

# Development Management Sub-Committee Report

**Wednesday 7 February 2024**

**Application for Listed Building Consent  
Trinity Academy, 1 Craighall Avenue, Trinity**

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

**Item – Committee Decision  
Application Number – 23/06120/LBC  
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**

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the proposed removal of the 1950s and 1960s additions would reduce the significance of the listed building. Additionally, owing to its scale, massing, height, deep plan form, positioning, and the extent to which it covers over the east elevation, the proposed new extension would reduce the significance of the listed building and harm its character and appearance. Notwithstanding, it is considered that there are significant community benefits resulting from the proposals which keep Trinity Academy on the existing site in close proximity to its sports facilities. Additionally, there are wider benefits of delivery of the city-wide aspirations for the curriculum and benefits from improved accessibility for disabled people. On balance, these benefits outweigh the reduction in significance of the listed building resulting from the proposals and the consequent loss to the character and appearance of the conservation area and provides reasoned justification for granting listed building consent for the proposed development. There are no detrimental impacts on equalities or human rights. There are no material considerations that outweigh this conclusion.

## **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' assembly hall/dining hall block; and (iv) a concrete framed and clad twin gymnasium hall with single-storey corridor link. There are later additions to the school (built after 1964) and these include a two-storey red brick craft, design, and technology (CDT) and general teaching block and a concrete framed swimming pool and music room block, and (vii) a three-storey red brick science and home economics and music rooms block.

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). The later additions to the school (after 1964) are excluded from the listing,

All of the buildings are presently in use except for the swimming pool hall which is closed owing to issues with the roof structure.

A detailed description of the different components of the building and a statement of their significance and why they meet the criteria of special architectural or historic interest 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 is located immediately to the north of Victoria Park and is within the Victoria Park Conservation Area. Newhaven Conservation Area lies nearby to the north and northwest of the site.

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

Listed building consent is sought for:

- Internal alterations to the existing Victorian building including the removal of partition walls, the removal of internal staircases, the installation of new stair flights, the formation of new door openings, the installation of a lift and the installation of loft insulation.

- Exterior alterations to the existing Victorian building including the replacement of the non-original metal windows with new windows, the blocking up of existing original window openings on the east elevation.
- The removal of all of the 1950s and 1960s extensions (tower block, dining block, CDT Block & swimming pool).
- The addition to the east elevation of the Victorian building of a new build teaching block. This will replace all of the existing post-war 1950s and 1960s extensions (tower block, dining block, CDT Block & swimming pool).

The proposed new extension is a four-storey flat roofed block linking to the existing Victorian building. It has an irregular shaped footprint that is approximately three times that of the Victorian building. The extension will accommodate the main school entrance, which will be accessed from a new entrance plaza on the south-eastern end of the site and from the footpath on the northern edge of the park connecting Craighall Avenue and Newhaven Road. The new entrance and classrooms above will extend the building across the end of Craighall Avenue bringing the footprint further south within the site. The extension extends in front of the south elevation facade of the Victorian building, and it extends behind its rear (north) building line. The extension overlays approximately two-thirds of the east elevation of the Victorian building. The south elevation of this connecting part of the extension is formed as a glazed curtain wall and is set back from the front facade of the Victorian building and is intended as a visual break between the Victorian building and the main bulk of the new extension. The floor levels of the new extension align with the Victorian building with the same number of floors, to provide level access throughout the school.

### Supporting documents

The following documents have been provided to support the application:

- Planning Statement
- Design and Access Statement
- Heritage Statement
- Report on Sampling - Testing of Reinforced Concrete
- Condition Survey Report
- Existing Building Appraisal (provides evidence on how each building has been investigated in terms of retention and what layout, structural and fabric improvements would need to take place to retain them for school use)
- Structural Condition Report
- Bat Roost Survey Report
- Information in Support of Habitat Regulations

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

## Relevant Site History

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.

23/06119/CON  
Trinity Academy  
1 Craighall Avenue  
Trinity  
Edinburgh  
EH6 4RT

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

## Other Relevant Site History

None.

## Pre-Application process

Pre-application discussions took place on this application.

## Consultation Engagement

Historic Environment Scotland

Archaeology Services

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

Due to the proposals relating to a listed building(s) within a conservation area, this application for listed building consent requires to be assessed against Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- Having due regard to HES Policy and guidance, do the proposals:
  - a. harm a listed building or its setting? or
  - b. 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, 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, 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) **The proposals harm the listed building or its setting.**

The following HES guidance is relevant in the determination of this application:

- Managing Change in the Historic Environment Guidance on the Principles of Listed Building Consent
- Managing Change in the Historic Environment: Extensions
- Managing Change in the Historic Environment: Interiors
- Managing Change in the Historic Environment: Use and Adaptation of Listed Buildings
- Managing Change in the Historic Environment: Windows

The original Victorian school building is a broadly symmetrical, three-storey and basement, fifteen-bay building of squared and snecked brown sandstone in the Renaissance style with some Venetian detailing, finished with contrasting polished red sandstone dressings. The entrance (south elevation) has a round arched, hood-moulded doorway (converted to a window around 1960). The building has a piended roof with a grey slate covering in diminishing courses. The late 19th century interior is broadly intact in plan with fixtures and fittings retained throughout. There has been some remodelling and infilling of central spaces.

By the mid-1950s pressure on the school role required further expansion. It was at this time that the Classroom Tower and associated Gym Block were built in a modern architectural style. These buildings replaced inter-war additions and extended further east. In the late 1960s a further gymnasium and swimming pool block were added. A final phase of expansion took place at the very east of the site in the early 1990s, with a purpose-built Science & Home Economics block filling in the site, an extension to that block was also added.

### **Impact on Listed Building**

#### **Refurbishment of Victorian building**

The proposed external alterations to the Victorian building, including the removal of the later west entrance, reinstatement of historic rear entrances (as fire escapes) and removal of the twentieth-century window, restoration of the school's central doorway and steps, are all enhancements to the listed building.

In terms of their style the proposed replacement aluminium framed windows would be an improvement to the existing non-original aluminium windows that they would replace. Whilst timber replacement timber framed windows would have been a conservation gain, it would not be reasonable to insist on this owing to the fact that existing aluminium framed windows are an early replacement.

The interventions into the interior are focused on accessibility (provision of a lift) and fire safety requirements. The classrooms and circulation spaces within the building will remain largely as existing and thus the internal works preserve the character of the listed building.

Historic Environment Scotland do not raise any concerns with the proposed refurbishment proposals.

The alterations to the Victorian building will not have a detrimental impact on the significance of the listed building.

#### **Removal of 1950s-1960s additions**

An engineer condition report, a structural condition report and a sampling concrete testing report have been submitted in support of the proposals to remove the 1950s and 1960s additions. They detail the poor condition of these additions and the likely implications that necessary refurbishment and alteration would have on their significance and mid-twentieth century character.

Although the supporting reports do not categorically demonstrate that the additions are structurally unsound and are technically incapable of being repaired, they detail extensive faults including spalling and cracking of concrete and the requirement for replacement cladding. In their consultation response HES state that they recognise the importance and benefits of keeping Trinity Academy on the existing site. Furthermore, they state that the supporting report evidences the reasoned approach to the redevelopment of the school. Therefore, whilst they recognise the major impacts, they do not oppose the removal of the twentieth century additions.

The planning authority consider that the supporting reports demonstrate that the 1950s and 1960s addition are in very poor condition and that they would not be able to be repaired and brought back into productive use without significant financial costs. The extensions are already beyond their extended building life expectancy. It is probable that even if they were renovated to a good state of repair, owing to their condition, age, and nature of their construction, it is probable that future structural issues may arise. Moreover, necessary renovation works, including retrofitting energy efficiency measures, would not meet the same energy efficiency standards that would be achieved by a new build extension. Having given due consideration to the supporting documents submitted in support of the proposal, the planning authority concur with HES that these reports evidence the reasoned approach to the redevelopment of the school.

Notwithstanding the above, the 1950s-1960s additions are of special architectural and historic interest and therefore the removal of them will have a major negative impact on the significance of the listed building. Consideration of whether there are significant material considerations that justify the proposed removal of the extensions; and if so, whether this outweighs any adverse impacts, is addressed later in this report.

### **Proposed new extension.**

Historic Environment Scotland's Guidance note: Managing Change in the Historic Environment: Extensions, states that extensions must protect the character and appearance of the building; should be subordinate in scale and form; should be located on a secondary elevation; and must be designed in a high-quality manner using appropriate materials.

The existing glazed stair link is set some 10 metres back behind both the principal facade (south elevation) and the north elevation of the Victorian building. At some 3.5 metres in depth, it is slim and thus overlays a small area of the east elevation of the Victorian building. It is 7.3 metres in width and glazed. The combination of its deep set back from the front and rear elevations, its slender depth, its width and it being entirely glazed, are all factors contributing to it being a sensitive, subservient and lightweight structure that achieves a clear visual separation between the Victorian building and the more solid form of the 1950s and 1960s extensions to the east of it. The six-storey tower block is set behind the facade of the Victorian building and thereby is subservient to it. The other 1950s and 1960s extensions extend in front of the facade of the Victorian building by varying amounts, however they are still subservient to the Victorian building because of their distance from the building and their heights. Overall, the existing 1950s and 1960s extensions are subservient and sensitively designed additions to the original Victorian school building.

The link component of the proposed new extension overlays approximately two thirds of the east elevation of the Victorian building. It is set back from the front (south) facade of the Victorian building by some 7.2 metres, and it extends some 9.2 metres back from the north elevation of the Victorian building and is some 5.6 metres in width. Its south elevation is proposed as a glazed curtain wall. The design intention is to achieve a degree of visual separation between the front facade of the Victorian building and bulk of the new extension, whilst also maintaining close educational links on each floor plate between the two buildings. The main body of the extension then extends some 2.7 metres in front of the facade for a distance of some 16 metres and then steps out further in front of the facade to a distance of 21.9 metres at its southern most point.

Although the link part of the new extension is set back from the façade, it covers over considerably more of the east elevation of the Victorian building and is shorter in width than the existing glazed stair link, albeit existing openings will be reused, and no existing masonry removed. Unlike the existing glazed stair link it does not achieve a pronounced visual separation between the Victorian building and the bulk of the new extension. Therefore, the proposed extension is not of a subordinate scale and massing, instead it is of substantial scale and massing, with a very deep plan form and a footprint that is some three times that of the Victorian building. In terms of its scale, massing, height, deep plan form, positioning, and the extent to which it covers over the east elevation, the proposed new extension would not be a subordinate or sympathetic addition to the building, but instead it would have a dominating impact on the Victorian building. This visual discordance would be mainly evident in close views of the building from the west and south. The Victorian building would no longer be the focal point. For all of these reasons the proposed extension would not be sympathetic to the architectural character and appearance of the listed building.

Formal pre-application discussions between the applicant and the planning authority took place. During these discussions the planning authority expressed concerns about the attachment, massing, positioning, form and footprint of the proposed replacement extension, which is considered not to be subservient to the existing Victorian school building and that there is a sense that effort has concentrated on building design and function, without due consideration for context. The planning authority advised the applicant to submit a revised scheme that respected the built heritage and made suggestions of how the scheme could be revised to be considered more favourably. However, the current proposal remains unchanged from the proposal original submitted to the planning authority or discussion at the pre-application stage.

### **Proposals harm the setting of listed buildings.**

The settings of the Category C listed 1-4 (Inclusive Nos) Craighall Bank (LB43688) would be impacted by the scale, positioning and utilitarian appearance of the temporary decant teaching block for the duration if it being on site. However, given that the decant block would be on site temporary for the duration of construction works, the impact on the setting of these listed buildings would not be significant.

The proposed development would be so removed from the other neighbouring listed buildings and structures listed in the background section of this report such that it would not have a harmful impact on their setting.

### **Conclusion in relation to the listed building**

The proposals conflict with Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and relevant HES guidance.

#### **b) The proposals harm the character or appearance of the 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."*

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.

With regards to new development The Conservation Area Character Appraisal states that: *"Any new development within the Conservation Area needs to be sympathetic, by respecting and interpreting the townscape in a sensitive way. There is limited new development within the Conservation Area, predominantly the modern school building. Development around the edge of the area has not always taken cognisance of its impact on the character of the Conservation Area. Redevelopment opportunities in the area appear few, but any development, either within or outside the Conservation Area, should be restricted in height and scale in order to protect its setting and the key views out of and into the conservation area. The new design must respect the existing spatial pattern, massing and traditional materials."*

The proposal demonstrates a contemporary idiom using brick, precast concrete, zinc cladding and asymmetric window placement to create a contrast to the Victorian Building. The planning authority considers that the proposed external finishing material would contrast with and be complimentary to the traditional sandstone and slate materials of the Victorian school building and the traditional materials elsewhere in the Conservation Area.

The applicant maintains that the condensed footprint and four-storey height of the proposed new extension, which is lower than the existing 1950s tower block, reduces the overall mass visible on the skyline and the visual impact of the proposal on the wider conservation area. They state that the proposed massing is largely obscured by the heavy tree lines and adjacent buildings in the area. The planning authority accepts that the 1950s tower block is at odds with the predominant height of the buildings in the conservation area. However, it is considered that owing to its size and relatively small footprint and resultant slender form, the existing tower block does not negatively impact on the character and appearance of the conservation area. The planning authority considers that the bulk, massing, and form of the proposed new extension, which as stated above is above, is not subservient to or sympathetic to the Victorian school building, would in turn, harm the character and appearance of the Victoria Park Conservation Area. The existing trees would partly obscure the proposed new extension from long views outside the site, however they do not provide a total screen, neither do they obscure close views. Also, the trees would provide less screening in the winter months when the trees are not in leaf.

### **Conclusion in relation to the conservation area**

The proposals conflict with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

**c) Are there significant material considerations that justify the development in this particular location; and if so, does this outweigh any adverse impacts**

As stated above, given that it is considered that there would be harm to the listed school building and the conservation area for the above stated reasons, in terms of the legal tests, consideration is required to be given to whether there are significant material considerations that justify the proposed development in this particular location; and if so, does this outweigh any adverse impacts.

In order to make this assessment it is necessary to identify the high level aims and objectives of the proposal, the limitations/difficulties with existing school and the benefits to the operation of the school that the proposals would bring. These are all summarised as follows:

*High-level aims and objectives of the proposal:*

The redevelopment of the school estate (the main Trinity Academy school site and the Trinity Academy Sports Campus at Bangholm) is part of CEC's Adaptation and Renewal programme for the city's school estates. The redevelopment of the main Trinity Academy School site represents Phase 2 of a programme of development and investment by the City of Edinburgh Council to improve the school estate. It follows the successful completion of the Trinity Academy Sports Campus at Bangholm Recreation Ground as Phase 1, this opened to the school and as a community sports facility in Autumn 2022. The proposal the subject of this application meets the following high level aims and objectives:

- The Scottish Government's Learning Estate Investment Strategy to connect people, places, and learning, improve outcomes for all and promote sustainable and inclusive economic growth.
- The City-wide aspirations for the curriculum to address all inclusion, digital and outdoor learning environments.
- In combination with the city-wide net zero-carbon objectives, to provide a community lifelong learning and sports hub where public services can be co-located with links to active travel networks, green infrastructure, and public transport networks; and to expand the school provision to provide accommodation for a pupil roll of 1,200 due to rising rolls within the catchment area.
- To provide educational and learning facilities fit for the 21st Century, serving the local communities that would also meet the city-wide objective to provide a net zero-carbon city by 2030, and the Scottish Government's policy of 'Getting it Right for Every Child'. The new school provision seeks to meet the following objectives:

*Limitations/challenges with existing school building and grounds*

- the 1950s and 1960s buildings are beyond their life expectancy. Although they could technically be renovated, the cost of this is substantial.

- The Existing Building Appraisal accompanying this planning submission confirms that the school buildings are generally no longer fit for purpose, they are not environmentally sustainable, and do not facilitate aspirational or collaborative learning environment appropriate for modern teaching.
- Ease of accessibility within the existing building is hindered because of the differing floor levels across the building.
- The current school roll is 950 pupils and is rising. The current school building does not have capacity to accommodate the expected increased pupil numbers, which is a 1,200, an increase in capacity of c 7.5%.
- The existing school building has a linear, fragmented, and disjointed layout, with each faculty housed in separate buildings. This creates disconnect between different sections of the school. This leads to prolonged travel times within the school. Additionally, the linear and fragmented nature of the layout results in areas feeling isolated and disconnected. Moreover, this raises two fundamental disadvantages which is poor accessibility within the existing structures and inability to facilitate cross-faculty education which is a fundamental practice in contemporary education.
- Absence of a central gathering and circulation space within the school.
- The school grounds comprise service areas, vehicular access points and hard tarmac and little outside space for social gathering/recreation at break times, outdoor learning, or nature. Consequently, pupils disperse into the surrounding areas out with school grounds at break times and immediately after school, putting pressure on the park and surrounding streets.
- The arrival to the school is unclear. The large area of tarmac to the front of the school building does not make an attractive frontage for the school on to Craighall Road offers and has limited usability.
- Due to accessibility issues and subpar quality, presently there are no community facilities contained within the school.

*Benefits arising from the proposed development.*

- New teaching block would achieve Passivehaus standard.
- There is a strong sense of identity and historical significance associated with the original Victorian school building. Its integration into the new design was imperative due to its profound significance to the school community. The use and life of the building is preserved.

- The condensed footprint reduces the overall mass visible on the skyline but also facilitates the creation of a new central gathering space at the heart of the new teaching building. Additionally, it allows for the release of land on the eastern part of the site for outdoor dining, biodiverse playground, and learning areas for the school, thereby enhancing the site's overall organization, and delivering the need for outdoor education all within a secure area. It also enhances the connection to the nearby Trinity Primary, facilitating the movement of children between the two schools. Moreover, owing to the current lack of outdoor space in the school site, it alleviates the pressure on Victoria Park itself.
- The reorientation of the main entrance towards the park will create a civic frontage facing the park and a public-facing aspect to the school, which is currently absent. The arrival plaza includes a series of steps and integrated ramps creates accessible routes to main entrance, with bleacher seating creating a key public arrival space. There will be Improved accessibility across the site with level access from accessible parking and to main building entrance.
- The repurposed land on the eastern part of the site will serve as a physical link, connecting Trinity Primary, Scout Hall, and the new school, and potentially fostering future collaborations.
- The proposal would provide contemporary facilities that have the potential to be utilised by the local community.
- The redevelopment of Trinity Academy posed phasing and logistical challenges. By retaining Blocks D-F during construction, the entire decant building can be situated in the car park due to its ample capacity to accommodate the required facilities. This has resulted in cost savings and reduced disruption to the school.

## **Conclusion**

The proposals will deliver all of the above listed high-level aims and objectives, address all of the above listed limitations/challenges with the existing school and achieve all of the above listed benefits, all whilst retaining and refurbishing the original Victorian building. This will ensure that the listed status of Trinity Academy will be maintained (although its significance will be reduced by the extent of removals).

An alternative scheme for the retention of and renovation of the existing 1950s and 1960s buildings would not deliver the same. There is no off-site alternative for the proposals. The applicant has advised that alternative site planning scenarios have been worked through and the submitted option represents the best arrangement for the listed building. The locational benefit of allowing the extension retains the school on its original site which is a key aspect of the significance of the building. This view is echoed by Historic Environment Scotland within their consultation response. The listing description notes "Trinity Academy has special interest for the survival of its setting, its continued relationship as part of a school campus group with Trinity Primary School, and its prominence within the local area - contributing to our understanding of the development and expansion of suburban Edinburgh." The provision of a new high school on an alternative location would result in the disposal of the school site and the selling off of the building and may result in additional interventions to allow for the reuse of the listed building.

The proposals have been informed by a programme of engagement with the staff and pupils of the school and the local community. The vast majority of the representations received on the application are in support of the proposals.

It is considered that there are significant community benefits resulting from the proposals that keep Trinity Academy on the existing site in close proximity to its sports facilities. Additionally, there are wider benefits of delivery of the city-wide aspirations for the curriculum and benefits from improved accessibility for disabled people and others with mobility issues. On balance, these benefits outweigh the reduction in significance of the listed building resulting from the extent of removals and the consequent loss to the character and appearance of the conservation area and provide reasoned justification for granting listed building consent for the proposed development.

### *Archaeology*

The City Archaeologist recommends controls to mitigate impact on archaeology. These controls can be secured by a condition on a grant of the conterminous application of planning permission.

### **e) There are any other material considerations which must be addressed?**

#### Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. The proposal improves access within the school for wheelchair users and others with limited mobility.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

#### Public representations

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

#### *material considerations objection*

- Aluminium window sashes are not appropriate replacements for existing in the Victorian building.
- Removal of the ground to first floor stair.
- Unjustified demolition of the post-war modernist buildings and consequent loss of buildings of architectural and historic significance.

#### *nonmaterial considerations objection*

- contractor vehicle parking resulting in congestion on neighbouring roads.

The matters raised are addressed above and/or in the report on 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**

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the proposed removal of the 1950s and 1960s additions would reduce the significance of the listed building. Additionally, owing to its scale, massing, height, deep plan form, positioning, and the extent to which it covers over the east elevation, the proposed extension would reduce the significance of the listed building and harm its character and appearance.

Notwithstanding, it is considered that there are significant community benefits resulting from the proposals which keep Trinity Academy on the existing site in close proximity to its sports facilities. Additionally, there are wider benefits of delivery of the city-wide aspirations for the curriculum and benefits from improved accessibility for disabled people.

On balance, these benefits outweigh the reduction in significance of the listed building resulting from the proposals and the consequent loss to the character and appearance of the conservation area and provides reasoned justification for granting listed building consent for the proposed development. There are no detrimental impacts on equalities or human rights. There are no material considerations that outweigh this conclusion.

## **Section C - Conditions/Reasons/Informatives**

The recommendation is subject to the following.

### **Conditions**

1. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before above groundwork is commenced on site. A full-size sample panel(s) of no less than 1.5m x 1.5m of all facade components should be erected at a location agreed with the Planning Authority.
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. This shall also include the recording, storage, conservation and resighted on public display within the new school, of the war memorial to former staff and pupils who died in both WWI & WWII presently contained within the 1950's/60's blocks.
3. No demolition shall commence until an initiation of development notification has been submitted to the Planning Authority for planning application 23/06118/FUL.

## Reasons

1. In order to enable the Planning Authority to consider this/these matter/s in detail.
2. In order to safeguard the interests of archaeological heritage.
3. In the interests of safeguarding the character and appearance of the listed building and the character and appearance of the conservation area.

## 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 - 061

Scheme 1

**David Givan**  
**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

Contact: Adam Thomson, Planning Officer  
E-mail: adam.thomson@edinburgh.gov.uk

## Appendix 1

### Summary of Consultation Responses

NAME: Historic Environment Scotland

COMMENT: No objection.

DATE: 12 December 2023

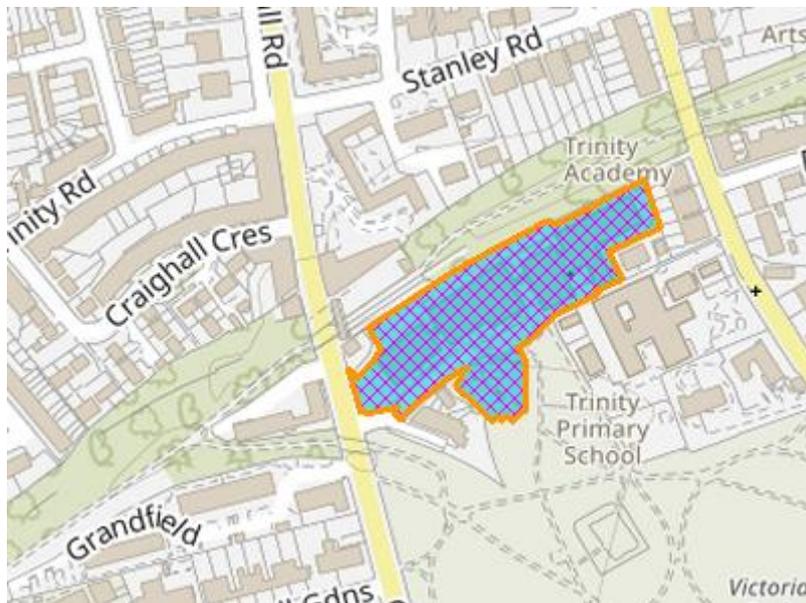
NAME: Archaeology Services

COMMENT: No objection. A condition is recommended.

DATE: 6 November 2023

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

### Location Plan



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