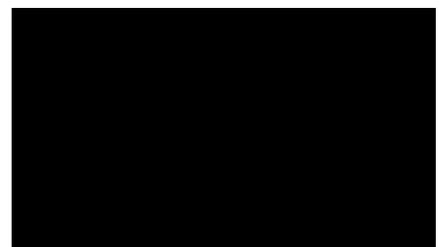
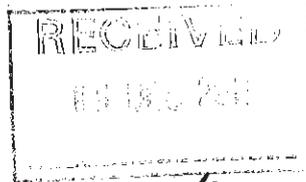


Your Ref HAG/A/TC/612.



Barbara Cummings
Director of Heritage Management.

1st December 2011

Dear Barbara Cummings,

Perth City Hall, Application Ref. 11/01083/L8C.

Thank you for your letter updating me regarding the above. I am enclosing copies of two reports which appeared in the Dundee Courier this week. I have never been in touch with Mr Cormie as I do not have his address and his telephone is ex-directory. I support every word Mr Cormie is reported to have said and discount the statements reported from the District Council. The Council also have stated that the City Hall has been advertised for Sale. I am not aware of this and certainly no notice has ever appeared on the Building. I expect that you are also aware that several well worked out proposals have been submitted to the District Council and all have been dismissed out of hand. My present concern is that should Hectorie Scotland give consent to the District Council it therefore makes your organisation worthless.

I apologise for being blunt.

Yours sincerely



Architect and Town Planner.
(Retired)

MCV 19/12

1st DEC 2001

15 DEC 2011

Dear Mr Salmon, FM OFFICE

On behalf of my many friends, I'm writing to ask you if it's possible for you to save our "City Hall"

Dear me, to say it is an eyesore is an understatement, It's a beautiful structure & the main hall with its ornate ceiling, (which I'm sure you have visited often) is a joy to the eye!!

Refurbishment of the Kitchen & Toilets is all that is required, to get it back into business & that won't take a fortune!! surely.

The so called "do gooders" seem to enjoy wasting money

on these "Art Contraptions"
around the City. Spend £4 m.
nearly, to take it down & one
day they will be sorry. outrages

It's so much needed
for W.R.I. Junctions, Flower Shows.
School music Afternoon Tea
Dances, central for so many
of the things that the
ordinary working class can't
afford in renting the Concert
Hall. The schools have I
believe been using "Church
Halls" surely not the best
bet.

Enough empty spaces
already, just used for gangs.
Dumdee an instance.

Please. Please Sir Salmon help
us, we trust you!!
yours faithfully

From: Yvette.Brough@scotland.gsi.gov.uk
Received: 06/12/2011 08:16:32
Subject: NevilleB_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 06/12/2011 08:16:32

Yvette Brough | Heritage Management Support Assistant

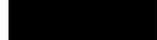
Historic
Scotland | Alba Aosmhor
Longmore
House, Salisbury Place, Edinburgh, EH9 1SH
t|
0131 668 8707
e|
yvette.brough@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
Johnston L (Leigh)
Sent: 05 December 2011 11:24
To: HS.Consultations Perth &
Kinross
Subject: FW: Perth City Hall

From:
Bruce Neville [REDACTED]
Sent: 02 December 2011 17:19
To: Johnston L (Leigh)
Subject: Perth City Hall

Dear Leigh,

I have never before found
it necessary to write to a council, let alone a governmental department, to
express a deep concern but I feel so aggrieved that I am doing so now.



Like many other Perth citizens, I am proud of our town, or possibly city if indeed that happens with the proposal by some of our councillors for the City Hall to be demolished. How can there be any justification for the heart of our town to be torn out. Already over the years, we have lost other real heritage buildings such as the general post office, the hexagonal room within the old academy and the Dewar's whisky bond. These are the sort of things that add character to a town, that make it memorable and different to other towns around the country. The City Hall is the jewel in the crown of those that have either been torn down already or proposed to be. I am not opposed to change or modernisation, but at the cost of such a lovely, cherished and historic building, common sense has to prevail. If the City Hall is bulldozed, what heritage do we have left - St. John's church, the museum and possibly the Ferguson gallery and how long I wonder until one of those is next, as I suspect the Historic Scotland's decision on our City Hall could open the flood gates around Scotland for other important and cherished landmarks to be removed upon any whim or ill thought through irresponsible proposal.

There are many perfectly viable alternative uses for the City Hall and many of these have been proposed to the council, but due to their blinkered attitude, as their minds were made up some time ago, they do not wish to lose face and they have either rejected or declined every single one without justification. This is possibly in light of other recent dreadful mis-management decisions by the council concerning a proposed foot bridge across the river Tay and the Grundon waste fiasco.

I write to you in the hope that you will become our custodian for such an important and special listed building as our council have failed to take on the responsibility for this role themselves. Please help.

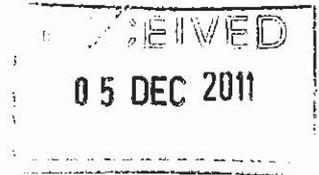
Thank you.

Bruce Neville



2nd December 2011

Ms B Cummins, Director of Heritage Management
Historic Scotland, Longmore House
Salisbury Place
EDINBURGH
EH9 1SH



Dear Ms Cummins

DEVELOPMENT CONTROL COMMITTEE 16 NOVEMBER 2011
PERTH AND KINROSS COUNCIL APPLICATION FOR
DEMOLITION OF CITY HALL, REF 11/01083/LBC, PAPER 4 (1) (ii)

You will be aware of the report and outcome of the above from the Development Control Committee which was divided on the matter.

I take the opportunity to send my third correspondence to Historic Scotland on this whole issue as follows:

In paragraph 63 of the Paper something of Historic Scotland's consultation response is reported with which I absolutely concur. Historic Scotland's comments go to the heart of the matter and reflect a fundamentally flawed Perth and Kinross Council approach and attitude to the whole process. At no time, including this Paper, has the Council recognised, accepted or promoted its custodian responsibilities to and for this building. The consultants themselves express concern over this.

With regard to paragraphs 8 and 9 of the Paper I would re-iterate as per my past correspondence that it was a FUNCTION of the City Hall (ie concerts) that was to be removed and relocated and major civic space be created at the Concert Hall. I am also at a loss as to the last two sentences of paragraph 9. The Unitary Authority in November 2005 publicly stated in the local press (Perthshire Advertiser 4.11.2005 front page) through the Council Leader that "We have always viewed this (ie the City Hall) as central to the regeneration of the city centre". I can provide a copy of this. This sits absolutely within and reflects the Structure Plan 2003 policies in paragraphs 27, 28 and 30 and the Central Area Local Plan 1997 as per paragraphs 39, 41 and 42 of the Paper. Paragraph 44 reflects the creation of the civic space to be at Horse Cross 'in conjunction with new development' ie the Concert Hall (and any demolition of buildings would be to unlisted buildings) with Mill Street developing with a Perth Theatre new frontage and engaging with the new Concert Hall and the new civic space. Historic Scotland queries why the/

Page 2 of 2

the creation of a square on which the City Hall stands, is essential for Perth and in relation to what I write here and have written in my two previous submissions, I am at a loss regarding this as well.

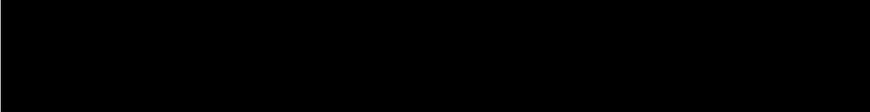
With regard to paragraphs 15 and 85 of the Paper, I would re-iterate my position on this matter as previously stated. What does 'Developers who previously expressed an interest were contacted but no formal offers were made' mean as per paragraph 85? The Paper does not explain what 'contacted' means. Did the Council go back to all on the reserved list of bidders and make formal re-invitation to them. It did not. If it did where is the formal paper trail and audit of that and why was the building not formally re-advertised/re-marketed? What can one reasonably conclude from such action, or rather inaction, by the Council other than a dereliction of duty.

Therefore regarding paragraph 86 it has not been 'reasonably demonstrated that no other party exists that would be prepared to acquire and restore the building'.

Please place this with my other correspondence to you and I will be obliged for acknowledgement of receipt of this latest letter to you.

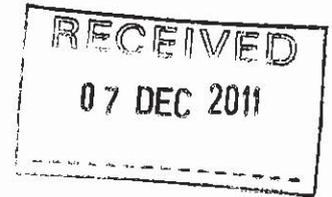
Thank you for your time and attention.

Yours sincerely



Joan H E McEwen

2nd December 2011



Listed Building Consent Team
Historic Scotland
Longmore House
Salisbury Place
Edinburgh, EH9 1SH

Dear Consent Team

About: City Hall, King Edward Street, St John's place and Kirkside, Perth and Kinross

This fine Edwardian building was listed as Grade B on 26th August 1977. It is now the subject of a notice for demolition – or will soon be- and following a meeting of the Development Committee of Perth & Kinross Council. I am writing to present my objections to that proposed demolition on three main grounds:

1. That there is insufficient evidence of a sufficient search for a viable alternative to demolition, and
2. The public consultations are flawed because a representative sample of local opinion was neither sought nor obtained. In any case, a majority of those asked expressed a preference for one of two alternatives for retaining the City Hall, and
3. A 'thin-end-of-the-wedge' argument that destroying such a prominent building within a high-profile conservation area creates a very undesirable precedent.

1. Viable alternative not sought.

I refer to 'Perth Central Conservation Area Appraisal' published by Perth & Kinross Council in September 2008. In particular to the only mentions in that conservation report to this important and prominent City Hall. These are:

'Area 1 City centre

Incorporating W-E South Methven Street (east side) to St John Street; N-S Mill Street (south side) to Canal Street (north side).

Key buildings: St John's Kirk, the former City Hall.

Other important buildings: Perth Theatre, the former Sandeman's public library, North Church, the former Sharp's Educational Institute'.

And:

'Opportunities for development and regeneration

Note: Read in conjunction with map overleaf

....

17.3 Perth City Hall, King Edward Street and St John's Place

City Hall has been competitively marketed for conversion into a speciality shopping centre with restaurants and market stalls'.

It is notable by their absence that the City Hall was not included in any photographs in the Appraisal. Nor was the City Hall in any commentary upon its fine architecture and its merit as a prominent building. Whereas many lesser buildings, and minor features, are given much greater attention. That lack of attention strongly suggests a wish to overlook the interests of this Grade B listed building in an important conservation area.

The owners are very familiar with the trading issues in the centre of Perth. This is not a town centre where an indoor market would be expected. There is an exceptional proportion of specialist shops in Perth town centre that offer high-ticket priced goods and services. Moreover, the size and demographics of Perth's catchment areas include an above average proportion of managerial and professional commuters and retirees who live in houses that are more likely to be in the Band D or higher Council tax bands. This is not a town where there is a large population of low-income families or students that frequent market stalls. Perhaps Perth should be like Leeds? But it is not.

Moreover, the retail markets in Perth were already losing their share of middle and lower end trade to other towns in 2008, and to the Internet. That trend is balanced by a welcome growth in restaurant trades in the Town Centre.

It is hard to escape the conclusion that by focusing its search for a viable future for the City Hall only on an indoor market with catering, the owners were prejudicing the assessment of a viable potential for their City Hall. There are other potential uses where the commercial potential could be greater but those have not been evaluated.

2. Flawed public consultation

No attempt was made to ensure that the selected respondents were a representative sample of Perth people. Moreover, the questionnaire was biased in two ways:

- I. Alternatives offered had the effect of dividing those in favour of retention where two options for developing the hall were offered. That allowed the minority favouring outright demolition to be collated under just one option with an higher score than each of the divided majority.
- II. No respondent was told that the cost of demolition and paving the site would be as high as the £4.4 millions now proposed. That's as much as £102 for each man, woman & child in Perth and would surely influence popular choices. Moreover, a piazza costs money to maintain even if left unused.

This complainant has more than forty years experience of commissioning and analysing surveys. This survey was not conducted in a reliable manner and its 'results' can be safely discounted.

3. Precedent

Perth's 'City Hall' is a large and prominent building that is neither showing exceptional signs of decay, nor lack of interest from the public. If this building were to be demolished on such flimsy argument, then that would open the way to the demolition of many of our fine and historical buildings.

Presently, it is said that the 'City Hall' is used as a storage warehouse for Council owned artefacts that need to be kept from cold and moisture. As the building is not built to be a warehouse, those heating costs are probably much higher than they need to be. It is not relevant to claim that those unnecessary costs are any legitimate argument for the 'City Hall's' demolition.

Yours sincerely,

Andrew Dundas



From: Lynn.Allen@scotland.gsi.gov.uk
Received: 05/12/2011 10:24:32
Subject: FW: demolition of Perth City Hall
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 05/12/2011 10:24:32

Lynn Allen | Business Support Assistant

Historic Scotland | Alba
Aosmhor
Longmore House, Salisbury Place, Edinburgh, EH9 1SH
t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
WENDY REID [REDACTED]
Sent: 02 December 2011 19:03
To: HS.Consultations Perth &
Kinross
Subject: demolition of Perth City Hall

It was with
great dismay that I read of the decision taken by TEN local councillors to tear
down the historic heart of Perth.

We read that
'the people of Perth are happy with the idea of a civic square.' I find this
hard to believe when I have yet to speak to anyone [especially in the
over 50 age group and not an incomer] who wants to see one of the last
remaining historic buildings of our town pulled down. Ask any tourist from
any part of the world if they remember any particular building after visiting Perth and odds on it will be "The
City Hall" . Demolition of this
building makes a mockery of having a building listed, and where will
it all end? I only hope that Historic Scotland will come to the rescue. Much
has been made of supposed economic benefits but little about the cost of
pulling down the building. Where are the quotations for this,- £5million,
?8million? 10 Million? or does anyone have any idea? The people of Perth have a right to know these figures.
Presumably the ten coucillors were given
some idea before they voted? Perth will not be Perth without our City Hall. A
building like this, unique to Perth can never be replaced. A civic square is
common to any town anywhere! If Historic Scotland allow the City
Hall to be pulled down, the Scottish Government might just as well
disband Historic Scotland as a body. I hope though, you will want to secure the
historic heritage of out town.

Wendy Reid

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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VIVIAN LINACRE FRSA FCS

RECEIVED
06 DEC 2011
Lmj

[REDACTED]

[REDACTED]

[REDACTED]

Ms Leigh Johnston
Heritage Management North Team Leader
HISTORIC SCOTLAND
Longmore House
Salisbury Place
Edinburgh EH9 1SH

03 December 2011

Your Ref: HGG/A/TC/612

Your Case ID: 201105248

Dear Ms Johnston,

PERTH CITY HALL

May I, acting in a personal capacity, please make my final submission of objections to Perth & Kinross Council's application for Listed Building Consent to demolish City Hall, following the application's reference to you for determination?

For ease of reference, this submission consists simply of two enclosures.

- (a) A copy set of five letters: from me to the Head of Legal Service dated 29 October; from me to the Chief Executive dated 31 October; from me to Councillor Hayton dated 23 November; from Mr Denis Munro to me dated 30 November; from me to the Head of Legal Service dated 2 December (in reply to his, as you will see, of 1 December)
- (b) A copy set of letters and news items, mounted on twelve A4 sheets, published in the 'Courier' or 'Perthshire Advertiser' between 7 October and 2 December.

The architect, Mr James Simpson of Simpson and Brown, will shortly be making his firm's final submission, enclosing additional material from me, acting on behalf of the Perth City Market Trust which is in process of formation.

With renewed thanks for your kind attention,

Yours sincerely,

[REDACTED]

Vivian Linacre

[REDACTED]

Subject: Re: Perth City Hall

From: Vivian Linacre [REDACTED]

To: [REDACTED]

Cc: [REDACTED]

Date: Friday, 2 December 2011, 14:13

Dear Mr Innes

No, I have still received no substantive reply to my 3-page letter of 29th October, pursuant to the 6-page press release from Simpson & Brown of 6th October, presenting our proposals for restoration and revitalisation of the City Hall and requesting an early meeting for further discussion. All I have had is an interim refusal of my request from Mr Irons and now your confirmation of that interim refusal.

By blocking any consideration of our detailed scheme -- whose viability and immense benefits are easily demonstrable -- you have enabled Councillors publicly and frequently to proclaim (as Councillor Miller is quoted in the 'PA' today) that "no-one has been able to come forward with a plan that is financially viable".

That is because you have ensured that no-one can! Although they really have no excuse, because they were each sent copies of the Simpson & Brown outline.

Even worse, Councillor Hayton is quoted, "I have not seen any scheme which stacks up remotely in terms of a business case", which he knows to be a lie, since he and I have recently exchanged a dozen emails in the course of which I complied in confidence with his requests for financial details of our project that prove its viability and which he could not dispute.

The whole case for demolition and creation of an open square is based on such lies, which you and the Deputy Chief Executive are merely perpetuating by suppressing any new proposals. Today's 'PA' also quotes from the report to Wednesday's SP&R Committee referring to "the history of the City Hall saga since 2005, including the failure of any viable alternative use to be found for the building", which is another such monstrous lie.

The truth, on the contrary, is that: (Firstly) in 2005 the Council chose the one scheme (Wharfside's) out of the five on the competition short list which was unfunded and incapable of making any progress, then wasted nearly four years hanging onto it, whereas, if either of my company's two schemes had been selected, the development would have been completed by early 2008 to Perth's immense benefit, and all the trouble since then -- and the catastrophe over the next three years that is now threatened -- would have been averted; (Secondly) breaking the rule in such competitions that if the preferred bidder fails to perform then the reserve bidders should be invited to submit, the Council failed to come back to my company or the other one on the short list, otherwise the commercial redevelopment of City Hall would have been retrieved and by now approaching completion; (Thirdly) the Council resolved on 16 June 2010 *not* to remarket the property; (Fourthly) ever since then, Council Officers have shut the door in the face of any fresh approaches.

So you are continuing this consistent policy at every stage of barring any proposal for re-use of the City Hall, in order that Councillors can declare that they haven't seen one! What scandalous maladministration!

The situation is doubly grotesque, since the Council's scheme is totally lacking in viability. The consultants' income forecasts are preposterous, while the costs and programming are grossly underestimated -- especially for archaeological excavations and investigation and diversion and

[REDACTED]

02/12/2011

renewal of infrastructural utilities, etc. The official figure of £3.2millions is at least £1million short, all to be spent on turning the city centre into an archaeological dig followed by a building site for three years while many more shops and businesses close, and all for a derisory return.

Following Wharfside's appointment, from January 2006 onwards, I warned you and your colleagues what would happen, but nobody would listen. Right through 2006-7-8, you insisted that the Council remained committed and expressed every confidence that eventually the approved scheme would proceed successfully. You were all completely in denial of any criticism or any possible alternative. What is so horrifying is that you are now in an identical position; once again you are completely in denial. This is like a recurring nightmare -- your approved scheme is 'Wharfside Mark II'!

Will nobody wake up and listen? We have a brilliant, viable scheme for revitalisation of City Hall, with immense architectural, civic, social and economic benefits. You still have months in hand for adoption of a 'Plan B' in anticipation of unforeseeable decisions to come. I look forward to hearing from you again.

Yours sincerely

VIVIAN LINACRE

From: Ian Innes [REDACTED]
To: Vivian Linacre [REDACTED]
Sent: Thursday, 1 December 2011, 15:54
Subject: Perth City Hall

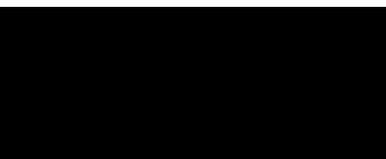
Dear Mr Linacre,

I refer to your letter of 29th October 2011 on the above which arrived whilst I was absent on leave. Jim Irons replied and for the sake of completeness I am writing to you to confirm that I have nothing to add to what he said.

Yours sincerely,

Ian Innes

Head of Legal Services
Perth and Kinross Council
2 High Street
PERTH
PH1 5PH



Securing the future... - Improving services - Enhancing quality of life - Making best use of public resources.

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Perth & Kinross Council, Live Active Leisure Limited and

[REDACTED]
02/12/2011

Subject: City Hall
From: Denis Munro [REDACTED]
To: [REDACTED]
Date: Wednesday, 30 November 2011, 20:59

Vivian,

Councillor Hayton either does not understand - or has been misinformed - about the purpose of today's S P and R meeting. A succession of officials, including the Chief Executive have insisted for the last six months that the Council, as owners, had made an unequivocal commitment to demolition last year. Let me explain the sequence of events.

1. In May this year I received a questionnaire from PKC officials headed " Consultation on Design of Proposed City Square". The first paragraph refers to a consultation exercise which had take place in 2010 on the options of conversion, partial demolition and full demolition. The second paragraph states : *"Following this consultation the Council agreed to pursue the demolition of the City Hall and the development of a civic square in the St. John's area."* I asked John McCrone when the decision referred to was taken and was told that it had been in June 2010.

2 In June this year, when the planning applications were submitted I asked the planning staff at the exhibition in the St. John's Centre the simple question "When did the Council, as owners of the city hall, decide to demolish it since it would be putting the cart before the horse to submit planning and listed building applications until they had taken such a decision." I was assured by all of them that the relevant decision was taken a special meeting of the full council on 16th June 2010. I checked the minute of that meeting and found that, in fact, the decision they actually took was quite different. Specifically, it reads at sub section (iii): *"Further consideration be given to the complete demolition of the City Hall and the creation of a civic square/public space..."*.

I pointed out the discrepancy and was given answers combining some or all of the following excuses " It may say that but it's not what they meant" "You really had to be there to get the full picture" "The minute was worded that way to avoid prejudicing the Council's role as planning authority." and " The councillors aren't complaining so, as far as we're concerned, there's no problem." The last of these excuses is particularly objectionable since it is based on the arrogant assumption that the content and interpretation of minutes are a matter of cosy convenience for officers and councillors alone. I pointed out that there is a third group to be considered, namely, the public, and they need minutes which record in plain, transparent English what was decided. It was absurd to suggest that if you weren't there you should really get an official to give you the full picture.

3 As the officials were determined not to waver in their assertion that everything was in order I pointed out the discrepancy to Pete Wishart MP who, I believe, discussed the matter with Ian Miller. At any rate he came back with the view that the minute was fine and reported his opinion as follows in the P. A.

"The full council unanimously approved the creation of a city square at their meeting of June 16th last year, with all councillors fully supporting the plans."

3. It seemed to me that there was a potential issue of maladministration here and I discussed the matter with Jim Cormie who, as a former Chief Executive and lawyer understood better than I did the procedural flaw and the discrepancy between what the minute said and what both officials and elected members claimed it meant (Jim Provan asked for clarification from Ian Miller and the latter also said that the decision to demolish had been taken in June 2010). Mr Cormie made a formal complaint about the minute under the Council's Complaints Procedure to the Chief Executive and she replied

1 11111

that there was no fault in the officials' interpretation of the minute.

4 Mr. Cormie then made a Complaint to the local Government Ombudsman about the inadequacy of the minute as authority to claim that demolition had been agreed.

5 The Depute Chief Executive submits a report to S P and R today referring to the "**further consideration to the complete demolition**" aspect of the June 2010 and concludes "*The Council, as owner of the building, is now asked to authorise officers to make arrangements for the demolition of Perth City Hall*". Unless the officers are still prepared to argue that June 2010 decision **did** authorise demolition and "the arrangements for demolition" aspect of today's resolution was about some detail such as drawing up a contract, the committee - whether they knew it or not - were actually putting right the defect which Mr Cormie and I had identified six months ago. In summary, either today's decision was unnecessary because what the committee were being asked to agree had been agreed in June 2010 - as described above - or the report had been prepared to remedy a defect which the officers were prepared to "tough out" with us but not with the Ombudsman, who is now following up the complaint. The latter, I think, is the correct explanation and it is symptomatic of an absolute determination among the officers and administration to avoid admitting a mistake has been made until their position becomes absolutely untenable. It is a worrying trait and one that has run through this saga, the incinerator fiasco and a less well-known screw-up with an illegal education levy which had to be quietly ditched with a refund or write-off of some £1.8 million.

It's a sorry business.

Denis

Subject: City Hall

From: Vivian Linacre [REDACTED]

To: [REDACTED]

Date: Wednesday, 23 November 2011, 17:44

Dear Councillor Hayton

Jim Cormie has shown me your email of 21 November, in which you refer to "Mr Linacre's last minute suggestion". That reveals your absolute ignorance of the property development process and also of the facts governing the future of City Hall.

Following the Council's decision in June last year to proceed with preparation of the current scheme, I initiated fresh market research to take account of the latest trends in retailing and real estate investment as well as foreseeable economic realities. Next, I joined forces with Simpson and Brown, Scotland's leading conservation architects, who embarked on design studies. So the drawings and feasibility report that we presented to every responsible Officer and every Council Member represented a full year's fruitful collaboration. We could not possibly have reached this stage any sooner. Your reference to my "last minute suggestion" is therefore gratuitously insulting as well as utterly false.

You also say that you do not believe that our scheme "stacks up". You have not studied it; you have received no report on it: it has been given no official consideration. I have had no response from the Chief Executive or the Head of Legal Service. But it is far easier for you to dismiss it while remaining in total ignorance; far easier to declare on TV that you have not seen any plans for a viable re-use of the building while refusing to consider any.

It is now over 50 years since, as a young surveyor specializing in shop property, I assembled the site for Marks & Spencer's original store in Perth, acquiring from the Council part of the planned "Meal Vennel Precinct" which became the core of the future St John's Centre. In 1978 I won Highland Regional Council's competition for the original Eastgate Centre in Inverness and later won similar competitions for town centre redevelopment in Penicuik, Consett, etc. In the 1980s I was a Founding Member of the Society of Property Researchers and a Founding Member of the British Council of Shopping Centres, as well as Chairman of the Scottish Appeal Committee for the United Nations 1987 International Year of Shelter for the Homeless. Against that record -- a lifetime devoted to this specialism -- you have no experience and no qualifications whatever, yet you accuse me of submitting proposals which do not 'stack up'! That really is intolerable. If you have any decency, any sense of honour, you will apologize and retract.

In the 2004-05 competition, there were five schemes on the Council's short list: two from my company, two from another company, and Wharfside's one. The first four were all fully funded; whereas Wharfside's was unfunded and stood no chance of progressing, so that's the one the Council chose -- and thereupon wasted the next four years and many hundreds of thousands of pounds of our money. Once the Council let Wharfside go, it then failed in its duty to invite the reserve bidders to resubmit, failed in its obligation to remarket the property, rebuffed every enquiry and refused permission to view the interior -- and now refuses to acknowledge our firm proposals -- all so that you and your friends can declare yourselves satisfied, as they did repeatedly at the Committee Meeting, that there was no serious interest in re-use of the building.

So my "last minute suggestion" has actually evolved from intense interest in the future of City Hall extending over seven years! The consolation is that you have now fully exposed the Council's indefensible position. I look forward to your apology.

Sincerely

Vivian Linacre

[REDACTED]

24/11/2011

VIVIAN LINACRE FRSA FCS

Ms Bernadette Malone
Chief Executive
Perth & Kinross Council
2-4 High Street
Perth PH1 5PH

31 October 2011

Delivery By Hand

Dear Ms Malone

PERTH CITY HALLS

James Cormie had shown me the letter that you sent him on 10 October 2011, in which you wrote:

"Firstly, you say that the Council did not contact the unsuccessful bidders from the 2004 exercise. That is not the case. Colliers were instructed to contact them and reported back on that process."

As one of your predecessors in office, Mr Cormie was naturally dismayed to find himself accused of supplying you with false information. I was not only embarrassed but outraged, because you would naturally have inferred that I was the source of that information, since Linacre Land was one of the only two "unsuccessful bidders" and the other (Henry Boot) had lost interest years ago. I therefore sent him a note on 22 October, reassuring him that his complaint was well-founded and your response erroneous, supported by a precise account of the only "contact" – brief and abortive – that I ever had from Colliers. This account is vividly recalled because the incident was so shocking at the time and doubly shocking in view of its consequences.

Mr Cormie recently asked permission, which I readily gave, to include that note with the attachments to his formal complaint to the SPSO submitted last week. Accordingly I must, out of courtesy, let you have a copy of that note, which I now enclose.

I trust that you will instruct your colleagues to cease spreading these falsehoods, which regularly reach me at second-hand, to the effect that "Linacre told the Consultants that he was no longer interested" or "Linacre Land Limited refused to reveal their latest proposals" or variations thereof. From the continuous correspondence in which I persisted, despite every rebuff, with you and all your fellow Senior Officers from December 2005 onwards, warning that the Wharfside scheme could never proceed and begging in vain for fresh discussions, it is obvious that I would have leapt at any offer of consultation with yourselves or your Consultants. These falsehoods have done me harm with my Company's professional advisers and are extremely damaging to my Company's good name.

Yours sincerely

VIVIAN LINACRE

VIVIAN LINACRE FRSA FCS

Mr Ian T Innes
Head of Legal Service
Perth & Kinross Council
2-4 High Street
Perth PH1 5PH

29 October 2011
Delivery By Hand

Dear Mr Innes

"PERTH CITY MARKET – A NEW FUTURE FOR THE CITY HALLS"

You will have received by email on 6th October 2011, from the architects Simpson and Brown, a copy of the press release and accompanying drawings and reports – of which an extra copy herewith for ease of reference – outlining proposals for conservation and adaptation of the City Halls for the purposes illustrated. We prepared these proposals on behalf of our new partnership and now have pleasure in presenting them for the Council's consideration. ~~Copies were also sent to the Chief Executive, Head of Planning and Head of Regeneration, as well as to Scottish government ministers and officials, Historic Scotland, interested organisations and the media.~~

Moreover, your attention will have been drawn to the uniformly favourable publicity that the project's launch has attracted. May I emphasize that our consortium was assembled following the Council's resolution on 16 June 2010 to give further consideration to Colliers' recommendation in favour of complete demolition, since when we have been engaged in the design studies and market research necessary to produce this ideal architectural and commercial solution, which consequently could not have been presented any sooner.

It must also be emphasized, for appreciation by all concerned, that the Market Hall concept differs totally from conventional retailing. There is clearly no demand for a development consisting of separate small shop units (e.g. the Wharfside scheme), with no collective theme or character but with heavy construction and fitting-out costs and based on individual sub-leases that burden tenants with the overheads and management expenses. No such model could ever be funded.

Whereas, in extreme contrast, the Market Hall will be unique, the first in Scotland, with a strong identity from the concentration of specially designed and fitted market stalls tenanted by top-quality specialist retailers of foods and other household necessities, set out in a tight grid on an open floor affording a clear view throughout, creating a constant buzz of excitement and sociability. Construction and fitting-out costs are minimised, while the lettings, for multiples of six months, minimise tenants' overheads and management expenses. But the developer/head lessee's participation is maximised, to ensure continuous promotion of the centre and a healthy turnover of tenants, continually improving the quality of trading while providing constant fresh evidence of rental values that will accordingly find their own levels.

Whereas any conventional form of retail development (even if it were fundable) would conflict with and detract from the city's existing shopping provision, the Market Hall will benefit the High Street and St John Centre and reinforce Perth as a shopping destination, in four distinct respects.

(a) By revitalizing the city centre it will strengthen the defences against out of town supermarkets and retail parks;

(b) As Scotland's only Market Hall it will vastly enlarge Perth's present catchment area, recapturing some of the trade lost to Dundee, Stirling, Dunfermline and Inverness over the last 30 or 40 years;

(c) In the current retailing slump, which is likely to last for some years yet, it concentrates exclusively on essentials – foods and household necessities – rather than luxuries, fashion and 'big-ticket' durables. Good value for money, always associated with market trading, will be especially appreciated in these hard times. The Market Hall concept also anticipates the radical changes in shopping development, that will inevitably take effect whenever the market does eventually recover, by granting very short leases and the landlord undertaking 'hands-on' management. The object of retail property development traditionally was the creation of a trouble-free long-term investment that could be held in an institutional portfolio, whereas in future the priority will be revenue growth and management efficiency. This Market Hall fits that model perfectly.

(d) Perth's attraction as a tourist destination will be greatly enhanced by the Market Hall and particularly by the proposed incorporation of a proper Visitor & Information Centre as well as by the catering and other ancillary uses on the galleried upper floors, from which the views down into the atrium will generate a special additional excitement.

At this point it is worth quoting from a letter sent today to Simpson and Brown by Dr Lindsay Lennie of Historic Shop Conservation:

"I just wanted to contact you in relation to the recent proposals for regenerating Perth City Halls as a market hall. The design looks really exciting and viable and I do hope you are successful in saving this building from demolition.

You may be aware that Perth became Scotland's first Cittaslow (Slow Food) in 2007. They have signed up to a charter, not just about local food but also about celebrating (and protecting) local heritage and sustainability. You can read the charter at:

<http://pkc.gov.uk/Promoting+Perth+and+Kinross/Cittaslow/>

*The first two points state: *A policy is in place to help maintain and develop the distinctiveness and characteristics of the town and the surrounding area. Regeneration and re-use are priorities, rather than modernisation and redevelopment for the sake of change. **A policy on the built environment encourages enhancement of the area rather than development that is insensitive to history, tradition and the needs of people.*

Demolition of a listed building that is 100 years old certainly does not seem to meet these criteria and I wonder if local Councillors are aware of the conflict with their aim to be a Cittaslow town. In contrast, your proposals seem to fit totally with the central themes of Cittaslow. I wish you every success with your proposals."

We are now in a position to enter into discussions with the Council, with a view to submission of applications for Planning Permission and Listed Building Consent at the earliest practicable date.

However, we do appreciate that before reaching that stage we will be required to satisfy you as to our funding resources, and in order to do that, of course, we have to produce a financial appraisal and business plan.

A key component of these productions must be the terms and conditions to be agreed for our possession of the building. An indication was given in the Feasibility Report of a possible basis for such an agreement, and we are investigating various options as to the most appropriate corporate entity (Special Purpose Vehicle), including a Limited Liability Partnership of which the Council could itself become a Member if it so chose. While perfectly confident of available private investment on a normal commercial basis, we are also exploring newly established alternative models, because this is a unique opportunity to do so, such as a not-for-profit Community Development Trust, facilitated (as you are no doubt aware) by the organization called Development Trusts Scotland which was set up by the Scottish Government, one of whose objects is to transfer under-used Local Government assets to community ownership; whereby the Trust takes ownership of the building [perhaps on a 125 years ground lease] while the operation is run by a wholly owned trading company, any surplus revenue or profit share payable by the company to the Trust becoming available for other community projects.

All of this I could usefully discuss with you. May we therefore please arrange an early meeting?

We need only to agree the essential terms and conditions by way of a Minute or exchange of formal letters, to enable us to put the funding in place, following which to lodge our PP and LBC applications, each of these three stages to be subject to a time limit.

I look forward to hearing from you.

Yours sincerely

Vivian Linacre

3-12-11.



Dear Sirs,

PROPOSED DEMOLITION OF PERTH CITY HALL

I write to you to try and persuade you NOT to consider demolition of the above beautiful building.

I'm sure it has still a lot to offer the people of Perth and Perthshire. An open square would not be used anyway think of our climate and it would only attract the wrong sorts such as the beggars and alcoholics etc.

Perth has very few lovely buildings left now and the Council wanted it to be known as the "City of Perth"

for it yet including The Perth Musical
Festival Competitions - the hall has really
been missed for that. Please don't let
Perth be all modern buildings, they
have no look at all,

leave the City Hall with the "Cherubs"

Please don't let the P & K Council
demolish the City Hall.

live up to your name

of
HISTORIC SCOTLAND.

Yours Faithfully



From: Lynn.Allen@scotland.gsi.gov.uk
Received: 05/12/2011 10:25:08
Subject: FW: proposed demolition of Perth City Hall
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 05/12/2011 10:25:08

Lynn Allen | Business Support Assistant

Historic Scotland | Alba
Aosmhor
Longmore House, Salisbury Place, Edinburgh, EH9 1SH
t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
billandjen [REDACTED]
Sent: 04 December 2011 18:14
To: HS.Consultations Perth &
Kinross
Subject: proposed demolition of Perth City Hall

As long-time residents of Perth and Members of Historic Scotland, we object in the strongest possible terms to the proposed demolition of the Perth City Hall - a listed building under the care of Historic Scotland - and the construction of a hare-brained "new civic square".

My wife and I sat through a farcical presentation to the Development Control Committee to see "democracy at work" with the proposal voted through on Party Grounds by 7 votes to 3, which, alas is the Council's modus operandi.

The Council stated in a document that they undertook "consultation with the public, stakeholders (whoever they may be) and businesses", and blandly "highlighted this (proposal) as the most economically beneficial"

One of the Council's main reasons of their proposals was that it would open up the view of St John's Kirk - an A Listed building as you well know - but the public do not come to view the exterior (from any distance!) but to enter the building to learn of its outstanding religious significance in Scotland's and indeed that of the World's history. Another of its reasons was that after the demolition, the surrounding buildings would be more visible, but this is laughable if it weren't so serious as they are amongst the worst street-scapes in Perth.

We, and very many others suspect as in many of the Council's matters that there may be a "hidden agenda", and they had to back-track on a proposal to dismantle and relocate the City's War

Memorial to a corner of the new square from its present situation across King Edward Street from the City Hall, as this would "give the game away".

We have faith that you will disallow the Council's Application, but there is apprehension that the Government may over-rule your decision for Political reasons.

Bill and Jen Fairweather,

[Redacted]

[Redacted]

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[Redacted]

From: Lynn.Allen@scotland.gsi.gov.uk
Received: 05/12/2011 10:24:56
Subject: FW: Demolition of Perth City Hall.
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 05/12/2011 10:24:56

Lynn Allen | Business Support Assistant

Historic Scotland | Alba
Aosmhor
Longmore House, Salisbury Place, Edinburgh, EH9 1SH
t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
WILLIAM WATSON [REDACTED]
Sent: 04 December 2011 16:24
To: HS.Consultations Perth &
Kinross
Subject: Demolition of Perth City Hall.

Dear Historic Scotland. I wish to protest in the strongest possible terms that Perth & Kinross Council wish to demolish the city hall in Perth. This is vandalism at it's worst. This magnificent if not unique building could be adapted for several uses, which the council choose to ignore. I understand that by a small majority Perth people voted to retain the building, a result which the council have also ignored.

The thought of having a wind and rain swept open square liable to misuse by certain members of the populace worries me. Scotland is no place for this. We are not Vienna, Madrid, or some other city where the climate is more conducive to an open square. Nor are the surrounding buildings of sufficient merit. I believe the Public Ombudsman is to be consulted on the legality of the issue. I hope you will both turn down this application. Yours etc., W. Graham Watson. [REDACTED]

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RECEIVED

Dear Sir or Madam, 5th December
2011

Today we have received a letter from Perth + Kinross Council advising us that the Council has approved the demolition of our fine city hall. We disagree with this decision as we believe it could still be of use to our community and is a handsome List B Building.

We are members of Historic Scotland + we trust your judgment on this important matter.

Yours sincerely
[Redacted] + [Redacted] [Redacted]

p10

Perth Council is campaigning
for City status. We believe
that a City needs a City Hall!
and so do many other residents.
In our northern climate we need
a community base for the many fund
raising events which take place all
round the year - when an open to
the weather setting is not suitable.

From: Yvette.Brough@scotland.gsi.gov.uk
Received: 06/12/2011 10:53:14
Subject: GrittinsD_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 06/12/2011 10:53:14

Yvette Brough | Heritage Management Support Assistant

Historic
Scotland | Alba Aosmhor
Longmore
House, Salisbury Place, Edinburgh, EH9 1SH
t|
0131 668 8707
e|
yvette.brough@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
Dymond N (Nicole)
Sent: 06 December 2011 10:39
To: HS.Consultations Perth &
Kinross
Subject: FW: Perth City Hall

From:
Dave Gittins [REDACTED]
Sent: 05 December 2011 11:16
To: hs.inspectorate (external)
Subject: Perth City Hall

Dear
Sir or Madam,

I
have been following with great dismay, the saga of Perth and Kinross
Council's intention to demolish one of Scotland's most iconic and
attractive buildings to make way for an empty space and I was appalled to read
recently that this is still likely to go ahead. Surely as THE organisation with
responsibility for protecting Scotland's architectural heritage, Historic
Scotland can do something to prevent this wanton destruction?

I
really thought that the attitudes of the sixties had finally been overcome, when
many buildings of great architectural value throughout the UK were destroyed
only to be replaced by ugly and valueless shopping precincts or blocks of
flats. Clearly I was wrong to make such an assumption. Of all people, one
would think the local council would value its heritage. However difficult it is
proving in the current economic climate, gone is gone and there will be no

second chance once things improve. I can't believe that they are pinning hopes of increased economic activity for the city on a square of open space; it seems like make believe. I cannot conceive this would ever be allowed in Edinburgh, so why in Perth?

I understand that Historic Scotland is yet to make a final declaration on this matter and urge you to do all you can to prevent this architectural vandalism. Is there no appeal that can be made to Scottish ministers to prevent it?

Yours
faithfully
David
Gittins



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05 December 2011

Historic Scotland (Heritage Management Directorate)
Longmore House, Salisbury Place, EDINBURGH EH9 1SH

Dear Madam/Sir,

Proposed demolition of Perth City Hall, King Edward St, Perth PH1 5UG (application 11/01083/LBC)

I wish to record my objection to the proposed demolition of Perth City Hall as notified in Perthshire Advertiser dated 02Dec11. In my view, Perth & Kinross Council made a basic mistake in presuming that this building could not be easily adapted to other beneficial use when it brought forward its Millennium proposals for a concert hall and conference centre at the Mill St/ George St site where the existing Concert Hall was eventually erected.

I attended a public meeting in the early stages where a member of the audience read aloud from the promotional leaflet of the Council's for potential hirers/ users of the City Hall, which claimed many attractions of the premises that somehow had apparently been ignored in the enthusiasm to abandon it for the new vision. Around that time, there was also a scheme publicised for the redevelopment of South St John's Place with a new "golden tower" added, and this was obviously part of the celebratory feeling around at the time. The arguments I have heard for abandonment were as follows:

- .1) For its economic future, Perth has to choose between being (a) a historical backwater OR (b) a small dynamic European centre. My view is the opposite. Perth has an illustrious and significant history in Scottish terms, and must make the most of whatever built heritage remains in order to maximise its tourism and other economic potential.
- .2) Demolition of the City Hall would be desirable to open up the near-views of St John's Kirk, a building of primary importance and architectural distinction. I reject that argument as absurd. In many ways the design quality of the City Hall could be said to outflank that of St John's Kirk, so (in theory) the argument could even be reversed! St John's Kirk has never been eulogised by architects as a design jewel, rather it grew by accretion over the ages. Its heritage value lies in its great age and its social significance to the local and national community. But in any case, many of the ancient cathedrals and churches in European cities, however meritorious their design, are surrounded by other old buildings and this adds to the quality of the locality in giving to the building a more sympathetic surrounding - not only the traditional architecture of surrounding buildings but the intimacy afforded by the relatively narrow and short-vista streets and lanes.
- .3) I have even heard it proposed that demolition would enable an underground car park to be provided on the site. In terms of transportation strategy, this to me would be horrendously stupid. Perth already has a very serious problem of through vehicular traffic being fed through the heart of the central area along South St/ Canal St, so preventing the pedestrianisation of Perth's second shopping axis; and already has a high proportion of its car-parking provided so close to the very centre that enjoyment of the central on foot is restricted to an unfortunate degree. One of the most important distinguishing features of Perth's environmental heritage is the multiplicity of historic vennels. The design quality of several of these has been diminished over the last 30 years by demolition of abutting buildings etc, and not enough attempt made to enhance them in landscaping terms. Pedestrianisation of the central section of South St would integrate the pedestrian routes in the central area to a significant degree.
- .4) It is now being argued by the Council and/or their staff that no-one has been able to put forward a good "business case" for retaining all/ most of the structure. Well, first, the Council should be reminded that it is not a business, but a public authority, and should be mindful of the common or public good. It does not exist to make a profit (indeed that would be illegal!), but to run municipal affairs in a way that benefits the community as a whole. The Council seem keen to promote street markets near the City Hall but are curiously unenthusiastic about the notion of utilising part of the City Hall as a covered market. Also, the Perth tourist information office was priced out of its High St location some years ago and now hides very coyly in the former City Mills - not easy to find or give people directions to. Surely there is an opportunity to utilise part of the City Hall for this purpose. Also, Perth lacks a visitor centre based on its history: admittedly the Museum & Art Gallery much has improved the quality of its exhibits over recent years, but there remains room also for a "modern" facility with a much more holistic approach, with modern technology and much more opportunity for hands-on experiences and a wide range of comfort facilities.
- .5) One reason given for abandoning the City Hall was, as I remember, that the basement lacked sufficient headroom to pass muster as a location for food preparation under the food safety regulations. That seemed ludicrous to me, in that surely if catering/ cooking space were needed that could easily be accommodated by a minor adjustment of part of the Lesser Hall in the same building.

Thinking also of the workmen who constructed the building, the effort and skill invested in it by them and the capital invested by the designers and promoters, it is my considered view that it would be almost criminal to demolish this piece of Perth's built heritage, still cherished by many citizens, without a much deeper and more rigorous study of its potential than seems to have taken place already.

Yours sincerely

Anthony Ramsay MA DipTE FRTPi

From: Lynn.Allen@scotland.gsi.gov.uk
Received: 07/12/2011 09:36:18
Subject: ThomsonJ_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 07/12/2011 09:36:18

Lynn Allen | Business Support Assistant

Historic Scotland | Alba
Aosmhor
Longmore House, Salisbury Place, Edinburgh, EH9 1SH
t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
Rosario [REDACTED]
Sent: 06 December 2011 18:14
To: HS.Consultations Perth &
Kinross
Subject: Perth City Hall

I would urge you to stop P&K Council going ahead with demolition of the Perth City Hall. Apart from it being a well loved building, a civic square would not be practical. You only have to look at the area in front of the city hall at around 4pm to see gangs of unruly youths causing unsociable behavior and giving the security staff at the shopping centre grief. A new civic square would, in my opinion, only cause escalation of this type of behavior.

John Thomson

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

From: Lynn.Allen@scotland.gsi.gov.uk
Received: 07/12/2011 09:36:32
Subject: ThomsonF_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 07/12/2011 09:36:32

Lynn Allen | Business Support Assistant

Historic Scotland | Alba
Aosmhor
Longmore House, Salisbury Place, Edinburgh, EH9 1SH
t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From: [REDACTED]
Fayhair [REDACTED]
Sent: 06 December 2011 18:23
To: HS.Consultations Perth &
Kinross
Subject: Perth City Hall

I should like you to object to the proposed demolition of the City Hall in Perth. I think it would be nothing short of vandalism to knock such a beautiful and well loved building down simply to create an open, wind swept space which I do not think the majority of the people who live in Perth want. I think the council has railroaded this through, determined to carry out the demolition, without genuinely taking the wishes of the ordinary people of Perth seriously.

Thank You,

Fay Thomson

[REDACTED]

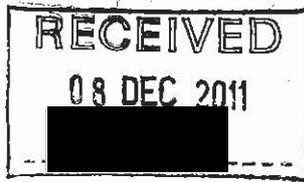
[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]



06.12.11

Heritage Management Directorate
Historic Scotland
Longmore House
Salisbury Place
Edinburgh EH9 1SH

Dear Sir or Madam:

DEMOLITION OF PERTH CITY HALL

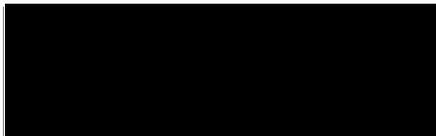
I would be most grateful if you would note our firm opposition to the proposed demolition of Perth City Hall.

To us the proposal represents a form of official vandalism since the building in question is a handsome and historically valuable part of the centre of Perth. In fact it is one of the most impressive buildings in the area.

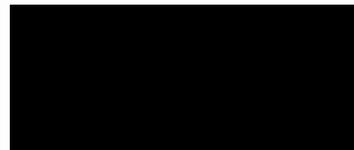
The concept of an open recreational area in its place might have some limited value in a warm, dry climate but in a city where for years now the summers have been wet and the winters extremely cold it makes no sense at all. Furthermore we suspect that the proposed area would be a magnet for anti-social behavior.

To destroy Perth City Hall would represent a sad and inexcusable return to the bad old days of the 1960's, when so much of our architectural heritage was wantonly destroyed by local authorities in Scotland.

Yours faithfully,



Iain Hall



Gladys Hall

From: Lynn.Allen@scotland.gsi.gov.uk
Received: 07/12/2011 09:37:15
Subject: GrantC_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 07/12/2011 09:37:15

Lynn Allen | Business Support Assistant

Historic Scotland | Alba
Aosmhor
Longmore House, Salisbury Place, Edinburgh, EH9 1SH
t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
Christine Grant [REDACTED]
Sent: 06 December 2011 19:56
To: HS.Consultations Perth &
Kinross
Subject: Demolition of Perth City Hall

Dear Sir/Madam

I am writing to object to Perth Council's vote to demolish Perth City Hall.

The Hall is the finest looking building in Perth. St John's Church is the most historic building, but the City Hall has more beauty.

The council's plan will rip the heart out of Perth if it goes ahead. My husband and I plan to move out of Perth if this goes ahead, as we do not see a bright future for Perth with this Council in charge. The new square idea would be a terrible mistake. With the millions of pounds that will be wasted demolishing the building, surely it is not beyond the wit of even these Councillors to work with the private sector to find a use for the hall, or even to spend the demolition monies more wisely to reuse the building for public use.

This is really appalling, and I certainly will never vote for the SNP again, after a few of their Councillors pushed this vote through without even

allowing it to go to the full Council. I have never met anyone in Perth who was for the demolition. The newspapers are full of people objecting, apart from a few self-interested shop-keepers who want to see the destruction of a potential competitor. Yet the Council maintain there is overwhelming support for this.

They would never get away with this demolition in Edinburgh, where people are more aware of the value to tourism etc of historic buildings.

Surely you will not allow this destruction to go ahead?

Christine Grant

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From: Lynn.Allen@scotland.gsi.gov.uk
Received: 07/12/2011 09:36:04
Subject: BoothR_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 07/12/2011 09:36:04

Lynn Allen | Business Support Assistant

Historic Scotland | Alba
Aosmhor
Longmore House, Salisbury Place, Edinburgh, EH9 1SH
t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
herbert booth [REDACTED]
Sent: 06 December 2011 17:12
To: HS.Consultations Perth &
Kinross
Subject: Perth City hall

Dear Sir

I have already written to HS and to Perth Council to express my strong opposition to the demolition of Perth City hall. I am not sure if this is is now the last opportunity to protest.

Perth Council have taken the position that a new square will provide more benefit to Perth than any re-use of the City Hall. One wonders if this is so why they did not embark on this six years ago. Given this position, it is no wonder that they will not even give serious consideration to, or work with, the market hall plan proposed by Simpson and Brown. So much for their duty of care for a listed building in a conservation area. Just come up with a scheme, with fantasy figures and claims, and this gets round the duty of care: In this case, anyone owning a listed building can simply say that, when it is demolished, the empty site will be of more potential economic benefit. What is certain is that it will not be of any heritage benefit. What is also certain is that this will entail millions of pounds of public money being spent to destroy our heritage.

We have been here before: in the 1960s and 70s many outstanding buildings were demolished. I thought we had learnt from this. Now we have this grand, iconic, listed building threatened with demolition by a few

philistine Councillors. We see Alex Salmond on our televisions, beaming from China, where Historic Scotland is working to map some of their heritage buildings. What about our historic buildings? Surely we are not returning to the mentality of the old Labour dominated Scotland, when whole industries were directed by political fiat to certain areas.

This dirigiste economic control does not work. Perth Council are playing at being developers using public funds. It is not for local councils to take on the role of directing and running local economies.

This will not create successful commercial towns and cities in the 21st century.

Research in America, as to the reasons some cities/regions flourish while others decline, point to the impact of a significant cohort of 'The New Creative Class'. Creative people are attracted to somewhere that has a sense of place. Fine old buildings create a sense of place. The economic arguments put up for a new square are specious and fanciful. The economic benefits of heritage in the built environments are well documented. Perth needs to preserve the best of the old, and incorporate the best of the new.

I read that HS's budget is either reduced, or is to be cut. This is alarming. I also read that HS is under pressure to back-track, or abandon, its protective role for 'B' listed buildings. I sincerely hope that this is not the case. Perth City Hall will therefore be a litmus test for Historic Scotland's role. As well as this, if the SNP government chooses to side with their SNP Councillors in Perth, and approved demolition, then we are into a New Philistine Age when no listed building would be safe.

Is this the Brave New Scotland we will be asked to vote for in the independence referendum?

As Prof Gavin Stamp, the respected architectural historian wrote to me - 'I despair of the stupidity of the (Perth) city fathers.'

Steven Lindsey, a Member of the State Legislator of New Hampshire, writes in the Courier today that surely we do not have so many outstanding buildings such as this in Scotland that we can afford to destroy them.

In a times of economic turmoil, such as this, we need more protection for our listed buildings, not less.

Regards

Robert Booth

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From: Yvette.Brough@scotland.gsi.gov.uk
Received: 07/12/2011 13:36:46
Subject: WongD_representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 07/12/2011 01:36:46

Yvette Brough | Heritage Management Support Assistant

Historic
Scotland | Alba Aosmhor
Longmore
House, Salisbury Place, Edinburgh, EH9 1SH
t|
0131 668 8707
e|
yvette.brough@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
Murray V (Victoria) On Behalf Of Cummins
B (Barbara)
Sent: 07 December 2011 11:17
To: HS.Consultations Perth &
Kinross
Subject: Objection to Perth city
hall demolition

From:
e-mail d.wong [REDACTED]
Sent: 06 December 2011 21:27
To: Cummins B (Barbara)
Subject: objection to Perth city
hall demolition

Dear Barbara,
Just to say that I object to the demolition of the Perth city hall. It's a beautiful building with lots of history.
Thank you for your help in trying to save Perth city hall.
Yours sincerely,
Dichelle Wong

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From: Lynn.Allen@scotland.gsi.gov.uk
Received: 08/12/2011 10:22:12
Subject: MatthewE_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 08/12/2011 10:22:12

Lynn Allen | Business Support Assistant

Historic Scotland | Alba
Aosmhor
Longmore House, Salisbury Place, Edinburgh, EH9 1SH
t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
Elliot Matthew [REDACTED]
Sent: 07 December 2011 16:23
To: HS.Consultations Perth &
Kinross
Subject: Perth City Hall

Sirs,

I am in complete opposition to the complete demolition of the City Hall. However, I would be in support of the demolition if the front portion of the building is retained which, in my opinion, is of the most architectural interest. In this way, the new market square can be created with the remains of the City Hall being used for a small civic function such as an Information Centre. In addition this proposal would screen the uninteresting facade of the shopping centre from the Kirk.

A proposal that retains the most interesting components of the existing structure will also continue to reinforce the opinion that listed buildings should not be demolished in entirety except in exceptional circumstances and instead force other applicants seeking to rid themselves of troublesome structures to look for solutions that retain the essential qualities highlighted in the listing.

I look forward to a decision in due course from Historic Scotland and hope that it reinforces the important architectural heritage of Perth.

Yours faithfully,

Elliot Matthew

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Angela Constance

First, let me congratulate you on your appointment, which I believe is of the most importance for the young people of Scotland.

In Perth we have a council who appears not to recognise that it is possible to generate jobs, rejuvenate our listed buildings and provide an experiential education - work environment for young people to develop skills, both professional and entrepreneurial. These could be developed under the auspices of the Highland University and Enterprise Scotland.

This is exactly the scheme I proposed to Vivian Linacre in relation to his projected City Hall development. I extracted from him a promise of at least 10% of the space or units equivalent in size to be allocated to the development of entrepreneurial skills and work experience for young people. Added to that, on site paid work experience in the restaurant and cafe areas.

Surely the concerns of our councillors and politicians, the aims of a developer and the aspirations of young people deserve serious consideration. A spat between the developer and council can be easily resolved if both parties focus on the blight of unemployment and lack of opportunity instead of the bickering and the intransigence that is currently being displayed.

I applaud the councils concern over the plight of business leaders on the derth of trained staff, mine of course is on the plight of many who pass through our education system into unemployment. In this day and age, surely we can reach a consensus and solve these problems to the benefit of both sides. Failure to do so will be marked down as a dereliction of our duties to the citizens of Perth and serious disquiet from our young people.

I have never met Vivian Linacre, only spoke on the telephone but I admit his ideas, drawings and the architectural company he employed all appear genuine. After repeated attempts to engage P&K Council on this matter, they will not give reasons for their stand-off position.

I look forward to you banging a few heads together and help break up this impasse, constructive ideas are surely better than destructive bulldozers.

Those who dismiss the emotive effect of unemployment do so at their own peril.

Austin Flynn

ex President of The Technology Teachers Association of Scotland

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PERTH CITY MARKET

a new future for

Perth City Hall

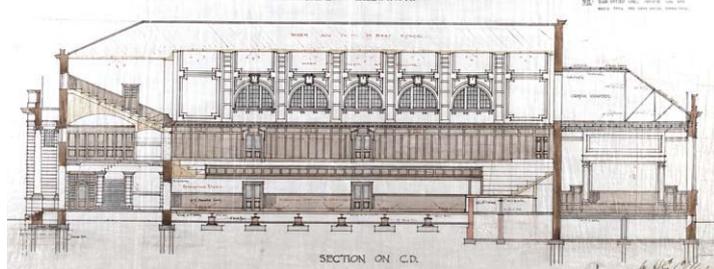
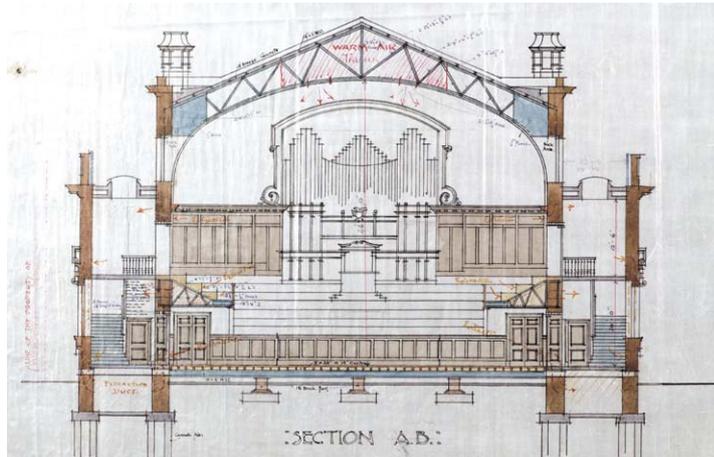
Opened in 1911, the imposing City Hall in the very centre of Perth is celebrating its centenary under the threat of demolition. Simpson & Brown's proposal to save this important landmark building - by adapting its historic fabric to accommodate a beneficial new use as a public Market Hall - comes, therefore, at a particularly opportune time.

The proposed regeneration of the building aims to create an exciting and accessible public arena as a focus for retail and cultural activities in the city, while at the same time safeguarding the fine architectural heritage of the present City Hall and perpetuating its valued contribution to the civic townscape.

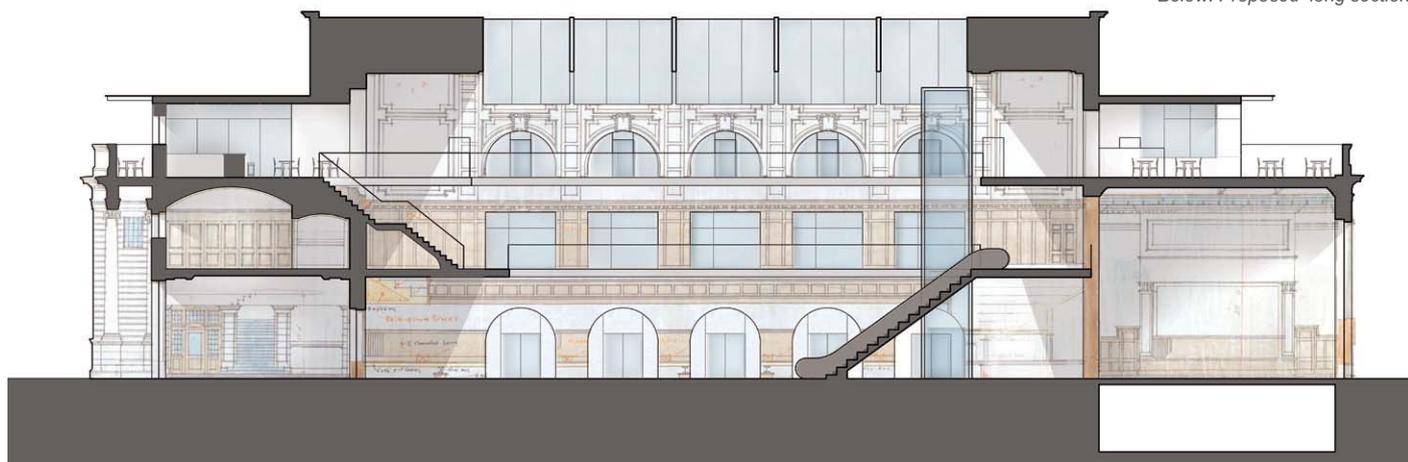
To this end it is proposed not only to repair or restore the existing built fabric where necessary, but also to introduce significant alterations and modern interventions in order bring the building into the 21st century and make it a vibrant destination in its own right. The architectural integrity of the present building will be retained and enhanced by the careful repair of its fine stonework, fenestration, carvings and pediments, while the alterations will be sensitively handled to allow the building to respond effectively to modern day demands without compromising the essence of its original architecture.

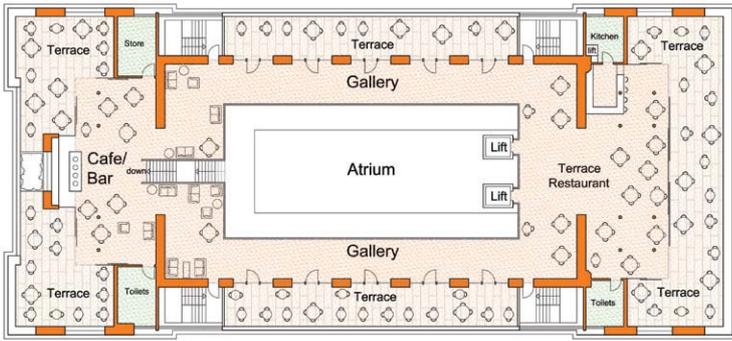


Above: Proposed short section
Below: Existing short section

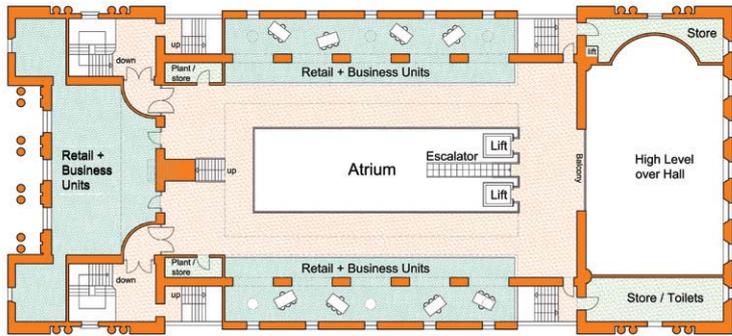


Above: Existing long section
Below: Proposed long section

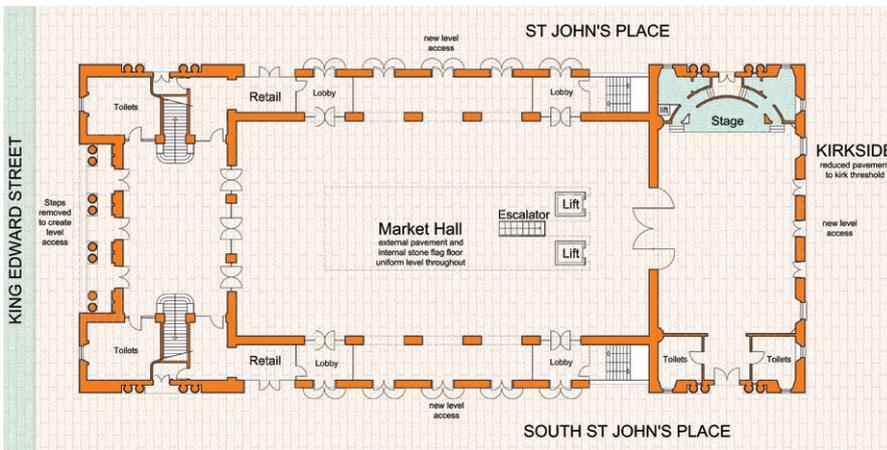




Proposed Second Floor Plan

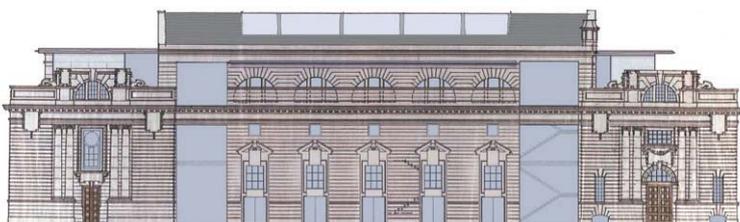


Proposed First Floor Plan



Proposed Ground Floor Plan

Proposed Side Elevation



While the grandiose west front will remain the principal 'ceremonial' approach to the Hall, a new entrance will also be formed on the east side thereby creating a promenade through the spine of the building and allowing it to engage more directly with Kirkside and the area adjacent to St John's Kirk. In addition, a series of new doorways will be introduced on the north and south facades to create new arcades leading directly into the Hall itself. The existing raised floor here will be lowered to street pavement level in order to provide easy and welcoming access from all four sides of the building and to encourage uninhibited perambulation throughout.

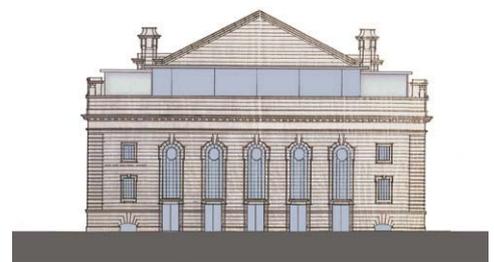
Internally, the main full-height Hall will be transformed into a busy and dramatic market place on three levels. This will be flooded by newly introduced top light and flanked by new retail or display galleries ranged around a central atrium space. The huge arched organ recess will be unblocked so as to strengthen the physical and visual connections with the adjacent double-height East Hall and St John's Kirk beyond. The East Hall itself will become a multi-functional space, well-suited for performances, exhibitions, events or specialist and seasonal markets. The principal west entrance will be sensitively restored as befits its historic stature, and will accommodate a large reception area together with a new Visitor Centre and shop promoting the City of Perth in particular and the Perthshire region generally.

At rooftop level, restaurants and bars are proposed at the west and east ends, accommodated in contemporary new structures which will spill out on to new sheltered roof terraces enjoying the prospect of the Kirk spire, the roofscape of the city and the Perthshire landscape beyond.

Proposed West Elevation



Proposed Kirkside Elevation



Perth City Hall

FEASIBILITY STUDY

Perth and Kinross Council published a colourful marketing leaflet by its Leisure & Recreation Department for the year 1995-96 to promote the public use of the City Hall, with this opening paragraph:

“Perth City Hall is a building of great architectural significance and beauty. Together with the Kirk of St John, it forms the focal point of central Perth, and, seen from the Mercat Cross in King Edward Street, it is appreciated at its majestic best.”

In an historical note, it adds:

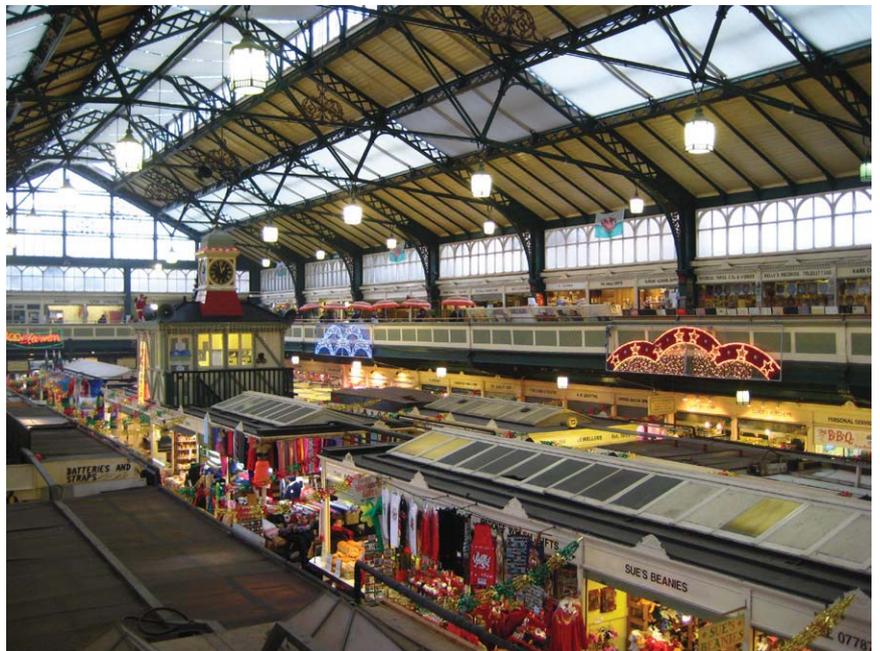
“Perth City Hall is the premier Civic Facility in Perth and Kinross District. Opened in 1911, the drawings by Henry Clifford of Glasgow were adopted by the city fathers after a competition for the most suitable design. A previous hall, built in 1844, had to be demolished to accommodate the new building which would, in the words of the then Lord Provost, “remain for centuries.”



Exactly one century later, the scheme drawings presented herewith – and the accompanying design commentary by the Architects – have been produced in order to ensure fulfilment of that prediction.

But it is not enough to propose some form of use for the building merely to justify its retention or to cover the costs of its maintenance. To do the building justice, the new function must positively revitalize it and in so doing, because of its prominence, revitalize the city centre. This requires creation of a major social, cultural and commercial attraction that is not only appropriate historically and architecturally, not only commercially viable and of universal popular appeal, but – above all – will add dramatically to Perth’s attractions both as a shopping destination and as a tourist centre.

The solution is to convert the building into a high-quality specialist Market Hall similar to those that are long-established and immensely successful in several great Victorian cities in the North of England and in many European cities. It will be the first in the whole of Scotland!



Left. Leeds Market Hall, Right. Cardiff Indoor Market, Top. Window detail Perth City Hall

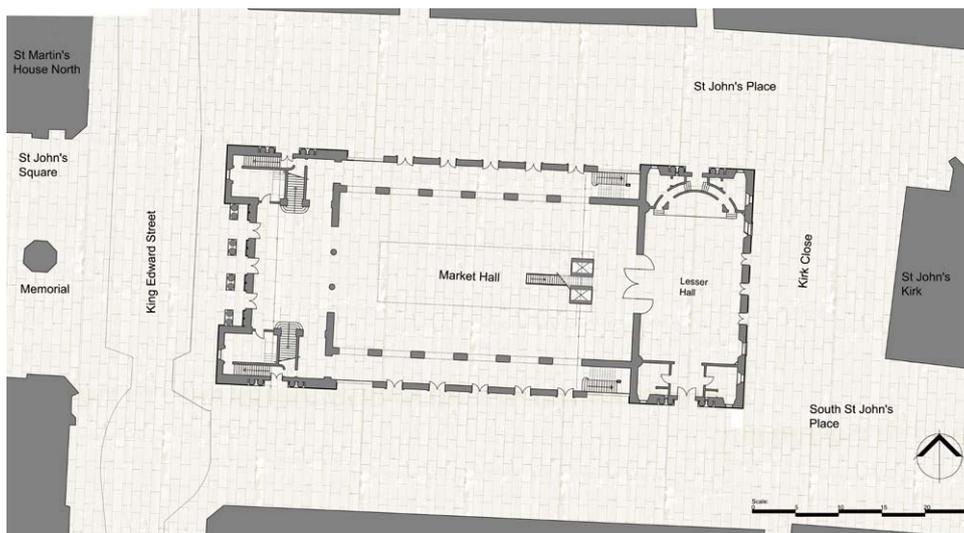
This concept is far removed from conventional retail trading and equally far removed from the common idea of a market hall as a collection of miscellaneous stalls selling anything except people's essential everyday needs! In contrast, it will consist of specially designed stalls, of standard single or double sizes, which will be supplied and fitted by the management, with jack-points connecting to metered under-floor water and power supplies, and tenanted entirely by top-quality retailers of fresh foods and household goods. It will indeed be complementary and of great benefit to the High Street by enlarging Perth's present catchment area. The only way that Perth can reverse its long decline in face of relentless competition from Dundee, Stirling, Dunfermline and even Inverness, is to regain territory by producing a 'USP', a 'unique selling point', which will pull customers in from much further afield – something that competing towns don't have.



High quality cafes and restaurants within Spitalfields Market, London.

The ground floor will be open to view throughout, full of colour and excitement, heightened by natural daylight through the roof and by freedom to circulate around the stalls and talk to the traders. Freedom from the weather outside is a special advantage. As well as the warmth of the environment, the conviviality of the place – the constant 'buzz' – will be a big draw.

A new Visitor Centre for the city will be incorporated within the Western front of the building, and a cafe will be accommodated towards the Eastern end, visible from the Kirk entrance.



Proposed site plan.

The rectangle of glass inserted into the roof will correspond with the open area within the two new upper floors, replacing the existing balconies, leaving wide galleries. The first floor may well be utilized for additional market stalls or alternatively (obviously there has been no opportunity yet to explore this option) could be devoted to a new Art Gallery for the city, for exhibitions to display some of the wealth of paintings at present stored in the vaults of Perth's present combined Gallery & Museum. The top floor, again galleried to leave the central open area, will provide an ideal setting for a first-class restaurant, exploiting the existing

outside terrace and affording spectacular views over the Tay and surrounding country. The interior will afford equally exciting views, looking down from the top and first floor galleries, as will the views up from the ground-floor atrium.

No public car-parking is required for a Market Hall, but goods vehicles need access during limited hours, for servicing and stocking each morning, say from 6.00 to 8.00a.m. After hours, while the whole interior is hosed down, goods access is needed for only one hour, mainly for trade refuse disposal, say 7.00 to 8.00p.m., thereby avoiding both the early and late peak traffic hours.

The special appeal of a Market Hall to traders arises from: (a) low overheads and outgoings, as instead of all the costs of a shop of say 1,000sq.ft. there is only a rent plus service charge for a stall of say 90 or 180sq.ft., which comprises the area of the stall plus back space (service area), as indicated by distinctive floor markings; (b) freedom from long-term commitment to ownership or leasing, as duration of tenancies is flexible, normally for 6 months or multiples thereof (although some in the great London markets are held by the same families for generations!); (c) freedom from management worries; (d) low labour costs, as a stall can be run single-handed or with one assistant; and (e) the support and stimulus from fellow traders, all vying for business and creating a vibrant atmosphere. Many successful retailers in those other cities can afford to take a stall here without the huge costs and risks of opening another branch, while some established retailers within Perth may keep their shops but also take a stall in order to diversify and share in the additional turnover.

The key to a Market Hall operation is intensive retailing combined with intensive management. No space or costs are wasted. The trader is free to concentrate on competing to sell the best merchandise while the owner concentrates on management and promotion of the Hall for the benefit of all concerned. This is very much a partnership between tenants and management for mutual benefit.

The ground floor will provide some 15,000sq.ft net lettable floor space, of which, depending on the final configuration, almost 7,000sq.ft. is required for public circulation (aisles), leaving roughly 8,000sq.ft for stalls, which – assuming an equal number of singles and doubles – would allow for about 30 of each, i.e. 60 stalls in total.

So the special appeal to the developer-manager arises from: (a) lower development costs, creating say 60 tenancies in one open area instead of notionally having to build say 12 separate shop units (e.g. each of 1,000sq.ft. plus 25% for service yards); (b) a consistently high occupancy rate, the mix of short-term tenancies and regular applications from new tenants ensuring that rental levels find their own level to equate with demand, thereby virtually eliminating the critical risk of voids which is unavoidable in an ordinary development of standard shop units where even one or two voids out of 12 units of 1,000sq.ft. can destroy the project's viability (quite apart from the harm caused by boarded-up shop fronts); (c) relative ease of management, given standard tenancy agreements, strictly defined (specific) 'user clauses', fixed service charges for the two stall sizes, and a tenants' association, membership of which is mandatory, for cooperation on collective promotional activities; (d) surprisingly perhaps, a relatively higher level of rental income per sq.ft. than from a conventional shop development, because – although a small stall of 90sq.ft. occupies only 9.00% of the floor area of a hypothetical 1,000sq.ft. shop unit – it will command say 15% of the rental value, e.g. say £6,000 per annum relative to a shop rental of £40,000 p.a.; while the larger stalls of 180sq.ft would command say 25% of the notional standard shop unit, e.g. £10,000, which still looks reasonable.

Thus, purely for illustration, the gross rent-roll might amount to $(30 \times £6,000) + (30 \times £10,000) = £480,000$ p.a. This must be fair, since the notional comparison with 12 standard shop units let at £40,000 p.a. produces the same total. All this, of course, is for the ground floor alone.

Service charges (to cover business rates, costs of climatic control systems, lighting, cleaning, insurance and security, decorations and maintenance, refuse disposal, promotional activities, etc.), plus individual costs of metered supplies, will be levied and recovered monthly. Tenancies will be non-transferable in order to retain management control and rental growth. Rents for each tenancy will be freely negotiated for the first and again for the second term of six months, but if extended thereafter will be subject to a fixed review by calculating any uplift between the actual (certified) total rent-roll at entry twelve months earlier and the total current rent-roll, that proportionate increase to be applied to the letting in question for the next six months and so forth.

Proposed short section



Simpson and Brown's Client (provisionally the 'Perth City Hall Partnership', to be constituted as a Limited Liability Partnership) will initially conclude an Agreement to enter into a Ground Lease from Perth and Kinross Council for a term of 125 years, to be executed and commenced following grant of the necessary planning permission and listed building consent, undertaking all normal liabilities of property owners and occupiers. In addition, it is proposed to offer the Council a measure of equity participation by firstly recording the actual gross rental income from the whole building at the end of the third year of the Lease (i.e. on completion of first lettings) and again thereafter at three-yearly intervals, in order to calculate any uplift since the end of the previous three-yearly period and to pay by way of ground-rent one third of such uplift, the compounded ground-rent to be payable on the date one year after the end of each successive three-yearly period.

Essentially, the function of the Market Hall in terms of retail trading is to buttress the city centre against the otherwise overwhelming forces of supermarkets and out-of-town retail parks. That alone is a powerful justification for this proposal. It requires the concentration of outlets – the critical mass – and competitive striving for quality, as well as the sociability and sense of theatre that only a Market Hall can create.

The final attraction of this project in the present situation is that it will not turn the city centre into a building site for two years, as the disruption caused will be minimal. The entire work should be completed within eighteen months of grant of the necessary approvals.

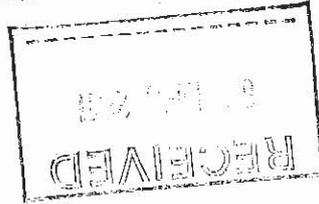
The sole consolation of Wharfside's failure is that City Hall remains unspoilt and is once more available, affording it one last chance of a new, long lease of life, of re-integration within the city centre, generating natural pedestrian flows both North-South connecting High Street with the St John's Centre and the Market Hall and East-West from St John's Centre through the Market Hall to St John's Kirk. Quite apart from the huge commercial and social benefits, this will demonstrate real town planning and civic management.

Perth City Hall Partnership
Images and drawings: Simpson & Brown Architects



[REDACTED]
07 December 2011

Heritage Management Directorate
Historic Scotland
Longmore House
Salisbury Place
Edinburgh EH9 1SH



Dear Sir

Some time ago I was among those who objected to the proposed destruction of part of our local heritage, namely Perth City Hall.

My age is now sixty-five and I perceive with dismay the state of some of the buildings and other amenities once enjoyed by the community in Perth.

We have two large parks called the South Inch and North Inch, both in walking distance of our City Hall. So why do we need another open space that will be left following the destruction of perfectly secure listed building?

If you Google these parks on the Internet you will see that Perth does not need any more open ground and the waste of another attraction.

I wrote to the Scottish Civic Trust regarding the Council's proposals and they kindly replied and also gave me details of your website. I had mentioned in my letter to them how our local museum has an art collection, as I was told, of beautiful paintings consigned to the basement for some reason by the council. Is this another possible tourist attraction going to waste on the instructions of Perth Council?

The mausoleum in Kinfauns graveyard had been desecrated some years ago, a fact that I brought up with the Council at the time. Their reply was not particularly reassuring.

The public must ensure that "our" sacred sites and heritage are protected for future generations!

I hope the City Hall is there for a lot longer for others to enjoy.

Yours truly,

[REDACTED]

William Currie.

From: Lynn.Allen@scotland.gsi.gov.uk
Received: 08/12/2011 10:22:40
Subject: NicollG_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 08/12/2011 10:22:40

Lynn Allen | Business Support Assistant

Historic Scotland | Alba
Aosmhor
Longmore House, Salisbury Place, Edinburgh, EH9 1SH
t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From: [REDACTED] Behalf Of Melanie Nicoll
Sent: 07 December 2011 17:13
To: HS.Consultations Perth & Kinross
Subject: Perth City Hall LBC

Dear Sirs,
Regarding the proposal by Perth & Kinross Council to demolish the City Hall
- I object to this proposal and hope that you will refuse their application for
Listed Building Consent.

The City Hall has considerable architectural merit and should not be lost. Perth is gradually losing its historic buildings and not replacing them with new buildings of any distinction, diminishing its individuality and becoming moribund. The loss of the City Hall will continue this trend. Not enough time or effort has been put in to find an alternative use for the building.

The alternative of a new civic square is madness - 70% of the time this would be a sterile, windswept space. Despite what The Council say an open square would have very little public benefit.

I look to you as guardians of our built heritage to protect the buildings that give character and a historical perspective to our environment.

Regards, Grahame Nicoll
Melanie &
Grahame Nicoll

[REDACTED]

From: Lynn.Allen@scotland.gsi.gov.uk
 Received: 09/12/2011 10:46:29
 Subject: SimpsonJ_Representation
 To: "" (incoming@lh23hisa.scotland.gov.uk)
 Date Sent: 09/12/2011 10:46:29

Lynn Allen | Business Support Assistant

Historic Scotland | Alba
 Aosmhor
 Longmore House, Salisbury Place, Edinburgh, EH9 1SH
 t| Number 0131-668 0315
 e| Lynn.Allen@scotland.gsi.gov.uk
 www.historic-scotland.gov.uk

From:

Sent: 08 December 2011 15:52
 To: HS.Consultations Perth &
 Kinross
 Subject: Perth City Hall: FAO of Ms Leigh Johnston

Heritage Management Directorate,
 Historic Scotland,
 Longmore House,
 Salisbury Place,
 Edinburgh EH9 1SH
 Email : hs.consultationsperthandkinross@scotland.gsi.gov.uk

Demolition of Perth City Hall
 Dear Ms Johnston,

I understand that you are charged with considering representations from the public about the future of Perth City Hall, and making recommendations to the Culture Secretary. If that is not the case, please let me know to whom my letter should be addressed.

I wish to formally object to the proposal by Perth and Kinross Council to demolish this important listed building, on the following grounds. I am aware that some of which will have already been listed to you by other objectors, but I can assure you that I feel very strongly that these grounds are valid, and my repetition of them is only so that they are expressed correctly.

1. Para 3.50 of your SHEP guidelines states "...it is Scottish Ministers' policy that no listed building shall be demolished unless it can be clearly demonstrated that every effort has been made to save it." The Council have not fulfilled this requirement of your policy because:

- (a) at the end of the abortive negotiations with Wharfside in 2009 they failed to contact the "reserve bidders" at least one of whom was still interested in acquiring the building.
- (b) Instead of re-marketing the building, as required by para 3.50 (d), of your SHEP guidelines, they appointed consultants to advise them on potential alternative uses. This was a technique that was less likely

to make contact with restoring purchasers than open marketing and, furthermore, the brief they gave the consultants excluded a requirement to consider "...the symbolic, personal and social value of the City Hall or its importance in the collective memory of the local population and their sense of place." (see page 53 para 4.8 of the Locum Report). They also unnecessarily constrained the brief by requiring the consultants to work within the framework of Best Value and Green Book Treasury guidelines which, if they are relevant at all, apply only to public sector users. Finally, they have refused, within the past month, to consider a scheme lodged by Mr. V Linacre and Simpson and Brown, architects to re-use the entire building as a market, retail and cultural facility.

2. The case for demolition of the building rests on a claim that demolishing it would meet the criterion set out at para 3.50 (d) of your SHEP guidelines, namely "...the demolition of the building is essential to delivering significant economic benefits to economic growth and the wider community." This claim is based only on the guesswork of the Locum consultants that replacing the building with a civic square would generate an extra 210,000 visitors a year. As one example of the "events" that will generate such benefits the consultants suggest that ice skating on the square for 5 weeks each winter will generate a surplus revenue of £50,300. Despite the easily verifiable fact that a comparable facility in Edinburgh has accrued losses in the order of £250,000 since 1998, and the George Square Glasgow facility also runs at a loss, these predictions have been accepted unquestioningly by the Council. The economic justification for demolition is, in fact, entirely conjectural and is, I believe, an inadequate basis for the removal of such an important building.

3. Apart from St.

John's Kirk, the buildings around the proposed square are mediocre in terms of their architectural quality and the space created would be windswept and undistinguished in comparison with squares which have genuine visitor appeal. In environmental terms, the loss would be greater than the gain.

4. The proposed

square would be relatively small and has a considerable number of residential properties on its north and south sides and in all the adjacent streets. None of the reports considered by Council's committees since 16th June 2010 – including the Development Control Committee of 16th November – gives a single thought to the issue of whether the events programme, which is integral to the economic case, is compatible with the need to maintain an adequate standard of residential amenity for existing properties.

5. I am not convinced that the plans have taken adequate account of the effect that removal of the City Hall will have on the surrounding buildings, including St John's Kirk, which will be exposed to the weather to a much greater degree than currently.

6. In particular, I am not aware that any consideration has been given to the height of the water table in the area, and the effect on the surrounding buildings of any rise in the water table due to the demolition of the City Hall and any subsequent diggings for archaeological or other "foundation" requirements for the proposed City Square.

7. As 2012 is supposed to be a Year of Culture in Scotland, it is particularly inappropriate to demolish part of that culture for the sake of an empty space.

For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.

Yours
sincerely

JOHN SIMPSON

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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From: Lynn.Allen@scotland.gsi.gov.uk
Received: 09/12/2011 10:45:57
Subject: MurdochN_Representation(2)
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 09/12/2011 10:45:57

Lynn Allen | Business Support Assistant

Historic Scotland | Alba
Aosmhor
Longmore House, Salisbury Place, Edinburgh, EH9 1SH
t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
NORMAN MURDOCH [REDACTED]
Sent: 08 December 2011 13:07
To: HS.Consultations Perth &
Kinross
Subject:

Keep
the hall and think of Albert hall UK uses and lots more

The
empty space could be anywhere

It
already exists between the ears of you know who !!

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From: Lynn.Allen@scotland.gsi.gov.uk
Received: 09/12/2011 10:45:43
Subject: MurdochN_Representation(2)
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 09/12/2011 10:45:43

Lynn Allen | Business Support Assistant

Historic Scotland | Alba
Aosmhor
Longmore House, Salisbury Place, Edinburgh, EH9 1SH
t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
NORMAN MURDOCH [REDACTED]
Sent: 08 December 2011 11:09
To: HS.Consultations Perth &
Kinross
Subject:

Thoroughly
disagree with demolition of the finest building in the area.

To
replace it there by an empty square is even a dafter suggestion.

Under
the grand City Hall are facilities and services which are complex(Costly to
relocate and where !!!).

The
whole idea is unreal and the people of Perth massively disagree and have NOT
been consulted and listened to

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partnership with MessageLabs. (CCTM Certificate Number 2009/09/0052.) In case
of problems, please call your organisation's IT Helpdesk.
Communications via the GSi may be automatically logged, monitored and/or
recorded for legal purposes.

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email has been received from an external party and
has
been swept for the presence of computer viruses.

From: Lynn.Allen@scotland.gsi.gov.uk
Received: 09/12/2011 10:46:59
Subject: HeronM_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 09/12/2011 10:46:59

Lynn Allen | Business Support Assistant

Historic Scotland | Alba
Aosmhor
Longmore House, Salisbury Place, Edinburgh, EH9 1SH
t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
Margaret Heron [REDACTED]
Sent: 08 December 2011 23:12
To: HS.Consultations Perth &
Kinross
Subject: Perth City Hall

Dear Sirs, I
should like to give you my views on the proposed demolition of the Perth City Hall to make way for a
continental type open square area. It is mostly
cool and windy here in Perth for about 42 weeks of the year so much as I like
to personally sit having a coffee in a continental square it just would not
work here in Perth. We already have a cafe area beside and around the
City Hall where it is lovely to sit outside but most of the year it is just
smokers sitting huddled under parasol shelters! For many years I have
attended events at the City Hall, concerts, craft fairs, book and record fairs
but mostly big dances very well attended by large numbers of Scottish Country
dancers. For the revent past years we have had great difficulty to find
local venues of this size to hold these dances. The largest place we have
is the new Perth Concert Hall but unfortunatly the exorbitant fees to hire the
hall are well beyond the finances of said dances. I would like to suggest
that the City Hall should be retained in all its glory. We have regular
Farmers Markets and Craft and other types of fairs and often in inclement
weather. They could move indoors to the City Hall to the benefit of the
customers and stall holders alike. Also for the past few years the have
been numerous proposals to bring a Ten Pin Bowl Alley to Perth, I suggest it
could be placed inside the City Hall, with out altering the outside of it too
much. These a just a few new uses for the City Hall which could well be
refurbished with the vast sums of money being mooted that the demolition and
creation of a new square would take. Thank you, Margaret Heron [REDACTED]

Margaret Heron

From: Lynn.Allen@scotland.gsi.gov.uk
Received: 09/12/2011 10:46:47
Subject: HendersonWJ_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 09/12/2011 10:46:47

Lynn Allen | Business Support Assistant

Historic Scotland | Alba
Aosmhor
Longmore House, Salisbury Place, Edinburgh, EH9 1SH
t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:

[REDACTED]
Sent: 08 December 2011 19:38
To: HS.Consultations Perth &
Kinross
Subject: Perth City Hall

Dear Sirs,

I understand Perth and Kinross Council, having decided to demolish the City Hall, have referred their decision to Historic Scotland so that it can advise the Scottish Government as to whether you agree or not with its decision. I was surprised that the Planning Committee only had the proposal to demolish the City Hall on their agenda when demolition was agreed and failed to include the two firm proposals from various groups wishing to save the hall, which is a significant building in the centre of Perth.

The two ignored proposals offer an opportunity to use the building usefully and at no cost to the council. One includes partial demolition and the remaining portion to be used as an information centre for tourists and other community use. The other proposes to convert the inside as a market hall for small businesses such as the popular Farmers' Market, Continental Market and Craft Fairs. Also other businesses such as local artisans would have access to a low cost city centre site.

The proposed City Centre Square, following complete demolition, is regarded by the majority of the local population as impractical and likely to give an opportunity to local youths to gather and misuse the area which is surrounded by restaurants, bars and residential accommodation. Also the proposal to permit open-air concerts and other noisy activities would be detrimental to those living round the square.

It would be sad to lose the building which could be put to good use for the local population and relieve the council of the cost of maintaining the building. I trust Historic Scotland will advise the Scottish Government to reject the council's proposal to demolish.

Yours sincerely

W J Henderson
[REDACTED]

[REDACTED]

-----Original Message-----

From: Christopher Harvie [REDACTED]

Sent: 08 December 2011

To: Christopher Harvie [REDACTED]

Subject: Perth City Hall

Dear First Minister, dear Alex,

News of your progress round China has been absorbing, particularly its transport aspects. Twenty-three years ago the German Design Council asked me to contribute a paper on 'The Politics of German Railway Design' to its DESIGN REPORT (1988) which is said to have had some influence. But the way in which the Chinese have developed German technology - though they're still arguing about patent rights - has been remarkable.

To another matter in which an ageing Scots institution can get a new purpose. I have written of the threat to Perth City Hall. Its demolition is short-sighted compared with the uses that can be made of the structure under the KNOX GEDDES BUCHAN scheme that I propose, after discussions with Pat Kane.

This will make it both a tourist centre in the central transport hub of your new infrastructure, and what Thomas Telford called all his schemes: 'a great working academy'. It will be centred on Knox and democratic politics, Geddes's geotechnics, and Scottish film from Buchan/Hitchcock on. Computing and youth education will be at its core.

The enclosed paper shows how.

I ask that these ideas be considered before any Government decision on the building's future is taken.

With best wishes,

Christopher.

Prof Christopher Harvie

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Sent using BlackBerry? from Orange

KNOX: GEDDES: BUCHAN

KNOX: GEDDES: BUCHAN – a rebirth for Perth City Hall – combines history, tourism, training with advanced communications technology to tackle the global issues that preoccupied all three. It will show how world crisis – all three dealt in it: it confronts us – can absorb, entertain, instruct and mobilise. It will use the massive envelope of the City Hall as something like a Clyde erecting shop – with an overhead crane ‘varying geometries’ – to present under KNOX the ‘democratic intellect’ of the Reformation, under GEDDES the chance of geotechnics to avert world disaster, under BUCHAN the power of film culture (at the command of the viewer) to absorb and enthuse.

KNOX: GEDDES: BUCHAN will combine these with archiving and displaying (1) Perth: its remarkable excavation of community and ideology; (2) Geddes’ ‘masques’ of ecological principles and practice, and (3) Scotland’s cinema resources: accommodating and accessing the Scottish Screen archive.

THE PLAN: Any business plan has necessarily four main elements: innovation, market, labour, capital – and an underpinning culture/ethos.

Innovation: What Patrick Geddes called ‘geotechnics’ lies at the core of what the Perth project should contain: projects like Desertec in the Sahara, North Sea Renewables. Scottish Higher Education institutions have amassed topographical, social, historical, communications material with a world reach, derived from imperial involvement and steam age trade, focussed on the Eastern Sea areas whose rapid commercial development aggravates environmental instability. More recently, through North Sea oil, they evolved potentially revolutionary construction, generation and anti-inundation techniques. The ‘brain’ of such a combination has yet to be organised; but the progress of the notebook computer means KNOX: GEDDES: BUCHAN’s docking station/downloadable information output would be almost infinitely extensible.

Labour-force: aside from professional geographers, historians, engineers, a large number of Scots have been trained and involved in computer-simulation/generation activity. This has gone towards computer games. Overmuch based on crime and in decline since 2008, their techniques can be adapted to the above goals. Importantly, this could also offer expansion at manual/apprentice level, in programmes similar to the German ‘dual system’. A central concern will be – in the Black Watch town – to integrate and reskill disabled veterans.

Market: the NICs and BRICs, or what have you, have an interest in their insurance cover (another Perth speciality in General Accident) particularly against inundation by sea-surge or river-flood in flood-plain/littoral areas where 50% of world population will live by 2050. Such cover is presently fatally low, according to *FT* figures. Conventional types of urban development – gridiron plans, low densities – were fit for horse-and-buggy days, but are now

deadly. Much remedial research is happening in Scotland. A concentrated source of information/practice could make a difference, in combined energy-and-environment strategies.

Capital: Scottish financial services made plenty of cash before Edinburgh went bust. Profits and bonuses were sunk in property, Border estates, cars, watches, etc. However, some thus involved have subsequently shown how to invest ethically. Out of this behaviour a new generation of Pullars and Bells must be encouraged by example: the Financial Services Authority (FSA) investigation will show the ‘moral hazard’ episodes to be investigated and exposed. The Perth project can get such proceeds redeployed *pour encourager les autres*. It can also challenge and tap the Scottish Enterprise complex, which seems to underperform. A task force can produce new commercial specialisms, operate in Thomas Telford’s great phrase as ‘a great working academy’ and can help create a viable mutual bank for finance. In Perth’s favour is the £ 4 million start-up that could be diverted from knock-down, and the town’s central position, given future transport/tourist developments.

Ethos: My *Broonland*, 2010 shows what’s to be avoided. Adam Smith ‘invisible hand’ flim-flam concealed financial amorality, the proceeds of which are now (as Prof John Kay prophesied in summer 2010) being used to exploit bond-markets. Smith’s disciple Bentham believed the ‘nice guy’ approach – above – was always usefully backed up by solid ‘built-environment’ examples (his Panopticons, or his backing of New Lanark), and the enforcement of social justice and ‘consistency and ferocity’ against what Theodore Roosevelt christened ‘malefactors of great wealth’.

Within a decade – perhaps earlier – peak oil at \$ 200 a barrel will kick in and we’ll have to revert to the railway age. Its Scottish centre was Perth, and could be again if Brian Souter deploys Stagecoach as part of a co-ordinated system. This adjustment needs a brain, and KNOX: GEDDES: BUCHAN supplies it.

Notes:

Christopher Harvie, *Broonland* (Verso, 2010).

-----, ‘Europe’s Energy and Extreme Engineering: Scotland’s Future’ in *Scottish Affairs*, Spring 2011.

House of Commons Scottish Affairs Committee, 2011: Report on Computer Gaming.

Scots-German contacts include Prof Peter Frankenberg, former CDU research minister and his civil servants in BaWue, and Scots-trained Dr Norbert Hofmann, head of the Tuebingen Mediothek and advisor on training to Suedwest Rundfunk.

Heritage Management Directorate,
Historic Scotland,
Longmore House,
Salisbury Place,
Edinburgh EH9 1SH

Demolition of Perth City Hall

Dear Ms Johnston,

I wish to object to the proposal by Perth and Kinross Council to demolish this important listed building. My objection is based on the following grounds.

I do not believe that the creation of a Civic Square will constitute a better use of the space. Experience of such squares in this country and abroad suggests that they attract undesirable social behaviour, that they become rapidly run down, outdated and unfit for purpose, and that in any case that purpose has not been shown to be necessary in that area of the town. There are many alternative open spaces in Perth including two Inches and newly re-surfaced and expanded (by removal of trees) pedestrian areas in the town centre which can accommodate fairs and markets. There is also space outside the Concert Hall which can accommodate special events.

Further to that I object under the following points

1. Para 3.50 of your SHEP guidelines states "...it is Scottish Ministers' policy that no listed building shall be demolished unless it can be clearly demonstrated that every effort has been made to save it."

The Council have not fulfilled this requirement of your policy because:

- (a) at the end of the abortive negotiations with Wharfside in 2009 they failed to contact the "reserve bidders" at least one of whom was still interested in acquiring the building.
- (b) Instead of re-marketing the building, as required by para 3.50 (d), of your SHEP guidelines, they appointed consultants to advise them on potential alternative uses. This was a technique that was less likely to make contact with restoring purchasers than open marketing and, furthermore, the brief they gave the consultants excluded a requirement to consider "...the symbolic, personal and social value of the City Hall or its importance in the collective memory of the local population and their sense of place." (see page 53 para 4.8 of the Locum Report). They also unnecessarily constrained the brief by requiring the consultants to work within the framework of Best Value and Green Book Treasury guidelines which, if they are relevant at all, apply only to public sector users.

Finally, they have refused, within the past month, to consider a scheme lodged by Mr. V Linacre and Simpson and Brown, architects to re-use the entire building as a market, retail and cultural facility.

2. The case for demolition of the building rests on a claim that demolishing it would meet the criterion set out at para 3.50 (d) of your SHEP guidelines, namely "...the demolition of the building is essential to delivering significant economic benefits to economic growth and the wider community." This claim is based only on the guesswork of the Locum consultants that replacing the building with a civic square would generate an extra 210,000 visitors a year. As one example of the "events" that will generate such benefits the consultants suggest that ice skating on the square for 5 weeks each winter will generate a surplus revenue of £50,300. Despite the easily verifiable fact that a comparable facility in Edinburgh has accrued losses in the order of £250,000 since 1998, and the George Square Glasgow facility also runs at a loss, these predictions have been accepted unquestioningly by the Council. The economic justification for demolition is, in fact, entirely conjectural and is, I believe, an inadequate basis for the removal of such an important building.

3. Apart from St. John's Kirk, the buildings around the proposed square are mediocre in terms of their architectural quality and the space created would be windswept and undistinguished in comparison with squares which have genuine visitor appeal. In environmental terms, the loss would be greater than the gain.

4. The proposed square would be relatively small and has a considerable number of residential properties on its north and south sides and in all the adjacent streets. None of the reports considered by Council's committees since 16th June 2010 – including the Development Control Committee of 16th November – gives a single thought to the issue of whether the events programme, which is integral to the economic case, is compatible with the need to maintain an adequate standard of residential amenity for existing properties.

For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.

Yours sincerely,
Mrs S Grierson



Heritage Management Directorate,
Historic Scotland,
Longmore House,
Salisbury Place,
Edinburgh EH9 1SH
Email : hs.consultationsperthandkinross@scotland.gsi.gov.uk

Demolition of Perth City Hall

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The Council have not fulfilled this requirement of your policy because:
(a) at the end of the abortive negotiations with Wharfside in 2009 they failed to contact the “reserve bidders” at least one of whom was still interested in acquiring the building.
(b) Instead of re-marketing the building, as required by para 3.50 (d), of your SHEP guidelines, they appointed consultants to advise them on potential alternative uses. This was a technique that was less likely to make contact with restoring purchasers than open marketing and, furthermore, the brief they gave the consultants excluded a requirement to consider “... the symbolic, personal and social value of the City Hall or its importance in the collective memory of the local population and their sense of place.”(see page 53 para4.8 of the Locum Report). They also unnecessarily constrained the brief by requiring the consultants to work within the framework of Best Value and Green Book Treasury guidelines which, if they are relevant at all, apply only to public sector users. Finally, they have refused, within the past month, to consider a scheme lodged by Mr. V Linacre and Simpson and Brown, architects to re-use the entire building as a market, retail and cultural facility.
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3. Apart from St. John’s Kirk, the buildings around the proposed square are mediocre in terms of their architectural quality and the space created would be windswept and undistinguished in comparison with squares which have genuine visitor appeal. In environmental terms, the loss would be greater than the gain.
4. The proposed square would be relatively small and has a considerable number of residential

properties on its north and south sides and in all the adjacent streets. None of the reports considered by Council's committees since 16th June 2010 – including the Development Control Committee of 16th November – gives a single thought to the issue of whether the events programme, which is integral to the economic case, is compatible with the need to maintain an adequate standard of residential amenity for existing properties.

For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.

Yours sincerely,

Walter Ewing

[Redacted]

[Redacted]

[Redacted]

Dear Sirs

Perth City Hall

Proposed
Demolition

I write to
object strongly to the proposed demolition of the Perth City Hall for a number of reasons, as follows.

The building
is structurally very sound and is of architectural merit
in an area of the town where with the exception of the
historic St Johns Kirk the buildings in both South and North St Johns Place which would be exposed to full
gaze are of no great merit. At present
not all are occupied and not in places in a first class
state of maintenance and repair and would not in my
opinion provide anything special as a backdrop for a city
square.

The materials
and craftsmanship used in the construction of the Hall
would be extremely if not impossible to recreate at
anything other than completely exorbitant cost in our
times and with normal attention being paid to maintenance
will most likely long outlive its successor the Perth
Concert Hall. To (at great cost) crush and destroy
these materials is in my opinion little short of
sacrilege.

The building
of the Perth Concert Hall which has been the catalyst for
the desire to demolish the City Hall was driven through
without it having been clearly stated that one of the
consequences would possibly be the demolition now
proposed.

As an aside in

my opinion no private developer would have even countenanced the thought that they would have been allowed such a building as the Concert Hall in front of and largely blocking out the Fair Maids House and adjacent to the Perth Museum and Art Gallery this also removed an attractive open tree lined space which provided use full city centre parking as well as being available for open public gatherings.

The auditorium of the Concert Hall provides an ideal facility for concerts etc but in all other regards including external appearance is out of keeping with its surroundings and should have been located elsewhere.

Both the Fergusson Gallery and the Perth Museum and Art Gallery have many artefact's in their stores which could be displayed in the City Hall, permanently or in special exhibitions.

The Perth Tourist Office is in a location which I would think many visitors to the town never find.

The Perth Farmers market and other street craft markets are frequently held in weather conditions which render them very uncomfortable for stallholders and customers alike adjacent to this building which lies empty.

The Councils artist impression of the square shows blue skies and pedestrians in shirt sleeves. The reality is more likely to be for the majority of the time, thanks to our north European island climate cold winds and rain sweeping across the square with pedestrians looking for shelter. This would particularly have been the case in 2011 when there has only been a hand full of days when one could sit at the open air cafes envisaged by the council. Surely with some imagination uses could be found to utilise this sound building and not incur great expense creating an open wind swept nothing.

The decision to demolish appears have been taken by a Council Committee, surely more time should be taken to consider this major decision, have not our Council in the past allowed demolitions in the town and there replacement with modern structures creating a clone centre similar to many other Scottish towns. Little attempt has been made to retain individual shop fronts and a distinctive architectural character for the town.

I am a Perthshire native and have worked in and around Perth for over forty five years and have witnessed many changes this one proposed is one I do not wish to

witness.

Yours faithfully

J C C Taylor
F.R.I.C.S.