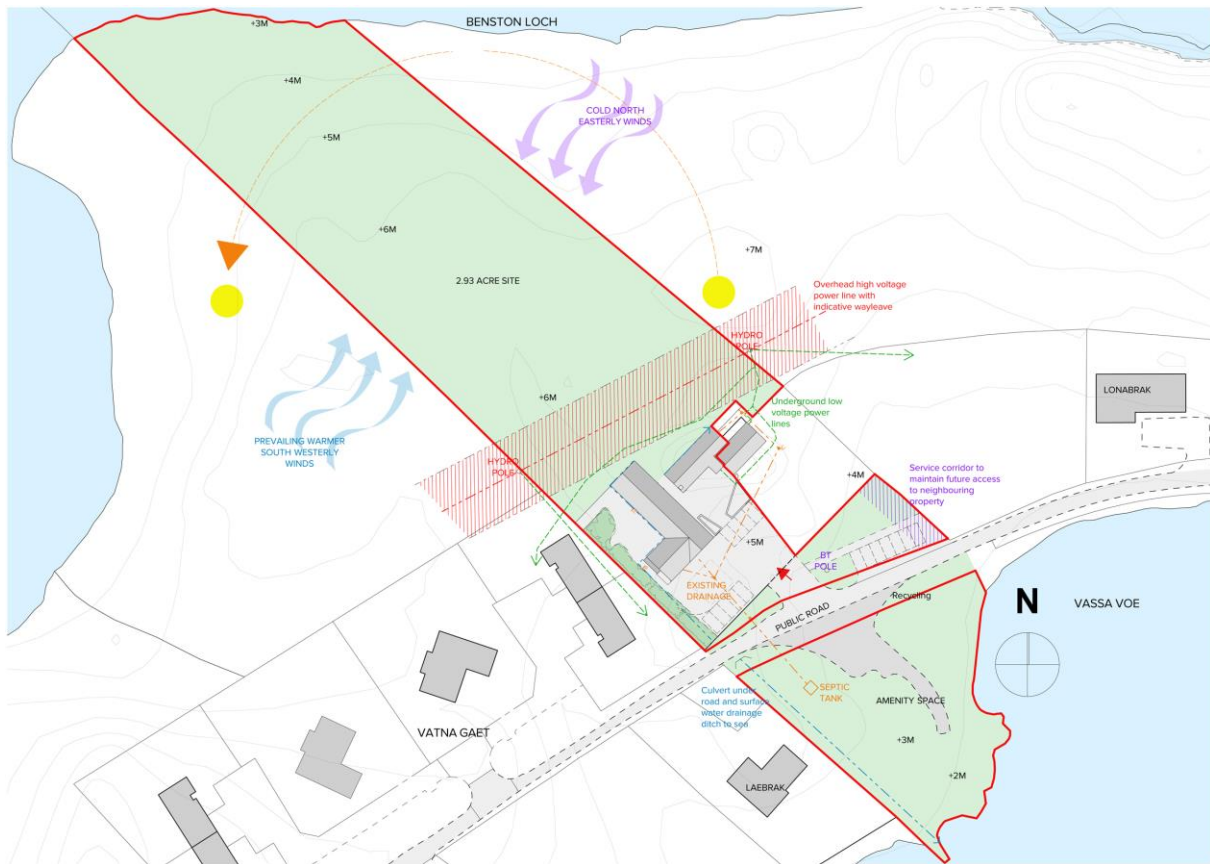


Figure 10 : Site Analysis

8.1 Site Access

The site is accessed directly off the public road with sufficient parking and turning area for the existing facilities. The entrance however, is narrow and constrained by the opening through the stone boundary wall. Future development of the site will increase traffic flow and it will be necessary to either widen the existing access or open-up and widen the original entrance to the south west.

8.2 Visibility Splays

A Visibility Splay is an essential safety feature of the junction or access onto the public road. A sufficient visibility splay will allow anyone leaving the site to see approaching traffic, and will also allow traffic on the road to see any vehicles, cyclists, or pedestrians exiting the development. The longer the visibility splay, the more time road users have to see and be seen.

The public road through the Nesting loop is a single track, local road and traffic speeds are significantly lower than the permissible limit. A 2.5m x 60m visibility splay is generally required for an access onto a minor road in a rural location such as this. The visibility to the west is in excess of 120m, and to the east, although the road bends, the ground is rising and there is a clear sightline across along the shore. This is in excess of 160m.

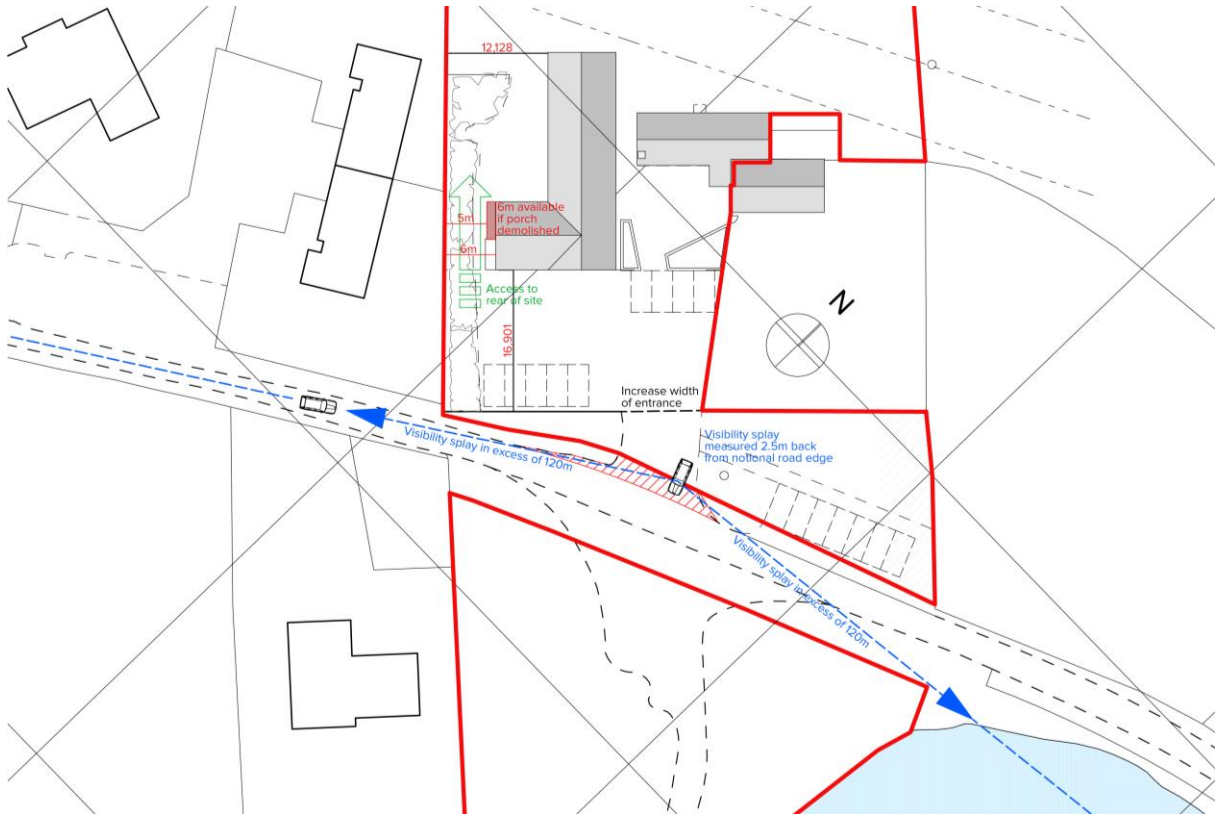


Figure 11 : Partial site plan highlighting access and visibility splays.

Access to the rear of the site is restricted to approximately 5 metres between the SW boundary wall and the gable of the existing building. To maximise the available width some site excavation and retention works to the stone wall will be required as a minimum. Alternatively, the overall width can be increased to 6metres by demolition of the side entrance porch.



Figure 12 : Access to rear of Site.



Figure 13 : Site lines to the west

8.3 Parking

Each building on the site will require varying levels of parking depending on the use class and size. Following discussions with Shetland Islands Council Roads Department, the overall parking allowance could be shared between the multiple different uses to help reduce the requirement for parking. This assessment will consider hours of use and expected occupancy. As the proposals are developed a parking assessment and proposed strategy may be required to support a planning application for future phases.

9.0 PUBLIC UTILITY SERVICES

9.1 Water

The existing site is served by mains water.

Any development would be fed from the Eela Water Treatment Works. Scottish Water will not confirm or reserve capacity for additional connections at this time and further consultation would be advised during scheme design and prior to any future planning application. A Pre Development Enquiry (PDE) can be submitted to Scottish Water by the client/developer. www.scottishwater.co.uk/Business-and-Develeops/Connecting-to-Our-Network

9.2 Electricity

The existing site is served by mains electricity.

There are high voltage overhead power lines which run through the site behind the existing buildings. Any development in this area of the site will need to be carefully considered. Safety clearances must be maintained from buildings constructed under or adjacent to overhead power lines. SSE does not encourage built development immediately beneath its lines.

Access is also required for the maintenance of the lines. The safety clearances and further guidance is set out in the Health & Safety Executive Guidance Note GS6.

For the purposes of the feasibility study we have indicated an 9m wayleave, either side of the power lines. This creates an 18m no-build exclusion zone along this corridor. (*Refer-Figure 10*) Diverting or undergrounding the power lines has not been considered as a viable option as this cost, which can be extensive, needs to be borne by the developer. Furthermore, SSE preference is for cables to remain in situ and overhead for ease of maintenance.

Further consultation with Scottish and Southern Energy (SSE) would be advised during scheme design and prior to any future planning application. A pre-construction risk assessment on safe working methods will need to be established and agreed with SSE.

The service information marked on the SSE map (*Appendix 1E*), also indicates low voltage power supply from the main electricity pole and transformer to the school, schoolhouse and adjacent housing development. The location of the pole and underground service are indicative and a full survey will required for future development.

9.3 Foul Drainage

There are no public drainage services to the site.

There is a septic tank which serves the existing buildings on the site.

More detailed information on drainage is provided below in section 12.3

10.0 DESIGN DEVELOPMENT

10.1 Phase 1

The first phase of the project was to redevelop the existing buildings. Restoring, refurbishing, or partial demolition as required, to provide for some of the accommodation identified in the business plan. The accommodation to be prioritised included;

- Re-housing the scrapstore.
- Meeting room and storage space for the History Group.
- Office space for a development worker.
- Flexible office space / meeting space for rent to local businesses /groups.

Options investigated included the partial demolition of the timber buildings, and the use of modular construction units to provide office accommodation.



Figure 14 : Early sketch option with modular units

The approved design refurbished the Victorian building. The internal layout was adapted to create an open plan office and meeting space within the large classroom, a meeting room for the history group in the smaller classroom with drop down staircase to give access to loft storage. A small kitchen and accessible WC were also provided. The fabric of this building was stripped back to the stonework and upgraded with new insulation, heating, and double-glazed windows to create a facility suitable for a modern working environment. Existing features and finishes were re-instated or matched to ensure the character of the existing building was maintained.



Figure 15 : 3D of refurbished interior



Figure 16 : Change in level helped provide division of space and improve relationship to windows.

Traditional materials and detailing retained



Figure 17 : 3D Axonometric of early design development for Phase 1.

Following a condition survey of the timber classrooms, it was considered possible to upgrade this building which would provide sufficient accommodation to rehouse the scrapstore and bring the new gym forward into Phase 1.



Figure 18 : Floor plan and building uses

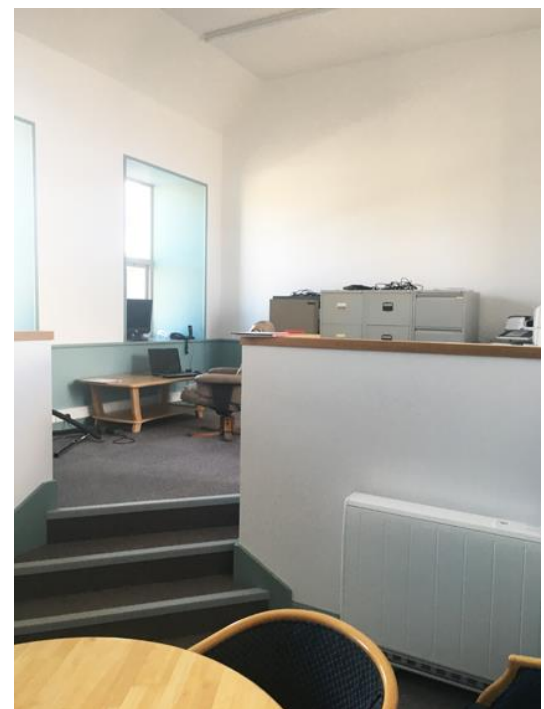
Planning permission for the change of use was applied for in August 2018 and approved in November 2018

A building warrant to cover all technical aspects of the works was applied for in September 2018. This ensures that the construction specification met with current building regulations in terms of structure, safety, access, thermal efficiency and sustainability. Warrant was approved in January 2019

The construction works were then competitively tendered to 5 contractors. SCD Ltd, a local construction company were awarded the tender in May 2019 and made a start on site in summer 2019. Phase 1 works reached practical completion in spring 2020 but delays due to Covid 19 restrictions meant that final inspections by building standards were carried out with photographs and video footage. A temporary occupation was issued in June 2020 to allow the buildings to open.



Figures 19 : Timber block, condition of existing building through to completion. The final photograph shows the gym and equipment ready for use.



Figures 20 : The Victorian building undergoing stripping back, repairs, insulation and refurbishment. Detailing, colours and fixtures were selected to match the character of the existing period features.

10.2 Childcare Provision / Creche

The original business plan identified that there was need for childcare provision within the local area. Facilities to accommodate 20 children with a large multi-purposes play room, storage, separate toilets, kitchen, and access to a secure outdoor play area was required. CDCN would not directly provide this service but would act as landlord to a separate group or organisation. Security and site safety is a key consideration and following consultation with the care inspectorate and the local planning department CDCN decided that there was a probable conflict of interest with the other uses proposed for the development.

A separate steering group was set up to investigate other opportunities for childcare. One option is the shared use of the Nesting Methodist Chapel. This small building is only used some Sundays in the month by the local church group. It already has close links with the local primary school and is set within its own grounds. The building would require some modifications and general fabric improvements but early discussions with the care inspectorate were encouraging.

A survey of the building was carried out and a simple sketch plan prepared to demonstrate that sufficient accommodation could be provided.

Necessary improvements include thermal upgrading, rewiring, new toilets, kitchen, and storage. There is also potential for a small glazed extension that would improve natural daylight, give access to the outdoors and increase floor space.

A budget cost of £50,000 +VAT was estimated for the essential works. Local Authority consents, planning approval and building warrant would be required.



Figure 21: Nesting Methodist Chapel

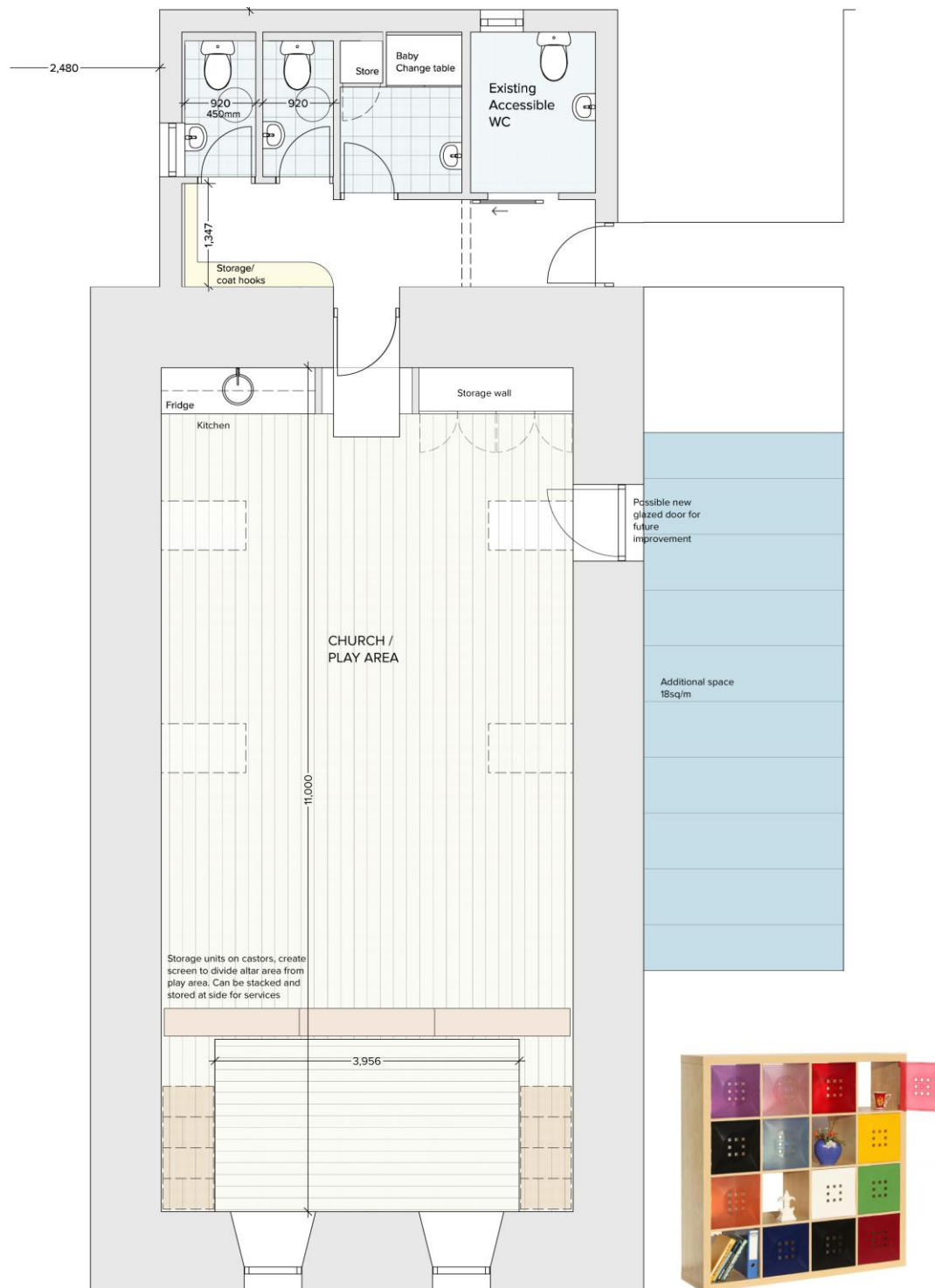


Figure 22 - Sketch proposal to accommodate childcare provision within existing Methodist Chapel. This would be a shared between the two groups but would not create a conflict of interest either in terms of types of occupation, or times of use.

10.3 Phase 2, Feasibility Study

For the second phase, multiple buildings of possibly varied style, use, and construction, were to be investigated for the remainder of the site.

Following the site analysis and pre-application information with the planning department we held in-depth discussions with the client regarding the opportunities on the site and potential uses. It was concluded that while the site could accommodate some development, the complex mix of uses proposed in the business plan represented the over development of a rural site. It was also felt that there was a conflict of interest between some of user groups. Of particular concern was the proposed storage units and the creche. The former was an industrialisation of the site with the potential for increased traffic volumes and heavier vehicles. The provision of a creche needs very careful consideration when combined with different uses to ensure that all risks to young children are addressed and designed out at an early stage.

The brief evolved during this time, with much of the investigative works and discussions resulting in some of the accommodation previously considered for the site being omitted or re-assigned to other phases.

- The storage units were omitted as they were considered inappropriate for the site.
- The creche was relocated to a separate building off site and is being investigated by a separate steering group. Section 10.2
- Office space, meeting room, and History Group accommodation was completed in Phase 1 within the Victorian school building.
- The scrapstore was accommodated within the timber classroom block completed in phase 1. *
- The gym was re-allocated to accommodation within the timber classroom block completed in phase 1*

**demand for these two services has been very high and more space needed.*

The priority for the remainder of the site focussed on the provision of the following accommodation.

- Workshop Learning Centre.
- Galley shed/boat shed and workshop to accommodate the Up-Helly Aa group during the winter,
- Multi-purpose flexible indoor amenity space.
- Wigwam accommodation units for tourists/glampers and outdoor amenity Space
- Polytunnels and allotments.

10.4 Sketch Proposals

2 Preliminary sketch options were developed and presented to the community group. These provided the basis for initial discussions with various consultants including SIC planning department, SIC roads department and SEPA. (Section 12)

10.4 Option 1

The exclusion zone under the power lines is used for car parking and low-level landscaping. This creates a courtyard area between the building groups and centralised access.

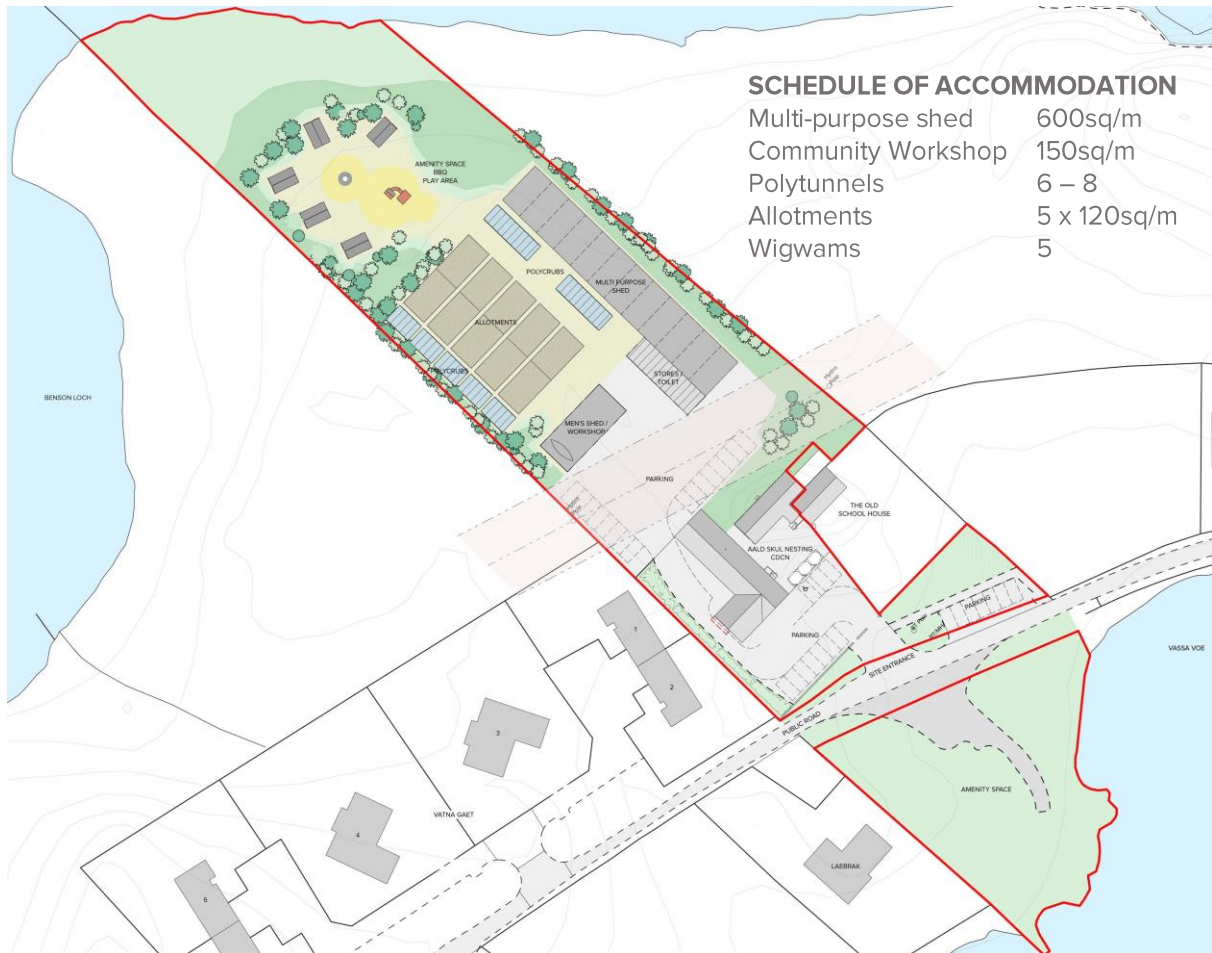


Figure 23 : Option 1 site layout



Figure 13 - Option 1 3D image of site development

A single storey, low budget shed is located along the north-east boundary. This can be constructed in increments of 50sq/m (10m x 5m structural bays) and has the potential of providing simple, flexible accommodation up to 600 sq/m. It can be used by a number of different user groups such as archery, indoor football, children's play

equipment/jungle gym and functions. A smaller footprint could be constructed in the early phases and extended in the future as demand increased. Toilets, storage and ancillary facilities within this shed would be shared with other buildings and outdoor uses on the site.

A smaller shed of 150sq/m along the northern edge of the parking area, will provide the workshop space /learning centre with benching, tools and equipment.

These buildings would be narrow in cross section to reduce the overall height in an attempt to ensure that the aesthetic and appearance was not too industrial but of a smaller scale to suit the rural location.

The outdoor growing space has been located to the centre of the site where it can benefit from the shelter created by the buildings. A full sized allotment is 250sq/m, this can be too large for most families and half sized plots are considered a more popular and manageable size. Six 120sq/m allotment plots have been provided with a number of polytunnels along the south west boundary, again providing shelter and indoor growing space. Both essential in Shetland's harsh climate.

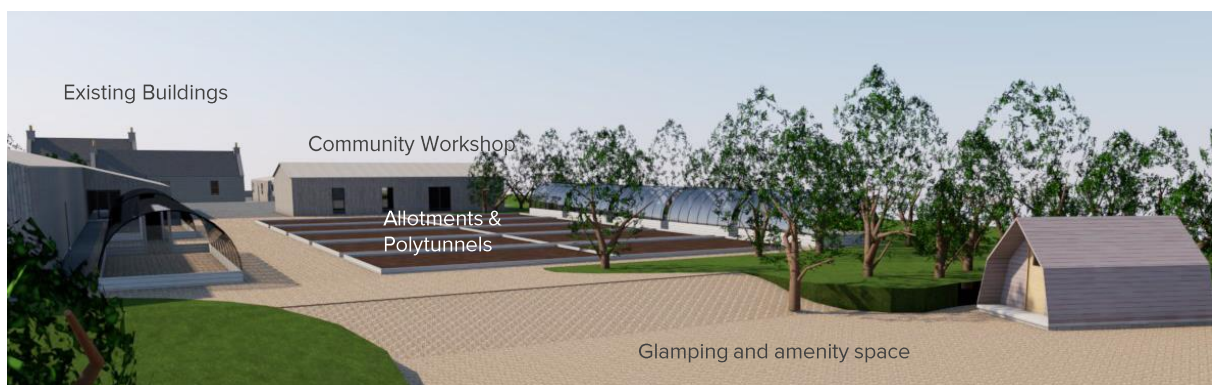


Figure 25 : Option 1, view from amenity space overlooking allotments and workshop with existing buildings in the background

The remainder of the site towards Benston Loch is the most 'natural' part of the site and in this option it is landscaped to provide outdoor amenity space and wigwams. This could take advantage of direct links to access path networks around the loch and become an attractive base for anglers, bird watchers and visitors/glampers.

Disadvantages with Option 1

- The single shed is too large and an overdevelopment of the site.
- Visitors need to travel through the allotment area to reach the wigwams and outdoor amenity spaces
- Wigwams need to be located above the 5m contour due to flood risk
- Each wigwam would have toilet and shower facilities. This would eliminate the need for a toilet block and provide more attractive accommodation but needs to be located nearer the centre of the site with foul drainage directed to the south away from Benston Loch.

10.5 Option 2

As with Option 1 the exclusion zone under the power lines is used for car parking, access, and low-level landscaping.

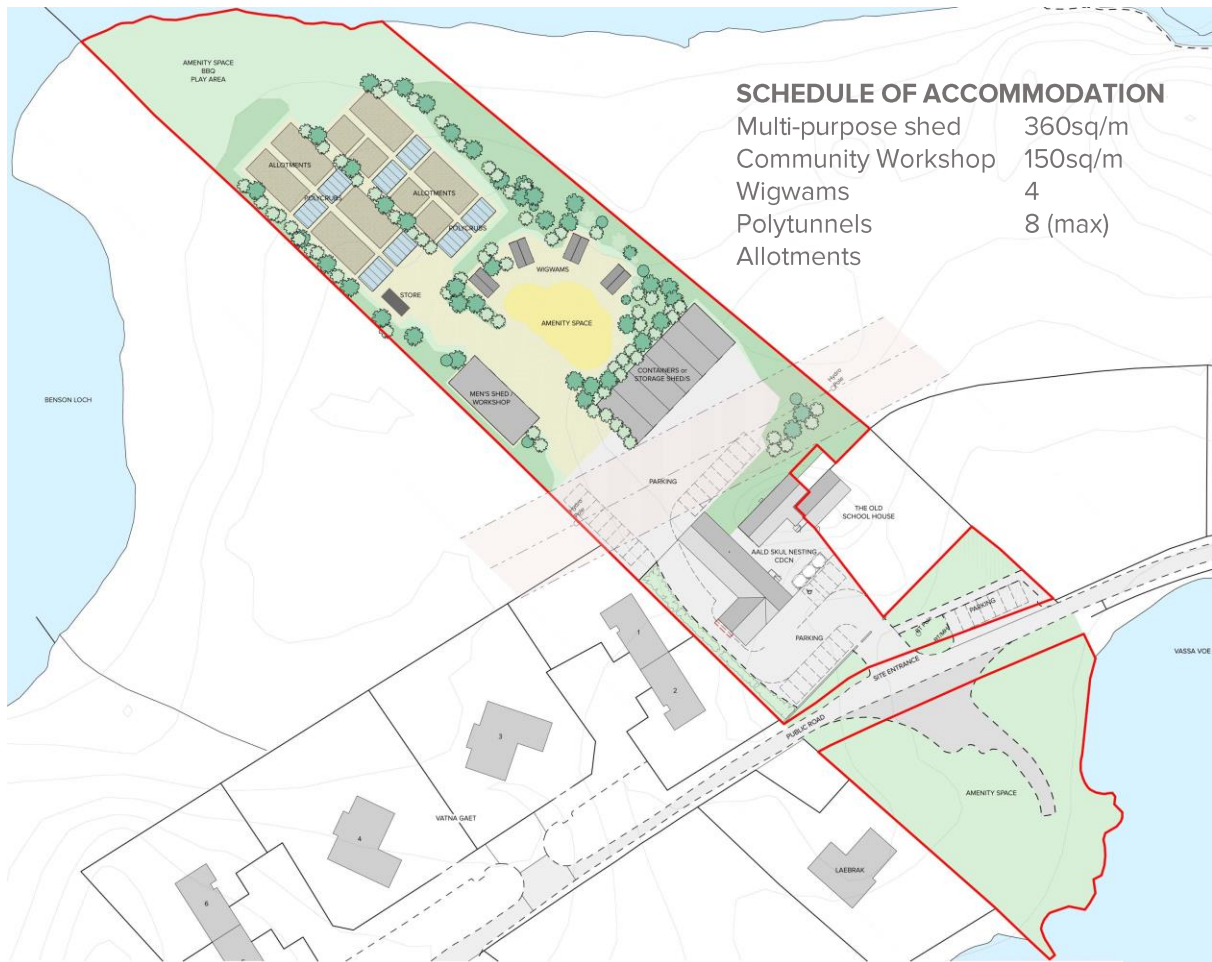


Figure 26 : Option 2 Site Layout

A range of single storey sheds or containers for use as individual workshops or storage units are arranged along the north boundary of the car park. These have been dimensioned as modular units of 2.5 x 12m or 5m x 12m. The number of units provided can be increased to meet demand.

A bespoke shed of 150sq/m is located along the western boundary and will provide the workshop learning centre with benching, tools and equipment.

The wigwams and outdoor amenity space have been located in the centre of the site where they will be above the 5m flood risk, and foul drainage can be directly routed away from Benston Loch towards the existing septic tank. The wigwams and amenity space will benefit from shelter afforded by the buildings and new landscaping.

The land closest to Benston Loch is the most sensitive area of the site in terms of natural heritage, flora and fauna. However, the creation of an outdoor growing area and polytunnels is a low intensity and sustainable use for this site and the increase in

varieties of plants can contribute to the bio-diversity of the area and help to provide vital habitats for many species. However, further environmental surveys may be required to ensure that existing habitats and species are not adversely affected. The area of land given over to the outdoor growing space can be guided by environmental recommendation.

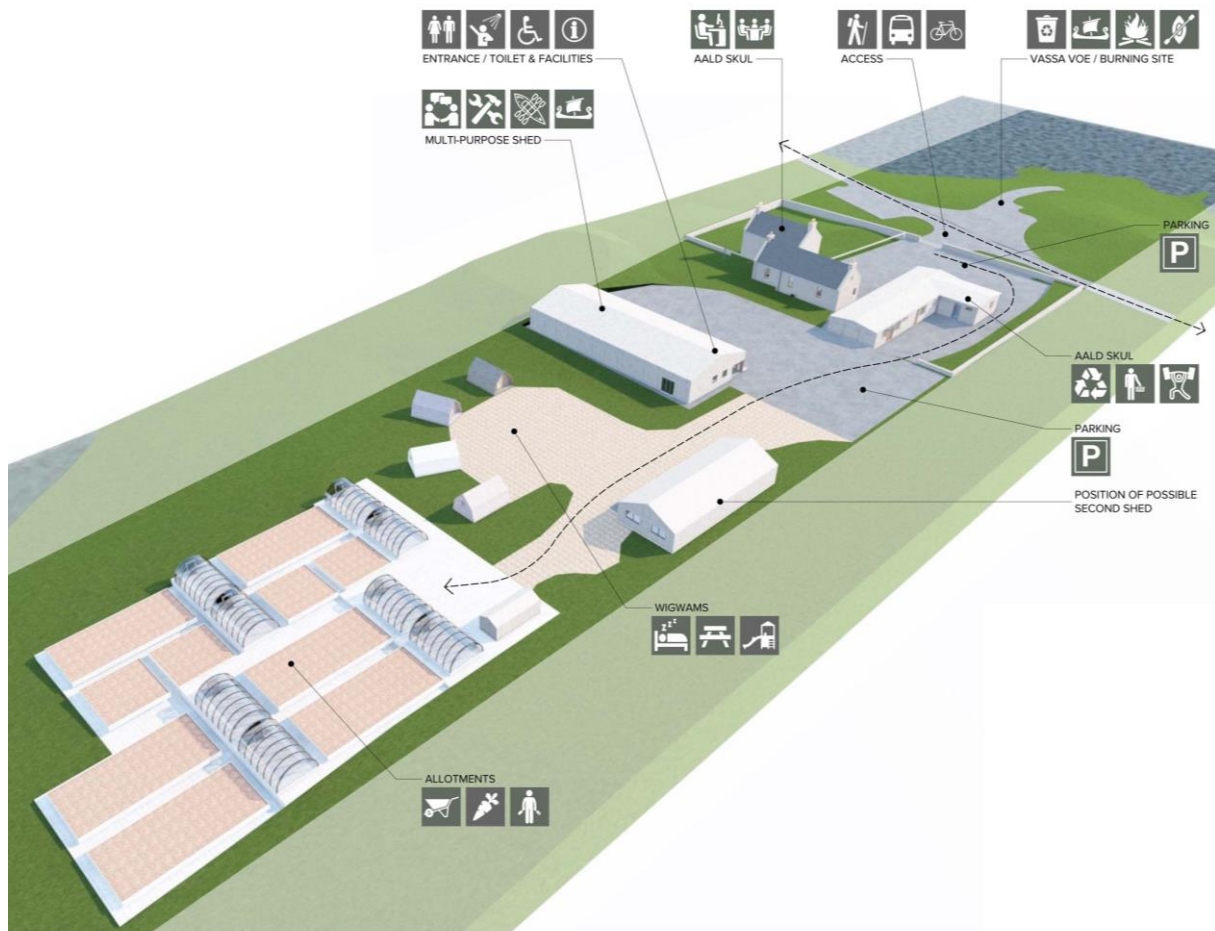


Figure 27 - Option 2, 3D image of site development

Disadvantages with Option 2

- 2 large sheds / workshop is visually more agricultural and industrial for the site and not sympathetic to the neighbouring residential properties.
- Conflict of use between storage sheds and glampers.
- Environmental considerations for any use in close proximity to Benston Loch

11.00 PREFERRED PROPOSAL AND SITE LAYOUT

Options 1 and 2 were discussed in detail with the client alongside the feedback from the statutory consultees (*Section 12*) Option 2 was considered the most suitable to progress towards a preferred developed sketch scheme. Some changes were required, and the individual storage units were omitted in favour of a multi-purpose community shed.

11.1 Multi-Use Community Shed

Several options for the size, layout and massing of the multi-use community shed have been developed for consideration. The sketch proposal illustrates the preferred accommodation as agreed with the Client and is not intended to represent a worked through scheme design.

An initial layout was loosely based on the construction, form and dimensions of the Delting Galley Shed, which was considered by the client as an appropriately sized case study.

These layouts offer flexibility and opportunities to give the building some aesthetic appeal through use of material and form.

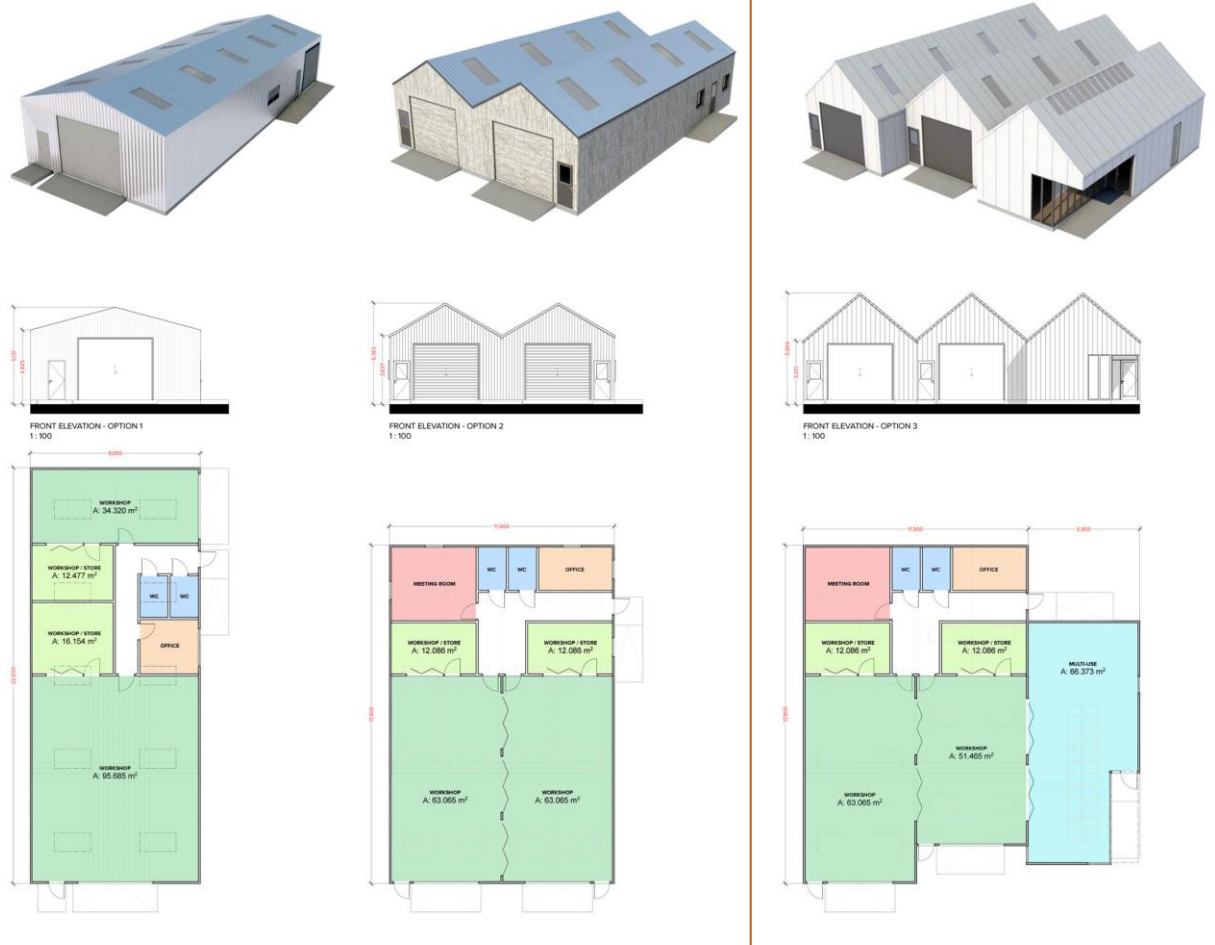


Figure 28: Multi-Use Shed Options

Preferred Shed Design

Community Shed: The third shed option provided the most flexible accommodation that could be adapted or phased by the community group over time to suit a variety of needs and changes in demand. Visually the tripartite division of the shed into 3 gables reduces the scale of the building which is more sympathetic to the rural environment and nearby residential properties. It creates a character that is common in the traditional architecture of Shetland and the north east coastal communities of Scotland.



Figure 29 : Preferred site layout

The feasibility study has been a gradual process, and has run in tandem with the construction of Phase 1. As a result the future needs and potential development of the site has understandably evolved.

Scrapstore:

After repairs and maintenance the scrapstore was relocated into the timber classrooms and has been operational during the whole of the construction period. It has gone from strength to strength, quickly outgrowing the available space.

Gym:

The gym was completed in March 2020, enhanced safety measures were put in place due to Covid 19, and CDCN opened this service for the community. Once again this has proved to be a huge success and the demand for additional gym space and equipment is very high.

The success of these services has re-focussed the direction of the business plan and the future requirements for the site. The preferred option for the remainder of the site has subsequently been updated to reflect changing needs and now provides the following schedule of accommodation.

The scrapstore will be relocated into the new multi-use shed, with flexible space, dedicated storage and access to the community workshop for the repair and 'up-cycling' of goods. The remainder of the timber classroom building can then be refurbished and the gym can expand into this space.



Figure 30 : Preferred Site Layout

Multi-use community shed

Scrapstore	270sq/m Total
Store	116sq/m
Community Workshop + Store	12sq/m
Store	65sq/m
Meeting Rm /Learning Space	12sq/m
Office	18sq/m
Toilets and circulation	12sq/m
	35sq/m



Figure 31 : 3D image of preferred site development

Wigwams

4no wigwams, individually serviced with WC, shower + kitchen

Central shared outdoor recreation and amenity area within landscaped setting.

These are to be located in the centre of the site as this is deemed most suited for amenity, shelter, drainage and flood risk.



Figure 32 : Luxury Glamping wigwam



Outdoor Growing Space

Allotments - 8-10 plots maximum depending on size

Indoor Growing Space. Polytunnel

8 Polytunnels (maximum)

1 Communal garden store/tool shed.



Figure 23: NCDC Polytunnel.

The polytunnels, allotments, and landscaped shelter belts are located at the north side of the site nearest to Benston Loch.

The size, number and extent of the allotments and polytunnels will depend on demand. An initial development of only one or two polytunnels would help to gauge success and ongoing commitment.

Parking

20 spaces + turning area to be located between the community workshop and existing building. This centralises parking and keeps access roads to a minimum as well as making good use of the sterilised area of the site underneath the power lines.

12.0 CONSULTATIONS

Various relevant authorities were consulted for this feasibility study as detailed below. The objective of these informal meetings and discussions was to identify opportunities and constraints within the proposed sketch options (10.1) and highlight any issues which will need to be considered in preceding stages of the project.

The output of these meetings and discussions remains informal at this stage. To obtain more formal advice, pre-applications would need to be submitted to the relevant authorities.

Date	Consultee
9 th April 2018 (prior to feasibility study)	Pre-App planning enquiry (submitted by client) SIC Planning Development Ref: 2018/034/PREAPP - Janet Barclay
8 th August 2019	Email correspondence with SIC Planning - Drainage Colin Smith
9 th August 2019	Meeting and SIC Planning - Roads Colin Gair
16 th August 2019	Email correspondence with Shetland Amenity Trust Dr Val Turner – Archaeologist
21 st August 2019	Pre-planning enquiry - SEPA Ref: PCS/166955 Alison Wilson

12.1 SIC PLANNING / Development

Prior to undertaking this feasibility study, the client carried out research in 2016/2017 to identify a variety of possible uses for the site (Section 4.0) The outcome of this research was a business plan which formed the basis for a formal pre-application enquiry with SIC planning.

The resultant report from SIC planning highlighted various land use planning policies that should be taken into consideration for any proposed development (*Appendix 2A*). Section 13 of this report describes how the proposed development addresses the policies of the Local Development Plan (LDP).

12.2 SIC PLANNING / Roads Department

The proposals were discussed in a meeting with the Roads Department. The initial response was positive with a few suggestions to assist site access to alleviate the restricted access between the existing buildings and boundary wall.

The suggested amendments were taken into consideration and have been adopted within the current proposals.

12.3 SIC PLANNING / Drainage

The local authority drainage planning engineer was contacted to discuss the proposals. Comment was received via email and appends the report, summary of main points noted as follows:

Flood Risk

- *Site noted as below 5m contours.*
- *Predicted flood level for site, with freeboard allowance and climate change to 2100 would be 2.875m AOD (Lerwick) so buildings with floor levels at that or above should be ok.*
- *Possible scope to reduce freeboard as proposed development is on loch side.*
- *Allotments and polycrubs could be acceptable below flood level but wigwams would need to meet flood level requirements and sheds could be somewhere in between, depending on their use and details of proposed construction type.*

Noted that option 2 would look to be a better fit for use of space vs flood risk balance.

SuDs (Sustainable Drainage Systems)

- *SuDS will be required for the new hard surfaces.*
- *The allotments won't need any specific SuDS devices as they will naturally drain as per the existing site.*
- *The polycrubs and wigwams could be detailed so that the surrounding grassed areas covered their SuDs needs.*
- *The buildings/sheds and carparking areas will require more formal SuDs.*
- *Clear drainage corridors down edges of site could be restricted as shown – suggested swale down to loch along both sides to be designed in as part of the landscaping and planting.*
- *Additional source control SuDs such as french drains for buildings / car parking areas could compliment swales.*

Noted that the above would apply to either option 1 or 2.

12.4 SCOTTISH ENVIRONMENT PROTECTION AGENCY (SEPA)

SEPA were contacted to comment on the proposed development. A formal pre-app enquiry response was received and appends this report. Summary of comments as follows:

Flood Risk

- *SEPA would be unlikely object on this basis.*
- *Topographical survey should be provided with any planning submission to show ground levels of any proposed buildings on site.*

Foul Drainage

- *If connecting into a private foul drainage system, it should be ensured it is sized/has capacity to accept the additional flows and loads and the system has SEPA consent.*

Quality Placemaking

- *Noted that the proposed development presents a good opportunity to enhance the biodiversity of the area and for community involvement and SEPA welcome that the local community consultation has been used to help inform proposals.*
- *Additional consideration for sustainable development:*
 - Rainwater harvesting
 - Green/blue roofs
 - SuDs / green/blue corridor through site
 - Interpretive boards
 - Tree planting (native species)
 - Wildflower planting (native species)
 - Outdoor gym area
 - Recycling/composting facilities

Pollution Prevention and Environmental Management

- *Good practice guidelines regarding construction and pollution prevention should be followed.*

12.5 HISTORIC ENVIRONMENT / Archaeology

The Shetland Amenity Trust were contacted to comment on the proposed development with regards to the historic environment.

It was noted that there is nothing archaeological recorded within the site, although there is possibly a clearance cairn located just south of the boundary. It was also highlighted that there is a lot of historical interest in the surrounding area which could offer some potential for community projects / visitor information.

13.0 DEVELOPMENT CONSIDERATIONS

Further to the consultations a review of the proposals has been undertaken with specific regards to relevant policies in the Shetland Local Development Plan (LDP) and supplementary guidance. The following statements outline how the proposed development addresses the aims and objectives of the LDP.

13.1 General Policies

The proposed development at Nesting Aald Skul will help maintain and enhance the area by attracting new business to the area and providing additional employment opportunities which in turn will support the rural population and help reduce rural depopulation.

The development offers an opportunity to promote healthy lifestyles with the natural heritage and landscape providing an ideal setting for walking, running and cycling. Existing recreational facilities in the area including the new on-site gym will help ensure the success of the development and will in turn benefit from any additional incoming business.

The redevelopment of the existing Aald Skul building is a sustainable solution for a redundant building. Further development of the surrounding site will enhance these facilities and will ensure the development is rooted into the existing settlement while making best use of existing infrastructure and services.

The development will provide a positive contribution to the natural surroundings through designed landscaping and carefully considered access arrangements ensuring ease of movement and access for all.



Figure 34 : South Nesting, Aald Skul right of centre

13.2 Natural Heritage

The site is located within a Local Landscape Area (Gletness and Skellister) and the Loch of Benston is classed as a Local Nature Conservation site.

Careful consideration has been given to scale, siting a design of the development to ensure the proposals would not adversely affect the landscape character of the area.

The development is located within an area of established settlement around Benston Loch and does not impact the more open, remote character of the outer headlands.

The use of SuDs and designed landscaping on site will minimise effects of surface water run-off and use of the existing foul sewage system located away from Benson loch will ensure the quality of the water environment is not affected.

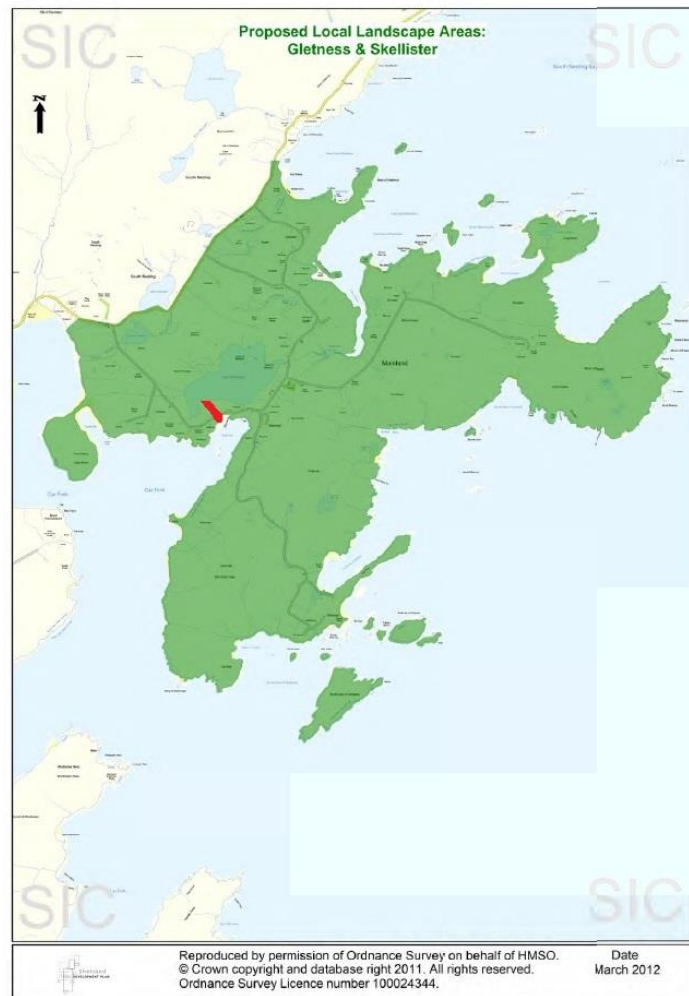


Figure 34 : Gletness & Skellister Local landscape Area



Figures 35 & 36 – Loch of Benston & Local Wildlife.

13.3 Historical Environment

The existing stone buildings despite not being listed are of historic interest and are important to the community having served as the former school. The retention of these buildings through redevelopment has been highly beneficial for the local community and has ensured the building, as an important part of the identity and history of the area is not lost. The proposed further development of the surrounding site will greatly enhance these existing facilities.

Further to consultation with the Shetland Regional Archaeologist it can be noted that the proposed development has potential to raise the profile of the Historic Environment by facilitating community projects / visitor information.



Figure 37– Auld Skül buildings looking South.

13.4 Economic Development

The proposed development is residentially compatible and will contribute to the existing rural communities by promoting and encouraging development opportunities.

The development will provide employment opportunities, community benefits, rural diversification and tourism related ventures while contributing to the viability of the existing settlement.

The proposed development will strengthen surrounding rural communities by enabling rural businesses to flourish while providing fully accessible services that will help diversify and sustain the rural economy and retain the rural population.

13.5 Transport

The existing site is provided with safe and adequate access, visibility splay, turning area and adequate parking.

Extended access, additional parking and turning area will provide allowance for the development. These SIC roads department have been consulted and comments were adopted within the proposals.

13.6 Waste

The conversion of the existing buildings as opposed to new build has reduced construction waste and it is expected the new development will generate minimal waste during the construction phase.

Adequate space will be provided for storage and collection of waste on site with reuse and recycling promoted to ensure waste is dealt with in a sustainable manner.

13.7 Water and Drainage

Refer to Sections 12.3 & 12.4 for Shetland Islands Council Drainage, & Scottish Environment Protection Agency (SEPA), consultations regarding flood risk, waste water & sustainable drainage systems (SuDs).

13.8 Community Facilities

The proposed development encourages rural diversification, provides employment and community benefits and involves an imaginative and sensitive re-use of land and buildings.

The location of the development will help sustain local facilities and services and help strengthen local communities. The development will also complement the existing amenities in the area while helping to promote the natural landscape and historical qualities the area has to offer.

Access to good quality open spaces will be provided and opportunities for sport, recreation and reflection which will make an important contribution to the health and wellbeing of both locals and visitors.

13.9 Local Authority Consents and Additional Information

Planning permission will be required for any new use on the site or buildings to be constructed. A planning application will include;

- Proposed site layout.
- Detailed scheme design on individual buildings including size, height, materials, use and site landscaping.
- Design Statement
- Topographical Survey
- Percolation tests and SuDs solution.
- Environmental surveys may be requested such as otter surveys and breeding bird surveys.

A Building Warrant will also be required. This will include technical information detailing all construction elements of the buildings, including structural engineering solutions and energy performance designs.

Planning and Building Warrant applications can be submitted for each separate element, tying in with a phased development, as resources and funding become available.

14.0 APPENDICES

APPENDIX 1: BUDGET COSTS

APPENDIX 2: CONSULTATION REPORTS

- A Planning Pre-Application Enquiry – SIC Response
- B File Note – SIC Planning – Drainage email correspondence
- C Pre-Application Enquiry – SEPA Response
- D File Note – Amenity Trust / Archaeologist email correspondence
- E SSE – Site provision map

APPENDIX 3: DRAWINGS

- 464/FS/000 Location Plan
- 464/FS/001 Existing Site Layout
- 464/FS/002 Proposed Site Layout
- 464/FS/003 Proposed Site Visuals
- 464/FS/004 Proposed Scrap-store & Community Workshop
- 464/FS/005 Proposed Multi-Purpose Shed Options
- 464/FS/006 Building Case Study – Delting Galley Shed