

FORMER ROYAL HIGH SCHOOL SITE, REGENT ROAD, EDINBURGH

PRE APPLICATION MEETING 16 APRIL 2015

Attendance:	David Leslie	P&BS, CEC
	David Givan	P&BS, CEC
	William Gray Muir	RHS Preservation Trust
	Mark Sidgwick	LDN Architects
	Mark Hopton	LDN Architects

The meeting had been requested by WGM to discuss planning issues prior to the submission of a PAN which would propose the use of the site for a new school use.

WGM explained the proposal to set up a Royal High School Preservation Trust with the aim of restoring and reusing the site. Private funding is already in place.

Programme is to submit a PAN for a school use: to relocate St Mary's Music School. The school is already a centre of excellence in music tuition at a national level, with an aim to expand student numbers.

A public use and performance space alongside the school use would be developed to maximise benefit of the building's spaces, including festival use outwith school term.

MS and MH explained LDN's previous involvement in proposals for the building and wider site.

The school proposals require boarding accommodation in a new building(s) at the eastern part of the site to replace existing building. The main teaching performance spaces would be accommodated in the Hamilton Building. The main new additional space would be provided on the north side to provide circulation space and support services for school use and for public use in association with concerts and events.

DRL and DG explained issues which are known about the reuse of the main building, gained from CEC Planning's involvement in considering alternative use of the building. These include internal circulation challenges and the restoration of the listed building. The public realm of the wider setting on Regent Road and relationship to Calton Hill and its collection of monuments and buildings. The detail of changes will be critical to the acceptability of changes to the building, and any extension. It is recognised that interventions are a prerequisite for a sustainable new use for the building. MS and MH explained that new development on the eastern part of the site for boarding accommodation and related services for around 60 students as well as practice rooms. The proposed massing is four storeys to the rear and two storeys to the front, arranged around a horseshoe layout.

DG provided advice that demolition of the existing buildings (included in the Cat A listing) would require justification relative to the SHEP tests and the wider benefits of the reuse of the Hamilton building and its site. More detailed discussion with CEC

Planning and Historic Scotland would be required. A key consideration of the new building would be a visual analysis of its relationship to Calton Hill and other buildings. If the volume of future accommodation on the site is less than existing then the important opportunity of landscape treatment would suggest involvement of a landscape architect in the project team.

DRL and DG advised that there needs to be consideration of public realm including improved streetscape, public access to Calton Hill and potential seasonal activities in the street area. Discussions with Transport will be required.

Agreed Actions

DG to arrange screening for environment impact. [Will require information to be submitted by LDN/client team.]

DRL to issue note of this meeting.

DG to draft a processing agreement.

DG to set up meeting to clarify process and information requirements.

DG to contact A+DS to discuss potential Design Forum process.