



# Halligarth

The Home of a  
Naturalist

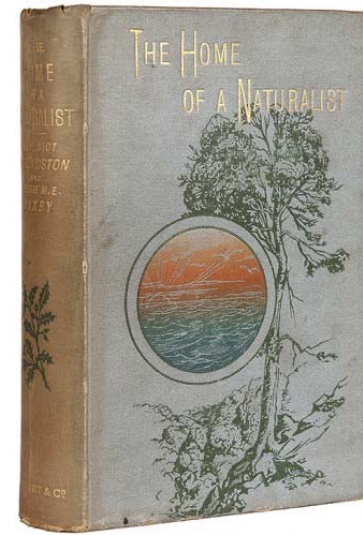


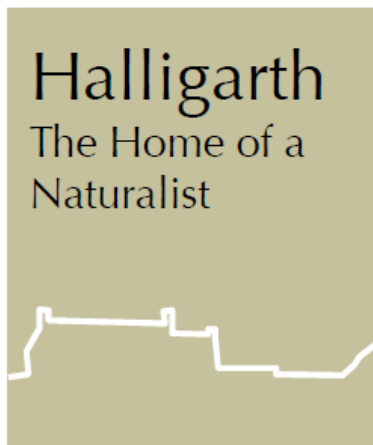




# Halligarth

The Home of a  
Naturalist





## ‘The Home of a Naturalist’

Built 1832 onwards by Dr Laurence Edmondston. Last occupied by Lorna Saxby and Stephen Saxby, the great grandchildren of Dr Laurence, until their deaths in 1994.

Gifted to the National Trust for Scotland (to be held inalienably) in 1998, by Joy Sandison and managed by the donor under a memorandum of agreement.

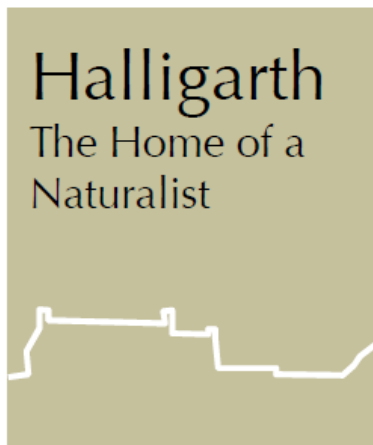
Identified in the Unst Community Development Plan 2010-2015 as a potential partnership project for community benefit. NTS undertake to work with the community to assess project potential.

2013- An Options Appraisal was completed, which concluded that the only viable project is the repair of the property to a visitor attraction, celebrating Shetland’s unique natural heritage.

2014- A feasibility study, challenging the findings of the Options Appraisal, concluded in favour of the project, and recommended that it be developed, delivered and managed in partnership between the NTS, the Shetland Amenity Trust and others.







## The project

The project celebrates Shetland's natural heritage, and the role of the Edmondston and Saxby families in our understanding of it, through the repair and sensitive adaptation of Halligarth into a visitor attraction. It will replace the closed Hermaness centre as the focus for natural heritage interpretation on Unst.



Our project will improve the condition of the historic house and wood, and make it more accessible to the community and visitors. There will be low key visitor facilities serving the wood, to enable improved access and enjoyment. In the house there will be contemporary interpretation as well as a meeting room, a small resource library and a cafe, providing a showcase and retail outlet for local art and crafts.



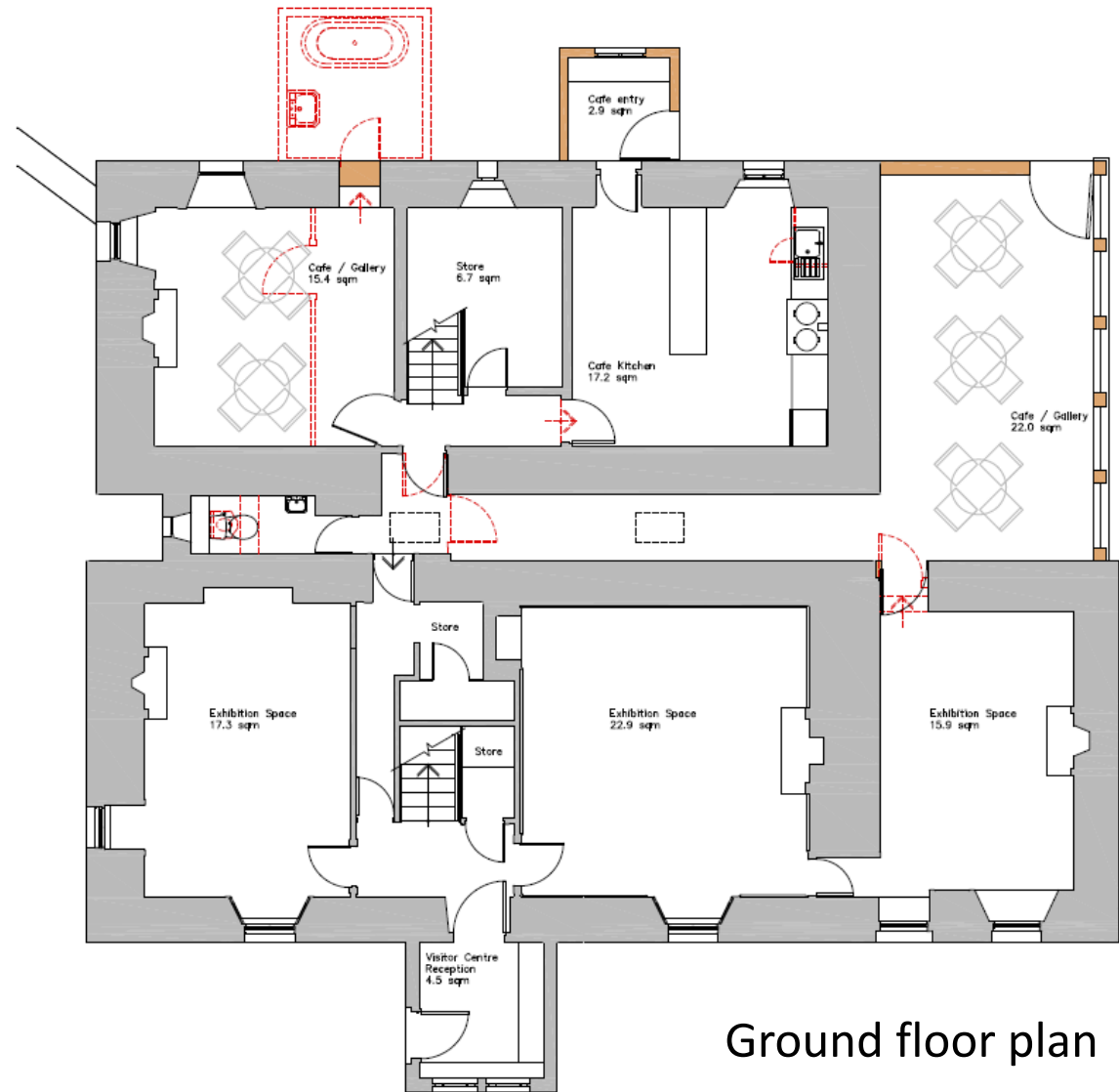
The NTS will lead in the development & delivery of the project, with the full engagement and consultation of the local community and partner organisations.



The heritage attraction will be managed on completion by the Shetland Amenity Trust under a long lease, run by the community for community benefit.

# Halligarth

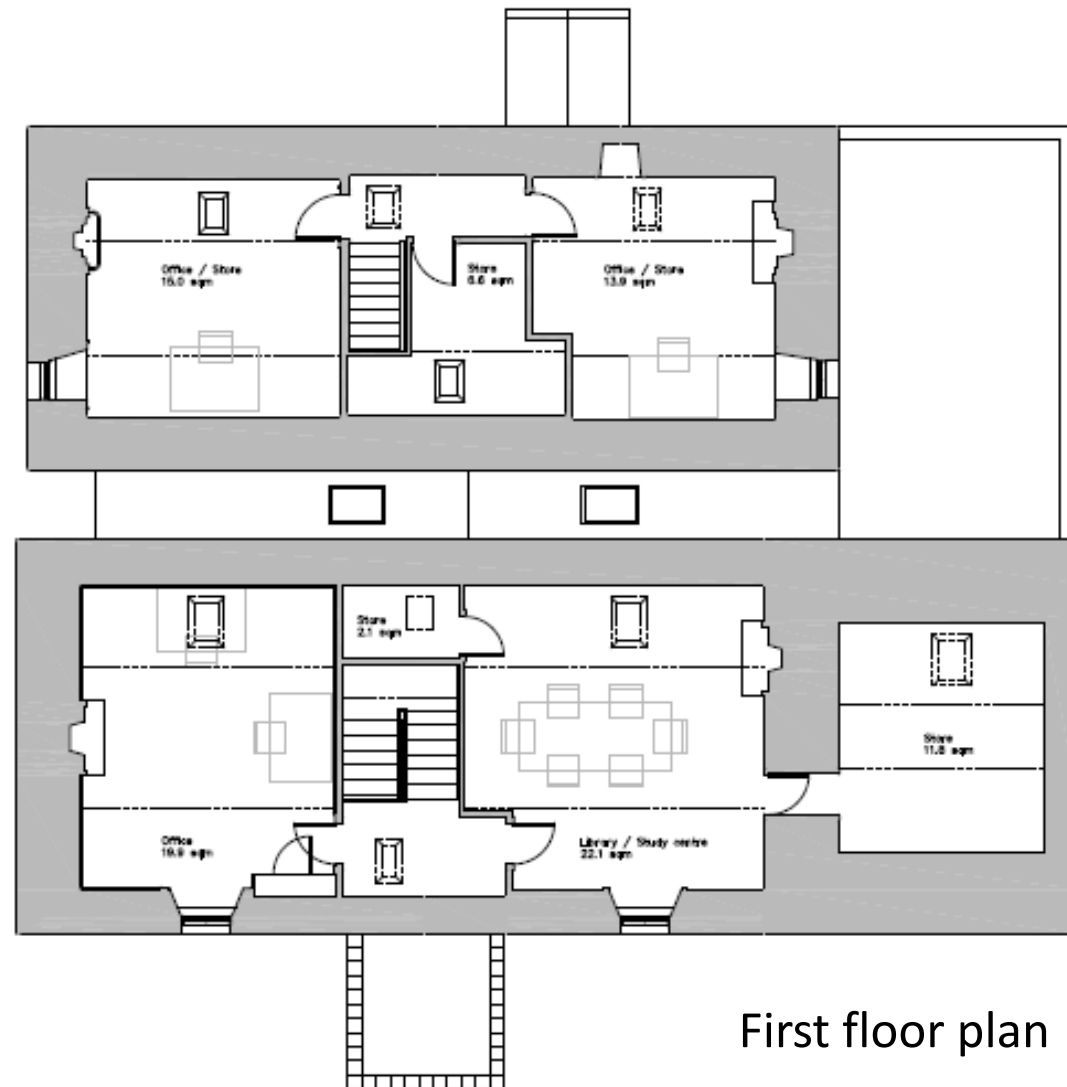
The Home of a Naturalist



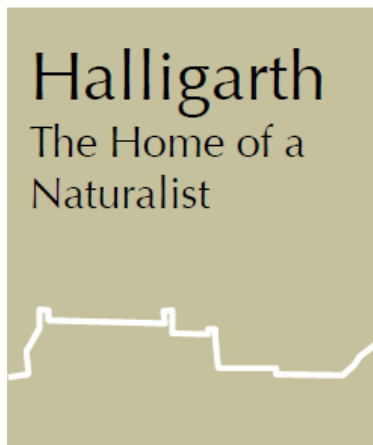
Ground floor plan

# Halligarth

The Home of a Naturalist



First floor plan



## Outreach, interpretation and the community

Integral to the project will be a programme of learning events and activities run in partnership with the community.

The first outreach project we've planned brings together the natural and social history of the site, and will be run with Baltasound Junior High School. Utilising interactive timeline software, we want to create a digital timeline of the site, recreating the sounds of the property over the past 180 years

To capture the young people's hopes and aspirations for the property, and to guide in the development of the emerging project, the pupils will be invited to envisage the future soundscape of the property. This might include the bustle and laughter of young people, so much a part of the building's early years, or the changing pattern of visiting bird life to the wood.

The direction that the pupils choose to take this project will guide later activities and the interpretation in the completed centre. This could include research on what Halligarth might contribute to our understanding of changing bird migration patterns, or even a musical composition evolved from the soundscape.

# Halligarth

The Home of a Naturalist

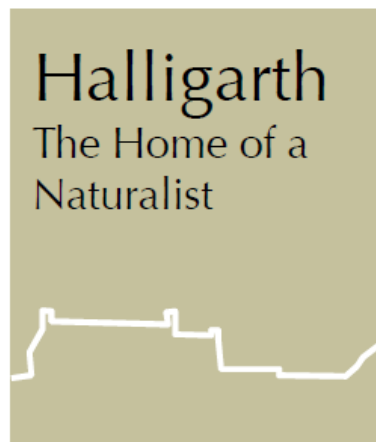


## Project capital costs

Breakdown of Costs	£
<b>Project development*</b>	
Design Team fees (inc expenses)	70514
NTS Specialist advisors & volunteers (inc expenses)	24420
Other expenses	750
Sub-total: Project Development	95684
<b>Building Works</b>	
Preparatory works	5000
Main contract	459952
Preliminaries (16%)	73592
Location factor (23%)	122715
Contingency (10%)	65626
Design Team (16.75% fees & expenses)	99140
Sub-total: Building Works	826025
<b>Other Works</b>	
Collections conservation (fees & works)	68000
Interpretation (fees, production & fit-out)	70000
Landscape repair/management	40000
Cafe/shop fit-out	22010
Furnishings & IT	10000
Activities/Audience development	25000
Other fees	7500
Renewables (subject to further detailed assessment)	0
Sub-total: Other Works	242510
<b>Other fees &amp; costs</b>	
Project Manager (inc expenses)	47174
Project Conservator (inc expenses)	30334
Learning Officer (inc expenses)	23297
NTS Specialist advisors & volunteers (inc expenses)	6100
Sub-total: Other fees & costs	106904
<b>TOTAL</b>	<b>1271123</b>

\*Post HLF round 1 outcome, to RIBA Stage 5, on-site





# Revenue costs & income

## Scenario 1: Realistic

	Year 1	Year 2	Year 3	Year 4	Year 5
Income	75065	79290	79290	66540	66540
Expenditure	77035	80035	79535	60985	60985
<b>Balance</b>	<b>-1970</b>	<b>-745</b>	<b>-245</b>	<b>5555</b>	<b>5555</b>

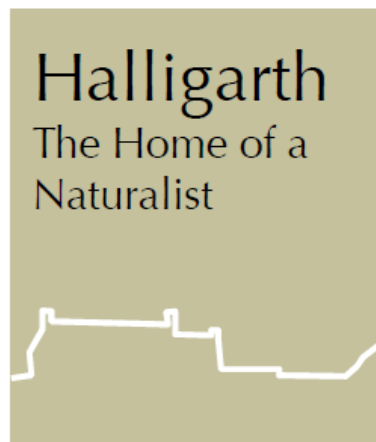
## Scenario 2: Optimistic

	Year 1	Year 2	Year 3	Year 4	Year 5
Income	75265	90740	90740	77990	77990
Expenditure	77035	85115	84615	65915	65915
<b>Balance</b>	<b>-1770</b>	<b>5625</b>	<b>6125</b>	<b>12075</b>	<b>12075</b>

## Scenario 3: Breakeven/Pessimistic

	Year 1	Year 2	Year 3	Year 4	Year 5
Income	62065	66290	66290	52539	52539
Expenditure	69445	72445	71945	52995	52995
<b>Balance</b>	<b>-7380</b>	<b>-6155</b>	<b>-5655</b>	<b>-456</b>	<b>-456</b>

Prepared by Andrew Blackadder Associates



## Indicative Funding Package

	Project Development	Capital costs	Revenue
Architectural Heritage Fund PDG	5000		
Shetland Amenity Trust	10000		
Heritage Lottery Fund	60000	730000	74700
SNH		25000	
Historic Scotland HBRG		100000	
Shetland Islands Council/HIE	20000	100000	
Volunteer contribution	1000	1000	
Other trusts/foundations		120000	
NTS staff time contribution			
NTS cash contribution/marketing			8300
Private donors		100000	
<b>TOTAL</b>	<b>96000</b>	<b>1176000</b>	<b>83000</b>

## Income & Expenditure to date

	Options Appraisal & Feasibility study	Emergency repairs, site safety & interpretation	Pre-development HLF Round 1 (forecast)
<b>EXPENDITURE</b>	<b>25444</b>	<b>8985</b>	<b>27290</b>
<b>INCOME</b>			
Architectural Heritage Fund PDG	6000		5000
Shetland Amenity Trust	3500		
SAT in-kind			
Shetland Islands Council/HIE			
Volunteer contribution	500		500
Other trusts/foundations			
NTS staff time contribution	14,927		6300
NTS cash contribution/marketing	517	8985	10000
Private donor/s			5000
<b>TOTAL INCOME</b>	<b>25444</b>	<b>8985</b>	<b>26800</b>



# Halligarth

by Jessie Margaret  
Edmondston Saxby



As flowers within a book pressed long ago  
- Ghosts of their former selves – will oft recall  
The flush of Summer on Earth's face, the glow  
Of roses opening by a garden wall



So this old house recalls another age  
When candles, burning dimly in the gloom  
Cast their soft light upon heritage  
Of treasured things still seen in every room

The portraits, as the dusk is deepening,  
Their colours dimmed by Time, like long-pressed flowers  
Are shadows in the shadows, but they bring  
The past to us again, the pleasant hours.

Colour and movement - life from vanished days-  
Unfold again before our dreaming gaze.

