



Case information

Reference/Case ID	201601429		
Scheduled Monument	St Andrews Cathedral and Priory and adjacent ecclesiastical remains		
Index no	M13322	Grid Ref	NO513167 351300.0000 716700.0000
Date of Application	13 June 2016	Application Received	15 June 2016
Summary of proposed works	Ground investigation works for proposed sports hall development.		

1. Summary recommendation

This report recommends approval of the application.

2. Background

St Andrews Cathedral and Priory is one of the earliest Christian foundations in Scotland. It was the site of the main administrative centre of the Scottish church from at least the 10th century to the Reformation, and is noted for the great scale and outstandingly high quality of its buildings. The remains of St Rule's Church and St Andrews Cathedral are exceptional architectural monuments while the precinct walls represent a unique and exceptional survival within Scotland. Buried archaeological remains within the precinct walls have the potential to transform knowledge and understanding of the layout, development and economy of the priory and its precinct both pre- and post- Reformation.

The applicants have undertaken pre-application discussions with HES, this application accords with those discussions. There has also been similar redevelopment work within the school campus in the past decade.

3. Proposals

Consented Works: Ground investigation works comprising test pits and bore holes.

Description of works: The application is for ground investigation works comprising the excavation of the following –

- 3 borehole pits comprising a 1m by 1m “starter” pit to facilitate the insertion of a 25cm diameter bore to a maximum depth of 8m. Gas and groundwater measuring devices will be installed in the boreholes to allow for monitoring over a number of weeks
- 3 hand-dug test pits 1m by 1m by 1.2m to establish the nature of existing building foundations
- 5 machine dug trenches 3m by 1.5m to a depth to be determined by on-site conditions
- Soil samples will be taken from the pits for geological analysis.

4. Representations received

No representations were received.

5. Report

a) Policy considerations

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

The Ancient Monuments and Archaeological Areas Act 1979: Part 1 2 Control of works affecting scheduled monuments.

(1) If any person executes or causes or permits to be executed any works to which this section applies he shall be guilty of an offence unless the works are authorised under this Part of the Act.

(2) This section applies to any of the following works, that is to say –

- (a) any works resulting in the demolition or destruction of or any damage to a scheduled monument;
- (b) any works for the purpose of removing or repairing a scheduled monument or any part of it or of making any alterations or additions thereto;
- (c) any flooding or tipping operations on land in, on or under which there is a scheduled monument.

(3) Without prejudice to any other authority to execute works conferred under this Part of the Act, works to which this section applies are authorised under this Part of this Act if –

- (a) the Secretary of State has granted written consent (referred to below in this Act as “scheduled monument consent”) for the execution of the works; and
- (b) the works are executed in accordance with the terms of the consent and of any conditions attached to the consent.

(4) Scheduled monument consent may be granted unconditionally or subject to conditions (whether with respect to the manner in which or the persons by whom the works or any of the works are to be executed or otherwise).

Historic Environment Scotland Policy Statement (June 2016)

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.

3.17. 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.

b) Assessment

This application represents the initial stage of a possible redevelopment of the sports facilities at St Leonards School. The location for the development has been selected to make best use of existing facilities and thereby minimises the potential impact on the monument. It should be noted that almost the entire school campus falls within the scheduled area protecting St Andrews Cathedral and Priory and as such the School has no site options for the proposed new facilities which would allow them to avoid an impact on the monument.

The proposed works will involve the excavation of up to eleven small pits or trenches across a limited area of the monument. The test pits are intended to inform the feasibility and design of a proposed new sports centre for the school. The area affected is already used for school sports facilities and the development will involve the demolition of some existing buildings, the re-use of others and the construction of new building elements. I am content that these works will have a minimal impact on the cultural significance of the monument, and that they represent the minimum necessary to achieve the stated aim of identifying any geotechnical constraints to redevelopment in the area.

The application is supported by an Engineer's desk study report and ground investigation proposal outlining the nature of the works and the background issues behind them, specifically concerns about ground stability and the presence of ground gas which could affect the suitability of the area for redevelopment or require specific engineering solutions for any structures.

The application is also supported by a Written Scheme of Investigation for archaeological monitoring of the works to ensure that any archaeological deposits or artefacts encountered are recorded and preserved as necessary. As previous archaeological interventions in the immediate vicinity showed extensive areas of modern disturbance and built up soils while revealing no evidence of pre-Victorian activity, I am content that the watching brief proposed is an appropriate level of monitoring.

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

None known.

d) Conclusion

The application should be viewed as works as set out in both Part 1 Section 2 of the AMAA Act 1979 and paragraph 3.4 of the policy statement.

The proposed works will involve the excavation of up to eleven small pits or trenches across a limited area of the monument. The area affected is already used for school sports facilities and the development will involve the demolition of some existing buildings, the re-use of others and the construction of new building elements. I am content that these works will have a minimal impact on the cultural significance of the monument that is consistent with conserving what is culturally significant in the monument, and thus compliant with 3.16 of the policy statement.

I consider that these documents provide sufficient justification for the works to comply with section 3.17 of the Policy Statement. I am also content that they comply with the principles of careful consideration and proper planning outlined in section 3.20 of the Policy Statement.

I consider the application to be sufficiently detailed to allow consent to be granted without the need for conditions.

6. Recommended decision

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 without conditions**.

7. Conditions

None

8. Approval

Officer	James Bruhn	Date	08/08/2016
Approved by	George Findlater	Date	09/08/2016

Annex A – list of supporting documents

- Geovia Proposed school sports centre, St Leonards School, St Andrews, Phase 1 Geo-environmental Desk Study Report
- Geovia Ground Investigation Proposal
- CFA Archaeology Ltd: Written Scheme of Investigation, Archaeological Watching Brief on Geotechnical Site Investigation Works