

Development Management Sub Committee

Wednesday 18 November 2015

**Application for Listed Building Consent 14/03633/LBC
At Land 70 Metres North East Of 10, Suffolk Road, Edinburgh
Relocation of existing category C Listed pavilion associated
with the erection of 10 dwelling houses, creation of public
park, new vehicular and pedestrian access, alteration to
existing boundary wall on East Suffolk Road.**

Item number	6.1(c)
Report number	
Wards	A15 - Southside/Newington

Summary

The proposed relocation and alteration of the category C pavilion are acceptable in terms of impact on the special architectural and historic interest of the listed building and its setting and the character and appearance of the conservation area.

Outcome of Previous Committee

This application was previously considered by Committee on 7 October 2015.

This application has been continued for a hearing to give all parties the opportunity to address the Committee.

Links

[Policies and guidance for this application](#)

LPC, CITE2, CITE3, CITE6, NSG, NSLBCA, OTH, CRPCMP,

Report

Application for Listed Building Consent 14/03633/LBC At Land 70 Metres North East Of 10, Suffolk Road, Edinburgh Relocation of existing category C Listed pavilion associated with the erection of 10 dwelling houses, creation of public park, new vehicular and pedestrian access, alteration to existing boundary wall on East Suffolk Road.

Recommendations

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

Background

2.1 Site description

The building is an 'Arts and Crafts Style', single-storey pavilion with a steeply-pitched gambrel roof. It has a brick basecourse, structural timber frame with harling infill panels and painted timber. The slated roof has ventilating louvres to the gablehead of gambrel and red clay ridge tiles, with exposed rafter ends at the eaves. The principal, south east elevation is a 5-bay elevation with tripartite windows in the outer bays, a central 3-bay loggia divided by timber columns with a door and further windows within.

The pavilion was built in 1895 with later flat roofed additions and alterations in 1980. It was originally built as the golf pavilion for the 9-hole Craigmillar Golf Course which moved to its present location, off Observatory Road, Blackford Hill in 1907. Since then, it has been used principally for sporting and education purposes, in association with the surrounding open space; most recently by St Margaret's School.

It is a category 'C' listed building (Historic Scotland Ref: 47605) dated 16 February 2001. The pavilion was listed for its original architectural details, a rare survivor from the era of this type of work, but principally based on the building being an early example of Alexander Lorne Campbell, an important architect.

The site has always been in private ownership. It became playing fields for the Moray Home College Halls and then St Margaret's School before the school closed in 2010. There has been no use of the pavilion or the site from that time.

The pavilion stands within a wider area of open grassed land, roughly rectangular in shape and extending to some 1.3 hectares in area.

The site is located at the eastern end of Crawford Road, at its junction with East Suffolk Road, which is aligned north-south and forms the western boundary of the site. The land is predominantly flat but there is a gentle falling gradient to the north east corner of the site.

The site is bounded to the north by a stand of mature trees beyond which is the Edinburgh Southern Suburban railway line and the Pow Burn. To the east is a triangular stand of mature trees, with the head of Cameron March, a modern residential cul-de-sac development, beyond. To the south are the Iqra Academy Mosque and the converted, former school buildings, including Buchanan House and Carlyle House, surrounding a central grassed quadrangle (East Suffolk Park). To Crawford Road, the residential properties are large, stone built, semi-detached pairs of two-storey villas, with converted roof spaces. A number of these have been converted into flatted properties. On the opposite side of East Suffolk Road, the properties are modern two-storey rendered dwellings.

This application site is located within the Craigmillar Park Conservation Area.

2.2 Site History

The relevant site history is:

25 January 2001 - Listed building consent was refused for the conversion of the listed buildings, within a wider application site, associated with a planning application (reference 98/00797/LBC).

25 January 2001 - Planning permission was refused for a scheme including the change of use and conversion of existing buildings to 87 dwelling units and the erection of 48 new dwelling units on the playing field area and a block of 20 units on the South West corner of the site (reference 98/00797/FUL).

5 October 2001 - Listed building consent was refused for the demolition of the listed pavilion. The reason for refusal being that no evidence had been put forward justifying the demolition of the building (reference 01/02294/LBC).

12 February 2002 - Appeals, to the Scottish Executive Inquiry Reporters Unit, made against the January 2001 refusals of planning permission and listed building consent were dismissed; however, the appeal against the October 2001 refusal of listed building consent was upheld.

5 October 2001 - Listed building consent was refused for the relocation, approximately eighty metres south of its location, and restoration of the pavilion within the site for use as a community facility. The reason for refusal being that the proposed relocation of the pavilion would have an adverse impact on its character and setting (reference 01/02293/LBC).

5 October 2001 - Planning permission was refused for the change of use of student accommodation to residential accommodation and the erection of new residential villas, townhouses and flats and restoration of pavilion (reference 01/02283/FUL).

5 October 2001 - Listed building consent was refused for the relocation and restoration of the pavilion within the site for use as a community facility. The reason for refusal being that the relocation of the pavilion would have an adverse impact on its character and setting (reference 01/02520/LBC).

19 April 2002 - An application for listed building consent for; the conversion of five traditional stone built student accommodation buildings, Category 'B' listed, within landscaped grounds to form residential properties, was withdrawn by the applicant (reference 01/02283/LBC).

9 September 2014 - An application for planning permission for the erection of 10 dwelling houses, creation of public park, new vehicular and pedestrian access, relocation of existing pavilion, alteration to existing boundary wall on East Suffolk Road and associated landscaping, drainage and engineering works was submitted; and the report is included on this agenda (reference 14/03632/FUL).

Main report

3.1 Description Of The Proposal

The application is for the relocation of a category 'C' listed pavilion building within the wider application site. The new location would be 52.5 metres south of its present position and re-orientated through 180 degrees, so that the principal elevation faces north.

The application includes a 'Conservation Statement and Heritage Impact Assessment' which explains in detail what the proposal involves. The intention to relocate the pavilion and undertake the necessary conservation repairs to the fabric of the building to restore it to its original 1895 form.

The programme of conservation works includes the:

- removal and reinstatement of matching roof coverings;
- exposure and repair of the timber frame and roof structure;
- repair of the render panels;
- removal and replacement of rotten internal finishes; and
- complete removal of the 1980s flat roofed extension.

In that pared back condition, it is proposed to temporarily brace and strengthen the existing timber frame to permit lifting and moving the building in a single operation to its new location. Suitable foundations will be provided at the new location, including temporary supports, to permit the reuse of the bricks from the existing support walls. The restoration of the building will then be completed in its new location.

There is a separate planning application to build a crescent of ten, three-storey semi-detached dwellings on the northern part of the site including the retention of the southern area as a formal open space within which the pavilion would be relocated (reference 14/03632/FUL). The pavilion is currently located where the new housing is proposed.

The initial submission included an 'Outline Method Statement' which proposed to dismantle the pavilion and rebuild it at the new location. These initial proposals were considered to constitute demolition and Historic Scotland was consulted on this basis. Their comments are included in Appendix 1.

The applicant has now submitted a revised methodology which is for restoration works and the relocation of the building in a single entity. This does not constitute demolition and the application is being assessed as the alteration and relocation of a Category C listed building. There is no requirement to notify Historic Scotland of the Council's decision on this application. However if the building is moved, it is anticipated that Historic Scotland will undertake a review of its listed status.

The applicant has indicated that the pavilion along with the public open space would be either gifted to the Council or some other appropriate public body or community group. Or, as an alternative, the applicant has suggested that the owners of the new homes, through a deed of conditions attached to the sale of each property would take responsibility for the maintenance of the open space and upkeep of the building.

Supporting Statement

The applicant has provided supporting statements including: a Conservation Statement and Heritage Impact Assessment, for moving the pavilion without complete disassembly (this supersedes the original Outline Method Statement, for dismantling and rebuilding the pavilion); a Design and Access Statement; a Consultation Report and a Planning Statement. These are available to view on the Planning and Building Standards Online Services.

3.2 Determining Issues

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.

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

3.3 Assessment

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

- (a) the works will adversely impact on the special architectural or historic interest of the listed building or its setting;
- (b) the proposals preserve or enhance the character and appearance of the conservation area;
- (c) the proposals have any equalities or human rights impacts; and
- (d) comments raised have been addressed.

a) Impact on the Special Architectural or Historic Interest of the Listed Building and its Setting

The preferred approach to the restoration of a listed building is to undertake the necessary works in its original location. However in doing so, an appropriate, sustainable and permanent use is necessary to ensure the future of the building.

The pavilion currently has no direct purpose as the surrounding private open space is no longer in use as a playing field. It is presently boarded-up so as to provide a degree of security and weather proofing and has been in this condition for a number of years. It is in need of repair and restoration to a positive purpose. The proposal to refurbish and relocate the pavilion as part of a wider development of ten houses and public open space provides an opportunity to secure a future for the pavilion.

The proposed programme of restoration works as set out in section 3 of the Conservation Statement and Heritage Impact Assessment are welcomed and will have a positive impact on the special architectural and historic interest of the building.

The proposed removal of the flat roofed 1980s extension to the rear of the pavilion is also supported in the interests of returning the building to its original form.

It is the relocation of the building to an alternative position within the site which raises potential concerns in relation to impact on the special architectural and historic interest of the building and its setting. In particular, consideration must be given to the physical impact on the building and its architectural features of moving it in a single entity. The impact on the setting of the listed building and the future use of the building also need to be considered.

A Technical Note by IKM Consulting Engineers forms part of the applicant's Conservation Statement and Heritage Impact Assessment. This provides an outline method statement for the relocation of the pavilion. Stage one of the methodology is the assessment of the structure to establish its suitability to resist loading effects during both the lifting operation and those that the building will be subject to in its final condition. Structural, condition and asbestos surveys will be undertaken which will involve the removal of roof and internal finishes and wall cladding. Strengthening measures will be introduced if needed.

The physical capability of the pavilion to withstand the effects of its relocation is a key issue. The applicant is of the view that moving the building without damage is feasible. However, it is only when the building is stripped back as part of the planned restoration works and the stage one assessment is undertaken, that the suitability of the pavilion for lifting can be fully demonstrated. The relocation of the listed building is a critical element of the proposed housing development. Therefore if it is found, through the stage one assessment, that the pavilion is not suitable for lifting, then the applicant will be required to make good the works already undertaken by completing the restoration in situ. A condition covering this matter is recommended. A related condition is to be applied to the planning permission to ensure that development of the houses does not commence until the pavilion building has been relocated.

The proposal does not preserve the original setting of the listed building. However, the proposed new location for the pavilion provides a similar setting to its current location. It will sit within an area of open space framed by mature trees. The proposal therefore has an acceptable impact on the setting of the listed building.

Previous proposals for the relocation of the pavilion were refused planning permission and listed building consent. However, these did not propose to relocate the pavilion within an open space setting. The Reporters decision in 2002 expressed concern that the building was designed and built as a sports pavilion and had a very particular setting within the playing field. The separation of the pavilion elsewhere in the wider school site was seen as detrimental, as it would have divorced the pavilion from its immediate setting. This proposal addresses these concerns.

The relocation of the pavilion provides the opportunity for it to be used by the local community. However for this to happen, its ownership and long term maintenance needed to be secured. The applicant has suggested a number of options as explained in section 3.1 of the report for planning application 14/03632/FUL. These include transfer to the Council or a community group. However, it has not been possible to resolve this matter during the period of determining this application. Until such time as suitable arrangements are made for the transfer of ownership and maintenance of both the pavilion and public open space, these should remain the responsibility of the applicant. The requirement for the applicant to retain responsibility for and maintain the open space and pavilion until alternative arrangements, agreed by the Planning Authority, are in place is to be covered by a legal agreement attached to planning application 14/03632/FUL.

In conclusion, subject to the safeguards set out above to be dealt with through condition and a legal agreement attached to the related planning permission, the proposals are acceptable in terms of impact on the special architectural and historic interest of the listed building and its setting.

b) Impact on Character and Appearance of the Conservation Area

The Craigmillar Park Conservation Area Character Statement identifies the area as; one of late Victorian villas and terraces centred on a main arterial road with high traffic flows. Its essential townscape character includes the East Suffolk Road quadrangular former arts and crafts residence halls set in substantial open space which gives a semi-rural feel to the area, further enhanced by its playing field lying adjacent to Newington cemetery.

A component of this character is its sheltered rural setting and high quality views into and out of the site. In particular, the field at the north end of the site allows dramatic and uninterrupted views of Arthur's Seat to the north, as well as contributing to the setting of the listed buildings. Newington cemetery, lying just over the north eastern boundary of the Conservation Area, increases the open landscaped feeling in this area.

The original setting of the pavilion, within the much wider site area, was lost when the golf club moved to Blackford Hill in 1907.

The wider extent of that original area of open space was significantly reduced, to its present extent, in the 1920s with the construction of the 'Edinburgh Hostels for Women Students' over the majority of the site to the south. Thereafter it was used in association with hockey and rugby activities within the open space and latterly for a variety of purposes by St Margaret's School.

In the proposed new location, the building would be viewed in closer position to the existing listed buildings within the East Suffolk Park campus to the south. It would also be framed by the proposed residential development, along the northern part of the site, which would extend the existing townscape pattern of Crawford Road in line with the original feu pattern.

The proposed public open space would provide a formal layout that would retain an open view of the pavilion. This would maintain both the existing appearance of the pavilion within its setting and would preserve the character of this part of the Craigmillar Park Conservation Area.

Accordingly, its relationship to the existing built environment, and that resulting from the associated planning permission, would maintain the setting of the pavilion and its immediate setting. It would also maintain the character and appearance of this part of the conservation area, when experienced both from within the site looking out and when looking in from the adjoining public areas.

c) Equalities and Human Rights Impacts

This application has no impact in terms of equalities or human rights.

d) Public Comments

Material Representations: Objections

- historical landmark should be retained in an open setting is assessed in section 3.3(a).
- the need for its relocation is only to permit development is assessed in section 3.3(a).
- there is no need for its relocation for it to be used as a pavilion, as intended is assessed in section 3.3(a).
- references are made to the 2001 Local Public Enquiry determination is assessed in section 3.3(a).
- whether the structure could be relocated without the risk of serious damage is assessed in section 3.3(a).
- questions raised over the competence of the application regarding the relocation of the building is assessed in section 3.3(a).

Non-material Representations

- object to any development in the area.
- site should be defined as open space.
- plenty of alternative places to build in Edinburgh.
- development here would set a dangerous precedent.
- development of the site is contrary to development plan policies.
- loss of space used for community events.
- residential development is not required to meet the South Edinburgh Housing Quota.
- the field remains in daily public use.

These matters are assessed as part of the associated planning application (reference 14/03632/FUL).

Conclusion

In conclusion, the proposed relocation and alteration of the category C listed pavilion are acceptable in terms of impact on the special architectural and historic interest of the listed building and its setting and the character and appearance of the conservation area.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, historic building survey, analysis and reporting, publication) in accordance with a written scheme of investigation which has been first submitted to and approved by the Planning Authority, having first been agreed by the City Archaeologist.
2. The Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) shall be given access to the site, at any reasonable time in a period of at least three months from the date of this consent, for the purposes of recording the building, structure or other item of interest.
3. Prior to any works being carried out to the pavilion, a schedule of works shall be submitted in writing with sufficiently detailed plans, for the approval of the Head of Planning and Building Standards in consultation with Historic Scotland. That schedule shall identify the detailed programme of conservation, including; detailed levels of restoration work, the means of internal strengthening and movement of the building, and the rebuilding of brick base course at the proposed new location for the pavilion.
4. Prior to the relocation of the pavilion, the outcome of the stage one assessment set out in the IKM Lifting Methodology Technical Note shall be approved in writing by the Head of Planning and Building Standards. If the stage one assessment concludes that the pavilion is not suitable for lifting, the building shall be restored in its current location.

Reasons:-

1. In order to safeguard the interests of archaeological heritage.
2. In order to safeguard the interests of archaeological heritage.
3. In order to safeguard, retain and protect the historic and architectural character of the statutorily listed building.
4. In order to safeguard, retain and protect the historic and architectural character of the statutorily listed building.

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.
2. This consent is for listed building consent only. Work must not begin until other necessary consents, eg planning permission, have been obtained.

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

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 26 September 2014 and attracted 16 letters of representation; 15 in objection and one commenting on the proposal.

These included comments from, Grange/Prestonfield Community Council and Craigmillar Park Association.

Material Representations in Objection

- historical landmark should be retained in an open setting;
- the need for its relocation is only to permit development;
- there is no need for its relocation for it to be used as a pavilion, as intended;
- references are made to the 2001 Local Public Enquiry determination;
- whether the structure could be relocated without the risk of serious damage; and
- questions raised over the competence of the application regarding the relocation of the building.

Non-material Representations

- object to any development in the area;
- site should be defined as open space;
- plenty of alternative places to build in Edinburgh;
- development here would set a dangerous precedent;
- development of the site is contrary to development plan policies;
- loss of space used for community events;
- residential development is not required to meet the South Edinburgh Housing Quota;
- the field remains in daily public use; and
- suspect that this application is a step towards the previous desire for a greater number of dwellings within the same area of land.

Community Council Comments

Grange/Prestonfield Community Council objected to the proposal. They commented on the grounds of: the pavilions listed history and design; the previous appeal decision; restoration in its present position and reuse of the playing field; and application is only required to permit housing development; reproduced in full in the consultations section of the report.

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](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)

- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

Planning Policy **Edinburgh City Local Plan** - Urban Area, a designated Conservation Area and an area of designated open space.

Date registered

9 September 2014

Drawing numbers/Scheme

01-08,

Scheme 1

David R. Leslie

Acting Head of Planning and Building Standards

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Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Env 2 (Listed Buildings - Demolition) identifies the circumstances in which the demolition of listed buildings will be permitted.

Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

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.

Other Relevant policy guidance

The Craigmillar Park Conservation Area Character Appraisal emphasises the predominance of high quality stone-built Victorian architecture of limited height which provides homogeneity through building lines, heights, massing and the use of traditional materials, and the predominant residential use.

Appendix 1

Application for Listed Building Consent 14/03633/LBC At Land 70 Metres North East Of 10, Suffolk Road, Edinburgh Relocation of existing category C Listed pavilion associated with the erection of 10 dwelling houses, creation of public park, new vehicular and pedestrian access, alteration to existing boundary wall on East Suffolk Road.

Consultations

Grange/Prestonfield Community Council

This application is associated with application 14/03632/FUL for ten dwelling houses in five semi-detached blocks together with associated works on the former St. Margaret's School playing field in East Suffolk Road, within the Craigmillar Park Conservation Area. It is intended to site the proposed dwelling houses on the north side of the field where the pavilion is located and relocate the latter further south within this playing field. Application 14/03632/FUL is covered in our letter of 8 October 2014 to you and we now make the following observations on 14/03633/LBC.

a) The pavilion dates from about 1895 when it was built as the clubhouse for the Craigmillar Park Golf Club and throughout the many years that the playing field was used for sporting activities it served as changing rooms, refreshment and toilet facilities and store. The Architect in 1895 for the pavilion was Alexander Lorne Campbell (1871-1944), then a young architect, who later became well-known both as architect and interior designer, and the pavilion is believed to be his first recorded commission. With a verandah to the south and also originally to the east, it is a simple and elegant Arts-and-Crafts structure located at the original entrance to the golf course in front of what was the final green and overlooking the first tee. Later unsympathetic additions and alterations coupled with damage and neglect do not detract from the original charm and rarity of this pavilion, which was C(S) listed in February 2001.

b) The Appeal Reporter's Decision Letter of 12 February 2002 upholding the Council's refusal of an earlier application for housing on this field deals also with the issues then of proposed demolition or relocation of the pavilion, rejecting both in the context of that application.

c) We would welcome restoration of this pavilion, but this could be done in its present green setting as an integral component of a scheme to use the playing field for junior sports, where there is a well recognised need for additional facilities. In a sustainable and sympathetic manner this would maintain and enhance the important visual link between the B Listed East Suffolk Park campus residencies and Arthur's Seat beyond, also fulfilling the owner's responsibilities for this architectural heritage.

d) This Listed Building Application arises solely as a consequence of application 14/03632/FUL to develop the playing field for housing and the proposed relocation of the pavilion has no justification other than as enabling works for this housing scheme.

We have already objected to the housing application 14/03632/FUL in our letter of 8 October 2014 and in support of this and also for the reasons set out above we object to application 14/03633/LBC and ask that it be refused.

Historic Scotland

Thank you for your consultation which we received on 22 July.

We have considered your consultation for the relocation of the C-listed former club house, as part of a wider scheme of development at Crawford Road, and comment as follows:

We understand you are assessing this application as demolition of the pavilion due to level of intervention required in the dismantling of the listed building. In order to justify the demolition of a listed building, the applicants must meet one of the Scottish Historic Environment Policy (SHEP) tests;

3.44. Where the application proposes the demolition of a listed building applicants will be expected to provide evidence to show that:

- a. the building is not of special interest; or*
- b. the building is incapable of repair; or*
- c. the demolition of the building is essential to delivering significance benefits to economic growth or the wider community; or*
- d. the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable time period.*

As the current information supporting the proposals does not address these SHEP tests (we are conscious the applicants may have not been asked to make the case), we have to conclude a case for demolition has not been made.

In looking at the information that has been submitted, we note the Design Statement talks about the benefits of moving the pavilion. The restoration and re-use of the pavilion will of course be welcomed, however we do question if the approach proposed is the most appropriate course of action. Ideally, it would be preferable to have the building remain in its existing location with new development designed around its retention. This would also be much easier to justify against policy and guidance on listed buildings. While some listed structures are successfully relocated, this is more likely for those that can be moved in one piece and with a minimum of intervention to the fabric, such as some cast iron structures or sculptures, and where the new location is not considered to have an adverse impact on the merit of the structure.

In the majority of cases once a building has been dismantled and re-erected it will not continue to meet the criteria for listing. This is because moving it is likely to have considerable impact on its significance and in many cases the structure will be considered a 'new' building.

The timber framed and harled construction of the pavilion will likely make re-location challenging, and given the survival of features we wonder how realistic this will be without a considerable loss of fabric and consequently negative impact on its special interest. The list description notes the pavilion as a rare survival with good original architectural detailing to the exterior and interior, making the intactness of the building an important part of its special interest. Any implications arising from Building Regulations should also be fully understood as we assume the current proposals will be treated as a new build for the purposes of these Regulations. We do also accept that if the building is re-used in its current location some alteration and upgrading of fabric will be required, but overall the impact will be less than moving the building.

In the event your council is minded to grant listed building consent for demolition, we would expect any notification to us to include clear reporting on why you are satisfied that relocation complies with policy and guidance. We are aware of the past planning history of the site which your Council will also need to take into consideration.

We would be happy to provide further advice in relation to the SHEP tests and discuss the future of the pavilion if this will be helpful to your own consideration of the application.

Archaeology Officer

Makes the following comments and recommendations concerning this application.

The site is currently a small public park bounded to the north by a Victorian railway line. Historic map evidence indicates that the site has remained relatively undeveloped since at least the 18th century with General Roy's 1750s map suggesting that the site was open pasture leading up to the Pow burn currently located across the northern side of the railway line. The site was formed with the creation of Suffolk Road during the 1870s. The C-listed Clubhouse occupying the NW corner of the site was designed by Alexander Lorne Campbell in 1895 as the clubhouse for Craigmillar Park Golf Club. The Golf club left the site in 1907, though the building remained in use as a sports facility until 1995.

*Accordingly, this site has been identified as occurring within an area of archaeological and historical significance. This application must be considered therefore under terms the Scottish Government Historic Environment Policy (SHEP), Scottish Planning Policy (SPP), PAN 02/2011 and also CEC Edinburgh Local Plan (2010) policies ENV2 and ENV9. **The aim should be to preserve archaeological remains in situ as a first option**, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.*

Historic Buildings

The proposed scheme seeks to demolish this relatively rare Victorian clubhouse and rebuild it on site on a new location in the SW corner. Such proposals must be considered as having a significant impact on this historic building. Accordingly, if consent is granted for this scheme it is essential that a detailed historic building survey (level 3: internal and external elevations and plans, photographic and written survey and analysis) is undertaken prior to and during its demolition. In addition prior to this work starting the applicant must submit a conservation/mitigation plan which will detail how the building will be taken down, stored, rebuilt and conserved.

In addition to the above historic club house the iron railings on the sites western boundary wall along East Suffolk Road would appear to be Victorian in design. As such they provide an historic link with the sites Victorian Origins as a park and should therefore be preserved within the final scheme.

Buried Archaeology

Due to the lack archaeological field work in the area the site has an unknown archaeological potential. However, as the site has by and large remained undeveloped since at least the mid-18th century the possibility of significant buried archaeological remains principally prehistoric cannot be discounted. The proposed development will require significant large scale ground breaking/engineering works which will have a significant effect upon any potential surviving buried remains. However, having assessed this impact it is considered such an impact is likely to be low-moderate.

Accordingly, it is recommended that a programme of archaeological evaluation is undertaken prior to development commencing. In essence this will require the undertaking of an initial phase of archaeological evaluation (up to a maximum of 10% of the site). The results of which would allow for the production of appropriate more detailed mitigation strategies to be drawn up to ensure the appropriate protection and/or excavation, recording and analysis of any surviving archaeological remains.

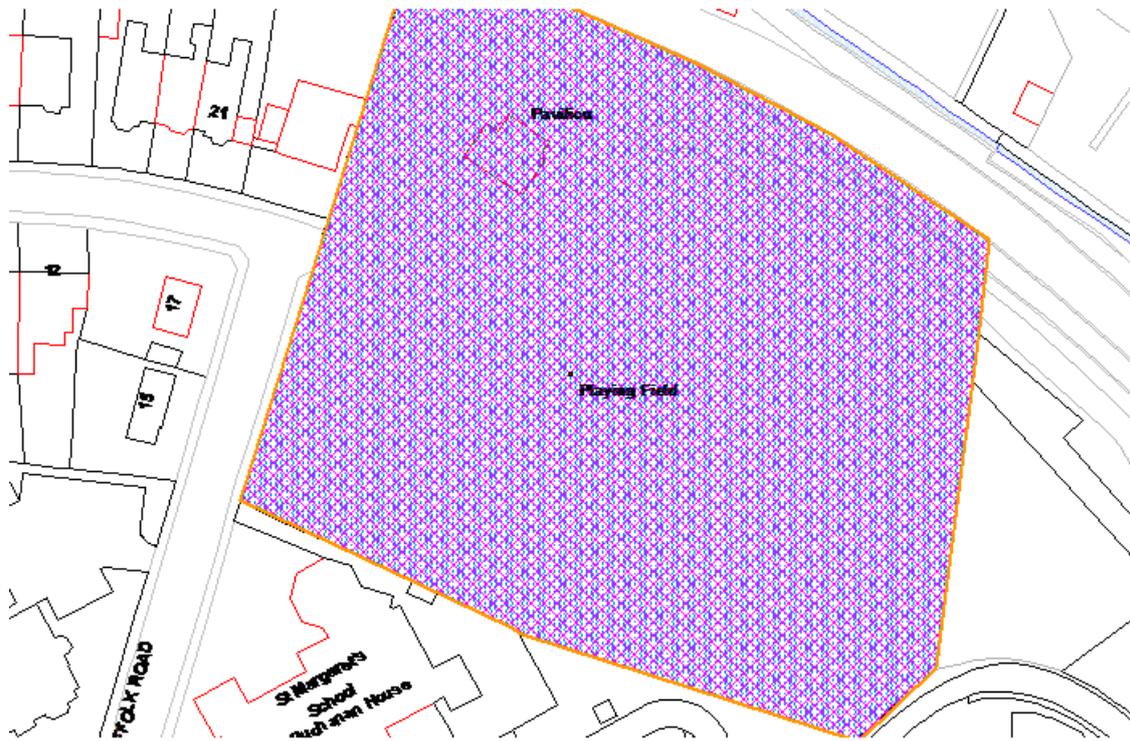
It is therefore recommended that if consent is granted that in the following condition be attached to ensure that a programme of archaeological works is undertaken prior to/during construction.

Condition:

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, historic building survey, analysis and 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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