Burd Haward Architects
United House
North Road
London N7 9DP
www.burdhaward.com
T +44 20 7267 9815

1691_PHH:
Proposed Ground Breaking Works at the Abbey Strand & Mews Stables, Palace of Holyroodhouse.
Framework of Justification

1.0 Introduction

This statement is written to support the application for Scheduled Monument Consent for the proposed ground breaking works at the Palace of Holyroodhouse, to provide context and a framework of justification for the works.

Consent is being sought to form a number of trial pits in scheduled ground, in and adjacent to the buildings on the north side of Abbey Strand (referred to as the Abbey Strand buildings in this document) and the former stables in the Mews court (referred to as the Stables). Refer to Dwg No 1691_SK_160926-01

These trial pits are part of a series of investigative works that will enable the structures of these buildings to be better understood, and will inform emerging design proposals for their refurbishment and conversion.

The proposal is to put the two buildings back into public use. They are part of a series of site wide interventions in and around the Palace of Holyroodhouse that are proposed as part of the Royal Collection Trust's current Future Programme.

2.0 Future Programme

Future Programme is a range of initiatives to be implemented both at Windsor Castle and the Palace of Holyroodhouse, designed to meet the charitable aims of Royal Collection Trust and to ensure the Palaces and the Royal Collection can be valued and enjoyed by everyone. The overriding aim of the Holyrood programme is to reconnect the Palace with the city of Edinburgh. The aims will be realised by making minimal interventions and honouring the original fabric and purpose of the existing rooms and buildings

At Palace of Holyroodhouse, interventions are proposed to the buildings on Abbey Strand, the Mews and Coachmen's House, within the Palace itself and to the external spaces. These alterations will improve the visitor welcome and facilities, increase opportunities for learning, enhance interpretation of the Palace and the Royal Collection, and improve the quality of the external spaces.

The proposals are designed to respond to and respect the historical and cultural significance of the site and have emerged following an extensive period of research and investigation. Drawing 1691_EW_01_P2, attached, gives a preliminary overview of the proposed alterations and uses. These have been discussed at a preliminary stage with both HES and CEC, and will be fully detailed and documented in forthcoming listed building, planning and scheduled monument consent applications.

3.0 Abbey Strand

The refurbishment of the buildings to the north of Abbey Strand will create a new dedicated, publicly accessible Learning Centre at ground and first floors. This will replace the learning centre that is

currently housed in the Coachmen's House within the Palace forecourt, and will expand the range, scale and programme of teaching and learning activities offered on site by the RCT. As well as hosting up to three classes of school groups during term time, the new learning centre will accommodate a wide range of learners and community groups throughout the year and at evenings and weekends.

The existing building is currently largely unoccupied and in a poor state of repair. Works will include sensitive repair and upgrading of the fabric, including structural repairs where necessary, and works to improve watertightness, ventilation and thermal efficiency. Internally, proposals include new WCs and a platform lift from ground to first floor (only) together with works to the structure and waterproofing. A modest lightweight extension is proposed at the rear, where it will provide access between internal spaces and into the Abbey Gardens.

The proposed trial pits have been carefully located to inform the detail of works to the ground floor and any potential strengthening or foundation works required.

4.0 Mews Stables

The Mews Stables currently house back of house activities such as storage & recycling. It is proposed the ground floor of the Stables will be opened up for public use, and will house an extension to the existing café adjacent, together with associated new WC provision. The first floor hayloft will continue to be used for storage, with floor structure upgraded as necessary to take anticipated additional design loads, and a new platform type lift and stair installed at the north end to give improved access.

As at the Abbey Strand the works will encompass general upgrading of the fabric of the building to limit recent structural movement, improve thermal efficiency and watertightness.

5.0 Design Team

Burd Haward Architects (BHA) are leading a full design team, including the following practices/individuals with expertise in historic buildings & landscapes, and of the buildings & landscape in question

Structural Engineer:	David Narro Associates
Heritage Consultant:	Andrew Wright
Archaeologist:	Gordon Ewart, Kirkdale Archaeology
Environmental Services:	Max Fordham LLP
Landscape Architects:	J&L Gibbons

6.0 Structural Statement (David Narro Associates)

A walk-over survey was carried out in April 2016. It is now proposed that intrusive investigations take place in order to inform detailed design stage. Opening-up works will allow the design team to view the existing construction and location and size of structural elements. This will inform a detailed assessment of the condition of existing structure, including assessment of strength of individual structural members.

The proposed investigative works include digging 11No. trial pits into the existing ground floor level slab and pavement at specified locations around Abbey Strand and Stables. These locations have been selected where it is thought that the information about the nature of existing foundations and ground conditions is particularly significant, i.e. where proposals are likely to result in load increase onto foundations or where there is a possibility that existing cracking could be caused by foundation movement. Exposing existing foundations will indicate what the likely extent of required underpinning is, whether any remedial works might be required and reduce the risk of surprises during Construction stage.