

Memorandum

To Head of Planning
City of Edinburgh Council
Planning and Strategy
City Development
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

F.A.O Stephen Dickson

From John A Lawson
Curator of Archaeology
Date 4th August 2011

Your 11/01922/LBC
ref
Our ref 11/011922/LBC

Dear Stephen,

Former Adventist Church 3 Bristo Place

Further to your consultation request concerning these listed building application for the insertion of a mezzanine floor into this B-listed former Church I would like to make the following comments and recommendations.

The site comprises the former B-listed Adventist Church built by Sydney Mitchell and Wilson in 1889/90 for the Evangelical Union on the site of a Baptist Chapel. The church contains elements (Pilasters and tracery) taken from the 17th century Tron Church. This building is regarded as being of archaeological importance in its own right as well as occurring within an area of archaeological importance (Bristo Port, Potterrow) relating to Edinburgh's Medieval and later Old town. This application must therefore be considered under terms of the Scottish Government's Scottish Planning Policy (SPP), PAN 2/2011 and Scottish Historic Environment Policy (SHEP) and also CEC's Edinburgh City Local Plan (adopted 2010) policies ENV4, ENV8 & ENV9. **The aim should be to preserve archaeological remains *in situ* as a first option**, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

The proposed alterations are regarded as significant and potentially adverse impact upon the interior of this former church in particular in relation to key historic features such as the pulpit. It is therefore considered that this application be refused and plans resubmitted which are more sympathetic to the buildings archaeologically important historic fabric.

If consent is granted then it is essential that the interior of the church is recorded prior to any alterations. This will require the undertaking of a historic building survey (level 2: plans/elevations, photographic and

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written survey) linked to an appropriate level of documentary research prior to any interior striping or removal of original church furniture.

If consent is granted it is recommended that these programme of works be secured using a condition based upon the model condition stated in PAN 42 Planning and Archaeology (para 34), as follows;

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building survey, watching brief, reporting and analysis & publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Please contact me if you require any further information.

Yours sincerely

John A Lawson
Curator of Archaeology