

## **567 Old Urafirth School – Feasibility Study**

### **Northmavine Community Development Company**

#### **Summary**

Northmavine Community Development Company, NCDC have recently been in discussions with Shetland Islands Council about using the old Urafirth School for community use. There is a growing need in the community for affordable housing to rent, particularly small starter units that would be ideal for young people or couples leaving home and starting out for the first time. Currently there is little accommodation of this size and it is forcing people to move out of the community. This is a growing problem, particularly when there is work available in the area. Providing accommodation will help with the regeneration and future sustainability of a fragile rural community.

The Old Urafirth School stands on an extensive site at the head of the Voe. The building consists of the single volume classroom to the north and the 2 storey schoolhouse to the south. The House was lived in up until 3 years ago and although in need of refurbishment and upgrading seems in relatively reasonable condition. This will provide a 3 bedroom family home to rent.

The need for smaller 1 or 2 bedroom accommodation to rent can be provided in a number of ways which we have provided sketch designs for.

#### **Option 1 - Conversion of the existing schoolhouse.**

This can provide 2 units – 1 x bedroom apartment and a 1 / 2 x bedroom apartment.

A change of use will be required for planning and a conversion for building warrant.

The building is not listed.

#### **Option 1 Advantages**

This option will retain the visual appearance and character of the ‘traditional’ classroom and schoolhouse. There is some heritage value in the building.

Sustainability as there is some embodied energy in the existing fabric.

This option leaves most of the site untouched for future development potential.

#### **Option 1 Disadvantages**

The existing building is in a very deteriorated condition with little of the fabric beyond the external walls that can be salvaged and re-used.

Designing within the constraints of the existing walls and window configuration will compromise the design potential, but with little gain of any meaningful heritage value.

Financial constraints and cost of restoration of the old school may make the project economically unviable.

It will not be possible to refurbish the existing schoolhouse and bring this back into family use while sitting adjacent to a derelict building. This makes phasing of the works difficult and lying empty will accelerate the deterioration of the schoolhouse.

#### **Option 2 – Demolition of the schoolhouse, and replacement with a new build in the similar footprint.**

This can provide 3 x 1 bedroom apartments.

Planning permission and building warrant will be required for the demolition of the existing building, change of use of the site into domestic.

#### **Option 2 Advantages**

New purpose built housing can be designed that meets the need of the client and local community Design does not have to be developed within the constraints of the existing building

Cost benefits, both in terms of capital and life cycle costs.

A small terrace of houses with small footprint is economic in terms of construction and running costs.

Opportunity to build to new current modern standards, providing as energy efficient and sustainable housing as possible with emphasis on low running costs and carbon neutral design.

The appearance can be designed to create visual landmark reminiscent of the original school buildings.

Constructing on the 'brownfield site' using previously consolidated land with existing services, access road and car parking makes use of the embodied energy within the site and is a sustainable approach.

The development can be phased.

Demolition of the Old schoolhouse will allow the existing house to be re-furbished and brought back into use quickly.

Land available that can be used for growing space and amenity space for use by residents.

This option leaves most of the site untouched for future development potential.

### **Option 2 Disadvantages**

Loss of the existing building.

The new built units and the existing house provide a very dense pattern of building and a layout with more private /amenity space around the units may be considered beneficial.

Little flexibility in the size of units provided.

### **Option 3 - Demolition of the schoolhouse, and replacement with new build housing units.**

This can provide a flexible mix of housing units tailored to the demand and community needs.

There is less restriction on the size and configuration of the units therefore the design can be flexible to enable future adaptation to suit the changing needs of the tenants. This provides a more sustainable model to help protect the fragile rural community as people do not necessarily need to move away if their family grows/shrinks.

Constructing on the 'brownfield site' using previously consolidated land with existing services, access road and car parking makes use of the embodied energy within the site and is a sustainable approach.

Demolition of the Old schoolhouse will allow the existing house to be re-furbished and brought back into use quickly.

The rest of the development can be phased unit by unit.

The land available can be used for growing and amenity space for use by residents.

This option leaves most of the site untouched for future development potential.

### **Option 3 Disadvantages**

Loss of the existing building.

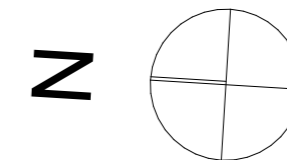
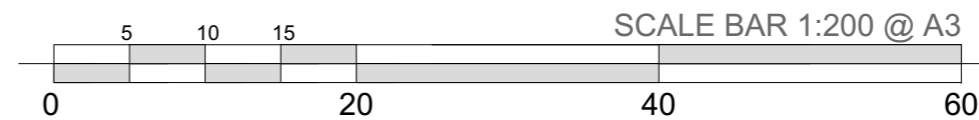
OPTION 3 - New build



OPTION 3 - Proposed Site Plan



OPTION 3 - Aerial Sketch from Northwest



|  |          |
|--|----------|
| CLIENT<br><b>NCDC</b>                          |          |
| PROJECT<br><b>Old Urafirth School</b>          |          |
| DRAWING SCALE(S) @ A3                          | DRAWN BY |
| DRAWING NUMBER / REV<br><b>567/FS/019/</b>     | DATE     |
| LAYOUT<br><b>OPTION 3 - Proposed Site Plan</b> |          |

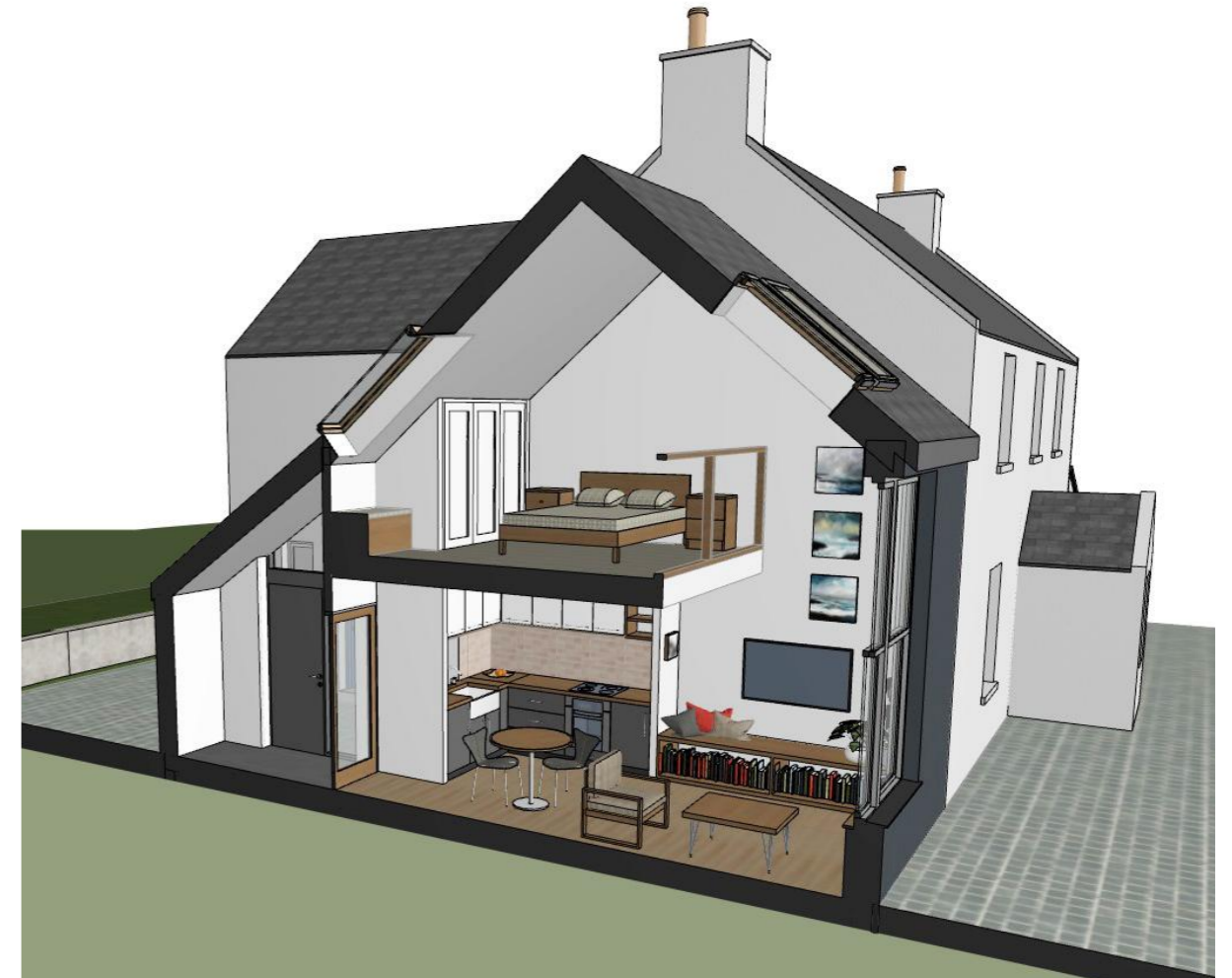


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Axonometric of Ground Floor



Sectional Axonometric

**OPTION 2** - New build on site of existing schoolhouse.

|  |          |
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| CLIENT<br><b>NDC</b>                       |          |
| PROJECT<br><b>Old Urafirth School</b>      |          |
| DRAWING SCALE(S) @ A3                      | DRAWN BY |
| DRAWING NUMBER / REV<br><b>567/FS/018/</b> | DATE     |
| LAYOUT<br><b>OPTION 2 - Axonometrics</b>   |          |

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Kitchen dining space



Gallery bedroom



Living space



Gallery

|   |          |
|---|----------|
| CLIENT<br><b>NCDC</b>                               |          |
| PROJECT<br><b>Old Urafirth School</b>               |          |
| DRAWING SCALE(S) @ A3                               | DRAWN BY |
| DRAWING NUMBER / REV<br><b>567/FS/017/</b>          | DATE     |
| LAYOUT<br><b>OPTION 2 - Proposed Interior Views</b> |          |

OPTION 2 - New build on site of existing schoolhouse.

Aerial View



View from car park looking south



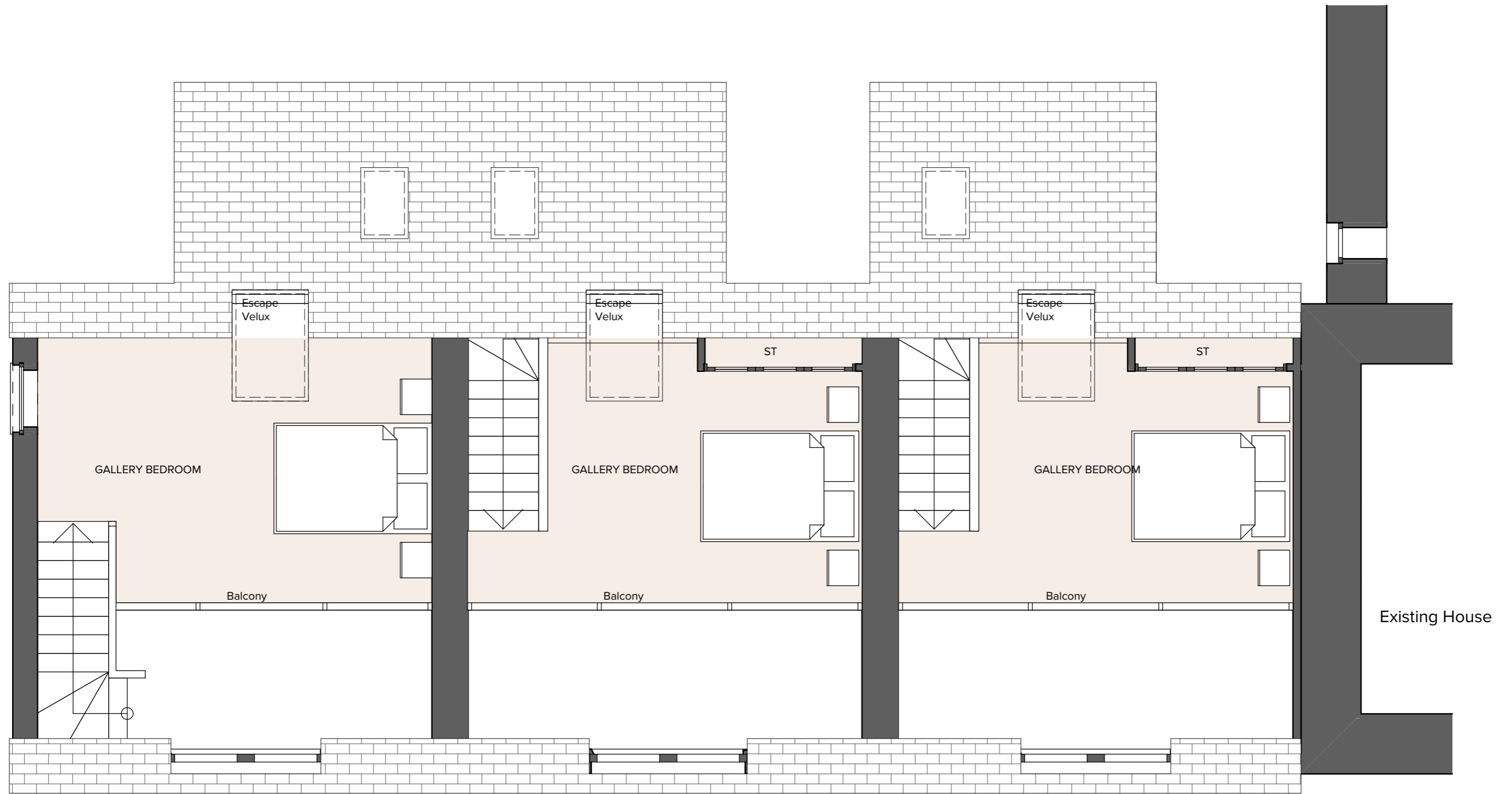
OPTION 3 - New build

|  |          |
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| CLIENT<br><b>NCDC</b>                      |          |
| PROJECT<br><b>Old Urafirth School</b>      |          |
| DRAWING SCALE(S) @ A3<br><b>1:1.42</b>     | DRAWN BY |
| DRAWING NUMBER / REV<br><b>567/FS/020/</b> | DATE     |
| LAYOUT<br><b>OPTION 3 - Exterior Views</b> |          |



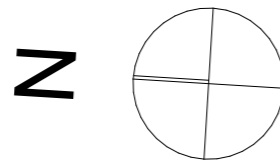
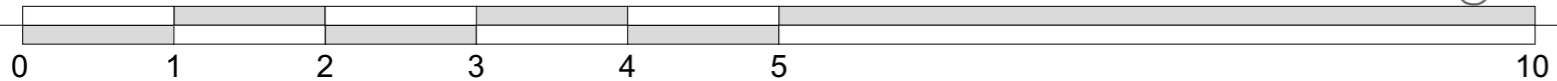
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First Floor  
1:50

SCALE BAR 1:50 @ A3



**3 x 1 Bedroom Apartments**

Ground Floor Area - 35sq/m  
 First Floor Area - 15sq/m  
 - **50sq/m**

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| CLIENT<br><b>NCDC</b>                                |          |
| PROJECT<br><b>Old Urafirth School</b>                |          |
| DRAWING SCALE(S) @ A3<br>1:50                        | DRAWN BY |
| DRAWING NUMBER / REV<br><b>567/FS/014/</b>           | DATE     |
| LAYOUT<br><b>OPTION 2 Proposed First Floor Plans</b> |          |

**OPTION 2** - New build on site of existing schoolhouse.



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Proposed North Elevation  
1:100



View from the west



View from the Northeast

**OPTION 2** - New build on site of existing schoolhouse.

|  |          |
|--|----------|
| CLIENT<br><b>NDC</b>                                       |          |
| PROJECT<br><b>Old Urafirth School</b>                      |          |
| DRAWING SCALE(S) @ A3<br>1:100                             | DRAWN BY |
| DRAWING NUMBER / REV<br><b>567/FS/016/</b>                 | DATE     |
| LAYOUT<br><b>OPTION 2 Proposed Elevations and 3D Image</b> |          |

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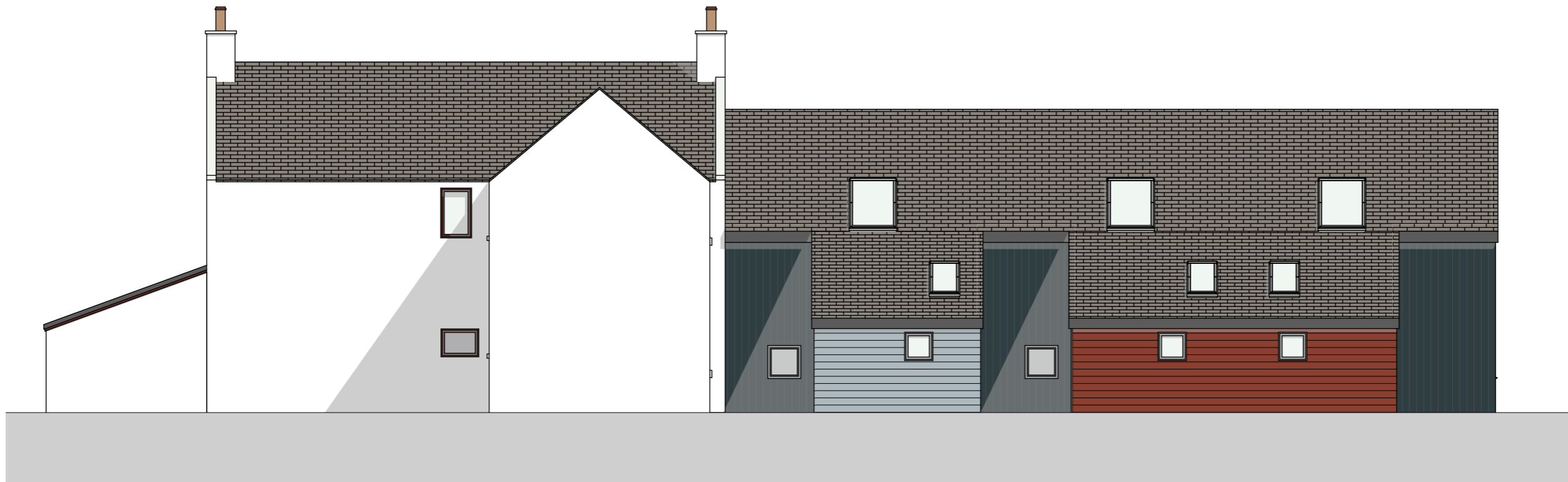
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Proposed West Elevation  
1:100



Proposed East Elevation  
1:100



|   |          |
|---|----------|
| CLIENT<br><b>NDC</b>                          |          |
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| DRAWING SCALE(S) @ A3<br>1:100                | DRAWN BY |
| DRAWING NUMBER / REV<br><b>567/FS/015/</b>    | DATE     |
| LAYOUT<br><b>OPTION 2 Proposed Elevations</b> |          |

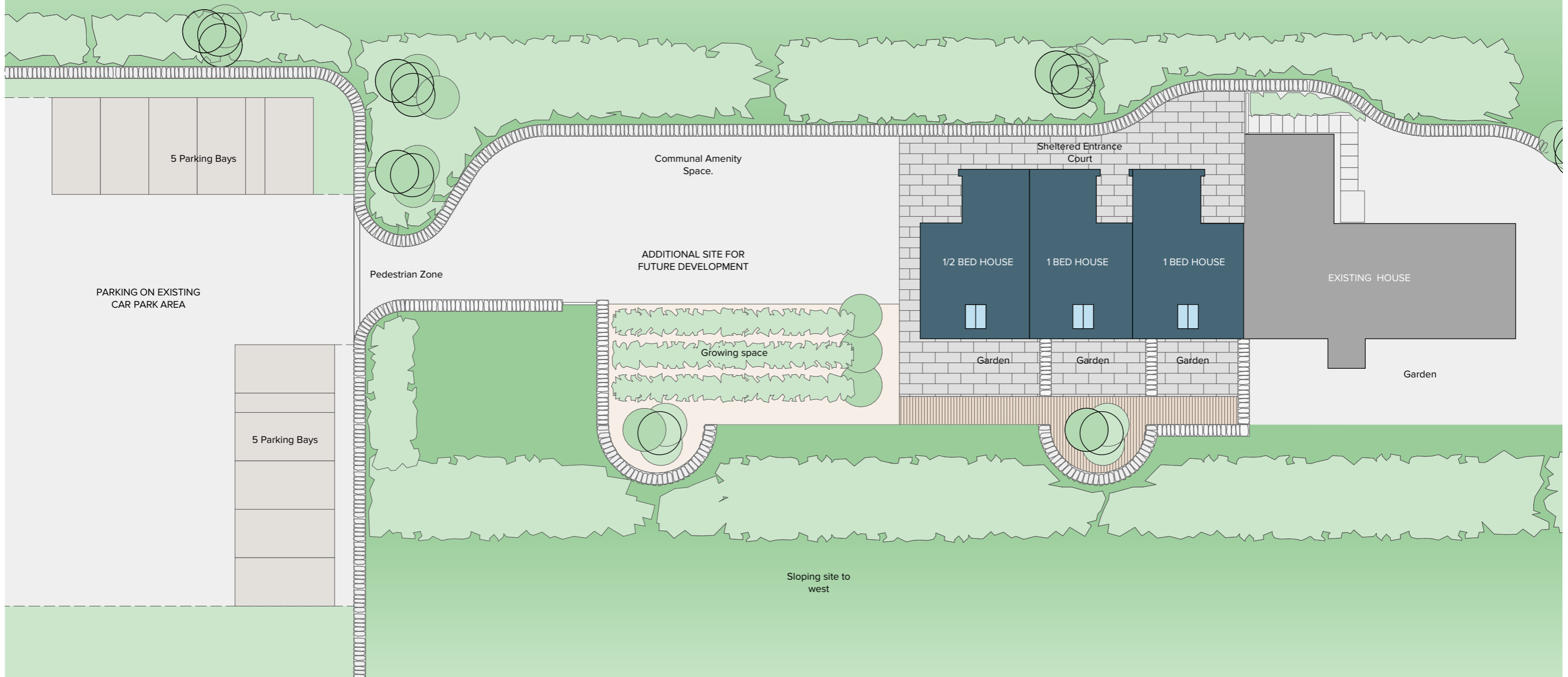


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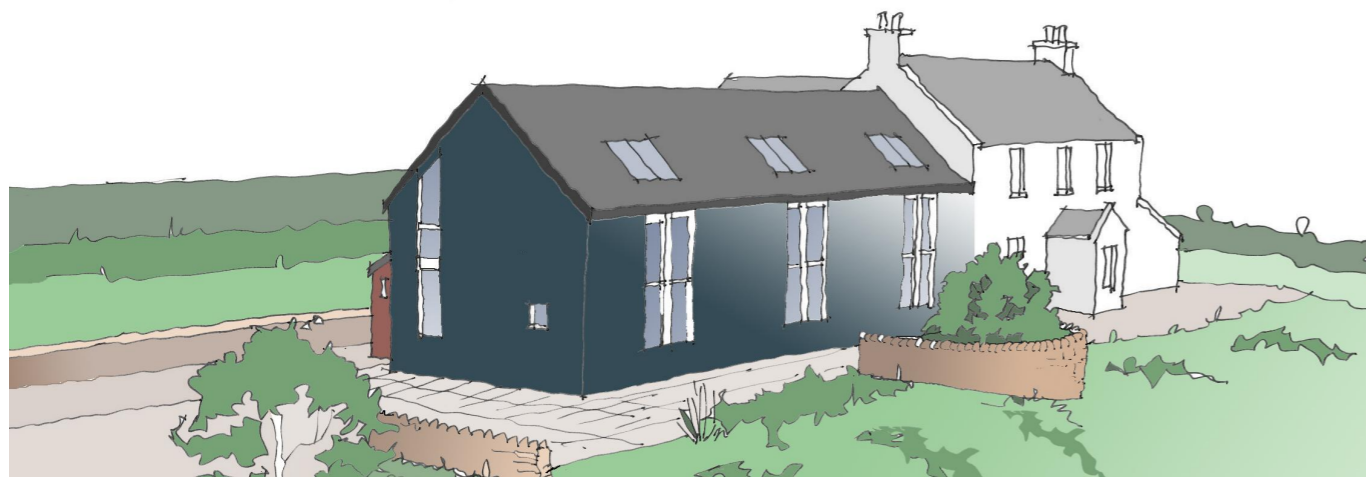
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**OPTION 2** - New build on site of existing schoolhouse.

**OPTION 2 - New build on site of existing schoolhouse.**



OPTION 2 - Proposed Site Plan



OPTION 2 - Sketch from Northwest

|  |          |
|--|----------|
| CLIENT<br><b>NCDC</b>                          |          |
| PROJECT<br><b>Old Urafirth School</b>          |          |
| DRAWING SCALE(S) @ A3                          | DRAWN BY |
| DRAWING NUMBER / REV<br><b>567/FS/012/</b>     | DATE     |
| LAYOUT<br><b>OPTION 2 - Proposed Site Plan</b> |          |

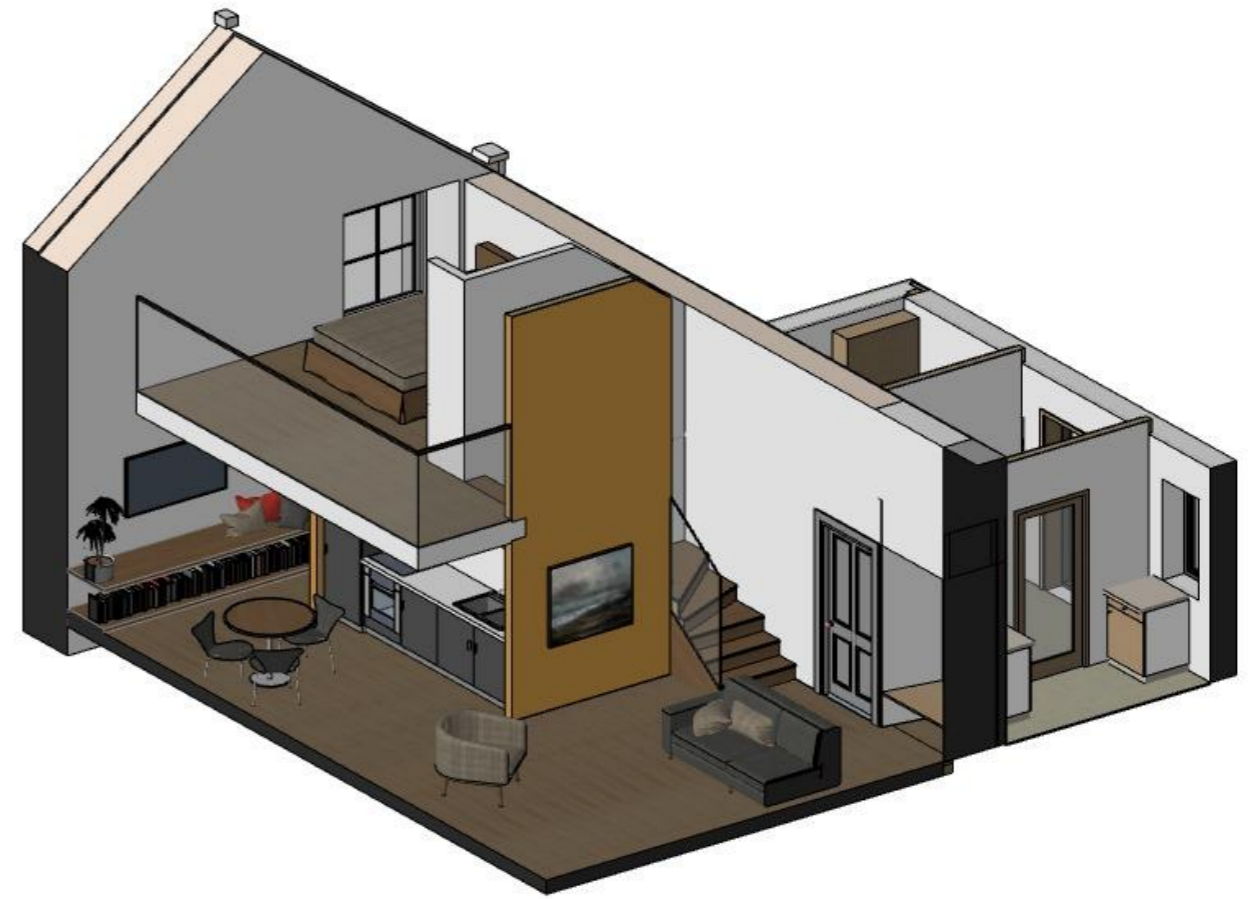
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Living Space



2 Bedroom Apartment Axonometric Model



Gallery Bedroom

OPTION 1 - Existing Schoolhouse Conversion



Section 1:100

**1 x 2 Bedroom Apartments**

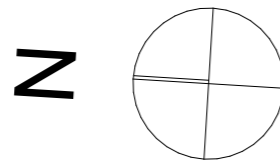
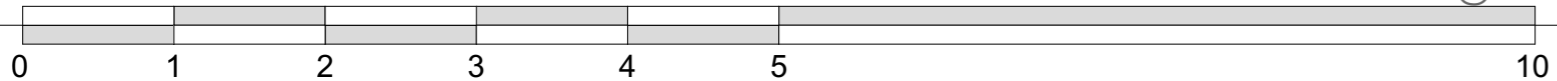
- Ground Floor Area - 52sq/m
- First Floor Area - 15sq/m
- **67sq/m**

|   |          |
|---|----------|
| CLIENT<br><b>NCDC</b>                                   |          |
| PROJECT<br><b>Old Urafirth School</b>                   |          |
| DRAWING SCALE(S) @ A3<br>1:100                          | DRAWN BY |
| DRAWING NUMBER / REV<br><b>567/FS/011/</b>              | DATE     |
| LAYOUT<br><b>OPTION 1 - 2 Bedroom Apartment Visuals</b> |          |



Ground Floor  
1:50

SCALE BAR 1:50 @ A3



**3 x 1 Bedroom Apartments**

Ground Floor Area - 35sq/m  
 First Floor Area - 15sq/m  
 - **50sq/m**

|   |          |
|---|----------|
| CLIENT<br><b>NDC</b>                                  |          |
| PROJECT<br><b>Old Urafirth School</b>                 |          |
| DRAWING SCALE(S) @ A3<br>1:50                         | DRAWN BY |
| DRAWING NUMBER / REV<br><b>567/FS/013/</b>            | DATE     |
| LAYOUT<br><b>OPTION 2 Proposed Ground Floor Plans</b> |          |

**OPTION 2** - New build on site of existing schoolhouse.



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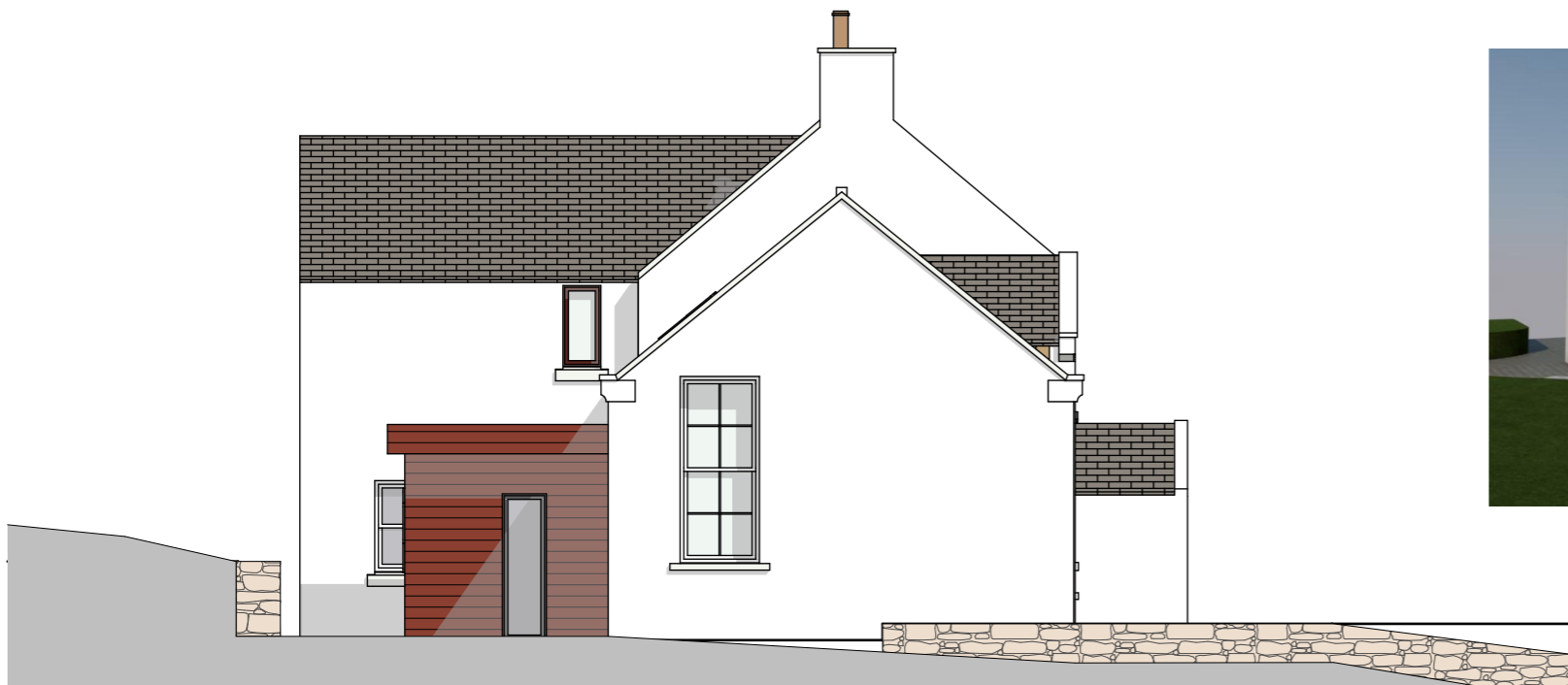
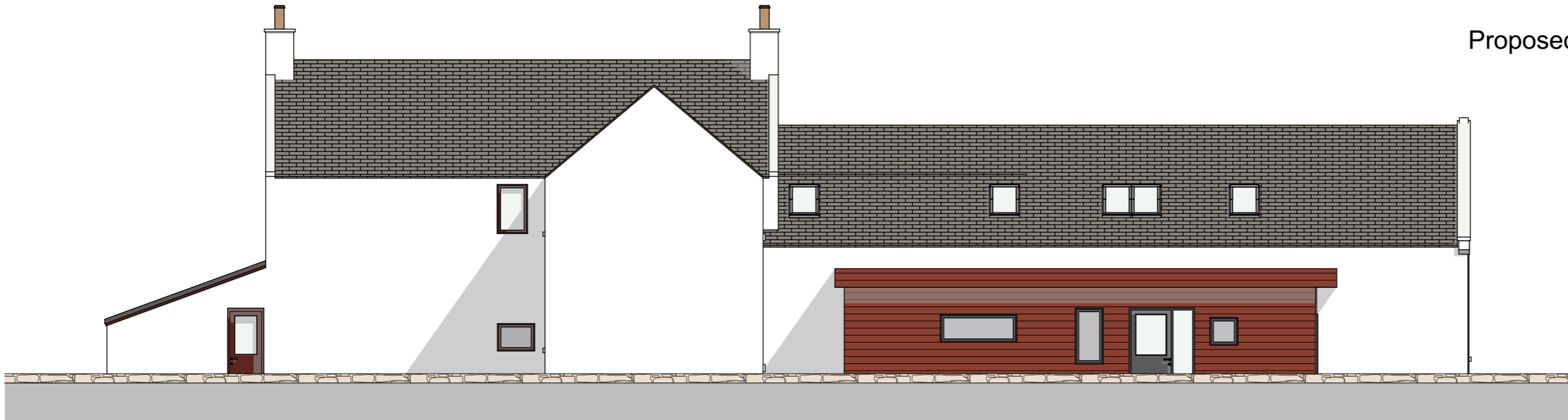
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OPTION 1 - Existing Schoolhouse Conversion

Proposed West Elevation 1:100



Proposed East Elevation 1:100



Proposed North Elevation 1:100

|  |          |
|--|----------|
| CLIENT<br><b>NDC</b>                       |          |
| PROJECT<br><b>Old Urafirth School</b>      |          |
| DRAWING SCALE(S) @ A3                      | DRAWN BY |
| DRAWING NUMBER / REV<br><b>567/FS/009/</b> | DATE     |
| LAYOUT<br><b>OPTION 1 - Elevations</b>     |          |



Living Space



1 Bedroom Apartment Axonometric Model



Gallery Bedroom

OPTION 1 - Existing Schoolhouse Conversion



Section 1:100

**1 x 1 Bedroom Apartments**

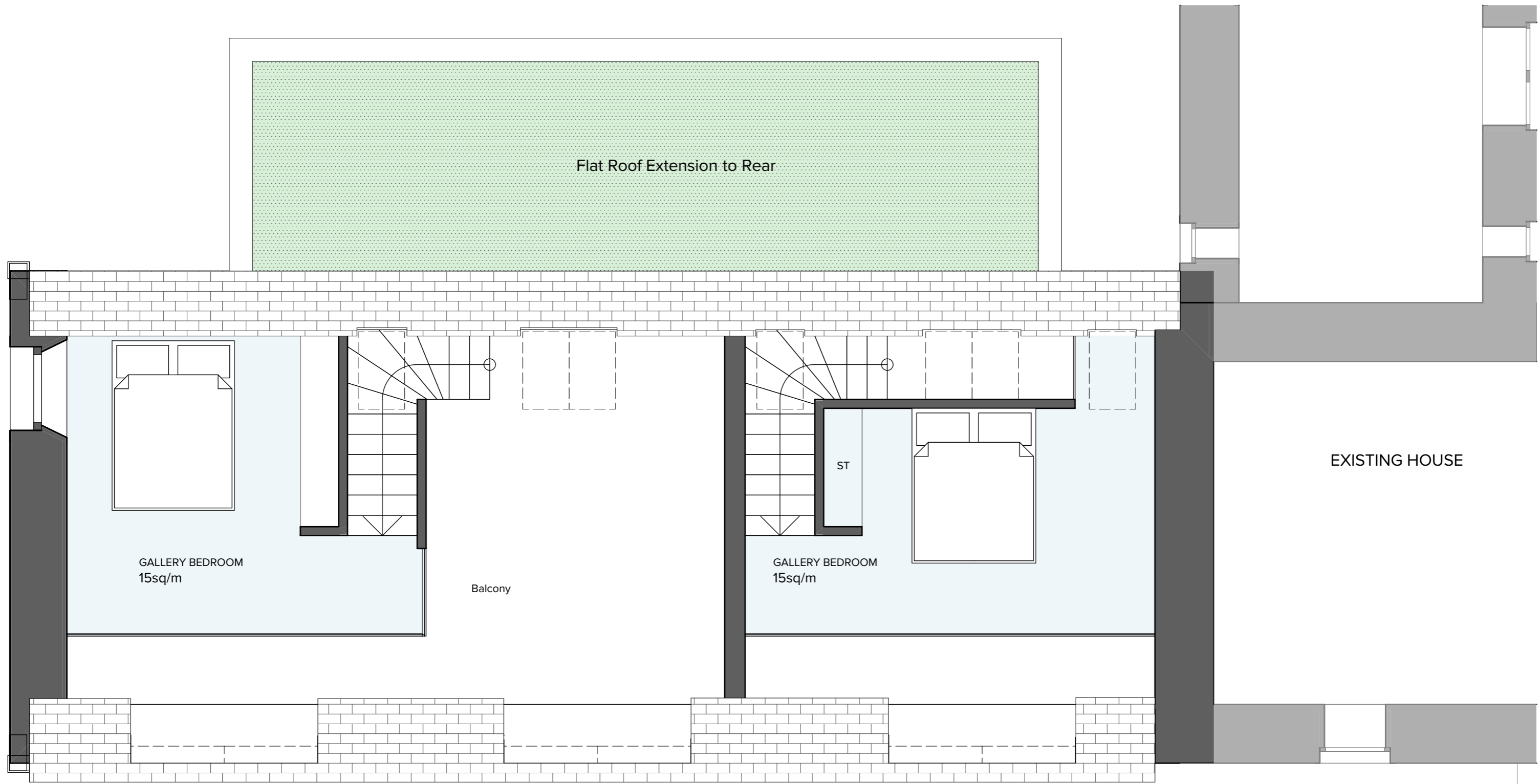
|                     |               |
|---------------------|---------------|
| Ground Floor Area - | 35sq/m        |
| First Floor Area -  | 15sq/m        |
|                     | <b>50sq/m</b> |

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| CLIENT<br><b>NDC</b>                                    |          |
| PROJECT<br><b>Old Urafirth School</b>                   |          |
| DRAWING SCALE(S) @ A3<br>1:100                          | DRAWN BY |
| DRAWING NUMBER / REV<br><b>567/FS/010/</b>              | DATE     |
| LAYOUT<br><b>OPTION 1 - 1 Bedroom Apartment Visuals</b> |          |

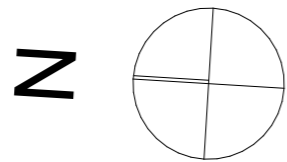


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Ground Floor Plan 1:50



**1 x 1 Bedroom Apartments**

Ground Floor Area - 35sq/m  
 First Floor Area - 15sq/m  
 - **50sq/m**

**1 x 2 Bedroom Apartments**

Ground Floor Area - 52sq/m  
 First Floor Area - 15sq/m  
 - **67sq/m**

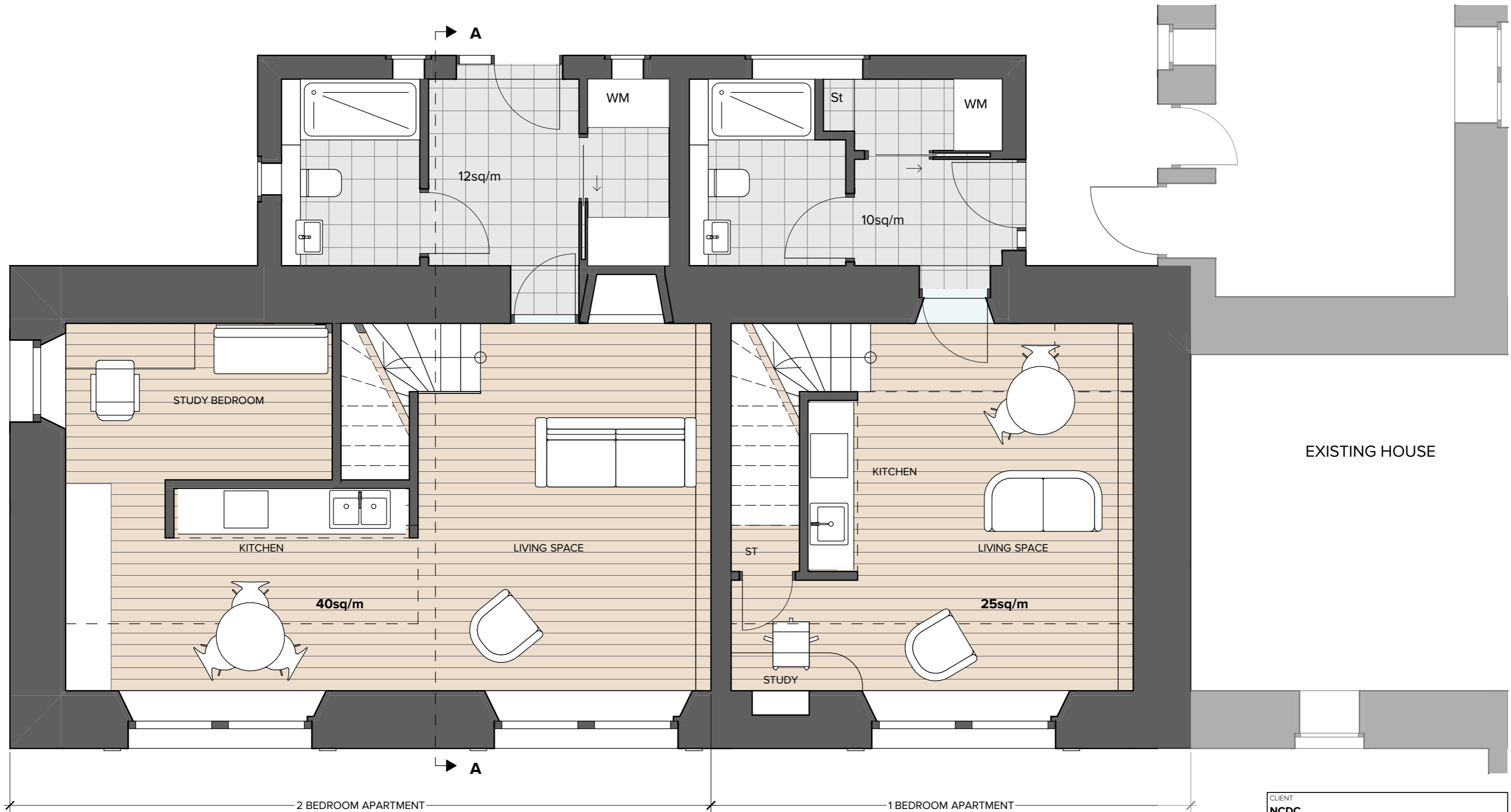
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| CLIENT<br><b>NDC</b>                         |          |
| PROJECT<br><b>Old Urafirth School</b>        |          |
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| DRAWING NUMBER / REV<br><b>567/FS/008/</b>   | DATE     |
| LAYOUT<br><b>OPTION 1 - First Floor Plan</b> |          |



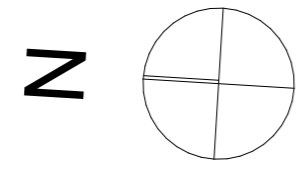
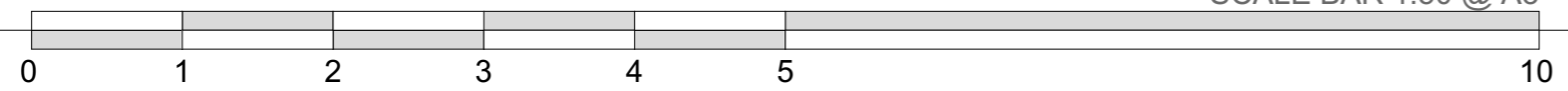
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**OPTION 1 - Existing Schoolhouse Conversion**



Ground Floor Plan 1:50



|                                 |               |
|---------------------------------|---------------|
| <b>1 x 1 Bedroom Apartments</b> |               |
| Ground Floor Area -             | 35sq/m        |
| First Floor Area -              | 15sq/m        |
|                                 | <b>50sq/m</b> |
| <b>1 x 2 Bedroom Apartments</b> |               |
| Ground Floor Area -             | 52sq/m        |
| First Floor Area -              | 15sq/m        |
|                                 | <b>67sq/m</b> |

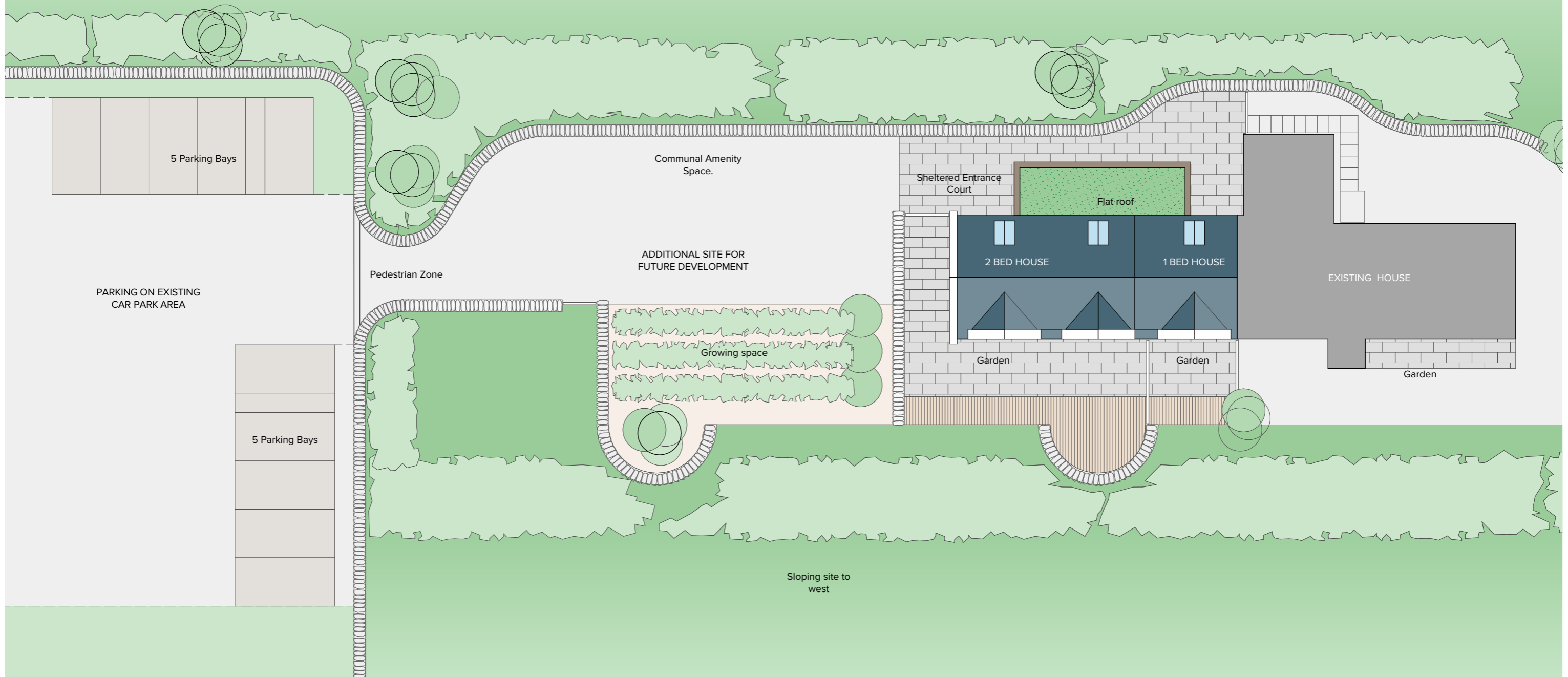
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| CLIENT<br><b>NCDC</b>                         |          |
| PROJECT<br><b>Old Urafirth School</b>         |          |
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| DRAWING NUMBER / REV<br><b>567/FS/007/</b>    | DATE     |
| LAYOUT<br><b>OPTION 1 - Ground Floor Plan</b> |          |



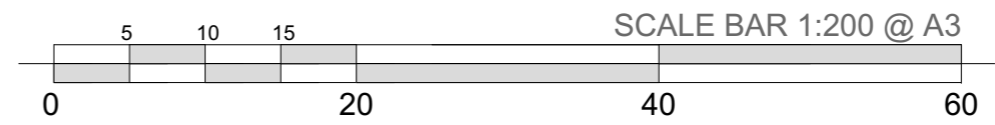
**OPTION 1 - Existing Schoolhouse Conversion**



# OPTION 1 - Existing Schoolhouse Conversion



OPTION 1 - Proposed Site Plan



OPTION 1 - Sketch from Northwest

|  |          |
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| CLIENT<br><b>NCDC</b>                          |          |
| PROJECT<br><b>Old Urafirth School</b>          |          |
| DRAWING SCALE(S) @ A3                          | DRAWN BY |
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| LAYOUT<br><b>OPTION 1 - Proposed Site Plan</b> |          |



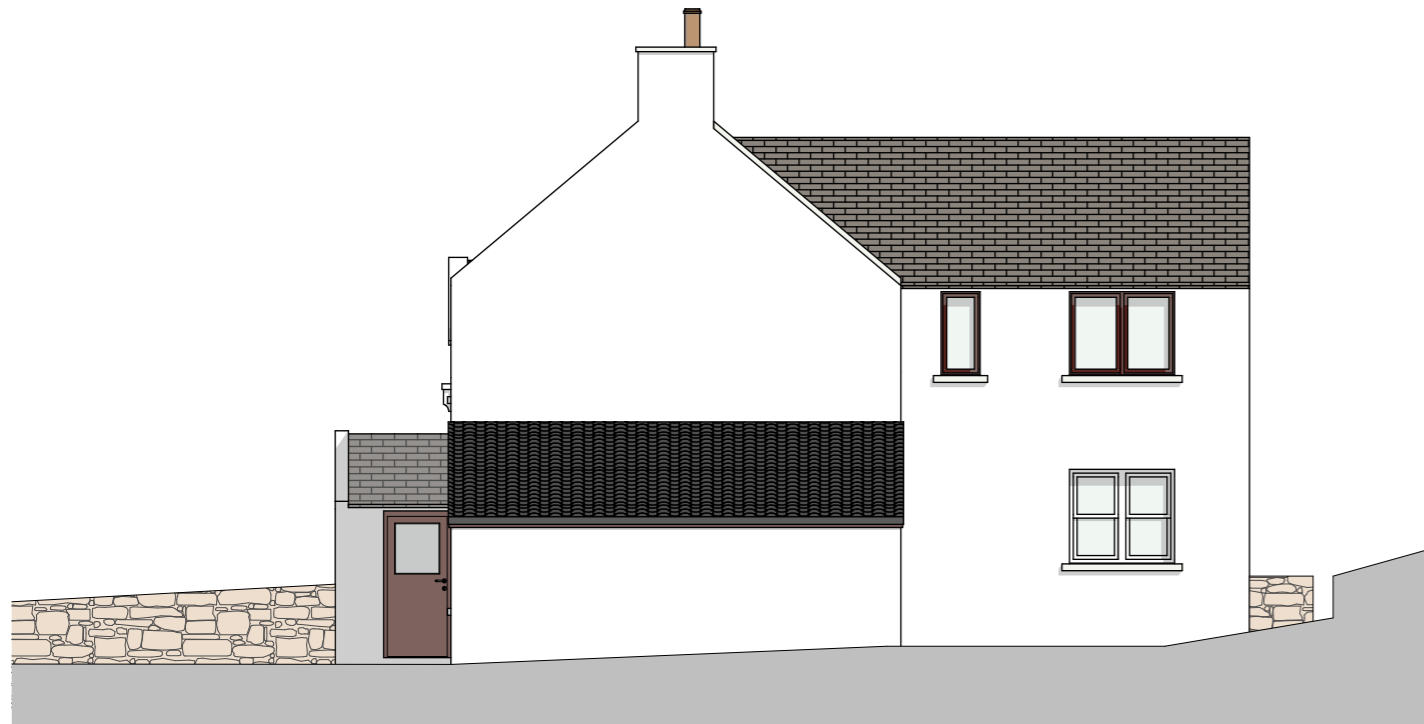
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EXISTING



East Elevation 1:100



South Elevation 1:100



East Elevation



Chimey & Roof



South Elevation



East Elevation



Typical Window

|  |          |
|--|----------|
| CLIENT<br><b>NCDC</b>                      |          |
| PROJECT<br><b>Old Urafirth School</b>      |          |
| DRAWING SCALE(S) @ A3<br>1:100             | DRAWN BY |
| DRAWING NUMBER / REV<br><b>567/FS/005/</b> | DATE     |
| LAYOUT<br><b>Existing Elevations</b>       |          |

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EXISTING



West Elevation 1:100



North Elevation 1:100



West Elevation of Schoolhouse



North Elevation



West Elevation



North Elevation



Window Detail

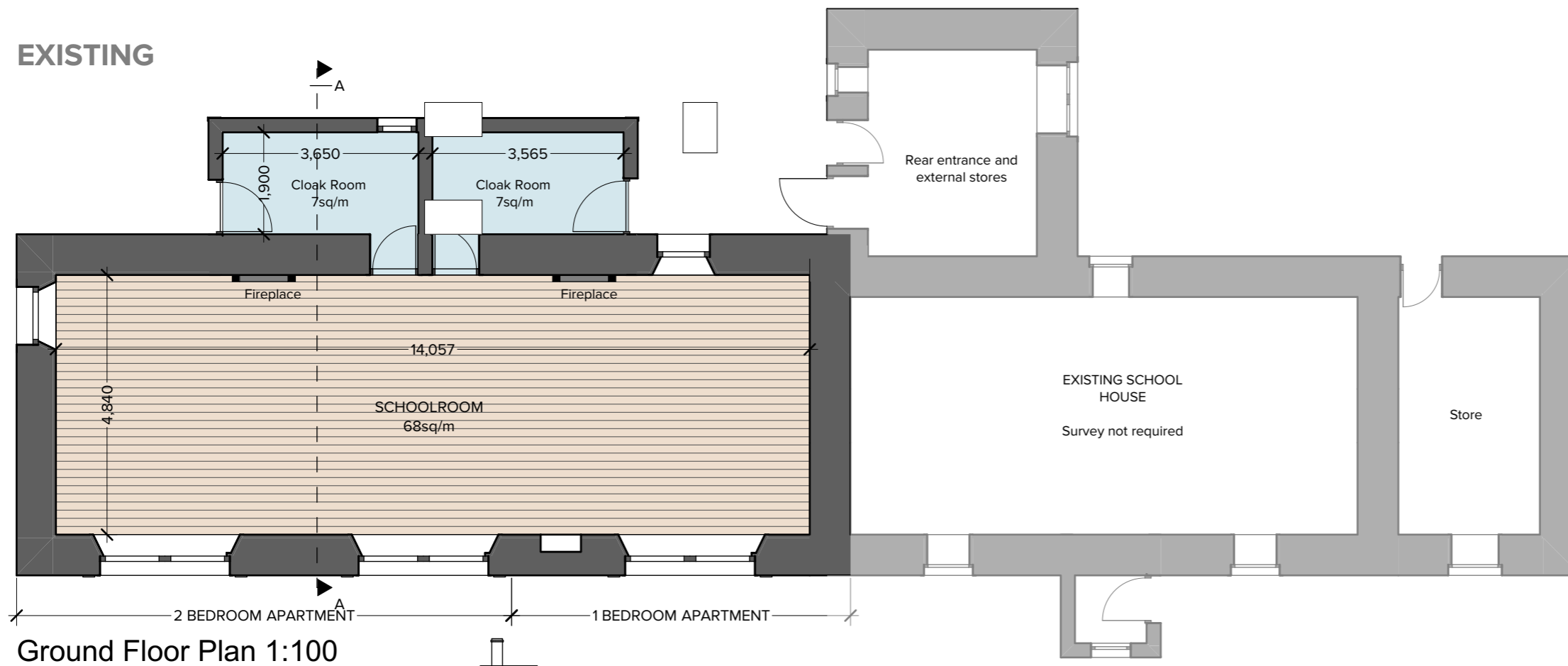
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| CLIENT<br><b>NCDC</b>                      |          |
| PROJECT<br><b>Old Urafirth School</b>      |          |
| DRAWING SCALE(S) @ A3<br>1:100             | DRAWN BY |
| DRAWING NUMBER / REV<br><b>567/FS/004/</b> | DATE     |
| LAYOUT<br><b>Existing Elevations</b>       |          |

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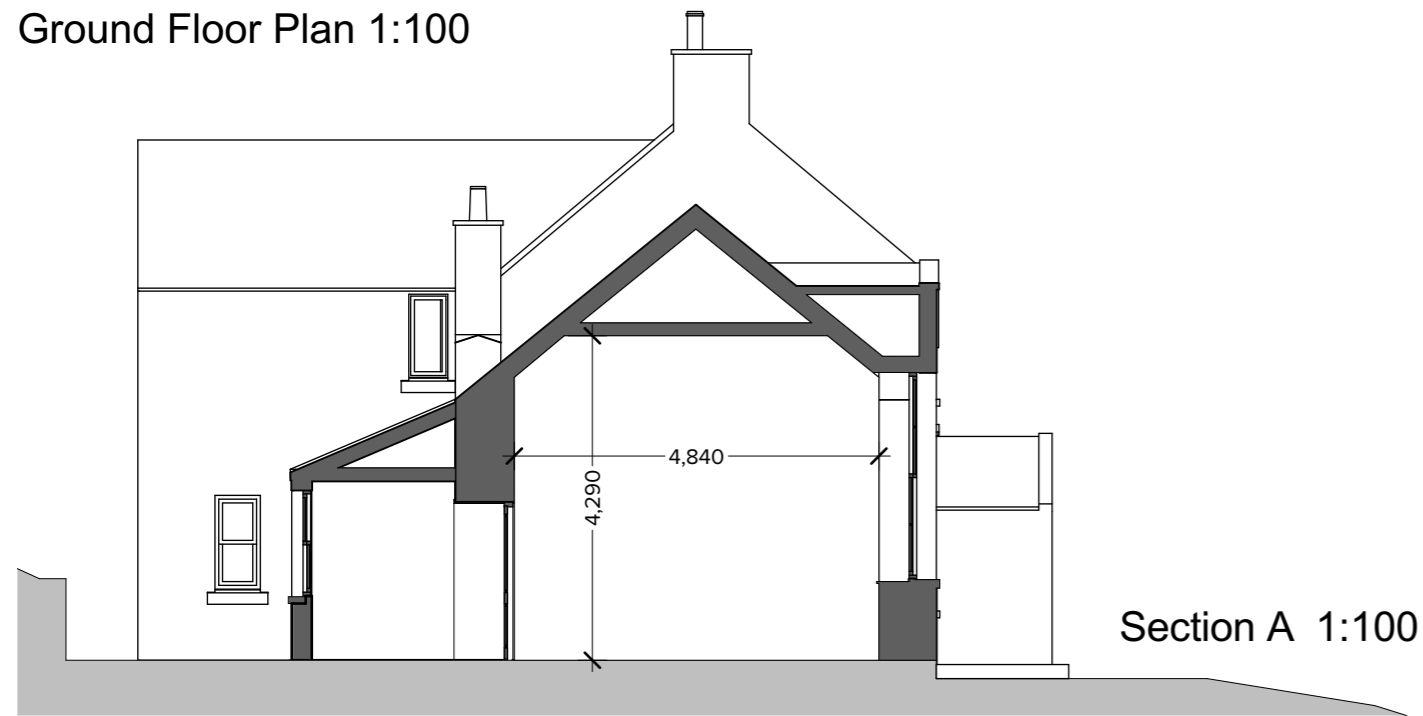
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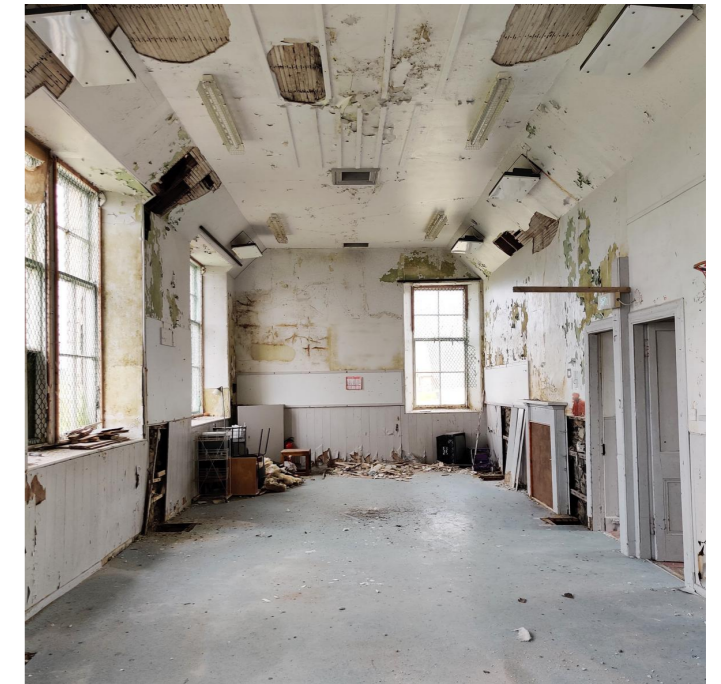
**EXISTING**



Ground Floor Plan 1:100



Schoolroom



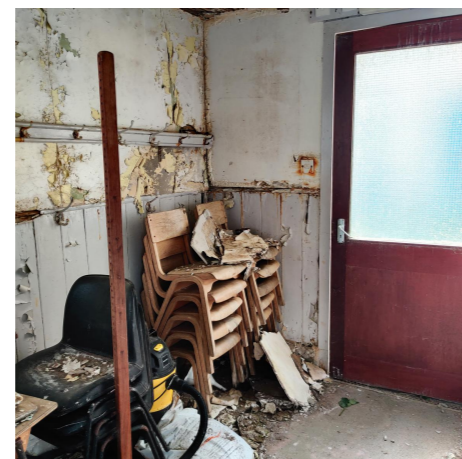
Schoolroom



Walls & Lining



Cloakroom



Entrance



Typical Window



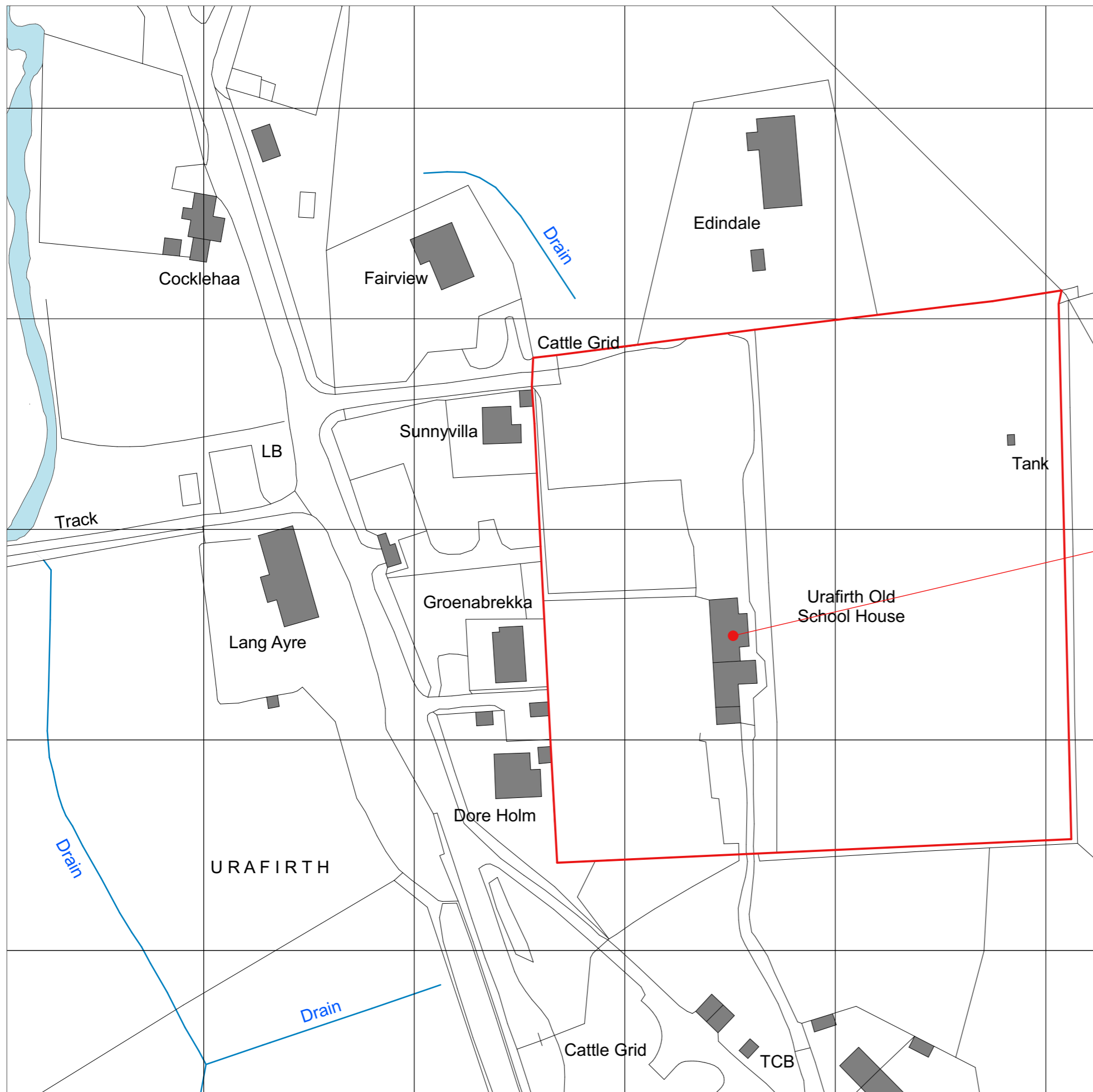
Ceiling

|   |          |
|---|----------|
| CLIENT<br><b>NDC</b>                          |          |
| PROJECT<br><b>Old Urafirh School</b>          |          |
| DRAWING SCALE(S) @ A3<br>1:100                | DRAWN BY |
| DRAWING NUMBER / REV<br><b>567/FS/003/</b>    | DATE     |
| LAYOUT<br><b>Existing Plans &amp; Section</b> |          |

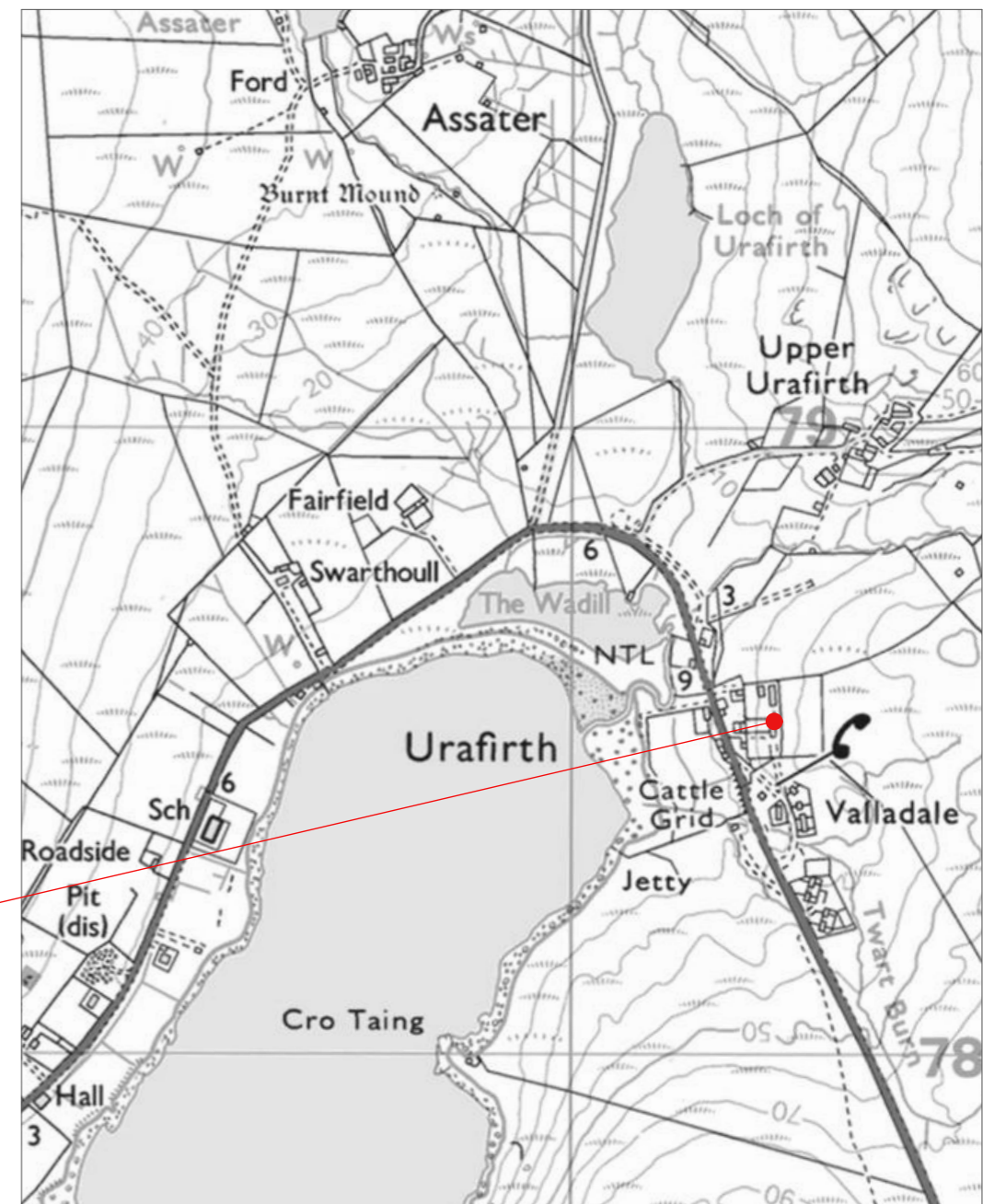
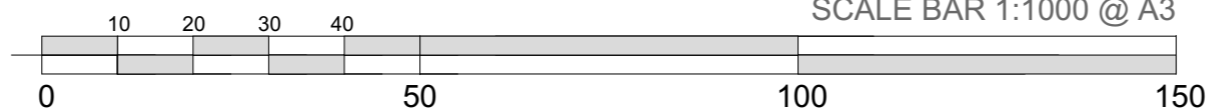
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Site Plan  
1:1000

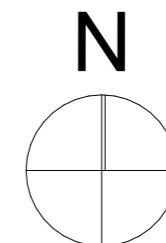


Location Plan

Schoolhouse & Former School,  
Urafirth,  
Hillswick,  
Shetland,  
ZE2 9RH

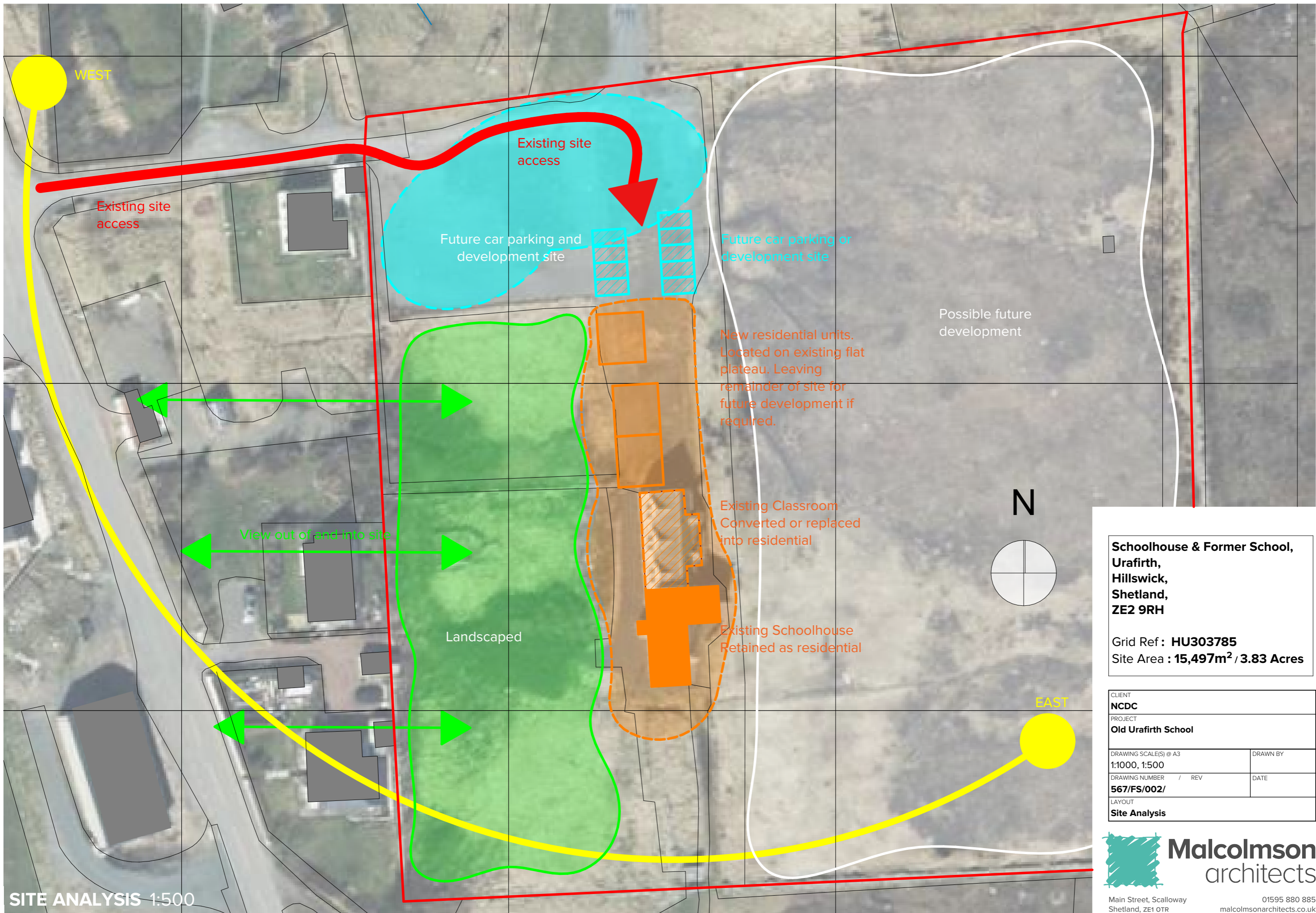
Grid Ref : HU303785  
Site Area : 15,497 sq/m/ 3.83 Acres

|  |          |
|--|----------|
| CLIENT<br><b>NCDC</b>                      |          |
| PROJECT<br><b>Old Urafirth School</b>      |          |
| DRAWING SCALE(S) @ A3<br>1:1000            | DRAWN BY |
| DRAWING NUMBER / REV<br><b>567/FS/001/</b> | DATE     |
| LAYOUT<br><b>Site Location Plan</b>        |          |



Main Street, Scalloway  
Shetland, ZE1 0TR

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SITE ANALYSIS 1:500

**Schoolhouse & Former School,  
Urafirth,  
Hillswick,  
Shetland,  
ZE2 9RH**

Grid Ref : **HU303785**  
Site Area : **15,497m<sup>2</sup> / 3.83 Acres**

|   |          |
|---|----------|
| CLIENT<br><b>NCDC</b>                         |          |
| PROJECT<br><b>Old Urafirth School</b>         |          |
| DRAWING SCALE(S) @ A3<br><b>1:1000, 1:500</b> | DRAWN BY |
| DRAWING NUMBER / REV<br><b>567/FS/002/</b>    | DATE     |
| LAYOUT<br><b>Site Analysis</b>                |          |



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