

Case information

Reference/Case ID	201507183		
Scheduled Monument	Craigmillar Castle, castle and gardens		
Index no	M90129	Grid Ref	NT283705 328300.0000 670500.0000
Date of Application	11 February 2016	Application Received	12 February 2016
Summary of proposed works	Vegetation and tree removal and repointing/making safe of the boundary wall along Old Dalkeith Road.		

1. Summary recommendation

This report recommends that approval for repointing, repair and vegetation/ tree removal at the boundary wall adjacent to Old Dalkeith Road, Craigmillar Castle, Edinburgh be approved with conditions.

2. Background

The monument consists of Craigmillar Castle and its surrounding designed landscape. Craigmillar may be the best example of a medieval castle surviving in Scotland. Built according to 15th and 16th-century principles of fortification, it is substantially complete and placed within the remains of a substantial and important designed landscape.

Pre-application discussions took place in December 2015 between HES staff and the applicants regarding the latest proposals for repair to the boundary wall to inform consent. That meeting confirmed that the works would require scheduled monument consent. The present application accords with the outcome of these discussions.

3. Proposals

Consented Works:

- Tree and vegetation removal
- repair and repointing of boundary wall adjacent to Old Dalkeith Road

4. Representations received

No representations were received concerning this application.

5. Report

a) Policy considerations

The application should be viewed with the following legislative and policy considerations in mind:

Ancient Monuments and Archaeological Areas Act 1979

Part 1 Section 2 - Control of works affecting an ancient monument.

The Scottish Historic Environment Policy

3.4. Scheduled monument consent is required for any works that would demolish, destroy, damage, remove, repair, alter or add to the monument or to carry out any flooding or tipping on the monument. It is a criminal offence to carry out any of these works without consent.

3.16. Works on scheduled monuments should therefore normally be the minimum level of intervention that is consistent with conserving what is culturally significant in a monument.

3.22. Where consent for the range of works set out in paragraph 3.4 is granted, conditions are normally applied to ensure the works are undertaken in an appropriate manner. Common requirements are:

- d. that the management and execution of alteration, including remedial work, is sympathetic to the historic character;
- e. that appropriate skills and techniques, materials and construction techniques are specified where appropriate;

b) Assessment

The proposed works have two elements; vegetation and tree removal and repair/ repointing on the boundary wall. It is unclear from the application where exactly the applicant proposes to remove the trees from. Having visited the site with the applicant, it was clear that there were a number of self seeded trees growing immediately to the north of the boundary wall within the designed landscape. From discussions with the applicant on site I understand that these were the trees which are intended to be felled.

The second element to the proposed works is the repair and/ or repointing of the boundary wall using lime mortar. The applicant has not submitted a methodology as to how the works will be carried out. The wall likely dates to the 19th century but it is apparent from the applicant's photographs and from a visual inspection during the site visit in December 2015 that the wall has undergone repair and rebuild on several occasions as it is not uniform in construction and there are clear signs of previous repair.

The proposed works will make safe the boundary wall which adjoins a busy public road and can be seen therefore as beneficial and in the public interest. The wall is not of medieval date and is later functional boundary. Repairs will not materially change this wall and I am content that there will be no impact upon the cultural significance of the monument.

c) Other material considerations, including impact of the works on Protected Species and Places

There will be no impact upon protected species or places.

d) Conclusion

It is clear that this intervention should be viewed as works as set out in both Part 1 Section 2 of the AMAAA 1979 and under section 3.4 of SHEP. The works are in the form of an addition to the monument.

I am content that tree removal and repairs/ repointing can therefore be considered as the minimum level of intervention that is consistent with conserving what is culturally significant in a monument, and thus compliant with SHEP 3.16. The application does not contain sufficiently detailed information for location and methodology to be used to be considered to be consistent with SHEP 3.22. However, I am content that these omissions may be dealt with through the application of an appropriate condition.

6. Recommended decision

Subject to compliance with the schedule of conditions, the works proposed are considered acceptable in meeting the terms of national policy for scheduled monuments, and also accounting for other material considerations.

I recommend consent is **granted with conditions**.

7. Conditions

1. No work requiring scheduled monument consent shall take place until the applicant has provided (1) details of the locations of the trees to be felled and (2) a method statement for the works to be approved in writing by Historic Environment Scotland.

Reason: to ensure that work will be carried out to a standard acceptable to Historic Environment Scotland.

8. Approval

Officer	Rory McDonald	Date	17/03/2016
Approved by	George Findlater	Date	22/03/2016

Annex A – list of supporting documents

1. Photographic Report
2. Location of Boundary Wall.