

The Re-use of Historic Buildings

Background

The condition of historic buildings across Scotland is monitored through the national Buildings at Risk Register (BARR), which is managed by Historic Environment Scotland. The BARR aims to identify and raise awareness of buildings of historic or architectural merit which have fallen into disrepair, with the aim of encouraging their restoration and re-use.

The BARR is also used by the Scottish Government as a national indicator of the condition of Scotland's historic environment, measured by the number of Category 'A' listed buildings that are on the register. The BARR can be viewed at: www.buildingsatrisk.org.uk

Buildings at Risk in Edinburgh

In Edinburgh, the BARR currently identifies 82 buildings as 'at risk' - a decrease in the number (96) of 'at risk' buildings identified in 2015. This contrasts with the trend identified nationally, where 'Buildings at Risk' have continued to increase in number. Edinburgh continues to have a lower proportion of 'at risk' built heritage than other cities, containing 10.4% of Scotland's listed buildings and just 3.3% of its 'at risk' buildings. The complete list of current 'Buildings at Risk' in Edinburgh is at Appendix 1.

A number of the current 'at risk' buildings form part of high profile development sites and regeneration projects, including the Royal High School and India Buildings on Victoria Street. In the last 12 months no new buildings have been added to the Register. Buildings remain on the Register until they have been fully restored and reoccupied. In the last 16 months, nine buildings have been restored and removed from the Register, and a further five have been demolished (details at Appendix 2). The positive progress in addressing buildings on the BARR is a reflection of the city's economic growth and strong property market.

It should be noted that the BARR is not a static record. Over time, some buildings are restored and brought back into use while others fall into disrepair and are added to the Register. Since the creation of the Register in 1990, 97 buildings in Edinburgh have been restored, with 19 lost to demolition (details at Appendix 3).

A significant number of the buildings on the Register are in the process of having proposals for re-use developed. Some are at an early stage, others have live planning

Applications and others have consent for restoration or demolition. There are also 'at risk' sites that are either not suitable for conversion to a contemporary use (for example dovecots, spring heads and pavilions) or are not buildings (for example boundary walls and cemeteries).

Edinburgh's Approach

Planning authorities have a duty to protect the historic environment, although the maintenance of individual buildings is the responsibility of the building owner. As part of the Council's statutory duty to protect the historic environment, the Planning service seeks to work with owners to support them in bringing 'at risk' buildings back into use, or to sell their property to a restoring purchaser. This can involve passing on enquiries from potential purchasers to owners. It can also involve providing advice and information to owners and potential purchasers, monitoring the condition of buildings, and working closely with owners to persuade them to develop proposals for re-use.

In more difficult cases, this can involve using the statutory powers granted to local authorities to intervene and take direct action. It should be noted however that the powers available are limited: under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, if a building is not wind and watertight a local authority can serve an Urgent Works Notice which requires the owner to carry out measures such as boarding up windows, clearing gutters and patching holes in the roof. If the owner does not carry out the works within the required timescale the local authority may carry out the works and claim the costs back from the owner of the property. Where an owner is not taking reasonable measures to properly preserve a listed building, a local authority may serve a Repairs Notice as a precursor to initiating the compulsory purchase process.

City of Edinburgh Council Owned Properties

Fourteen of the entries on the Register are owned by the Council (details at Appendix 4). Six of these are not suitable for re-use. The remaining eight are either being restored, have a live planning consent, are awaiting an application determination, or are at a preliminary explorative stage in identifying a suitable use, tenant or purchaser.

Conclusions

The Buildings at Risk Register is a useful tool for highlighting historic buildings which are in need of investment to bring about their restoration and re-use. The Council will continue to encourage the owners of such buildings to work towards the best outcome for each property.

Edinburgh has the lowest proportion of historic buildings on the Buildings at Risk Register of all Scotland's cities.

The Council owns a number of buildings on the Buildings at Risk Register and efforts are being made to achieve their restoration and long-term re-use.

Contact

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Appendix 1: Edinburgh Buildings on the Buildings at Risk Register (August 2017)

Restoration in Progress

Building	Details of restoration
1. Blackfriars Street UP Church	External and internal renovations completed by owner. Suitable long term use being sought; building currently still advertised as "to let".
2. City Observatory, Calton Hill	Restoration for art gallery use in progress as per applications 15/01828/FUL and 15/01828/VARY.
3. 7 Clerk Street, Former Odeon Cinema,	Restoration in progress. Due to open as multi-screen cinema in December 2018; 16/03430/FUL and 16/03428/LBC.
4. Panmure House, 4 Lochend Close	Being restored and converted for use by Edinburgh Business School, Heriot Watt University; anticipated completion of the main works is March 2018. 12/03850/LBC; 17/01678/LBC.
5. 42 St Andrew Square	Restoration in progress; 15/02786/FUL.
6. 3-3a St Andrew Square	Restoration in progress; bottom two floors now fully operational as restaurant "Dishoom".
7. 28-48 West Register Street	Conversion works underway. Significant portion of buildings surrounding site have been demolished; 15/02788/FUL.
8. Corstorphine Youth & Community Centre, 13-14, Kirk Loan, Corstorphine	16/01208/FUL varied 16/01208/VARY 03/05/2017; site visit confirms that demolition works are currently in progress.
9. Bridgend Farmhouse, Old Dalkeith Road	Restoration in progress as per permission 15/00235/FUL granted 26/03/2015. Works expected to be completed in November 2017.
10. North British Rubber Company, Fountain Park	Restoration in progress as per 15/03129/FUL.
11. Craighouse Boiler room annex	Restoration works in progress.
12. Craighouse, East Craig	Restoration works in progress. Sold by Savills 22/12/2016 - cottage and land extending to approx 0.9 acres. 17/01260/LBC granted 24 May 2017; restoration of Listed Cottage with contemporary extension linked to main building with new vehicular access and landscaping works; 17/01250/FUL AWAITING ASSESSMENT; restoration of Listed Cottage with contemporary extension linked to main building with new vehicular access and landscaping works. Restoration works underway.
13. Craighouse, Bevan House	
14. Craighouse, East Lodge	
15. Craighouse, Old Craig House	
16. Craighouse, South Craig	
17. Laverockdale Cottage, Dreghorn Loan	

At Risk

Building	
1. 4 Duncan Place, Duncan Place Resource Centre	Works underway as per 16/00550/FUL 14/04/22016 to construct a new extension at the rear of Duncan Place Resource Centre containing nursery accommodation and gym facilities for use by school; unclear what the future holds for the rest of the building.
2. Donaldsons School, 1B Wester Coates	Live Consent; 15/03780/VARY & 15/03780/VAR2 awaiting assessment.
3. Donaldsons School West Lodge	
4. Donaldsons School East Lodge	
5. Council Yard, Kings Stables Lane	Live Consent - 15/05715/FUL awaiting decision.
6. 11-15 Victoria Street	17/01014/PAN approved 22/03/2017. 28/04/2017, Turley contacted CEC to advise that applicant is postponing public exhibitions. There does not appear to be any further contact since.
7. Shrubhill Tramworks, NW workshop	Works underway as per permission 05/03128/FUL. Works commenced late August 2016 and first two phases are expected to complete in 2020. The Tramworks form "phase three" of the project and are expected to commence following the completion of phases one and two; sometime post March 2020. Buildings still at risk.
8. Shrubhill Tramworks NE workshop	See above.
9. Community Centre, 165 Leith Walk	Buildings appear to be empty. 17/01898/LBC granted 27/07/2017 for demolition of former tram depot to rear.
10. New Calton Burial Ground watchtower	No known progress or live planning applications.
11. Redhall House, 7 Redhall Drive	No known progress of live planning applications.
12. Leith Theatre, Ferry Road	Leased to Leith Theatre Trust with the Council as landlord retaining the obligation to keep the premises wind and watertight.
13.5 Downie Terrace	No known progress or live planning applications.
14.1-2 India Buildings	Live consent; 17/01014/PAN approved 22/03/2017. 28/04/2017, Turley contacted CEC to advise that applicant is postponing public exhibitions. There does not appear to be any further contact from here.
15.3-4 India Buildings	
16.5-6 India Buildings	

17. Royal High School (Former): Main School Building	Pre-determination 24/08/2017 and consultation 31/08/2017 for 17/00588/FUL & 17/00587/LBC.
18. Royal High School (Former): Lodge, Regent Road, Edinburgh	
19. Royal High School (Former): Classroom/ Gymnasium, Regent Road, Edinburgh	
20. Royal High School (Former): Eastern Pavilion, Regent Road, Edinburgh	
21. Royal High School (Former): Western Pavilion, Regent Road, Edinburgh	
22. Canongate Venture, 5 New Street	Part of Caltongate scheme (13/03407/FUL). 16/01952/LBC granted 18/08/2016. Does not appear that any works have begun on site.
23. Tron Kirk, Royal Mile	Site temporarily in use as a market; no long-term use proposed as of yet or live planning applications.
24. St Paul's Church, 9 Lorne Street	No known progress or live planning applications.
25. St James Church, 119 Constitution Street	16/04020/LBC granted 02/02/2017 & 16/04022/FUL granted 02/02/2017; alter and change the use of an existing building to non-residential institution (class 10); erect single storey wings north and south of the existing building; connect to existing building including forming new opening; form upper storey gallery in nave; rationalise car-parking. No works appear to have started on site.
26. Edmonstone House South Lodge & Gates, 545, Old Dalkeith Road,	In a critical, ruinous condition. 17/01648/PAN approved 28/04/17 & public consultations held 13th, 14th, 15th June for residential development at land 447 Metres Northeast Of 545 Old Dalkeith Road Edinburgh
27. Leith Walk Primary School Janitor's Lodge, 8, Brunswick Road,	No known progress or live planning applications.
28. Imperial Dock Grain Elevator & Warehouse, Imperial Dock	No known progress or live planning applications.

29. Cramond Bridge Mill	No known progress or live planning applications.
30. 9-10 West Scotland Street Lane	No known progress or live planning applications.
31. 55 Abbeyhill	No known progress or live planning applications.
32. Police Call Box, Pleasance, Edinburgh	No known progress or live planning applications.
33. 4 Windsor Street Lane	17/01135/CON & 17/00890/FUL granted 21/07/2017; complete demolition in a Conservation Area/ remove derelict 2 storey house and replace with 2no. mews house units on site and adjoining gap site (as amended).
34. Edinburgh & Leith Gas Works, 1-5 Baltic Street	Part of site back in use as per applications 15/02686/FUL & 15/00432/LBC; Benchmark, Tile giant and Managed Services (Edinburgh Council) have working units. Dalton still have operational scrap yard.
35. 22 John's Lane, Leith	15/03225/LBC (granted 15/10/15) to renovate the existing listed building to provide 30 flats over 3 storeys; 15/03226/FUL for same development awaiting decision. Unsure where this will go: deficiency letter sent 15/07/15; legacy letters also issued.
36. Mecca State Social Club, 204-208 Great Junction Street	Primarily still unused. Part of building used by church. No planning applications for any future use.
37. Lauriston Farm House, Lauriston Farm Road, Edinburgh	15/03373/FUL granted 06/01/2017 to alter, refurbish and extend existing dwelling house. However still boarded up; does not seem that restorative works have started.
38. Madelvic Factory, 37 Granton Park Avenue	No known progress or live planning applications.
39. 29-31 George Street (upper floors only)	No known progress or live planning applications.
40. Warehouse, mid pier, Granton	No known progress or live planning applications.
41. 3 Dublin Street Lane North	No known progress or live planning applications.
42. 15 Duke Street	Building is being advertised as "Under Offer" (signage by eyco) following site visit 28/07/2017. However currently not in use and no planning applications received.
43. Ravenscroft Cottages, 81-83 Ravenscroft Street	No known progress or live planning applications.
44. Generating Station, 95 MacDonald Road	No known progress or live planning applications.

Not Buildings/Not Suitable for Re-use

Building
1. Addistoun Doocot, Addiston, near Dalmahoy
2. Cammo House Stables, Cammo Road
3. Cammo House Walled Garden and outbuildings
4. Comiston House Doocot
5. Comiston Springs: Sandglass Spring Head, Oxgangs Loan
6. Comiston Springs: Peewit Spring Head 2, Oxgangs Green
7. Comiston Springs: Fox Spring Head 3, Comiston View
8. Comiston Springs: Peewit Spring Head 1, Oxgangs Street
9. Comiston Springs Water House, near Swan Spring Avenue
10. Clifton Hall Doocot, Clifton Hall, Newbridge
11. Drylaw House Doocot, Wester Drylaw Place, Edinburgh
12. Granton Gas Holder
13. Hatton House South Terrace and pavilions, nr Wilkiestoun
14. Hatton House Garden temple, nr Wilkiestoun
15. Mortonhall House Burial Ground, Frogston Road East
16. Ratho Park Doocot, Ratho
17. Ravelrig Doocot, Lanark Road West, Balerno
18. Warriston Cemetery
19. Warriston Cemetery extension
20. West Pier, Port Edgar
21. Rear of 125, North Grays Close/ High Street, Edinburgh

Appendix 2: Buildings Removed from List Since 2015

Restored

1. 204 Lanark Road West	Restored
2. 200 Lanark Road West	Restored
3. Still House, Path Brae, Kirkliston	Restored
4. Macrae Tenements, 221-229 canongate	Restored
5. Sailors' Ark, 231 Canongate	Restored
6. 1 Baxter's Place	Restored
7. 2-3 Baxter's Place	Restored
8. Comiston House Stables, Camus Avenue	Restored
9. Riddles Court	Restored

Demolished

1. 6 Market Street	Demolished
2. 201 Lanark Road West	Demolished
3. Cammo House Home Farm, 37 Cammo Road	Demolished
4. 4 Gilmerton Road, Goods Corner Cottages	Demolished
5. 8 Gilmerton Road, Goods Corner Cottages	Demolished

Appendix 3: Buildings Removed from the BARR 1990-2017

Saved

1. Elsie Inglis Hospital, Spring Gardens
2. Elsie Inglis Hospital Staff Quarters, Spring Gardens
3. Elsie Inglis Hospital Outpatients Clinic, Spring Gardens
4. Bruntsfield Hospital, Whitehouse Loan
5. Morningside Church Hall, Newbattle Terrace
6. 15 Blacket Place
7. Henry MacKenzie's Cottage, Colinton Road
8. 24-30 West Nicolson Street
9. 44 Bath Street, Portobello
10. W. M. Ramsay Technical Institute, 90-102 Inchview Terrace
11. St Catherine's House, 41 Howdenhall Road
12. St Catherine's House Lodge, Howdenhall Road
13. Murrayfield House, 66 Murrayfield Avenue
14. Murrayfield House Coach House, 11 Succoth Avenue
15. Duddingston House, Milton Road West
16. Former Royal Blind Asylum School Workshops, 5-7 Richmond Place
17. Cardboard Box Works, 250 Bonnington Road
18. Kingston House, Kingston Avenue
19. St Patrick's School, 5-33 Drummond Street
20. 30-32 Damside, Dean Village
21. Comiston House, Camus Avenue
22. Morningside Parish Church, Morningside Road
23. Liberton House, 73 Liberton Drive
24. Broughton Macdonald Church, 33-35 Broughton Place
25. Kellerstain House, Gogar Station Road
26. Donaldson's Warehouse, 4 Carpet Lane
27. 9-13 Calton Hill
28. Slateford Maltings, Slateford Road
29. 105 West Bow
30. Gayfield House, East London Street
31. Tailor's Hall, 137 Cowgate
32. Former Torphichen Street School, 27 Torphichen Street
33. St Margaret's Church Gatehouse, 7A Restalrig Road South
34. 368-370 Leith Walk
35. Portobello High School Annexe, Duddingston Park
36. Portobello High School Janitor's House, 1A Duddingston Park
37. Queensberry House, 64 Canongate
38. 58-62 Canongate
39. 59-65 Constitution Street
40. Redhall House Lodge, 97 Lanark Road
41. Mansfield Traquair Church, East London Street

42. Willowbrae House, 86 Willowbrae Road
43. Liberton Tower Mains, Liberton Brae
44. St Cuthbert's Association Livestock Sheds, New Mart Road
45. St Cuthbert's Association Cattle Depot, New Mart Road
46. General Post Office building, Waterloo Place/North Bridge
47. 23 Leith Walk
48. Liberton Bank House, Gilmerton Road
49. Infirmary Street Baths, Infirmary Street
50. Leith Hospital, Mill Lane/ Taylor Gardens/ King Street
51. Buccleuch Parish School, Meadow Lane/North Meadow Walk
52. Blood Transfusion Centre, 2 Forrest Road
53. Craigmillar Primary School (Former), Harewood Road/Niddrie Mains Terrace
54. 24 St Leonard's Bank
55. The White House, 68-70 Niddrie Mains Rd
56. Acheson House, 140 Canongate
57. 20 Windsor Street
58. 22 Windsor Street
59. 24 Windsor Street
60. 51-53 East Claremont Street
61. Lamb's House, 19 Water Street
62. 1 Royal Terrace
63. 2 Royal Terrace
64. 7 Forres Street
65. 27 Melville Street
66. 29-31 Melville Street
67. 30 Princes Street
68. St Bernard's Primary School, 21 Dean Park Street
69. St Bernard's Primary School Janitor's House, 23 Dean Park Street
70. Dundas Castle Stables, South Queensferry
71. 9 Rutland Square
72. The Raeburn, 112 Raeburn Street
73. 74-76 South Bridge
74. 10-14 Princes Street
75. 12/12A Grove Street
76. 16 Cumberland Street South East Lane
77. 19 St Andrew Square
78. 26 Heriot Row
79. 8 Blenheim Place
80. 50 Rose Street Lane North
81. Barnton Hotel, 562 Queensferry Road
82. St Cuthbert's Association Cattle Depot (Former), New Mart Road
83. Portsburgh Chapel (Former), The Vennel
84. External spiral staircase from High School Yards to Cowgate
85. 51 Abbeyhill

86. Lauriston United Presbyterian Church (Former), 59 Lauriston Place
87. Morton House Belvedere, 19 Winton Loan
88. Former Theatre Workshop, 34 Hamilton Place
89. 204 Lanark Road West
90. 200 Lanark Road West
91. Still House, Path Brae, Kirkliston
92. Sailors' Ark, 231 Canongate
93. Macrae Tenements, 227-229 Canongate
94. 1 Baxter's Place
95. 2-3 Baxter's Place
96. Comiston House Stables
97. Riddles Court

Demolished

1. Jays Department Store, Princes Street
2. Princess Margaret Rose Hospital Lecture Theatre & Clinical Unit, Frogston Road West
3. Bridgeside Works, McDonald Road
4. Davidsons Mains Manse, Marchfield Park Lane
5. Duke Street Congregational Church, Duke Street
6. 89 Whitehouse Road
7. 56-61 Calton Road
8. Redhall House Stables, Redhall House Drive
9. Wilson's Pies (Former), Eyre Terrace
10. Gateway Theatre, 40-44 Elm Row
11. 7 Jamaica Street South Lane
12. 4-5 St Andrew Square
13. 6-7 St Andrew Square
14. 8 St Andrew Square
15. 6 Market Street
16. 210 Lanark Road West
17. Cammo House Home Farm, 37 Cammo Road
18. 4 Gilmerton Road, Goods Corner Cottages
19. 8 Gilmerton Road, Goods Corner Cottages

Appendix 4: Council Owned Buildings on the Buildings at Risk Register

1. City Observatory, Calton Hill	Restoration in Progress
2. Cammo House Stables, Cammo Road	Not Building/not suitable for re-use
3. Cammo House Walled Garden	Not Building/not suitable for re-use
4. Ravelrig Doocot, Lanark Road West, Balerno	Not Building/not suitable for re-use
5. Warriston Cemetery	Not Building/not suitable for re-use
6. Warriston Cemetery extension	Not Building/not suitable for re-use
7. West Pier, Port Edgar	Not Building/not suitable for re-use
8. Tron Kirk	Currently in use as a market on a temporary basis.
9. Leith Theatre, Ferry Road	Leased to Leith Theatre Trust with the Council as landlord retaining the obligation to keep the premises wind and watertight.
10. New Calton Burial Ground, Watchtower	No planning applications at present.
11. Council Yard, Kings Stables Lane	Live Consent - 15/05715/FUL awaiting decision.
12. Corstorphine Youth & Community Centre, Kirk Loan	Restoration in progress.
13. Community Centre, 165 Leith Walk	17/01898/LBC granted 27/07/2017 for demolition of former tram depot building at rear. Future use for former Community Centre undecided.

Council Owned Buildings Recently Sold

1. 1-2 India Buildings	All buildings sold to Dreamvale Properties on 09/02/2017.
2. 3-4 India Buildings	
3. 5-6 India Buildings	
4. 11-15 Victoria Street	