

# Development Management Sub Committee

Wednesday 20 November 2019

**Application for Conservation Area Consent 19/02371/CON  
At 24 - 26 Calton Road, Edinburgh, EH8 8DP.  
Complete Demolition in a Conservation Area.**

**Item number**

**Report number**

**Wards**

B11 - City Centre

## Summary

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With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the proposals preserve the character and appearance of the conservation area. There are no adverse impacts on the setting of the conservation area. The proposals comply with the adopted Local Development Plan and non-statutory guidelines. There are no material considerations that outweigh this conclusion.

## Links

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[Policies and guidance for this application](#)

LDPP, LEN05, LEN06, NSG, NSLBCA, CRPOLD,

# Report

## **Application for Conservation Area Consent 19/02371/CON At 24 - 26 Calton Road, Edinburgh, EH8 8DP Complete Demolition in a Conservation Area.**

### **Recommendations**

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1.1 It is recommended that this application be Granted subject to the details below.

### **Background**

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#### **2.1 Site description**

The application relates to a site on the north side of Calton Road, measuring approximately 735 square metres. The site contains a two-storey sandstone building fronting onto Calton Road, dating from the Victorian industrial era. The rear of this building comprises the two-storey remains of the original factory building. The building was most recently in nightclub use and it was previously in use as a studio.

The site is bounded by offices and residences to the west, student accommodation to the east and Dunbar's Close Gardens and the category A listed Canongate Kirk to the south (listing reference: LB26823, listed on date 14 December 1970). Two category A listed buildings are within prominent views from just outwith the site: the former Royal High School on the north side of Regent Road and the Burns Monument on the north side of Regent Road (listing references: LB26823 and LB27987, listed on 19 April 1966).

The site is within the Edinburgh World Heritage Site.

This application site is located within the Old Town Conservation Area.

#### **2.2 Site History**

5 September 2019 - appeal against refusal of planning permission dismissed (appeal reference PPA-230-2273, application reference 17/04578/FUL). Dismissal was on the specific basis that proposed five-storey rear element would harm the character of the conservation area by visually intruding in views out of the Canongate Kirkyard, which would also harm the setting of the listed building.

5 September 2019 - appeal against refusal of conservation area consent dismissed (appeal reference CAC-230-2003, application reference 17/04579/CON). Dismissal was on the specific basis that the appeal had been dismissed against the refusal of the associated application for planning permission and were the proposed demolition to proceed without the imminent erection of a replacement structure, this would leave a gap in the street frontage which would be harmful to the character and appearance of the conservation area.

24 March 2019 - planning permission refused to demolish existing non-listed buildings and erect new residential building to form 24 flats, 1 commercial office space at ground floor level and associated landscaping works (application reference 17/04578/FUL).

24 March 2019 - conservation area consent refused to demolition existing nightclub premises (application reference 17/04579/CON).

12 July 2001 - planning permission granted for change of use and demolition of garage/nightclub to form offices/residential at 24-32 Calton Road (application reference 00/02774/FUL); not implemented; consent lapsed.

27 July 2001 - conservation area consent granted for demolition of garage/nightclub at 24-32 Calton Road (application reference 00/02774/CON); not implemented; consent lapsed.

## **Main report**

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### **3.1 Description of the Proposal**

The application for the complete demolition of the building at 24-26 Calton Road.

This application was submitted following refusal of a similar application in March 2019 (application reference 17/04579/CON).

An appeal against the previous refusal of conservation area consent was dismissed in September 2019 on the specific grounds that, were the proposed demolition to proceed without the imminent erection of a replacement structure, this would leave a gap in the street frontage which would be harmful to the character and appearance of the conservation area.

### **Supporting Documents**

The following information was submitted in support of the application: -

- Planning Statement;
- Design Statement; and
- Condition Survey.

These documents are available to view on the Planning and Building Standards Online Services.

An associated application for planning permission has been submitted to erect a new residential/commercial development on the site (application reference 19/02370/FUL).

### 3.2 Determining Issues

Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

In determining applications for conservation area consent, the Development Plan is not a statutory test. However, the policies of the Local Development Plan (LDP) inform the assessment of the proposals and are a material consideration.

### 3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the demolition will adversely affect the character and appearance of the conservation area;
- b) the proposed replacement development is of sufficient quality; and
- c) public comments have been addressed.

#### a) Demolition

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 which states:

*In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

The Old Town Conservation Area Character Appraisal reinforces that there is a considerable wealth of important land marks, reflecting its long role as the location for the complete range of Edinburgh's institutions. These buildings, from different eras set against a backdrop of tenements, contribute to an appearance of density, a close knit character and cohesive groupings associated with a medieval town.

Policy HEP4 of "Historic Environment Policy for Scotland" (HEPS), May 2019 states that

*"Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place."*

HES's "Interim Guidance on the Designation Of Conservation Areas and Conservation Area Consent", April 2019 provides specific guidance for planning authorities on deciding whether conservation area consent should be granted including:

- the importance of the building to the character or appearance of any part of the conservation area, and of proposals for the future of the cleared site;
- if the building is considered to be of any value, either in itself or as part of a group, a positive attempt should always be made by the planning authority to achieve its retention, restoration and sympathetic conversion to some other compatible use before proposals to demolish are seriously investigated;
- where demolition may be thought appropriate, for example, if the building is of little townscape value, if its structural condition rules out its retention at reasonable cost, or if its form or location makes its re-use extremely difficult, consent to demolish should be given only where there are acceptable proposals for the new building.

### Importance of the Building

The existing buildings on the site, with the exception of the frontage building to Calton Road, comprise the utilitarian remnants of a former factory which are in poor condition with an unattractive, mainly flat roofscape.

The 19th century building fronting Calton Road is one of the last surviving markers of the industrial past of the area and is an important part of a significant layer of development which contributes to the character and appearance of the Old Town Conservation Area. HES considers that the building makes a positive contribution to the conservation area but does not consider its contribution significant, so does not object to this application. However, at the time of the consultation response, HES could not conclude that the demolition of the building had been fully justified against national policy and guidance on the historic environment.

The appeal against refusal of conservation area consent for demolition of the buildings on the site in the previous scheme was dismissed. However, this was solely on the basis that, if the demolition went ahead without an approved development for the site, then this would result in a gap being left in the Calton Road frontage for an indeterminate period, which would have a detrimental impact on the character and appearance of the conservation area. However, in the appeal decision, the Reporter notes that the frontage building has been much altered over its life and is in a poor state of repair and the renovation of the external stonework, including the removal of the applied paintwork, although probably achievable, would not be appropriate. The Reporter further states that seeking to retain this part of the building in a new development would likely result in a reduced contribution that development of the site could make in terms of much needed new residential accommodation in the city centre. The preservation of the character or appearance of the conservation area could be achieved by the erection of a four-storey façade to the Calton Road frontage in place of the existing building.

The Reporter therefore supports the principle of development on this site involving the demolition of the existing buildings but rejected the previous scheme due to the five-storey rear element only.

### Retention, Restoration and Sympathetic Conversion

The Condition Survey states that the painted stonework on the front and east elevations has become friable, meaning that the structure of the sandstone is brittle and unstable. This is due to water being trapped behind the paintwork, breaking down the composition of the stone over time. For safety reasons, replacement of the whole front elevation is necessary. In terms of good architectural conservation practice, this extent of rebuilding of a historic structure should only be countenanced where a building is highly significant in townscape terms, for example, part of a terrace which is architecturally important as a whole or one of a pair of matching "bookends" in a formal architectural composition. The building fronting onto Calton Road, whilst being one of the last few remaining markers of the industrial past of the area, does not fall into the category of being a vital part of the Old Town townscape or formal architectural composition that would make its reconstruction desirable. The significance of this building lies in its historic fabric and rebuilding the structure with new material, even if a perfect replica, would result in falsifying the historic evidence.

Regardless of the arguments presented in support of the previous application that the costs of retention or part-retention and incorporation within any redevelopment scheme would be excessive, the level of intervention required to save the building would amount to a virtual re-build and this is neither retention, restoration nor sympathetic conversion.

A condition has been applied to ensure that an archaeological investigation, including historic building recording, is undertaken prior to works commencing. With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the proposals preserve the character and appearance of the conservation area. There are no adverse impacts on the setting of the conservation area.

### **b) Proposed Replacement Building**

Edinburgh Local Development Plan (LDP) Policy Env 5 only supports the demolition of unlisted buildings in conservation areas, which are considered to make a positive contribution to the character of the area, in exceptional circumstances. If the building does not make a positive contribution, its removal is considered acceptable in principle so long as the replacement building enhances or preserves the character of the conservation area. The replacement scheme is the subject of the concurrent planning application reference 19/02730/FUL.

The exceptional circumstances for permitted demolition of the frontage building on Calton Road are detailed above.

The recent appeal against the refusal of planning permission for the previous scheme was on the basis that the five-storey rear part of the proposed development would fail to preserve the character or appearance of the conservation area and setting of the category A listed Canongate Kirk. The Reporter concludes that this part of the development would be highly visible in views from the south and southwest, especially from within Dunbar's Close Garden and Canongate Kirkyard.

The reduction in height of the rear section of the development in the current scheme from five to four storeys addresses the visual intrusion of the structure on important views to a satisfactory extent. As stated above, the substantial difference in level between the rear of the site and Dunbar's Close Garden, means that less than two storeys of the rear section will be visible from within the garden and the development will not dominate the other key views from Canongate Kirkyard towards Calton Hill. The additional storey on the section to Calton Road is set back and will not intrude on these views due to the upwards gradient of the site.

The design of the proposed replacement building draws on the four and five storey buildings on Calton Road constructed within recent years, in terms of contemporary form and mixed traditional/modern materials. The changing levels and central courtyard will break up the massing and provide a pocket of green amenity within this dense urban context. Given the full built coverage of the site at present and former industrial character of this part of the Old Town, the introduction of north-south orientation on this site is not considered necessary.

The proposals will therefore preserve and enhance the character and appearance of the conservation area, in compliance with LDP Policies Env 5 and Env 6.

### **c) Public Comments**

#### Old Town Community Council

- the building to be demolished should, instead, be cleaned and restored and incorporated into any development on the site - this has been addressed in section 3.3a);
- the proposed building is unsympathetic in architectural style and the design does nothing to conserve or enhance the character of the conservation area - this has been addressed in section 3.3b).

#### Other Material Objections

- the demolition of an import piece of industrial archaeology - this has been addressed in section 3.3a);
- the proposed buildings will not preserve or enhance the character of appearance of the conservation area and adversely affect the setting of the former Royal High School and Canongate Kirk - this has been addressed in section 3.3 b).

## **Conclusion**

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the proposals preserve the character and appearance of the conservation area. The proposals comply with the adopted Local Development Plan and non-statutory guidelines and have no adverse effect on the character or appearance of the conservation area. There are no material considerations that outweigh this conclusion.

It is recommended that this application be Granted subject to the details below.

## **3.4 Conditions/reasons/informatives**

### **Conditions: -**

1. No demolition shall start until the applicant has confirmed in writing the start date for the new development by the submission of a Notice of Initiation.
2. No demolition shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building recording, excavation, protection, analysis, reporting and publication & public engagement) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

### **Reasons: -**

1. In order to safeguard the character of the conservation area.
2. In order to safeguard the interests of archaeological heritage.

### **Informatives**

It should be noted that:

1. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

## **Financial impact**

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### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

## **Risk, Policy, compliance and governance impact**

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**5.1** Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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### **6.1 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

## **Sustainability impact**

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### **7.1 The sustainability impact has been assessed as follows:**

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

Pre-application discussions took place on this application.

### **8.2 Publicity summary of representations and Community Council comments**

The application was advertised on 21 June 2019. Two representations were received, one from the Old Town Community Council and one from the Architectural Heritage Society of Scotland.

A full assessment of the representations can be found in the main report in the Assessment Section.

## **Background reading/external references**

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- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development****Plan Provision**

The site is within the City Centre, Edinburgh World Heritage Site and Old Town Conservation Area as defined by the Edinburgh Local Development Plan.

**Date registered**

17 May 2019

**Drawing numbers/Scheme**

01 - 19,

Scheme 1

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**Links - Policies**

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**Relevant Policies:****Relevant policies of the Local Development Plan.**

LDP Policy Env 5 (Conservation Areas - Demolition of Buildings) sets out criteria for assessing proposals involving the demolition of buildings within a conservation area.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

**Relevant Non-Statutory Guidelines**

**Non-statutory guidelines** 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

**The Old Town Conservation Area Character Appraisal** emphasises the survival of the original medieval street pattern; the wealth of important landmark buildings; the survival of an outstanding collection of archaeological remains, medieval buildings, and 17th-century town houses; the consistent and harmonious height and mass of buildings; the importance of stone as a construction material for both buildings and the public realm; the vitality and variety of different uses; and the continuing presence of a residential community

# Appendix 1

## **Application for Conservation Area Consent 19/02371/CON At 24 - 26 Calton Road, Edinburgh, EH8 8DP Complete Demolition in a Conservation Area.**

### **Consultations**

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#### **Historic Environment Scotland**

*The traditional stone building fronting onto Calton Road (at number 24-26) and the 5-storey building to the rear of the site were built during the mid-19th century. It is a typical building from the Victorian industrial era when industrial expansion intensified after the construction of the New Town, with many aristocratic mansions being abandoned in the early 19th century e.g. Panmure House.*

*We maintain our view that this building, partly because it is one of the few historic buildings remaining on the North Bank of the Canongate, now Calton Road, makes a positive contribution to the character of the Old Town Conservation Area and efforts should be made to retain it as part of any new scheme.*

*We previously highlighted the Historic Environment Scotland Policy Statement (HESPS) (Section 3.56) which outlines scenarios where demolition in a conservation area may be considered appropriate. This includes where structural condition rules out retention of a building at reasonable cost, or its form or location makes its re-use extremely difficult.*

*We now note the new information within the Supplementary Design Statement.*

*It is stated that 'to repair the existing fabric to an appropriate level will be a significant cost to any future development' and 'the existing building fronting onto Calton Road is extremely narrow and is consequently very limiting in the uses it can accommodate' this means the retention and re-use of this building in its current form is not financially viable in this locality'. While no further detailed information is provided to substantiate these statements (i.e. no costing on the repair works is provided), and the link to HESPS is not made explicitly clear, they do appear relevant and we would encourage your Council to explore these issues further with the applicant.*

*Finally, we note that consent for demolition was granted in 2001 and we have seen a copy of your Council's report on that application. Historic Environment Scotland (HES) has a very different role compared to Historic Scotland (HS) in 2001. While HES is a statutory consultee in the listed building consent process at the point an application is submitted, and therefore free to give an opinion, in contrast, HS acted on behalf of Scottish Ministers for those applications which a planning authority were minded to approve and required notification to Ministers. This provided Ministers with the opportunity to call-in these applications for their own determination.*

*In 2001 Historic Scotland would have been notified of your Council's decision to grant consent and the decision was not to call-in the application for determination.*

*This is a conservation area consent application for the proposed demolition of existing nightclub premises at 24-26 Calton Road. We have previously commented on applications for the demolition of this building.*

*The traditional two-storey stone building fronting onto Calton Road (at number 24-26) was built during the mid-19th century and is marked as a timber yard on the first O.S. map (1852). It originally consisted of a narrow frontage building and 5-storey building to the rear of the site with an open courtyard between them. The rear building has been truncated at some point in the late 1960s.*

### *Guidance*

*The Historic Environment Policy for Scotland (HEPS) sets out a series of principles and policies for the recognition, care and sustainable management of the historic environment. There are six policies for managing the historic environment. In the case of this application, we consider that HEP1 (understanding of cultural significance), HEP2 and HEP4 (policies on managing change) are of particular relevance. We note the Planning Statement addresses HEP1 and HEP5. We disagree with the conclusion which finds that "the existing building is of no importance, fails to make a positive contribution to the conservation area and detracts from the World Heritage Site." The benefits mentioned in HEP5 wouldn't, we'd argue, outweigh the loss of the building and could potentially be achieved with its retention. HEP4, which is of more relevance in assessing demolition applications, is not addressed.*

*The Planning Statement does not refer to our Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent (2019). While this came into use in May, the guidance for assessing demolition applications remains unchanged from previous policy and guidance within HESPS. It is the key guidance for assessing Conservation Area Consents.*

*This guidance notes that 'If the building is considered to be of any value, either in itself or as part of a group, a positive attempt should always be made by the planning authority to achieve its retention, restoration and sympathetic conversion to some other compatible use before proposals to demolish are seriously investigated'.*

*It continues; 'In some cases, demolition may be thought appropriate, for example, if the building is of little townscape value, if its structural condition rules out its retention at reasonable cost, or if its form or location makes its re-use extremely difficult. In instances where demolition is to be followed by re-development of the site, consent to demolish should in general be given only where there are acceptable proposals for the new building'.*

### *Assessment*

*We consider this building, one of the few historic buildings remaining on Calton Road, is a typical reminder of C19th industrial expansion. From the late C18th (after the construction of the New Town) higher-grade residential properties were abandoned, being replaced for industrial uses including gasworks, iron foundries, timber yards,*

*breweries and various manufacturers. Surviving industrial buildings are becoming increasingly rare, but where they remain and are of interest, we consider them to be an important part of a significant layer of development which contributes to the character and appearance of the Old Town Conservation Area.*

*We consider Nos. 24-26 makes a positive contribution to the character of the Old Town Conservation Area, albeit, partly due to alterations, not a significant one. As a building of some value, we believe a positive attempt should be made to retain or incorporate it within any redevelopment scheme.*

*We note the information and costs provided in the condition survey report and the indicative fit-out document. We also note the lack of resultant floor space (36 square meters) within a restored building. We assume this information has been provided to substantiate an argument that the form, location and structural condition of the building makes its reuse extremely difficult. With this in mind we can see the benefit in your Council exploring the following two points with the applicant in more detail:*

*As an unlisted building any proposals for its reuse need not be confined to reusing the building as it currently stands. The option illustrated, it could be argued, looks too narrowly at the opportunities to reuse the building, with considerable adaption and alteration possible (even extending to façade retention).*

*Secondly, the condition survey states that the cost for retaining the front building would be £308,014. The indicative fit-out costs report gives a figure of £192,726. This means together the cost of the full reuse would be £500,740. Your Council may wish to consider whether these costs are reasonable for the reuse of a building within the city centre, allied to the very limited resulting floor space.*

*In conclusion, we consider the building makes a positive contribution to the conservation area, but we do not consider its contribution is significant, and we are not objecting to this application. However, we equally cannot conclude, at this stage, that the demolition of this building has been fully justified against national policy and guidance on the historic environment.*

*Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.*

## **Archaeology**

*The site is occupied by the former Calton Studios nightclub which occupies a range of 19th century industrial and commercial building. Lying on the eastern side of the 17th century Canongate Kirkyard the site lies at the heart of Edinburgh's UNESCO World Heritage site. The site occupies the northern part of a medieval burgess plot stretching from the Royal Mile to Calton Road, which formed the northern limits of the medieval burgh of the Canongate.*

*The Canongate was established in David I's 1128 as part of the foundation Charter of Holyrood Abbey and remaining under its control for most of the medieval period. Recent excavations along the northern side of Calton Road (e.g. Gooder, John (2013) 'Excavations in the Canongate Backlands, Edinburgh'. SAIR 56; Engle, Robert et al (2013), Caltongate PA1 (C). AOC Data Structure Report 20236) suggest that this site will contain over 3m of archaeological deposits including potentially waterlogged deposits and the remains associated with the Burgh's early defences.*

*Based on the historical and archaeological evidence the site has been identified as occurring within an area of archaeological significance. Accordingly, this application must be considered under the terms Scottish Government's Our Place in Time (OPIT), Scottish Planning Policy (SPP), Historic Environment Scotland's Policy Statement (HESPS) 2016 and Archaeology Strategy and CEC's Edinburgh Local Development Plan (2016) Policies ENV5, ENV8 & ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.*

### *Historic Building*

*The proposed scheme proposes the demolition of the existing garage which comprises the remains of a range of 19th century former industrial and commercial buildings latterly used as a nightclub (Calton Studios). These buildings although unlisted in archaeological terms are regarded as having local significance in terms of the Canongate's industrial archaeological past. Demolition of these locally significant buildings will clearly therefore have a significant adverse impact. However, the loss of these buildings, in archaeological terms, is not regarded significant enough to warrant recommending refusal in terms of Policy ENV9.*

*However, if consent is granted by the Planning Authority, it is essential that a detailed historic building survey (internal and external elevations and plans, photographic and written survey and analysis) of all the surviving buildings is undertaken prior to and during demolition in order to provide a permanent record of these historic buildings.*

*In addition, demolition shall be limited in the first instance to above ground works only, with no grubbing up of wall foundations nor ground floor surfaces. This is to avoid any impacts upon the site's potentially significant buried archaeological remains until the results of the phase 1 works have been undertaken (see following section Buried Archaeology).*

### *Buried Archaeology*

*The proposals will require significant ground-breaking works, principally regarding demolition, new construction and new services. Such works have the potential to disturb archaeological remains dating back to the origins of the burgh in the 12th century. Given the potential for over 3m of significant archaeological resources to occur across the proposed area, it is essential that if consent is granted for this scheme that an archaeological mitigation strategy is undertaken both during demolition and prior to construction/development.*

*This will require the undertaking of phased programme of archaeological investigation to fully record, excavate and analyse any significant remains affected. The first phase of which will be the undertaking of archaeological evaluation (min 10). The results from this initial phase of work will allow for the production and agreement of a more detailed mitigation strategy to ensure the appropriate protection and/or excavation, recording and analysis of any surviving archaeological remains during each phase of development.*

### *Public Engagement*

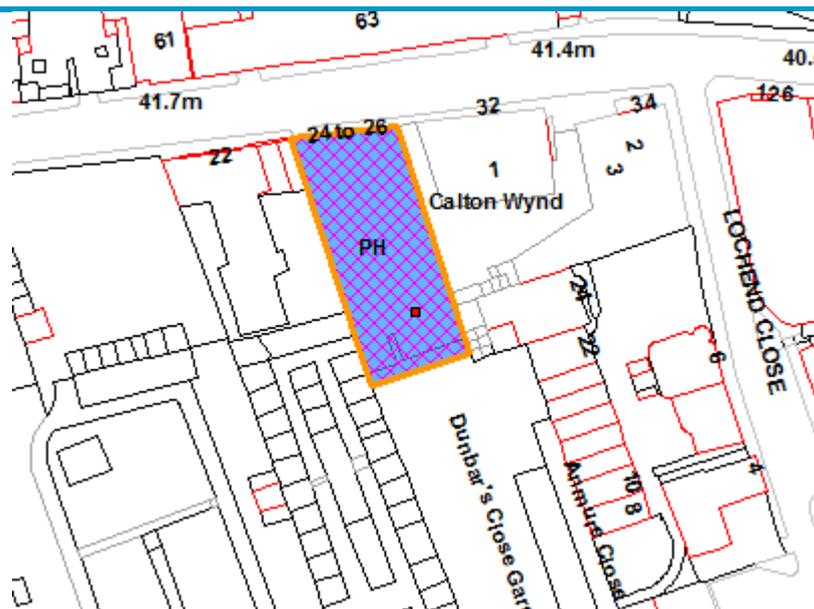
*Given the potential significance of the archaeology it is essential that a programme of public/community engagement should be undertaken. The scope of which (e.g. site open days, viewing points, temporary interpretation boards) will be agreed with CECAS based upon the initial DBA and archaeological evaluation outlined above.*

*In consented it is essential therefore that a condition be applied to both the CON & FUL to secure this programme of archaeological works, based upon the following CEC condition;*

*'No demolition or development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building recording, excavation, protection, analysis, reporting and publication & public engagement) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'*

*The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.*

## **Location Plan**



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