

This document has been prepared as part of the Scheduled Monument Consent application for proposed works within the scheduled area of the Union Canal adjacent to 9-11 Horne Terrace, Edinburgh.

## 1 Introduction

AMA (Majestic) Ltd are developing the redundant industrial site at 9-11 Horne Terrace, Edinburgh to form 11 residential apartments. The development site backs onto the south bank of the Union Canal. The Union Canal is a scheduled monument, however the development site is out-with the boundary of the Scheduled Area.

As background information, the following drawings show the proposed development out-with the boundary of the scheduled area;

- Plan of Horne Terrace Scheduled Area
- 2147 (00)001A Location Plan
- 2147 (00)1000C Ground Floor Plan - Proposed
- 2147 (00)1001C Upper Floor Plans - Proposed
- 2147 (00)1002C Northern Elevation - Proposed
- 2147 (00)1003C Horne Terrace Elevation - Proposed
- 2147 (00)1004C Side Elevations - Proposed

Under agreement with Scottish Canals, the developer is proposing to carry out the following works within the Scheduled Area of the Union Canal.

- Extending the canal side footpath being created as part of the development works currently being carried out by S1 developments at 12 Horne Terrace.
- Re-grading and replanting of the canal bank.
- Formation of a residential mooring for canal boats.

## 2 Wider Context

The stretch of canal between Gibson Terrace and Viewforth Bridge marks the entrance to the canal terminus in Edinburgh, an area which is undergoing transformation through regeneration.

Fountainbridge is subject to a number of significant development sites which are at various stages of planning approval and which collectively will create a new bustling and vibrant

canalside quarter for the Capital. Scottish Canals' overall aims and objectives for Fountainbridge are set out in their 'Fountainbridge Towpath Strategy, Landscape Document', July 2016.

Scheduled Monument Consent has been granted to Scottish Canals for the upgrading and extension of the towpath and provision of moorings on the north bank (SMC 201601804 20/07/16) and to S1 Developments for the provision of a footpath and serviced moorings on the south bank at the neighbouring development site at 12 Horne Terrace (SMC 201503021 16/10/15).

The proposed works within the scheduled area have been developed in accordance with the principles and requirements outlined in Scottish Canals, Fountainbridge Towpath Strategy (July 2016) and are supported by Scottish Canals.

### **3 Development Within Scheduled Area**

There is no visible sign of the canal wall. The existing canal bank edge is undefined due to the vegetation and is made up of silt and vegetation cuttings.

The development within the scheduled area will involve the removal of existing trees/vegetation. The creation of a footpath on the canal bank, with sheet piling to support the edge of the path. Removal of an existing pontoon mooring. Re-grading of existing banking and the construction of a pontoon mooring. Soft landscaping will be carried out between the footpath and the canal bank.

Access to the scheduled area to carry out the works will be via the development site at 9 – 11 Horne Terrace

The following drawings show the proposed development within the scheduled area;

- 16030\_L\_200\_E04 General Arrangement
- 16030\_L\_400\_E03 Section A - A
- 16030\_L\_401\_E01 Section B - B

The existing vegetation to the banking will be retained where possible and reseeded as necessary. As described in Harrison Steven's landscape report the margins adjacent to the water edge will be planted with native reed planting.

A 150mm dia duct will be provided below the footpath to allow Scottish Canals to extend below ground services to any future mooring installations with minimal disturbance to the footpath.

The footpath and mooring construction/finish will match that of the neighbouring S1 Development, with the uniform treatment bringing cohesiveness in design across both development sites.

#### **4 Piling Methodology**

The following piling methodology is proposed.

- Interlocking sheet steel piles to be used, 4000 mm in length, 310mm overall width.
- Piles to be carefully driven to approximate depth of 3000mm as described in Goodson Associates sheet piling specification.
- Sheet piles to be capped with precast concrete copes.

The piles will puncture the bottom of the canal but the clay lining will form a waterproof seal around the piles, thus preventing leakage.

#### **5 Archaeological Mitigation**

A Written Scheme of Investigation (WSI) by AOC Archaeology Group is being submitted for approval as part of this application for Scheduled Monument Consent.

Archaeological evaluation will be carried out to confirm the presence or absence of any buried archaeological remains which may be present within the area of the Scheduled Monument which would be disturbed as a result of the development. All evaluation works will be undertaken in accordance with the approved WSI.

Archaeological monitoring will be carried out to all ground breaking works within the scheduled area in accordance with the approved WSI.