

RCAHMS

ROYAL COMMISSION ON THE ANCIENT AND HISTORICAL MONUMENTS OF SCOTLAND

Isabel Fry <isabel.fry@rcahms.gov.uk>

Fwd: RE: FW: Royal High School

1 message

Alex Adamson <Alex.Adamson@rcahms.gov.uk>
To: "Fry, Isabel" <Isabel.Fry@rcahms.gov.uk>

29 May 2012 at 11:44

Alex Adamson
Buildings at Risk
Architecture & Industry
Royal Commission on the Ancient and Historical Monuments of Scotland
Direct Dial: +44 (0)131 651 6842

----- Forwarded message -----

From: [REDACTED]
Date: Tue, 29 May 2012 10:40:24 GMT
Subject: RE: FW: Royal High School
To: "Alex Adamson"

Alex
Many thanks for that.
[REDACTED]

From: Alex Adamson [mailto:Alex.Adamson@rcahms.gov.uk]
Sent: 29 May 2012 11:11
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: FW: Royal High School

Dear [REDACTED]

Thanks for passing on the emails below. I have had phone conversations with [REDACTED] this morning which I hope have helped to clarify the situation. As a result, we will change the records for the Royal High School Buildings so that they are not visible to the public.

I hope that I have managed to explain that there are a range of reasons why a building can be added to the Register and I would like to reiterate that these buildings are not considered to be At Risk due to their condition or lack of security. There are a number of buildings, like the Royal High group, which are on the Register because they lack a long term use. If you feel that the text in our record is not clear enough on this then please let us know and we will see how we can alter it. As you will no longer be able to see the records online I would be happy to send you the current text if you wish.

It is very encouraging that a developer is negotiating to take on the buildings and we hope that this will lead to a successful outcome. Over the last few years there have been many projects which have not managed to reach their objectives and while we would hope that this is not the case here our methodology would be that they would remain 'At Risk' until work began on site. They would then be set to 'Restoration in Progress' until they were reoccupied, at which point they would be 'Saved'.

I would also like to be clear that presence on the Register gives buildings no additional protection to the buildings and imposes no burden on the owners. The planning process has a presumption in favour of the retention of listed buildings, especially when they are category A, unless the tests laid out in the SHEP are met. An applicant is at liberty to put forward a case that demolition of some of the buildings is necessary in order to find a successful resolution for the other buildings on the site: presence or absence from the Register would not have a bearing on the outcome of such an application. The developer in question owns at least two other buildings which are on the Register.

Finally, to address the question, 'why now?' The buildings were assessed as part of a triennial survey on Scotland's A-listed buildings. The results of the survey are used to populate the indicator on the historic built environment as part of the government's National Performance Framework. We considered the buildings in 2009, and discussed them with Edinburgh Council. At that stage they were not set to At Risk. The World Heritage site was revisited in late 2011/early 2012 as part of the current three year cycle. The next national report will be produced in 2013, once we have completed the resurvey of the whole country.

I hope that this helps to explain the situation better and that by making the records invisible your main concerns are addressed. Please get back in touch if there are further points you would like to discuss. We wish you every success in dealing with this group of buildings, and others which are on the Register.

Kind regards,

Alex

Alex Adamson
Buildings at Risk

Architecture & Industry
Royal Commission on the Ancient and Historical Monuments of Scotland
Direct Dial: +44 (0)131 651 6842

[Redacted]

Isabel
See email below. I think this is a fairly convincing argument and would urgently suggest that the RHS buildings are removed from the BAR Register in the meantime in order that their inclusion does not prejudice the prospective sale.
Many thanks

[Redacted]

[Redacted] Built & Natural Heritage, Services for Communities, The City of Edinburgh Council, Waverley Court,
Level G3, 4 East Market Street Edinburgh, EH8 8BG. [Redacted]

From: [Redacted]
Sent: 25 May 2012 15:28
To: [Redacted]
Cc: [Redacted]
Subject: RE: Royal High School

[Redacted]

The main concern I have is that there will be an element of demolition required in the scheme to redevelop the site and this may be detrimental to the overall proposals if the buildings are placed on the Buildings at Risk Register at this stage in the legal/development process. Demolition of some of the buildings on site has been discussed with Planning in earlier discussions but the main concern expressed by Planning was in relation to the impact of new build elements of the proposed scheme.

The buildings are now vacant and relevant services have been drained etc to avoid damage/flooding etc. At present the buildings are wind and watertight and have a 24 hr security presence on site and I consider it is premature to place the buildings on the Register at this time. The buildings are not in a state of disrepair nor are they in imminent danger of collapse and I believe the placing of them on the Register will be prejudicial not only to the development but to the Council in realising a better alternative and economically sustainable use for the surplus buildings.

I would be grateful if you could confirm whose decision this is and whether there was any consultation with the Council. Also it would be good to understand the logic of placing them on the Register now particularly when we are close to finalising the legal with the developer.

I look forward to hearing from you on this.

Noted re contact with [Redacted] to progress the Planning Process Agreement.

Regards

[Redacted]

[Redacted] Corporate Property, Services for Communities, Waverley Court, G4, 4 East Market Street, Edinburgh EH8 8BG [Redacted]

From: [Redacted]
Sent: 25 May 2012 14:48
To: [Redacted]
Subject: RE: Royal High School

[Redacted]

I don't think you can really appeal the decision to have it placed on the register, but if you want to send myself and [Redacted] an e-mail explaining why you think it should be removed from the register, especially if you think it might prejudice any part of the process, then we can send it on to BARS.

I am now with the Built and Natural Heritage team for a year so it is unlikely that it will be me who deals with any processing agreement or application, though that might depend on timing. I would contact [Redacted] in the first instance with regards to this.

Thanks

[Redacted]

From: [Redacted]
Sent: 25 May 2012 14:42
To: [Redacted]
Subject: RE: Royal High School

[Redacted]

Yes I spoke with Isobel Fry recently who advised me of this. I presume it is Historic Scotland who makes this decision and can we appeal or oppose this?

The situation is that we are close to finalising the Legals with the Developer and DHP will be making arrangements to agree a Planning process Agreement with the Council. Will that be you?

Thanks

[Redacted]

[Redacted] Corporate Property , Services for Communities, Waverley Court, G4, 4 East Market Street, Edinburgh EH8 8BG [Redacted]

From: [Redacted]
Sent: 25 May 2012 13:51
To: [Redacted]
Subject: Royal High School

[Redacted]

Just looking for an update as to the current position with this. I'm working through in Built and Natural Heritage for a year now and Royal High School has recently been placed on the Buildings at Risk Register. Looking for clarification as to which stage in the process we are currently at? if you could let me know that would be appreciated. Thanks

Kind regards

[Redacted]

This email and files transmitted with it are confidential and are intended for the sole use of the individual or organisation to whom they are addressed. If you have received this eMail in error please notify the sender immediately and delete it without using, copying, storing, forwarding or disclosing its contents to any other person. The Council has endeavoured to scan this eMail message and attachments for computer viruses and will not be liable for any losses incurred by the recipient.

--

RCAHMS - Connecting People to Places Across Time
Website <http://www.rcahms.gov.uk> | News subscribe@rcahms.gov.uk
Facebook <http://www.facebook.com/rcahms> | Twitter <http://twitter.com/rcahms>

View our website for: online databases, search room details, services, sales and contacts.

Royal Commission on the Ancient and Historical Monuments of Scotland
Charity No: SC026749 | Scran Trust Charity No: SC024961
RCAHMS Enterprises Co. No: SC163518 | Group VAT [Sales Tax] No: 682772107
Reg Office: John Sinclair House, 16 Bernard Terrace, Edinburgh EH8 9NX

This confidential communication is solely for the intended recipient. Notify postmaster@rcahms.gov.uk if received in error. No liability is accepted for this communication.

This email was Virus checked by Astaro Security Gateway. <http://www.astaro.com>