

Development Management Sub-Committee Report

Wednesday 7 February 2024

**Application for Conservation Area Consent
Trinity Academy, 1 Craighall Avenue, Trinity**

Proposal: Demolition of unlisted buildings and structures inc. music department and science block to create new school campus.

**Item – Committee Decision
Application Number – 23/06119/CON
Ward – B04 - Forth**

Reasons for Referral to Committee

The application is referred to the Development Management Sub-Committee as it is associated with the major development the subject of conterminous planning application 23/06118/FUL.

Recommendation

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

Summary

The proposed demolition of the unlisted blocks, including the Design and Technology Workshop (1987-93), the Swimming Pool and Music Room block (1970s), and the Science and Home Economics block (1987-93), will preserve the character and appearance of Victoria Park Conservation Area. Thereby the proposed demolition accords with Section 66 of the Town and Country Planning Listed Buildings and Conservation Areas (Scotland) Act 1997 (The Heritage Act) and Historic Environment Scotland's Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent (April 2019).

SECTION A – Application Background

Site Description

The site is the building and grounds of Trinity Academy secondary school at 1 Craighall Avenue. The school is located in the Victoria Park and Trinity area of north Edinburgh.

The secondary school Includes: the original four-storey Victoria block (1891-1893) by George Craig, formerly known as Craighall Road School and flat-roofed additions (1958-64) by Stanley Patrick Ross-Smith adjoining to the east elevation. These additions include: (i) a four-storey glazed stair link; (ii) a concrete framed and clad six-storey classroom tower block; (iii) a concrete and masonry two-storey 'podium style' block; assembly hall/dining hall block; and (iv) a concrete framed and clad twin gymnasium hall with single-storey corridor link. The Victorian building and the 1950 and 1960s additions are listed category B (LB43687). The original Victoria building was listed on 17/10/1996. The 1958-1964 additions were added to the listing on 20/06/2022 following a listing review. Alterations and redecoration were carried out by Baxter Clark & Paul Architects (1991).

There are later additions to the school (after 1964) which are excluded from the listing, which are (i) a two-storey red brick craft, design and technology (CDT) and general teaching block; (ii) a concrete framed swimming pool and music room block, and, (iii) a three-storey red brick science and home economics and music rooms block.

A detailed description of the different components of the building is contained in the descriptive list LB43687 and also the document titled "Description of Trinity Academy" available to view on the Planning and Building Standards Online Service.

The site includes the car park of the school, located in the southern extremity of the site.

The site is located adjacent to the north of Victoria Park and is within the Victoria Park Conservation Area. The principal elevation of the Victorian school building and the later 1950s and 1960s extensions all front southwards over the school grounds onto Victoria Park. Newhaven Conservation Area lies nearby to the north and northwest of the site.

The site is to the immediate south of Hathornvale Path footpath and cycleway, which lies in a disused railway cutting. There is access to/from Victoria Park and Trinity School to Hathornvale path via an underpass. The grounds of Edinburgh North Scout Hall and Trinity Primary School are adjacent to the south of the eastern part of the site. A combination of Craighall Road and a terrace of houses at 1-4 Craighall Bank, bound the site to the west. Banghold Sports & Outdoor Centre including playing fields, which provide Trinity School with sport facilities, is located nearby to the southwest of the site on the other side of Craighall Road.

The site is also adjacent to the following listed buildings:

- Category C listed 85 Craighall Road Station, Including Bridge (listed Building reference LB43689, listed 17/10/1996).
- Category C listed 1-4 (Inclusive Nos) Craighall Bank Including Boundary Wall (listed building reference LB43688, listed 17/10/1996).
- Category C listed 159 Newhaven Road Victoria Park House (listed building reference LB28126, listed 21/02/1992).

Description of the Proposal

Conservation Area Consent is sought for the demolition of the following unlisted additions to the school building (from west to east):

- the design and technology Workshop block (1987-93),
- the swimming pool and music room block (1970s)
- the science and home economics block (1987-93).

Supporting documents

The following documents have been provided to support the application:

- Design and Access Statement
- Heritage Statement
- Information in Support of Habitats regulations
- Existing Building Appraisal

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

Relevant Site History

23/01057/PAN
Trinity Academy
1 Craighall Avenue
Edinburgh
EH6 4RT

Redevelopment of existing Trinity Academy and associated works including alteration of listed buildings (including retention and adaptation of the Victorian building and removal of 1950s /60s extensions), removal of all other existing buildings, and replacement with new school building as extension to the Victorian building and associated new landscaped outdoor areas. Associated buildings including temporary decant buildings on edge of site, relocation of services, alterations to boundary walls, new external works, and site access.

Pre-application Consultation approved.

22 March 2023

23/01057/SCR
Trinity Academy
1 Craighall Avenue
Edinburgh
EH6 4RT

Redevelopment of existing Trinity Academy and associated works including alteration of listed buildings (including retention and adaptation of the Victorian building and removal of 1950s /60s extensions), removal of all other existing buildings, and replacement with new school building as extension to the Victorian building and associated new landscaped outdoor areas. Associated buildings including temporary decant buildings on edge of site, relocation of services, alterations to boundary walls, new external works, and site access.

EIA Not Required

23 March 2023

23/06118/FUL
Trinity Academy
1 Craighall Avenue
Edinburgh
EH6 4RT

Extension to Victorian building to provide new school accommodation; internal and external works, partial demolition of post-war blocks, associated landscaping and temporary decant facilities to support works.

23/06120/LBC
Trinity Academy
1 Craighall Avenue
Trinity
Edinburgh
EH6 4RT

Partial demolition, extension, and internal and external works to retained Victorian school building to create new campus.

Other Relevant Site History

None.

Pre-Application process

Pre-application discussions took place on this application.

Consultation Engagement

Archaeology Services

Historic Environment Scotland

Refer to Appendix 1 for a summary of the consultation response.

Publicity and Public Engagement

Date of Neighbour Notification: Not Applicable

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): 10 November 2023

Site Notices Date(s): 7 November 2023

Number of Contributors: 1

Section B - Assessment

Determining Issues

Consent is required because section 66 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act") states that in making a decision on the demolition of a building in a conservation area section 6 to 25 of the same Act shall have effect in relation to buildings in conservation areas as they have effect in relation to listed buildings. The proposals therefore require to be assessed in terms of Section 64 of the 1997 Heritage Act:

- Having due regard to HES Policy and guidance, does the proposed demolition conflict with the objective of preserving or enhancing the character or appearance of the conservation area?
- If the proposals do comply with HES Policy and guidance on demolition in a conservation area, are there any compelling reasons (including but not limited to the public sector equality duty) for not approving them?
- If the proposals do not comply with HES Policy and guidance on demolition in a conservation area, are there any compelling reasons (including but not limited to the public sector equality duty) for approving them?

Assessment

To address these determining issues, it needs to be considered whether:

a) Compliance with Planning Legislation on Listed Buildings and Conservation Areas

Character, appearance or setting of 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:

- 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.

Victoria Park Conservation Area Character Appraisal states that the conservation area centres upon Victoria Park, which is surrounded by a mixture of housing and institutional uses and is dominated by the buildings of Trinity Academy. Facing onto the park are a mixture of Georgian and Victorian villas, many of architectural interest and often set in large and well landscaped grounds.

The later additions which are excluded from the listing of the building, are not of architectural or historical significance. They are brick-built blocks with no particular interior or exterior detailing of interest. These buildings do not make any appreciable contribution to the character or appearance of the conservation area.

The Council's archaeological officer recommended that a programme of archaeological work is carried out during ground-breaking works associated with both demolition and construction in order to fully excavate and record any significant remains that may be disturbed but has not objected to the demolition.

Historic Environment Scotland was consulted on the current application and raise no comment.

A heritage statement has been provided which substantiates that the structures to be demolished are not of significance.

A bat survey has been provided and there is no evidence of bats or other protected species within the buildings to be demolished.

Conclusion in relation to the conservation area

Overall, the proposed demolition will preserve the character and appearance of the Victoria Park Conservation Area and is acceptable. The proposals comply with Section 66 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act") and Historic Environment Scotland's Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent (April 2019).

c) Replacement Development

The HES interim guidance and the similar advice in NPF 4 Policy 7 Part g), sets out that consent should generally only be given where there are acceptable proposals for replacement development.

The proposals for the redevelopment of the site of the later additional blocks are recommended for grant under applications 23/06118/FUL and 23/06796/LBC. The new extension to the Victorian school building and open space and landscaping works are considered acceptable in terms of their impact on the character and appearance of the conservation areas as is explained in detail in the report on these conterminous applications.

c) Public representations

One representation was received, which is an objection. A summary of the matters raised is provided below:

material considerations objection

- Unjustified demolition of the post-war modernist buildings and consequent loss of buildings of architectural and historic significance.

non-material considerations objection

- Aluminium window sashes are not appropriate replacements for existing in the Victorian building.
- Removal of the ground to first floor stair.

The matters raised are addressed above or in the conterminous applications.

Conclusion in relation to other matters considered.

The proposals do not raise any concerns in relation to other material considerations identified.

Overall conclusion

The proposed demolition of the later additional blocks including the Design and Technology Workshop (1987-93), the Swimming Pool and Music Room block (1970s), and the Science and Home Economics block (1987-93), will preserve the character and appearance of Victoria Park Conservation Area. Thereby the proposed demolition accords with Section 66 of the Town and Country Planning Listed Buildings and Conservation Areas (Scotland) Act 1997 (The Heritage Act) and Historic Environment Scotland's Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent (April 2019).

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following.

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 of Development for planning permission application reference 23/06118/FUL and listed building consent application reference 23/06120/LBC.
2. No demolition/development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building survey, excavation, public engagement, interpretation, analysis & reporting and publication) 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.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - Local Development Plan

Date Registered: 18 October 2023

Drawing Numbers/Scheme

001 - 015

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Adam Thomson, Planning Officer
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Appendix 1

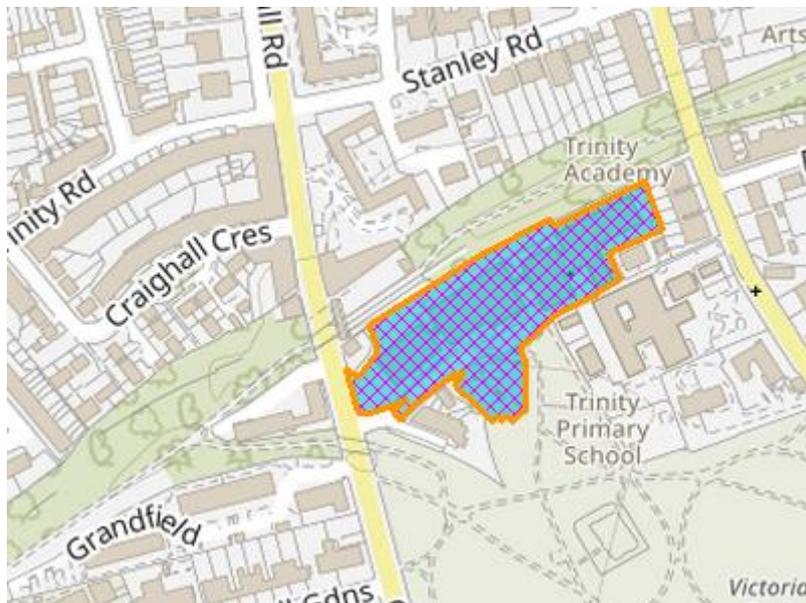
Summary of Consultation Responses

NAME: Archaeology Services
COMMENT: No objections.
DATE: 6 November 2023

NAME: Historic Environment Scotland
COMMENT: No objection.
DATE: 11 December 2023

The full consultation response can be viewed on the [Planning & Building Standards Portal](#).

Location Plan



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