



Case Information

Reference/Case ID	300018527		
Scheduled Monument	Wanlockhead, remains of lead mining and smelting		
Index no	SM5597	Grid ref	NS 85400 14500
Date application validated	03 October 2016		
Summary of proposed works	Demolition of building		

1. Summary recommendation

This report recommends that consent be granted without conditions.

2. Background

The monument consists of most of the above and below-ground remains of lead mining and smelting in Wanlockhead.

These consist of shafts, adits, and underground workings (including specifically the water-pressure pumping engine in the Glencrieff Mine), above-ground remains of buildings and machinery used in mining, tracks, roads, railways and water-courses associated with lead working, waste heaps, and the remains of at least two lead smelters and a washing floor, including the flue system associated with the Meadowfoot smelter. Mining of galena and other resources continued within the scheduled area from the 18th to mid 20th centuries, but most of the mines were closed before the Second World War.

A former canteen building (the subject of this application) lies within a hard-surfaced former processing yard adjacent to three structures of late 19th century date. The canteen is a brick base structure with brick gables. The roof and walls are made up of asbestos panels, with timber windows inset. The asbestos panels are partly broken up by wind action, and the panel edges are exposed and eroding.

No pre-application consultation was undertaken. The applicant separately submitted an application to fence off an area of tailings pond where there was a risk of heightened erosion of contaminated material into the Wanlock Water.



3. Proposals

1. Removal of asbestos panelling forming roof and lateral walls of former canteen building
2. Downtaking of brick gables, and removal from vicinity of former canteen building

The landowner has identified a requirement to prevent access to the building by erection of heras fencing, but has received advice from Dumfries & Galloway Council's Environment Health officers that the asbestos should be removed from the structure. This would leave the two gables in a precarious condition which would also pose a threat to the public, who have access to the site. The applicant proposes to remove the asbestos panels and to duntake the gables and remove the loose brick from the immediate environs of the structure. Initially, the applicant also proposed to completely remove the brick dwarf wall/basal plinth.

In response to post-application advice from HES, the applicant has agreed to limit their application to removing the asbestos panels and duntaking of the gables.

The work would be completed by specialist contractors (for the asbestos removal) and possibly general contractors (for the gable duntaking) using machinery and hand tools. The applicant has provided a photo record of the structure and an otter survey, after these were requested by HES. They will also supply photographs of the building after works have been completed.

4. Representations received

No representations received.

5. Report

a) Policy considerations

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

Ancient Monuments and Archaeological Areas Act 1979

Part 1 Section 2: Control of works affecting scheduled monuments.



Historic Environment Scotland Policy Statement June 2016

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.

3.20. 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

The physical impact on the monument

The former canteen building does not appear on the c. 1955 OS mapping, while the immediately adjacent buildings are apparent on the same map. The building is related to the late use of the site and is atypical of many of the structures within the scheduled complex, most of which are of 19th century or early 20th century derivation and appearance. The removal of the asbestos and gables would significantly alter the appearance of the structure, which can presently be appreciated as a service building for the adjacent industrial complex. The yard surface is crushed whin with areas of tarmac and Type 1 material, which would not be affected by the proposal.

No archaeological mitigation is proposed in this application. However, due to the lack of evidence of any remains that are primary to the scheduling of the monument, this does not appear to be necessary in this case.

The impact on the cultural significance of the monument

The building dates to a point after c.1955, when the OS surveyed the area. The statement of cultural significance of the site is not clear on whether buildings of this period are primary to the national importance of the site. However, it is telling that the scheduling document is based on the same map of 1955, and that mining at this part of the complex had been ended by 1938. The canteen building may not have served a mining operation, and its form is consistent with a secondary use of the site as a storage area for materials and potentially for decommissioning work. On that basis, it is concluded that the canteen building is not of primary importance to the cultural significance of the site.

While removal of the asbestos panelling and gables would alter the appearance of the structure (which would effectively be reduced to its ground plan), this would not alter the ability to understand and appreciate the other buildings in the complex, which are of primary importance to the cultural significance of the monument. It would



still be possible to understand this building as a later addition, as its construction is of brick rather than stone. It is therefore concluded that the impact of this proposal on the cultural significance of the monument would be negligible.

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

No otters were detected during the biodiversity survey, and no other biodiversity/EPS issues have been identified. However, the otter survey took a precautionary approach, as otters were noted in the Wanlock Water in 1995. On that basis, the survey recommended that deep excavations be covered overnight. This provision exceeds the basic requirement, given that no otters have been identified in the survey. On that basis, no natural heritage implications are likely to result from this application.

d) Conclusion

The proposed works have been carefully considered, based on good authority, and have been sensitively designed and properly planned. They will not have an adverse impact on the cultural significance of the monument. Therefore, these works are fully consistent with policy provision 3.16 (as there will be no impact on the cultural significance of the monument) and also with policy provision 3.20 of the HES Policy Statement.

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

No conditions have been attached to this decision.

8. Approval

Case officer	John Malcolm	Date	25 November 2016
Approved by	George Findlater	Date	25 November 2016



Annex A – list of supporting documents

- 1) Documents
- 2) Aerial Photograph of Building
- 3) Plan of Site – 1:500
- 4) Plan of Site – 1:1,500
- 5) Plan of Site – Landscape Context
- 6) Photo record of structure
- 7) Email from applicant to John Malcolm of HES, 11 November 2016 at 14:44
- 8) Otter survey, submitted 11 November 2016