

Case information

Reference/Case ID	201507491		
Scheduled Monument	Edinburgh Castle		
Index no	M90130	Grid Ref	NT249734 324900.0000 673400.0000
Date of Application	25 February 2016	Application Received	01 March 2016
Summary of proposed works	Redcoat Café refurbishment works – pizza oven extract requirement		

1. Summary recommendation

This report recommends approval for installation of a pizza oven extract duct with conditions.

2. Background

The Redcoat Café is the former site of the Cart Shed and later barracks within Edinburgh Castle. This part of the monument went through an extensive renovation and conversion in the 1990s for use as cafe for visitors. Edinburgh Castle is both a scheduled monument and Property in Care of Scottish Ministers. Through the Scheme of delegation Historic Environment Scotland manage the monument on behalf of Scottish Ministers.

The applicant, Benugo, is contracted by Historic Environment Scotland (HES) to provide catering facilities at the monument.

There have been no pre-application discussions with HES Heritage Management Directorate but the applicant has discussed the proposal with HES Conservation Directorate Staff at the monument.

3. Proposals

Consented works – Installation of pizza oven extract duct

The works will involve removal of section of roof to insert a duct with fixings for a pizza oven.

4. Representations received

Historic Environment Conservation Directorate were consulted as managers of the site. They have no objections to the works but note that the exterior duct termination could be made to look like a nearby existing duct.

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

3.14. Scottish Ministers include a monument in the Schedule to secure the long-term legal protection of the monument in the national interest, in situ and as far as possible in the state it has come down to us. Scheduled monuments have an intrinsic value as monuments, not related to any concept of active use. It is the value of the monument to the nation's heritage, in terms set out in the section on Scheduling in Chapter 2 of SHEP, that is the primary consideration in determining applications for scheduled monument 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.

3.17. As each monument will require treatment specific to its individual nature, characteristics, significance and needs, any proposed change to it must be fully and explicitly justified.

3.18. Scheduled monument consent applications must be considered in terms of the cultural significance of the monument and the impact that the proposals would have upon this cultural significance. The more important particular features of the monument are to its cultural significance, the greater will be the case against interventions which modify these features.

3.19. Extensive intervention will only be allowed where it is clearly necessary to secure the longer-term preservation of the monument, or where it will clearly generate public benefits of national importance which outweigh the impact on the

national cultural significance of the monument. Such public benefits could come from, for example, interventions which make public access to scheduled monuments easier, or assist public understanding, or will produce economic benefits once the works are completed.

3.20. Where change is proposed, it should be carefully considered, based on good authority, sensitively designed, properly planned and executed, and where appropriate in the context of an individual monument, reversible.

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:

- a. the use of appropriate assessment methodologies to determine the full impact of any proposed management, use or development;
- b. the avoidance of irreversible change particularly wherever its effects cannot be adequately assessed;
- c. that where change is necessary, strategies should be adopted to mitigate its impact and limit intervention;
- f. that an appropriate level of record is made before, during and after any work and deposited in local and national archives, and, where appropriate, published;
- h. that any archaeological excavation or other intrusive investigation should be based upon a detailed research strategy, with adequate resources, using appropriately skilled and experienced archaeologists with a satisfactory record of the completion and publication of projects (see Note 3.10); and,
- i. that the design, planning and execution of works on scheduled monuments are undertaken by people with appropriate professional and craft qualifications, skills and experience.

b) Assessment

The works will involve removal of a small part of the re-modelled slate roof of the Redcoat Café which was the old Cart Shed and Barracks. An existing duct is also located nearby to serve other kitchen equipment. The alteration required is therefore in line with policy of the minimum necessary works pot impact on the significance of the site.

The proposed duct differs in height and design from the existing duct and therefore, accepting the views of HES Conservation Directorate in their representation, greater consideration should be given to reduce visual impacts by installing a duct termination more similar to the existing.

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

None

d) Conclusion

The 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 destruction of a re-modelled part of the monument.

The application, which forms part of a wide refurbishment of catering areas in the monument, will not conflict with the policy of the minimum necessary to conserve what is culturally significant of this monument.

This application is mostly compliant with SHEP, 3.20 and 3.22 in that there is a clear public benefit of national importance and that it is carefully considered, is based on good authority, sensitively designed and properly planned.

One condition is necessary to apply grant of scheduled monument consent covering the following topic: 1) greater consideration of the design for termination of the duct to ensure that visual impact of the exterior duct is minimised.

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 accounting for other material considerations.

I recommend consent is **granted subject to the conditions detailed below.**

7. Conditions

(1) The work on site shall not commence until Historic Environment Scotland has agreed in writing the design and form of the exterior duct.

Reason: to ensure the exterior duct design matches nearby ducts and minimise visual impact on the monument.

8. Approval

Officer	George Findlater	Date	21/04/2016
Approved by	John Raven	Date	21/04/2016

Annex A – list of supporting documents

Proposed Pizza area Elevation AL(70)003
Proposed Pizza Oven extract sections AL(70)012
Site Photo mocks ups PDF
Considerations and rationale document.