

Development Management Sub Committee

Wednesday 18 March 2020

**Application for Conservation Area Consent 19/05906/CON
at 179A Canongate, Edinburgh.
Partial demolition of existing buildings.**

Item number

Report number

Wards

B11 - City Centre

Summary

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 Edinburgh Local Development Plan and non-statutory guidelines. There are no material considerations that outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LDPP, LEN05, LEN06, NSG, NSLBCA, CRPOLD, HES, HESCON,

Report

Application for Conservation Area Consent 19/05906/CON at 179A Canongate, Edinburgh. Partial demolition of existing buildings.

Recommendations

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

Background

2.1 Site description

The application relates to a site measuring 974 square metres off Gladstone Court on the north side of the Canongate, accessed through a pend in Bowling Green Close. The site contains a group of buildings, including a U-plan arrangement of former workshops built between 1877 and 1893. These are part of the last development phase of the New Street Gasworks (operational from 1817 to 1906, and now largely demolished). The buildings are of red brick construction with glazed brick lower courses, with segmental-arch window openings and piended slate roofs.

The south elevation (viewed from Bowling Green Close) has a large segmental-arch entrance gateway with two-leaf timber doors, accessing a central courtyard. The north elevation of the range incorporates a rubble retaining wall which was formerly part of a basement wall fronting the Magdelene Asylum, built in 1806 and demolished around 1870.

There is a small, early 20th century workshop in the east section of the site adjacent to the main workshop range and southern retaining wall. A 1980's, three storey, brick-clad former office building with an undercroft parking area lies to the south of the small workshop. The remainder of this section of the site comprises an open courtyard.

The eastern boundary of the site to Tolbooth Wynd is formed by a composite section of rubble and brick wall.

The buildings were altered and extended for office use in the 1980s. The site is currently vacant and was last in use as a market.

The application site is within the Old and new Towns of Edinburgh World Heritage Site. This application site is located within the Old Town Conservation Area.

2.2 Site History

17 June 2019 - planning application withdrawn: partial demolition of existing buildings and development of purpose built student accommodation with community space and associated infrastructure (application reference 19/00117/FUL).

01 May 2018 - planning application withdrawn: demolition of existing buildings and erection of purpose built student accommodation with Class 3 use at ground floor and associated infrastructure (application reference 18/00523/FUL).

01 May 2018 - conservation area consent application withdrawn: complete demolition in a conservation area (application reference 18/00548/CON).

Current application for planning permission (reference 19/05837/FUL) under consideration for partial demolition of existing buildings and development of office accommodation and ancillary cafe (as amended).

Main report

3.1 Description of the Proposal

Conservation area consent is sought for the partial demolition of the existing buildings on the site.

The demolition works involve the following:

- remove the roof, inner walls and part of the east elevation of the U-plan workshop range;
- demolish the entire 1980's office building;
- remove a section of the north boundary wall at the east end.

Supporting Documents

The following information was submitted in support of the application:

- Planning Statement;
- Design and Access Statement;
- Heritage Statement;
- Verified Photomontages;
- Archaeological Assessment; and
- Structure Feasibility Statement.

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

Scheme 1

The original scheme omitted the glazed openings in the chamfered café corner south wall and had less glazing at ground floor level in the new building abutting the retained workshop. No revisions have been made to the proposed demolition works.

An associated application for planning permission has been submitted for partial demolition of existing buildings and development of office accommodation and ancillary cafe, as amended (application reference 19/05837/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 and proposed replacement building will adversely affect the character and appearance of the conservation area and
- b) public comments have been addressed.

a) Character and Appearance of Conservation Area

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 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 essential character of the conservation area is summarised in the Old Town Conservation Area Character Appraisal as follows:

- *the survival of the little altered medieval 'herringbone' street pattern of narrow closes, wynds and courts leading off the spine formed by the Royal Mile;*
- *important early public buildings such as the Canongate Tolbooth and St Giles Cathedral;*
- *the quality and massing of stonework and*
- *the density and height of its picturesque multi-storey buildings."*

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.

LDP Policy Env 6 states that the general presumption will be in favour of retaining buildings that make a positive contribution to the conservation area.

Historic Environment Scotland's, "Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent" (April 2019) outlines criteria to assess the acceptability of the demolition of unlisted buildings within conservation area, including:

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.

This application proposes only partial demolition of the existing structures on the site, rather than complete demolition. However, these works require assessment against the relevant policies and guidance on demolition in terms of whether they diminish the significance of the group of buildings and structures that occupy the site as a whole.

Importance of the Buildings

This group comprises elements from four distinct development stages:

1. Post-medieval fabric in remnant form within the existing structures.
2. 1877-1894 - the first phase of the gasworks use of the site and development of the west section of the site with a large meter testing shop (the U-plan workshop range);
3. 1894-1908 - construction of the small workshop and other ancillary buildings within the eastern part of the site, including an open pipe yard;
4. 1980s - erection of the office building and refurbishment and conversion of the existing buildings on site for office use.

The proposed removal of the roof, inner walls and part of the east elevation of the U-plan workshop range is a substantial intervention which will leave only the external walls of the range intact. However, this courtyard building has been altered extensively from its original form as a series of four covered workshops within a single enclosed building.

The building's central roof was removed sometime after 1947, so its current U-plan form is not original. Also, the 1980's refurbishment involved numerous alterations which are distinctly different to the original structure. The external walls are the least altered elements and are being retained as a physical outline of the range as well as a brick boundary enclosure which is distinct element of the site's industrial past. The range has already lost its historic integrity, so the level of demolition proposed is acceptable in principle.

Any parts of earlier structures detected within the lower portions of the east external wall of the U-plan 1894 building relate to the buildings that are depicted on the site on 17th and 18th century maps, but these are fragmented remnants and there are numerous better-preserved walls and structures from this period within the Old Town. The loss of these remains is therefore acceptable.

The demolition of the entire 1980's office building will have no detrimental impact on the historic group of buildings and structures on the site as this block, whilst traditionally styled, bears no relation to the site's industrial past and is of no special architectural merit.

The section of the north boundary wall to be removed at its east end comprises a bricked up opening with a brick pier and the demolition of this section will have no detrimental impact on the main stone section of the wall which incorporates part of a basement wall fronting the former Magdelene Asylum.

Retention, Restoration and Sympathetic Conversion

The key elements of the historic group of buildings and structures will remain. In addition to the external walls of the U-plan workshop range, except for a section of the east elevation which faces onto the courtyard, the early 20th century workshop, the south boundary wall (except for the bricked-up opening) and east boundary walls will remain. The workshop is a distinct and intact, beige brick constructed, building with an interesting ventilated roof structure and the east boundary wall is intriguing in form comprising two distinct parts. The lower half of the wall is part of an earlier sandstone boundary wall and the upper section is of brick construction with three sets of three semi-circular blind openings with yellow brick infills. These remaining elements have qualities that the parts to be removed lack in terms of architectural integrity and/or intrinsic historic and architectural interest. They also encapsulate the essence of the group of buildings and structures on the site, both as a physical record of the key development phases of the site and as an eclectic collection of remnants which work together as a unique whole.

Historic Environment Scotland welcomes the retention of the more significant elements of the surviving buildings, but have concerns regarding the structural solution to keep these elements in place, specifically the workshop with the creation of a basement across the site. Whilst structural stability is not a material planning consideration, the loss of historic fabric is, so a structural feasibility report has been submitted to illustrate that the works can be carried out without inevitable loss of the elements to be retained.

The issue of conversion is addressed in the following paragraph.

New Building

The proposed development continues the historic pattern of development on this particular section of the Old Town Conservation Area which is characterised more by evolving industrial development, rather than the typical close and court pattern of the wider Old Town. The finer historic urban grain was replaced by expansive industrial shed structures during the 19th century, including the meter testing shop of the gasworks, which became U-plan and roofless in its altered form. The principle of a single block on the west half of the site is acceptable in this context, although the roof is articulated with three north-south running ridges to acknowledge the linear, north-south aligned tenements characteristic of the wider area.

The massing and grouping of the proposed structures reflect the topography and architectural character of the Old Town, stepping down from the Canongate ridge, reflecting the historic changes of level within the townscape and restoring a "missing" layer to the rear of Canongate which was in the form of tenements before the gasworks development. The ratio of built to open space on the site is influenced by the historic close pattern on the site, namely Miller's Close, which was obliterated by the gasworks buildings.

The three-storey height of the main office block is modest in comparison with the typical four to six-storey Old Town tenements, but its lower height distinguishes the building, which is non-domestic in use, from the residential blocks, continuing the commercial character of the site whilst being of a scale that does not over-dominate the remaining historic structures which form the base of the new building.

The proposed block on the east side of the retained workshop is two-storeys in height to avoid dominating the historic structure and its north-south alignment with a double-ridge roof continues the acknowledgement of former tenements on or adjacent to the site.

The third office section on the site of the 1980's block is north-south aligned to maximise the area of open space in the east half of the site. Its east-west oriented, double-pitch roof provides visual interest to the group of new buildings that would otherwise be repetitive, whilst acknowledging the pattern of east-west oriented structures that link the north-south aligned historic and modern tenemental blocks in the surrounding area.

In terms of form and detailing, the proposed architecture is a modern re-interpretation of the predominant built form of the Old Town, in terms of the medieval and Scots Baronial style, asymmetry, end-on gables and vertically aligned openings. This contemporary style ensures that the retained historic "base" will remain clearly legible and distinct from the new build. This reflects the character of the east boundary wall of the site which is an amalgamation of two distinct development phases.

The proposed materials palette is appropriate in this particular context. The predominant use of pink-hued brick for the elevations will reinforce the former industrial character of the site, whilst being visually distinct from the original red brick and beige brick and complement the soft multi-hues which characterise the Old Town architecture.

The steeply pitched roofs are in keeping with the traditional roof form of the Old Town and also the 'saw tooth' roofs of the industrial architecture of the former gasworks. The use of zinc standing-seam coverings is a further acknowledge of the site's former industrial use and another feature to demarcate the modern age of the structure. The proposed sections of pink-hued, pre-cast concrete cladding are limited and draw on the render/harling elevations within the historic Old Town. The use of anodized aluminium for the door and window frames is an appropriate modern material which works successfully alongside traditional materials and has been used in recent developments within the Old Town. The existing granite setts in the courtyard will be re-used in the new public space. A condition has been applied to ensure that the materials specifications are acceptable and to ensure that any salvageable historic fabric is reused.

In terms of the impact of the development on important views of the Canongate ridge and surrounding area from elevated viewpoints, there will be no adverse effect on the ridge buildings which will remain legible. From within the site looking northwards towards Calton Hill and its listed monuments, the new office block on the western half of the site will conceal the Nelson Monument which is currently visible from within the pend (Bowling Green Close) leading from Canongate to Gladstone's Court. The visibility of the monument from this location is an accidental consequence of the removal of the roof of the U-plan workshop range in the later 20th century, rather than an intended view. An alternative view of the Nelson Monument has been created within the new adjoining development from the new courtyard area in the east half of the site looking over the roof of the two-storey office block at the north-east corner. Taking account of these factors, the loss of the view is acceptable.

In conclusion, the degree of demolition of the existing structures proposed will not undermine the unique qualities of this historic site. The design of the new works is bespoke to this site and the wider context and will be a positive addition to the conservation area.

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the proposals preserve and enhance the character and appearance of the conservation area, in compliance with LDP Policies Env 5 and Env 6.

b) Public Comments

Support Comments

- office space is much needed in the city centre; and
- the proposed development will regenerate the Old Town.

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. 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/development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, historic building recording, public engagement, analysis and reporting, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing 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

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

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

Equalities impact

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

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

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 10 January 2020. A total of two representations were received in support of the application.

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

Background reading/external references

- 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 (LDP).

Date registered

12 December 2019

Drawing numbers/Scheme

01-08, 09A, 11, 12, 13A-18A + 19-22,

Scheme 2

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Links - Policies

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

Relevant Government Guidance on Historic Environment.

Planning Advice Note 71 on Conservation Area Management recognises conservation areas need to adapt and develop in response to the modern-day needs and aspirations of living and working communities.

Appendix 1

Application for Conservation Area Consent 19/05906/CON at 179A Canongate, Edinburgh. Partial demolition of existing buildings.

Consultations

Historic Environment Scotland

Background

In our objection to the previous proposals we stressed the importance of the Canongate area, including any surviving remnants from the industrial phase the area went through from the early nineteenth century until well into the C20th. We considered the existing buildings concerned made a positive contribution to the character and appearance of the Old Town Conservation Area.

We believed the level of intervention went beyond partial demolition (which is suggestive of a scheme of alteration with perhaps small-scale demolition), and, in fact, amounted to substantial demolition. We did not consider that the fabric of the buildings was being retained in a meaningful way and objected to the loss of the characterful buildings on the site. In addition, we did not consider the replacement development would either preserve or enhance the conservation area. We commented further under the planning permission response.

We noted that, in order to remove our objection, we needed to be convinced that any proposal is the right approach for the site, and welcomed further discussion of redevelopment within the site's boundaries.

We then responded on a series of images in September last year, certain of which retained the workshop building and included reduced levels of development on the site.

Current Application

In terms of demolition on the site we are now satisfied that a substantial or meaningful part of the building's boundary walling, and the 1890s workshop building, are to be retained, together with an open courtyard space off Old Tolbooth Wynd - and increased permeability through the site.

However, we do have concerns about how these elements will be physically retained within the proposed new works, in particular the workshop, which it is to receive a new excavated basement underneath. The September documents showed no intervention under the footprint of the workshop. The retention of the historic boundary walling and workshop building is essential to retain the authenticity of the fabric on the site, and if these elements cannot be retained (or new openings safely made in existing fabric), we

would continue to oppose the scheme. Rebuilding these elements in facsimile would lose their authenticity.

In terms of the new design we will comment further under the planning application, but we would suggest that the newbuild adjacent to the workshop, and the glazed foyer, are set back to retain the corner and south elevation of the workshop building exposed to view. These revisions would retain the integrity of this building more successfully.

Thought could be given to retaining more of the stone boundary walling on the northern elevation.

We would hope that the new public realm can utilise the existing characterful setts and salvage them for reuse. We would also hope that Victorian bricks from the parts of the building taken down and other elements of the industrial complex can be retained (e.g. cast iron gates) and note the horse trough's retention.

In conclusion, we welcome the retention of the more significant elements of the buildings on the site. Ideally, a use which retained the open courtyard off the Canongate entrance would have been preferable, but we realise the proposals have come a long way from the initial scheme.

We welcome that the previous arguments for the scale of demolition and redevelopment on the site have been reassessed, and that a more contextual approach has been undertaken for the buildings on the site.

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 located within the historic core of the medieval burgh of the Canongate established in the 12th century following the foundation of Holyrood Abbey in c.1128. This important burgh, part of the twin medieval burghs which make up Edinburgh's UNESCO world Heritage Site of the Old Town, was controlled by the Abbey throughout most of the medieval period. The medieval and pre-18th century development of this burgh was less intensive than that of the neighbouring Old Town. Though laid out in burgage plots in the 12th century (this site appears to overly the centre of at least two medieval burgage plots) the area retained a more open plan due to predominance of high-status inhabitants.

Rothiemay's 1647 map and the later 17th century Prospectus of the north-side of Edinburgh published in 1720, clearly depicts this application site as comprising two plots of land one open ground the other occupied by a two-story row of buildings. Prominent is the Canongate Tolbooth constructed in the 16th century. This layout remains relatively unaltered through this century, with the major addition of the Canongate Kirk and graveyard to immediate East in the 1680's. The effective removal of the royal court at

Holyrood in the 17th century meant that during the 18th century the rear properties of the Canongate, formerly largely domestic, were gradually being redeveloped. However, in this area due possibly to the location of the neighbouring prominent civic buildings of the Canongate Tolbooth and Kirk, this site remained open and unchanged.

The construction Magdalene Asylum between Ainslie's 1804 and Kirkwood's 1817 plans of Edinburgh mark a significant change on this site. This important municipal building was constructed across the rear this application site, with the current stone boundary wall clearly incorporating elements of front façade of this civic building along with the remains of the 17th-18th century tenements outlined above. The 1849 OS map depicts this building in detail and shows the footprint of the application site overlying its front garden and site of the asylum's front lodge. This building was finally subsumed/demolished by the extension of the gas works in the last quarter of the 19th century and the construction of the current property.

Significantly with the onset of the Industrial revolution in the late 18th century/early 19th century the Canongate became a centre of industrial innovation and expansion within Edinburgh innovation. As a result a defining character of the 19th Canongate was as an Industrial hub, containing breweries, glass works, tanneries and importantly the Edinburgh Gas Works. The Edinburgh Gas works founded in 1818, immediately to the west of this site, was one of the first municipal gas works in the World, following immediately on from the first constructed in London. The buildings occupying this site, although not part of the first phase of the gas-works development, are the last surviving element of this nationally important industrial gasworks being constructed between 1876 & 1893 as part of the 19th century expansion of the Gasworks.

Accordingly, not only is this building regarded as being industrial archaeological significance, but the site occurs within an area of national and world heritage importance and overlies an area of archaeological significance in terms of buried remains dating back to at least the 12th century AD. This application must be considered therefore under terms the Historic Environment Scotland Policy Statement (HESPS) 2016, Scottish Planning Policy (SPP), PAN 02/2011 and Edinburgh Local Development Plan (2016) Policies DES3, ENV1, ENV3, ENV5, ENV6, ENV8 & ENV9.

Historic Buildings

As stated above the current building comprises various phases of construction with the boundary walls possibly dating back to the post-medieval period (17th/18th centuries). The northern wall to the site clearly contains the remains of more than one phase of construction, as borne out by AOC's accompanying assessment, including the remains of the 17th century row of buildings depicted on Rothiemay's 1647 plan, along with the foundation remains of the Georgian Magdalene Asylum and of course the late Victorian gas-works buildings.

Although unlisted the historic late-Victorian brick building, which makes up the core of the current application site, is considered to be of at least local archaeological significance. Although not part of the original site (constructed on the adjacent to the west and north), this building is nevertheless the last substantial surviving element of the Edinburgh Gasworks (1818-1906). These works were one of the first of their kind in the world, the remains of which were unexpectedly discovered in 2006 during the development of the adjacent site, surviving underneath the mid-20th century New Street

Carpark and Bus depot. As such it is my opinion a significant survivor of this important industrial site, which dominated and characterised this part of the Canongate Conservation Area throughout most of the 19th century.

As mentioned, the Canongate played a central role in Edinburgh's Industrial revolution and growth throughout the 19th century. As such this building forms a significant contribution to this wider archaeological industrial heritage of UNESCO World Heritage site which is often overlooked, but which played an integral part in its development. Although significantly altered, this is to be expected of any such industrial building of such an age, this in my opinion does not diminish its local archaeological significance and contribution to the historic landscape of the Canongate.

The current proposals will have a significant adverse impact upon this historic industrial building as it will necessitate significant demolition of historic courtyard-workshops and section of boundary wall. However, it has been concluded that overall given the significant scale of retention of key historic fabric and reduced scale and character of the proposed new build that the scale of these impacts is acceptable on heritage grounds.

It is essential however that a comprehensive/detailed historic building survey is undertaken prior to and during demolition and development. This required recording will include drawn internal and external elevations, phased plans, monitoring of internal strip out in order to reveal all historic fabric, combined with photographic and written surveys in order to provide an accurate and permanent record of this significant multi-phase historic building before it is demolished and lost.

Setting

As mentioned, the Canongate played a central role in Edinburgh's Industrial revolution and growth throughout the 19th century. Although significantly altered, this is to be expected of any such industrial building and of such an age and does not diminish its local archaeological significance. Indeed, it is this multi-period aspect of this building which makes it of archaeological significance. As such this building forms a significant contribution to this wider archaeological industrial heritage of UNESCO World Heritage site which is often overlooked but which played an integral part in its development. In addition to this industrial significance, its intrinsic archaeological interest is enhanced by its incorporation of the remains of the earlier Magdalene Asylum and post-medieval tenements. This multi-phased building with its combination of stone and brick work, including decorative panels, is considered therefore to significantly contribute to the overall historic character, value, interest and townscape of the Canongate and World Heritage Site overall.

Although the new development will see significant new construction on the site and loss of original historic buildings and fabrics, it has been concluded that the new design successfully marries the old and the new and by doing importantly retains the industrial character of the site.

Also it has been concluded that the scale of new development although impacting upon the setting of the adjacent A-listed 16th century Canongate Tolbooth and adjoining A-listed tenements 167-169 Canongate and the A-listed c.1690 Canongate Kirkyard, such impacts are moderate in scale and do not significant impact upon the setting of these listed buildings.

Buried Archaeology

As discussed above development will necessitate significant ground-breaking works associated with demolition and construction which could reveal archaeological remains dating back to the 12th century.

Having assessed these potential impacts it has been concluded that the development will have a generally potentially moderate-high archaeological impact upon the site's buried archaeological heritage.

Given the potential for significant archaeological resources to occur across the proposed area, it is essential that if consent is granted for this scheme that as part of the overall archaeological mitigation strategy for the site that a programme of archaeological excavation is undertaken. In essence this strategy will require the undertaking of phased programme of archaeological investigation, the first phase of which will be the controlled demolition to ground floor level followed by the undertaking of archaeological evaluation.

The results from this initial phase of work will allow for the production of appropriate more detailed mitigation strategies to be drawn up to ensure the full excavation, recording and analysis of all significant remains which may be impacted upon by demolition and development, including any new services.

Public Engagement

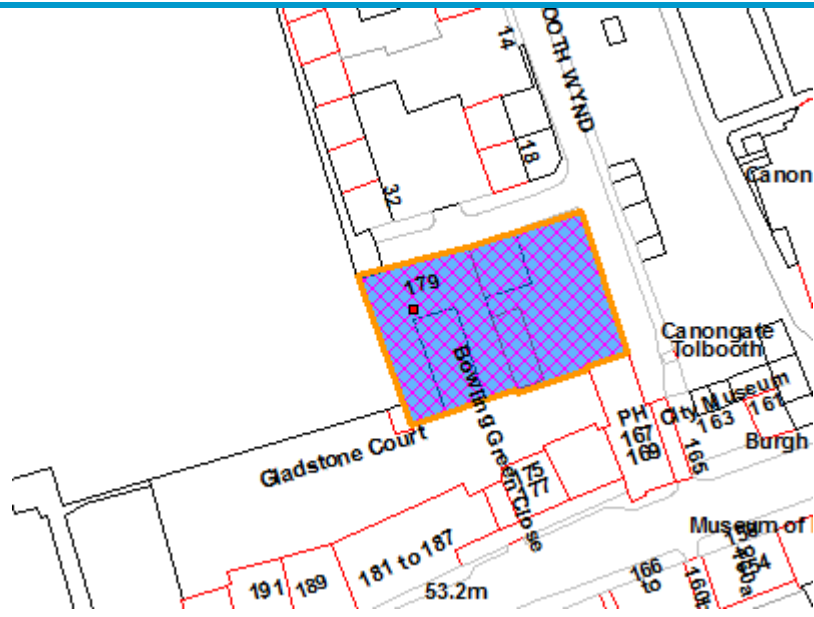
As stated not only does the site contain significant historic buildings but it is likely to contain a wealth of associated remains dating back to 12th century. It is therefore considered essential that in addition to premiant on site interpretation that a programme of public/community engagement is undertaken during development. The full the scope of which will be agreed with CECAS but could include: site open days, viewing points, temporary interpretation boards, exhibition.

If consents are granted it is recommended that the above programme of works should be secured by the following condition;

'No demolition/development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, historic building recording, public engagement, analysis & reporting, publication) 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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