

From: Lynn.Allen@scotland.gsi.gov.uk
Received: 14/12/2011 10:58:50
Subject: CarrR_Representation(2)
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 14/12/2011 10:58:50

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:
Rob Carr [REDACTED]
Sent: 14 December 2011 09:38
To: HS.Consultations Perth &
Kinross
Subject: Objection to Planned
Demolition of Perth City Hall

Dear Historic Scotland

As someone who recently moved into the area (and missed out on the initial 'public consultation'), I am astounded by Perth & Kinross Council's (PKC) decision to demolish the listed Perth City Hall. The Edwardian building is very grand and imposing, and a natural focus for the town centre. Not only it is depressing that the building has lay dormant for such a long time, but it is outrageous that such a mediocre and nihilistic conclusion has been reached by our elected local government upon completing their 'due process.'

I would ask that Historic Scotland recommend that the decision to demolish this building be reversed, and add my name to the list of Perth residents objecting to the demolition. I would also ask that HS assist PKC explore some more pragmatic and beneficial uses for the building, or recommend other Scottish/British bodies that may be able to assist in such a process. PKC appear determined to demolish the building, and it seems that any creative thought has vanished from the Council's development committee.

Yours sincerely

Robert Carr

[REDACTED]

[REDACTED]

[REDACTED]

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



14-12-2011

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.

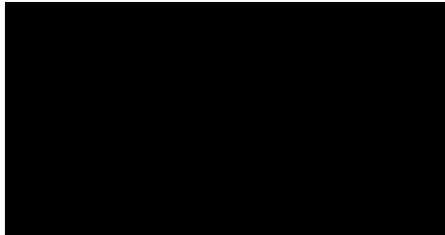
1. Para 3.50 of your SHEP guidelines states "*...it is Scottish Ministers' policy that no listed building shall be demolished unless it can be clearly demonstrated that every effort has been made to save it.*"
The Council have not fulfilled this requirement of your policy because:
(a) at the end of the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

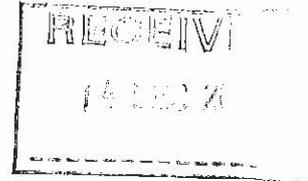
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For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.

Yours sincerely, Charles G.Smith



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



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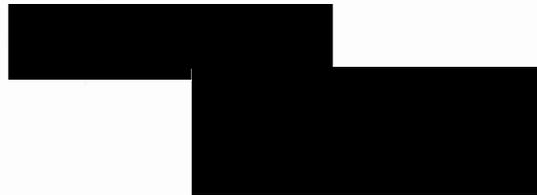
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Yours sincerely,

A large black rectangular redaction box covering the signature and name of the sender.

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

14 December
2011

Dear Ms Cummins

Perth: Demolition of City Hall and construction of City Square

The Prince's Regeneration Trust has been observing with interest the case for the demolition of Perth City Hall made by Perth and Kinross Council. We therefore welcome this opportunity to make representation to Historic Scotland on the proposals for the City Hall.

We wish to offer our assistance, should it be required. We, together with our President, HRH The Duke of Rothesay, strongly feel that the option of reusing this significant building should be given further opportunity, helping to ensure a positive and sustainable solution for the historic environment and the community in Perth, without the loss of a perfectly sound historic building and its embodied resources that demolition would incur.

This is evidently a case where opinions appear divided about whether to retain and reuse this historic building, or whether to clear the site and redevelop as a public square. However, we would gladly assist any community group or developer seeking a way forward for the regeneration of the centre of Perth through a meaningful reuse of the City Hall. We would be delighted to work together with you and Perth and Kinross Council in achieving this.

As you know, the PRT's aim is to achieve heritage-led regeneration, ensuring not only that historic buildings at risk are preserved, regenerated and reused but that our projects give redundant buildings a viable and long-term future which can in turn be a catalyst for the wider regeneration of the community.

We note the proposals recently put forward by Mr Vivian Linacre with Simpson & Brown Architects for conversion of the building into a market hall. This proposal would respect much of the character and fabric of the building, while bringing necessary new intervention, and would appear to offer a use compatible with the needs of the City for a market place. Of course, the economic feasibility of this proposal would require to be tested within the current market conditions and a sound business plan developed. These are areas in which the PRT has significant experience and where we can be of use in driving forward projects which need to be sustainable in the long-term. In this regard, where a developer-led solution comes forward, we would seek to recover our costs for our involvement in the project, as we are at Broadford Works in Aberdeen and have done at Anchor Mills in Paisley, for example.

Alternatively, if a community group or Trust were to be formed to carry a project forward, we would be able to provide advice and support on a *pro bono* basis to develop the project feasibility and help secure necessary funding. We are working successfully with a number of community projects in the UK and Northern Ireland, including Rothesay Pavilion and Moat Brae House, Dumfries, with which you will of course be familiar.

We have not yet been approached by any party but should you wish to contact us, our Projects Adviser for the area, Pauline Megson, can be reached at pauline.megson@princes-regeneration.org

[REDACTED] Alternatively, if you would like to discuss this directly with me, please call me on
[REDACTED]
[REDACTED]
[REDACTED]

Ros Kerlake
Chief Executive

From: Lynn.Allen@scotland.gsi.gov.uk
Received: 15/12/2011 10:17:23
Subject: PlevinP_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 15/12/2011 10:17:23

Lynn Allen | Business Support Assistant

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e| Lynn.Allen@scotland.gsi.gov.uk

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

From: Pippa Plevin [REDACTED]
Sent: 14 December 2011 18:26
To: HS.Consultations Perth & Kinross
Subject: Perth City Hall demolition objection

To: Barbara Cummings

Dear Madam,

I was appalled to see you are intending to demolish Perth City Hall. I would like to strenuously object. Other countries cherish their Heritage and historic buildings but we demolish ours.. for what..? an empty space!! Surely we can use the building for something.. why not have the market and cafes inside the building? Scottish weather would make this much more sensible!

It is a lovely, imposing building; we need to hold on to buildings like this as they cannot be duplicated. Please rethink this decision.

Regards,

Pippa Plevin

--

Pippa Plevin Email [REDACTED]
[REDACTED]

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From: Lynn.Allen@scotland.gsi.gov.uk
Received: 15/12/2011 10:16:36
Subject: McGregorD_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 15/12/2011 10:16:36

Lynn Allen | Business Support Assistant

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From:
Cummins B (Barbara)
Sent: 14 December 2011 13:22
To: HS.Consultations Perth &
Kinross
Subject: FW: SAVE OUR CITY HALL

From:
Davie McGregor [REDACTED]
Sent: 14 December 2011 12:01
To: Cummins B (Barbara)
Subject: SAVE OUR CITY HALL

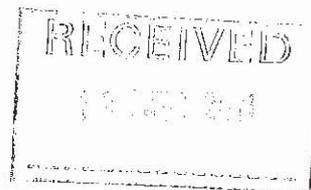
SAVE OUR CITY HALL

David McGregor

[REDACTED]

[REDACTED]

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



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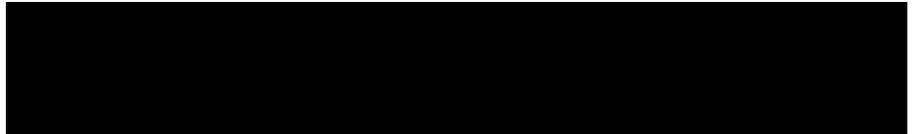
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For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Perth City Hall the case for refusing demolition consent.

William Morris writing in 1877 declared, “old buildings are not in any sense our property to do as we like with them. We are only trustees for those who come after us.”

Fiona Hyslop, culture secretary recently said in parliament, “ we cannot afford to be wasteful with our existing building stock...we need to be smarter about re-using existing buildings....there are strong, social, cultural and economic arguments for adaptation and reuse of buildings....Demolition is inherently expensive.’

Perth & Kinross Council have adopted a contrary view, deciding that a speculative and unproven economic and social and quasi-cultural benefit will accrue if the building is replaced with an open space.

The council has failed fully to find alternative uses for the building.

The council only properly marketed the so-called redundant building once, when it had completed the Concert Hall project. When the ‘Wharfdale’ retail development collapsed, the council did not embark on a robust attempt to market the Halls again. Incredibly when distinguished architects Simpson & Brown came forward with a proposal, they were apparently refused access to the building as this “would compromise or at least complicate a future contract for demolition”. This stance was taken before the appropriate council committees had taken the decision to move for demolition.

The council has shown a breath-taking lack of foresight. Instead of selling off a range of historic civic buildings to fund the conversion of Pullars Works into council offices, it could have converted the City Hall into council office space.

During the later decades of last century a colossal amount of civic vandalism and destruction took place in the name of progress and Perth did not escape. It is incredible that in 2011 a local council still sees demolition of an historic building as a means to achieve some kind of ill-defined and speculative ‘progress’.

Historical context for regarding the City hall as of continuing regional and national importance

Perth & Kinross Council are in the process of seeking City status and yet they want to demolish one of the few symbols of cityhood. In doing this they disregard the attempts of previous generations to achieve city status. Perth City Hall (which actually comprises 2 halls) is the enduring legacy of our Edwardian forebears to declare that Perth is a city. Perth was slighted when Dundee was granted city status in 1889, so it may not be a coincidence that 20 years later Perth, determined that it should be regarded with the same status, built its own City Hall, at the time when Dundee was embarking on its Caird Hall project. The present council’s published submission for Royal recognition of city status makes much of its historic buildings, including other B listed edifices, but conveniently ignores its central and enduring symbol of cityhood, in effect writing it out of its own history.

Scottish burghs and cities always have a town hall, often to house council services but also to provide a community hub. Perth City halls fulfilled this purpose until its closure. Removal of the City Hall removes a very significant part of Perth’s history. Even if its use changes, historically future generations will know what it once was.

Few Scottish burghs, if any, and especially one that has city aspirations have a civic building of such quality. As an example of Edwardian municipal architecture it must rate

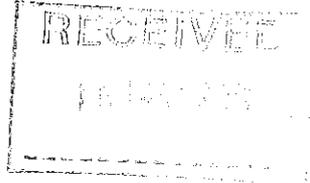
amongst the best of its type in Scotland. The quality of the masonry is exceptional and the interior is largely unaltered.

Removal of one building to enhance the appearance of another

P&K council makes much of the importance of the setting of A listed St Johns Kirk and maintains that its setting will be improved if its main façade can be viewed at one end of a new square. This setting would be historically incorrect as the Kirk I understand would never have stood in splendid isolation but would have had buildings crowding round it. Furthermore I understand that Sir Robert Lorimer took the position of the Kirk in relation to the City Hall into account when renovating it and designed it so that its best view, to appreciate the whole building, is obliquely from each corner of King Edward Street. It cannot be a justification to demolish one landmark building for an alleged better view of another.

The attitude of the present councillors of Perth & Kinross Council demonstrates that often councils, rather than being the guardians of heritage can become the destroyers of it. It is all the more worrying that the Scottish Government has given these councils increased powers over the fate of listed buildings. At least in the case of Perth City Hall they are unable to sanction demolition and many citizens of Perth hope that Historic Scotland will counter the philistine attitude of P&K Council and recommend to Scottish Ministers that this important building is not demolished but safeguarded for the future.

George Hutchison
14.12.11



14th December 2011

Dear Sir

Demolition of Perth City Hall
Ref :- 11/01083/LBC

I wish to give my comments on the proposed demolition of Perth City Hall.

At a time when Perth is seeking "City" status, why is our Council even considering demolishing our "City" Hall, one of the few remaining listed buildings we have left in Perth! It doesn't make sense, and I consider it to be wanton destruction.

Our local papers have been bombarded with letters from angry Perth citizens over the last few months condemning the Council's proposals. In spite of what the Council's application may have said, this is not a popular decision with the majority of Perth citizens.

I feel that the Council has swept aside many very good alternative proposals for use of the building, including a museum and arts centre, an indoor market, a tourist information centre and local history display area. We have nothing in the centre of Perth to promote Perthshire, and the present tourist information centre is off the beaten track. Many locals don't even know where it is located.

I had visitors over the summer, and they were horrified that such a lovely listed building could be razed to the ground just to create a big open space.

After the Wharfside project fell through, the Council did not consider any other options that were put forward, but pressed on with the demolition option because they want to create a civic square. However, most people consider that the proposed square would be too large for a town the size of Perth, and many have come round to supporting another proposal for partial demolition, which would retain the front part of the City Hall. This would provide a smaller, more intimate square which would be more appropriate for Perth.

I was present at the Council meeting where the decision to demolish was made by the twelve members of the development control committee. One of the councillors proposed that the decision should be made by full council, as all the constituents views would not be represented by the smaller committee. However, she was overruled.

I am totally disillusioned by our Council's actions. I hope that you will consider my comments and overturn their decision, and that you will be supported by the relevant Minister. Please save our City Hall.

Yours faithfully,

Maureen Summers.

15.12.2011

RECEIVED

19 DEC 2011

Dear sir, madam,

Save Our City Hall

please.

As a person who was born 100 yards from the CITY HALL I remember in the early 40's the ARMY was billeted for mainly TRAINING purposes.

As PERTH is now trying to have the title as a CITY it seems ironic that it wants to destroy our CITY HALL.

Hoping that you come to a favourable decision

Yours faithfully,

RAYMOND SHAW THOMS.

RECEIVED

MR R.D.G. SHAW

15/12/11

Dear Sir/Madam,

In response to your plea for "Perth's City Hall", I am disgusted by the way Perth & Kinross Council conduct their affairs, it would appear (as it has in the past) that P.K.D.C. have their own way, and never mind the "Scots".

It was not long ago P.K.D.C. Sacked a Councillor for selling the town to the people off Perth.

According to the information I have it's going to cost P.K.D.C. £5 million to demolish "City hall" and yet, if they just let it be, it would only cost

£8 thousand a year in maintenance fees to leave it standing.

"Perth City Hall" should be left standing (it was once used as an army barracks) Not to mention dignitaries who have visited it in times past.

I think "Perth City Hall" should become a museum after all it is a listed building

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5. The town of Perth already has access to two large open spaces, the North and South inches. The North and South inches already provide space for the public to enjoy, replacing the city hall with an open square will not provide any more facilities to the people of Perth or its visitors than already exists.
6. The local council opted to demolish the “Melville’s Garage” building opposite the A.K Bell Library at 10 York Place a number of years ago, this building was one of the few art deco buildings of its type in Scotland, let alone Perth. The area was cleared for housing and parking, neither of which has transpired. The council cannot be allowed to set a precedence by demolishing buildings that have architectural and local significance without thorough planning and open consultation. If the council have their way, another building of significance to the people of Perth will be replaced with nothing.

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,

Barry Scott. 

James Provan



Tel:

Fax:

Email:

15 / 12 / 11

Historic Scotland
Longmore House
Salisbury Place
Edinburgh. EH9 1SH

Dear Leif Johnston.

Perth City Hall

As you are aware PCCC, Perth City Centre Campaign, has made a number of submissions to Historic Scotland over the past year and now that P&K Council have submitted an application for demolition I hope it is appropriate to summarise and highlight some of the main conclusions that we reached over the 12 month period of our deliberations.

- **The City Hall is at the very heart of the town centre, but the Council has not accepted its responsibilities as the custodian of our listed buildings, our history or heritage.** The design of the building was the winner of a highly significant national architectural competition, and is therefore a very important statement in the history of Edwardian Scotland, and Perth in particular as Scotland's former Capital City.
- **The Council's proposal does not meet the challenges, aims or aspirations facing the City of Perth, and we firmly believe that it does not meet any of the 4 SHEP criteria for demolition.** The proposal is based on an *economic* report without any aesthetic, architectural, conservation, historic and heritage considerations being recognised or even considered. The Consultants report states: "*It is not the purpose of this report to make recommendations about 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. Nonetheless the Council should be aware of these issues and they should be factored into the eventual decision on the future of the City Hall.*" "*A recent study on the social value of public spaces noted that regeneration schemes that override or fail to take into account local*

attachments to existing places risk undermining local communities in the longer term. None of these important issues have been taken into account.

- **Complete demolition would be a serious mistake**, and although, in our compromise, we share the ambition of creating a civic square, the Council's proposal will not provide a fully flexible flat surface to maximise potential usage. **The retention of the western segment** of the existing building would provide some necessary gravitas at the western end of the new square, a necessary counterpoint to St. John's Kirk, and thus define the ends of the square. As stated we believe this is necessary as none of the buildings on the north or south have a strength or quality to provide the 'grandeur' for a City Square. In a recent paper from the Centre for Scottish Public Policy it is stated that the decline of town centres '*...has been exacerbated by a lack of focus for the various, complex integrated functions a town centre needs to survive, let alone thrive.* It continues ...'*towns and town centres are a defining feature and a vital resource for the country. They provide considerable social and economic benefits, improve the quality of life and assist in meeting the Scottish Government's five strategic priorities for Scotland.*

The total demolition of the City Hall and the creation of an open space will not create a 'focused City Centre'. The PCCC proposal provides a permanent stage, a balcony, a visitors centre, and a heritage experience.

- **We strongly refute the figures used by Council Officials to determine economic benefit, especially as they then use them as their only justification for demolition.** The figures appear to us to have been manipulated to satisfy the Council's objective (Copy of letter to councillors explains the issue). The additional visitor number used to justify the desired objective is virtually double the number used in any of the other options. If all visitor numbers were equalised you also equalise the economic benefits. (The relevant figures are tucked away in the appendix of the 'Options Appraisal of June 2011' on page 1 of the tables, and were not included in the paper submitted to councillors for decision).

One of PCCC main objectives was to achieve 'Greater Public Benefit'. We strongly submit that the use of part of the building as a visitors/heritage centre, with all the necessary facilities and 'City Centre' focus, would not only attract many more visitors but also contribute to the far broader economy and thus provide vastly superior 'Public Benefit'.

PCCC is, as you will know, a diverse, non political, broadly based group of local people, all highly experienced and leaders in their own fields. Consisting of about 25 members it covers; retailers, hotel and tourism, automobile, charities, chamber of commerce, legal, architect, quantity surveyor, a forensic accountant, building and construction, developers, sports, churches, army, manufacturing, academia, and former council officials. Our particular interest was to ensure that the decisions to be taken

regarding the City Hall were not only based on sound facts, but also a decision that can sustain public support.

PCCC has now completed its work. We aimed at finding a solution: preserving at least part of the Historic building, providing a City square, building a 'focused and viable City Centre', and meeting the criteria demanded by Historic Scotland.

In coming to a conclusion we have achieved a compromise that has not only garnered substantial public support, but also one that is acceptable to all in the group; whether they sought complete restoration or total demolition.

This is the compromise that can be achieved if Historic Scotland rejects the Council proposal. The group are not, and have never sought to be, a confrontational protest group and have always been aiming for conciliation, with a solution carrying forward some vision for the future, whilst satisfying as many interests as possible.

The group could readily reconstitute if required

We have tried to provide as much information regarding our work, and conclusions as possible. I refer you to our previous correspondence of: 4th.May2011 and 13th September 2011. We have full architectural drawings and some sketches which we also submitted to you, but if there is any further information that would be helpful please let me know.

Yours Sincerely

A large black rectangular redaction box covers the signature area. A thin black line extends from the bottom left corner of the redaction box downwards and to the left.

PCCC

Perth City Centre Campaign

14/11/11

Dear Councillor.

We share with you the ambition of creating a viable Civic, and hopefully, a City Centre.

Your decision will be based on senior Council officers' advice, and the Consultants' appraisal report. We have studied and analysed all the relevant documents and consider the final recommendation totally unsatisfactory. There is certainly no justification for the 'Clear Fell' option.

The most important issue is: Have the Council officials got their estimates right?

According to the P&K officials report, the option for *total* demolition and the re-use of the site as a civic square/public space will create:

*“Greater quantifiable benefits to the local economy than
Any of the alternative options”*

BUT the senior officials are basing their proposal on a consultant's report that clearly states:

- 'It is difficult to quantify the impact of each option'
- 'Visitor numbers would need to be tested against market demand'
- 'The lack of comparable information. There is no baseline figure from which to project uplift in visitor numbers or expenditure'
- 'In particular it should be noted that there is no currently accepted method of calculating economic impact generated by public realm development.'

In accepting these extremely strong qualifications it is very important to analyse in detail the build up of the figures used in the report, as they are the main justification for the Council proposal.

It is therefore necessary to understand the method used to calculate the economic benefit of each option as they are based on:

The additional number of visitors and their expenditure.

We have no dispute with this methodology, but in accepting the model cannot accept the estimated figures that have been used.

In analysing the figures PCCC have uncovered the facts. The additional visitor number used to justify total demolition is virtually double the number of visitors of any of the other options.

These figures are pure speculation. We strongly contest the basis of the assumptions that are made and they certainly are not justification for the selection of the 'clear fell' option.

(The relevant figures are tucked away in the appendix of the 'Options Appraisal of June 2011' on page 1 of the tables.) To summarise:

The total number of visits directly influenced by 'partial demolition and reuse of the building' will achieve 100,000 added visits. Whilst a completely empty square will attract 210,000 added visits!

The figures also indicate that: 'Markets, cultural events and activities' will attract 60,000 visitors with total demolition, whilst only attracting 30,000 with partial demolition!

We believe that the figures above are unfounded and illogical, certainly providing no rational basis for the decision the Council is being asked to make.

The PCCC proposal provides for partial demolition **and** a square that is only 11% smaller than the one being proposed by the officers. Yet they would have us believe that it will generate less than half the number of visitors. What possible explanation is there for that? **Indeed it can and should be argued, using the same model, that partial demolition and similar usage of the square would attract extra visitors, and potentially be by far the best option.**

Can you honestly justify your decision, to demolish a Historic Building for all time, on the basis of 'guesstimated' figures?

We urge you to give this matter further consideration as we believe that, the duty of care for Historic buildings that is your direct responsibility, the weight of objections to the Council proposal, the totally unfounded figures used as justification, and the opportunity of a viable alternative with huge public support, will weigh heavily with Historic Scotland.

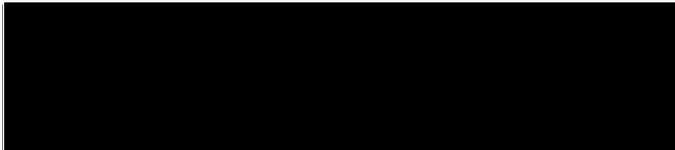
In recent years Perth and Kinross Council have run into some major planning and development problems and embarrassment due to many projects not being based or justified by facts, estimates, and public opinion. Decisions have been taken to proceed with, or reject, projects that have caused public outcry.

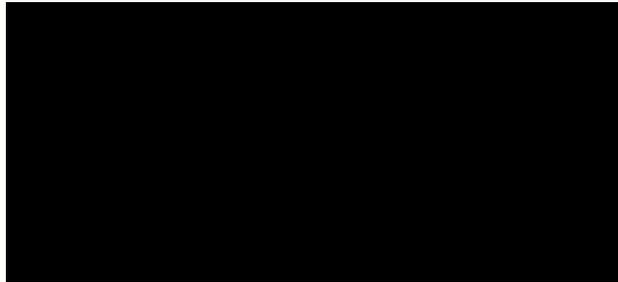
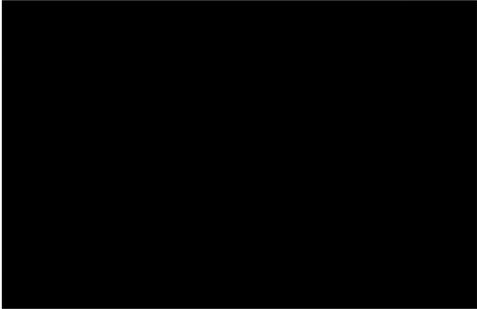
Your personal decision on this issue is important for the future of Perth, not only as you have the opportunity to refocus the centre, but also provide a 'historic gateway to the highlands and the start of the whisky trail' if consideration of the PCCC proposal were to be given.

We therefore leave the final decisions to you and those whom are empowered to make them.

Yours Sincerely

James Provan





15th December 2011

Heritage Management Directorate,
Historic House,
Edinburgh.

Dear Sirs,



Proposed Demolition of Perth City Hall.

I am writing to plead with you to do all you can to save Perth City Hall from demolition.

I feel Perth & Kinross Council are making a grave mistake and did not adequately research other possible uses for the Hall

I think the Hall is (or was) a lovely building with a unique frontage and it would be a tragedy if it was demolished to leave an empty hole, not to mention the cost of demolition, and I am sure the people of Perth and surrounding areas will be extremely saddened to see it go and will forever regret it.

Yours sincerely,

[Redacted]

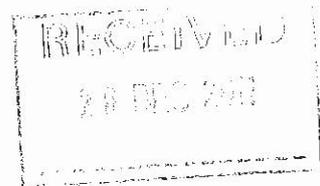
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15. 12. 2011.

Perth City Hall : Objection

I am moved to write against the plans of Perth & Kinross to demolish Perth City Hall to make way for an inappropriate down-market Continental-style square, it is a ghastly lapse of taste which would destroy the centre of Perth - it would be worthless in its ordinariness - and it is still far from clear what the motives are from the people propounding its destruction. The central setting of the building is of historic interest and is the essential feature of its character. It must be preserved.

Yours faithfully
Jilly



in remembrance estimate of 1
million come from?

All these points are for you to
investigate

Thank you.

Yours sincerely

BA. Dep Act Ed.

Cardene

Longmuir House
Salisbury Place.
EDINBURGH.
EH9 1SH.

21 DEC 2011

15 Dec. 2011

Dear Sir. re Perth City Hall
proposed demolition -

Unless the structure is unsound, to
demolish the City Hall is removing the
heart of the City.

Opposite the Mercat Cross and having
hosted many events social, political,
evangelical and the Big Bands.

The acoustics of the Hall (large) is
remarkable and the big dances, country
ballroom, jive were held here. Choirs,
musical, election & of course Mods.

I was born in Perth in 1936 and was
taken to see the "BIG BABIES"

Please consider the area to be viable and
not just an open space in front of St. John's
Kirk.

When it was built the mortar would
not have been cement so each brick &
stone can be recycled.

From: Lynn.Allen@scotland.gsi.gov.uk
Received: 16/12/2011 15:01:34
Subject: WilsonL_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 16/12/2011 03:01:34

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:
LAURA WILSON [REDACTED]
Sent: 15 December 2011 20:58
To: HS.Consultations Perth &
Kinross
Subject: ref 11/01083/LBC

Dear Sirs, I am writing to you to express my concerns about the proposed demolition of Perth City Hall. I do hope that you can help to save our city hall. I have lived and worked in Perth for over 30 years and I am horrified by all the changes that have been made to our city centre. It is a shadow of it's former self, what was once a busy bustling centre, is now deserted most of the time. Perth can ill afford to lose any more of it's old buildings, they are after all what gives it character. Our council have made up their minds, that it's coming down and that's that. We have had a year of disruption to our high street and all that money spent on it will make no difference to the amount of people who come to Perth. I can't believe that the council cannot find a use for our hall, there are so many things that it could be used for, that would benefit the people of Perth. I appreciate all kinds of architecture, old and new, but once these old buildings are gone, you can never replace them. I was in the city centre in the summer, standing beside some tourists and the comment that they were making, was that they thought Perth was an historic town. It certainly doesn't give that impression now, so please, please save our city centre from any more wanton destruction. There were only a small proportion of our councillors at the final meeting, they over ruled the 3 councillors who raised concerns over this issue and the galling thing is, that most of these councillors do not live in Perth. It's up to Scottish Heritage to protect our history. yours faithfully, Laura Wilson

This email was received from the INTERNET and scanned by the Government Secure Intranet anti-virus service supplied by Cable&Wireless Worldwide in 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.

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

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

16-12-11

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.

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 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.
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

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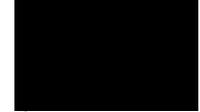
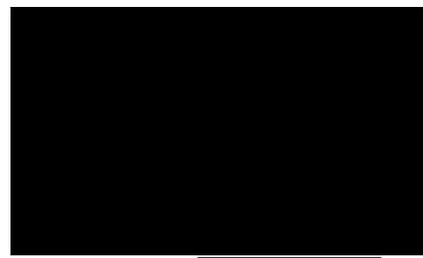
3. Apart from St. John's Kirk, the buildings around the proposed square are mediocre in terms of their architectural quality and the space created would be windswept and undistinguished in comparison with squares which have genuine visitor appeal. In environmental terms, the loss would be greater than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

[Redacted signature block]

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



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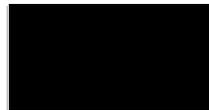
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For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.

Yours sincerely,



16-12-11



PS interested in the Perth City Hall being used as an indoor market - European style and/or the Tourist Information Office brought back into the centre of town.



16-12-11

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

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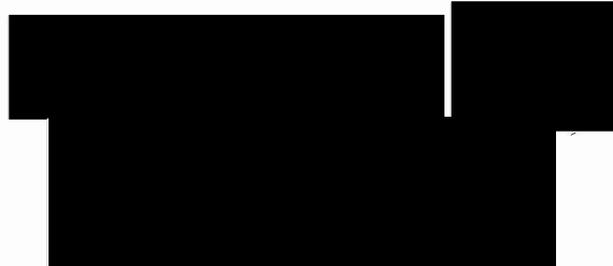
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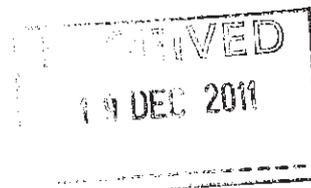
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Historic Scotland,
Longmore House,
Salisbury Place,
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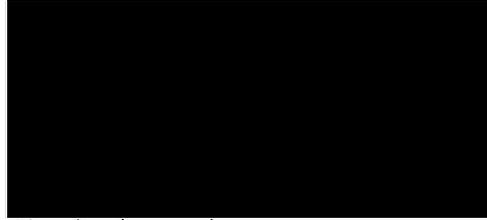
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John S. McLaren,



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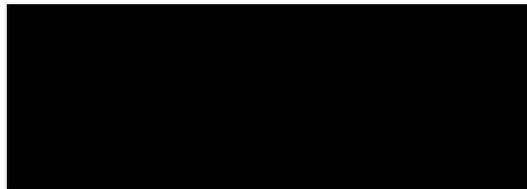
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For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.

Yours sincerely,



GRAEME MCGREGOR

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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A rectangular area of the document is completely blacked out, redacting the signature and any text that might have been present.

LEVELYN MCGREGOR

Heritage Management Directorate,
Historic Scotland,
Longmore House,
Salisbury Place,
Edinburgh EH9 1SH
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A solid black rectangular box redacting the signature of the sender.

CONNOR MCCAREGOR

RECEIVED
21 DEC 2011

HERITAGE MANAGEMENT DIRECTORATE 16-12-2011
HISTORICAL SCOTLAND
LONGMORE HOUSE
SALISBURY PLACE
EDINBURGH EH9 1SH.

Dear Sirs,

As final arbiters in the decision as to the future of Perth City Hall ie whether to demolish this magnificent building which has stood up to the test of time and has been the venue for many enjoyable events over the years and could be again for future generations.

I would not like to think that this decision would ^{not} be taken lightly nor rushed as it would appear the Perth Town Council would have it as it is after all due to them that this situation arose.

In the minds of many Perth Citizens including myself the Perth City Hall's fate was decided when it was decided to build the new Concert Hall since which no effort has been made to market or maintain the building and for them to ^{now} claim that it hides St. John's Church beyond belief, taking into account the way the Fair Maids house was totally replaced by the new Concert Hall, if someone could explain this to me I would be grateful!!!

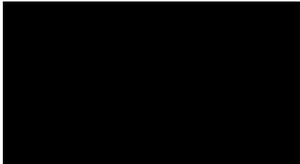
To completely demolish the building or take away from its current structure would be sacrilege and vandalism and would be the topic for heated discussion in days to come, it could never be replaced on costs alone and it would be doubtful if the workmanship would be available to do so, I would also point out that the Carol Hall in Dunbar is slightly similar and manages to exist on available exents.

With the capital available to destroy the building, permission should be refused and the Council told that the exterior should be cleaned and flood lit, after which they could appoint a committee to market the building or alternatively outsiders to market it on a remunerative basis. Finally, I would point to the effort this had on many of the other buildings in Cyllogowal some years ago when they were brought back to life with flood lit.

Yours Faithfully,

[Redacted]

[Redacted]



16.12.11

REC
19 DEC 2011

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

Dear Sir,

With reference to the application by Perth and Kinross Council to demolish Perth City Hall, I would like to make these comments.

While the removal of the City Hall would visually improve the setting of St. John's Kirk, some of the activities mentioned in the Council's management section of the proposals seem likely to produce levels of noise and activity which would detract from its setting and use.

For the residents of the area, this element must also be a source of concern.

If the consequences of demolition play any part in the decision of Historic Scotland, I would ask that that noise and activity levels be taken into account.

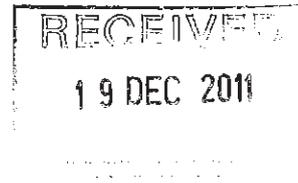
Yours faithfully



Mrs. Marjory M. Howat

16th Dec 2011

The Heritage Management Directorate
Historic Scotland
Edinburgh



Dear Sirs,

RE: PERTH City Hall.

Please step in and save this iconic building, which has served the people of Perth so well until the Council closed it.

The City Hall has been host to many local organisations for a vast variety of events, being centrally located a great asset to the city and much else.

Indeed it has given a face to the city. Earlier this year a tourist advertisement on television inviting people to visit Perth featured the front of the Hall looking down from above the church. It is at the heart of the city and yet the Council are determined to demolish it.

There was a plan to open a concourse through to bring the Concert Hall more to the fore by demolishing the old Woolworks, a building of no architectural merit - yet this has been done up

and is currently in retail use - this scheme would have made sense and provided Perth with a Civic Square - if a square were needed.

In fact that which the council propose would be a place for wine's and drug which to hang about.

Perth City Hall is a pleasing building built to last and serve the people - there is no reason to destroy this the heart of community in Perth

Small local organisations have no where since the Hall has closed - they are directed to the concert hall - at prices that are far from viable - and without the ambience

How much more of our Heritage must be lost before it is too late, there is little enough of any merit left.

about fifteen years ago the Council produced a ~~leaflet~~ leaflet praising the city hall - yet are today unwilling to endorse that saying they can make no comment it was other councillors that produced that, too I understand that

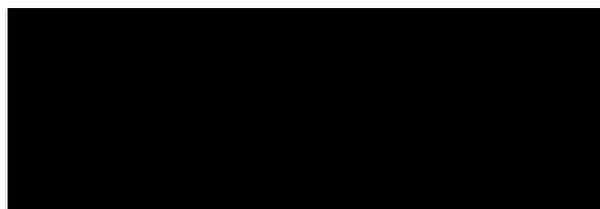
When someone did ask for access with a view
to future use of the Hall the Council refused
on the grounds that it would 'compromise the deal
then had with the demolition company'

This month before a decision was due to
be made - No these plans to demolish
the City Hall were set in stone from the outset -

The City Hall belongs not to the Council but
to the People of Perth - it is the heart of
Perth and should be recognised as such
as an ancient and well designed building,
pleasing to the eye and should be recognised
as such

I do hope that you will be instrumental
in saving this wonderful City Hall for the People
of Perth for many years to come

Yours Very Sincerely



Your Ref: 11/01083/LBC



16 Dec 2011

Dear Sir/Madam

Having already tried twice to send these thoughts by E mail and had them returned as "failed to deliver," I am now putting them in writing to you.

As a Born(1929) citizen of Perth and also a City centre resident for in excess of fiftyfive years,I wish to render my utter dismay that this act of sheer vandalism would EVER be allowed or even contemplated by Historic Scotland at all.

Only earlier this year, I was visited by a Lady member of your staff with a view to this tenement building being considered as worthy of being made a "B listed" one which I believe would have protected it from such a fate as is being mooted by our wise? council with regard to Perth City Hall in King Edward Street.

Might I add that EVERY SINGLE YEAR of my time in the centre of Perth, my Wife and I have witnessed obvious visitors from ALL parts of the World,taking a lot of time and care in the use of their cameras, while pointing them at that same City Hall.

The only part of Perth that is more photographed would probably be The Smeaton Bridge and River Tay, and quite rightly so in my humble opinion.

NO, PLEASE, you MUST NOT ALLOW THIS WANTON DESTRUCTION to take place. This is a very Scottish building and just as important to us, as the various places of interest that we make tracks for with our cameras, in other parts of the World,and they are NOT knocking those attractions down are they? It is called thinking of the tourists.

In the fervent hope that this letter and it's plea do not fall on deaf ears, I thank you for your indulgence in taking the time to read it.

Yours faithfully,



(H.R. Gallacher)

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

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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, [REDACTED]

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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. Open spaces can easily become litter-strewn and are also often the chosen area for late-night revellers and others in which to 'hang about', not the image local or visiting people would choose to experience.
5. This council appears unwilling to make any real effort to save what little remains of the true architectural heritage of Perth & Kinross. Kinross alone has "lost" its Carnegie donated Town Hall & Library and more recently its County Buildings. Any say in the future of both these buildings has been taken away from the people of Kinross and now we find ourselves about to be deprived of the last remaining well-loved historic building of note within Perth itself. There cannot be a single family in this whole county whose forefathers, peers & offspring have not either performed, competed, danced, sung, celebrated, shopped, browsed, socialised or generally attended the City Hall for some reason or other over many, many years.
6. What architectural heritage if any, shall we leave for future generations if this beautiful & meaningful building is demolished? I do not believe this council has dealt with this properly or appropriately & I do not believe the demolition & creation of a square are a cost effective or realistic way of enhancing Perth City centre.

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.

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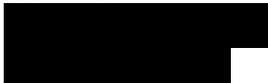
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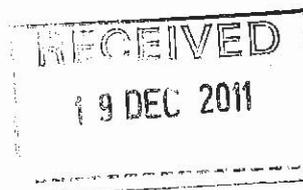
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Yours sincerely,

Colin Carr



From: [REDACTED]
To: hs.consultationsperthandkinross@scotland.gsi.gov.uk
Cc: [REDACTED]
Subject: Perth City Hall. Ref:- 11/01083/LBC



[REDACTED]
16-12-12.

E-mail:- [REDACTED]

Dear Sir or Madam,

With reference to the demolition of Perth City Hall I would like my letter of objection to be considered.

The amount of money the council have estimated it will cost to demolish the hall and construct a piazza I feel could be better used to convert the halls into an Art Gallery combining the present art gallery in the museum in George Street and the Fergusson Gallery in Marshall Place, which is nowhere near the town centre and to bring the Tourist Information Office, which again is nowhere near the town centre, to the front section of the main hall.

This would then free up space in the museum to house the artefacts that are in store around the town.

Toilets are already in the halls would be available to visitors and to tourists as Comfort Stations similar to the ones in the Council Offices in Kinnoull Street.

There is also rooms on an upper level that could be used as a café.

Having read that a town like Kirkcaldy can hold art exhibitions by acclaimed local and international artists, I feel Perth could do the same and bring visitors, tourists who would bring in more money than an open area. Surely this would be more beneficial than an open area.

Furthermore there are no buildings around the city halls that are of any architectural interest apart from the front of St John's Kirk.

Then there would be the noise of events that would affect the residents who live around the area.

I previously worked in St John Street for over 25 years I know that the winds and rain sweep along the street throughout the year, the wind bringing dust, detritus.

Having attended the Remembrance Service at the Mercat Cross this year many people had to shelter by standing in front of the hall to escape the harsh wind and if the last summer is anything to go by then an open area would not be used as the council state.

I feel strongly that the council would be making a mistake and are not taking in the majority of peoples wishes.

Therefore I wish to have my objection to the proposed demolition recorded and considered.

Yours faithfully,

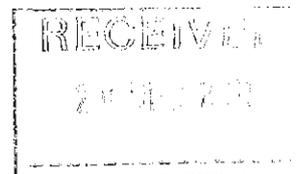
[REDACTED]

[REDACTED]

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

16.12.12

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.

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 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.

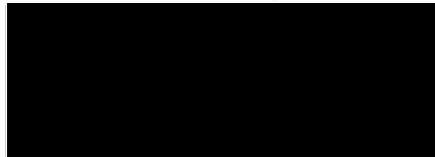
2. The case for demolition of the building rests on a claim that demolishing it would meet the criterion set out at para 3.50 (d) of your SHEP guidelines, namely "*...the demolition of the building is essential to delivering significant economic benefits to economic growth and the wider community.*" 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,

A large black rectangular redaction box covering the signature area.A thin, curved line, likely a signature or scribble, extending from the bottom left of the redaction box.

From: Lynn.Allen@scotland.gsi.gov.uk
Received: 20/12/2011 09:59:28
Subject: Stewart_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 20/12/2011 09:59:28

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] On Behalf Of royser
Sent: 16 December 2011 18:40
To: HS.Consultations Perth & Kinross
Subject: city hall

save our city hall we
in Perth don't want it pulled down what is the Perth
council thinking off they have stuck a Christmas tree in the
door way what does that say about our council they are a laughing
stock

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RECEIVED

23 DEC 2011

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

DEMOLITION OF PERTH CITY HALL

Dear Ms Johnston,

I am objecting to the proposal by Perth and Kinross Council to demolish this important listed building for the following reasons -

1. Para 3.50 of your SHEP guidelines states "it is Scottish Minister's 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 because -

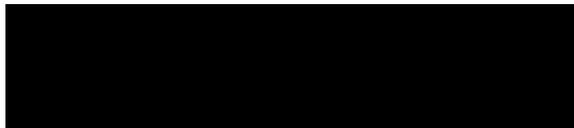
(a) they have refused, within the past month, to consider a scheme lodged by Mr V. Linacre and Simpson and Brown, architects to reuse the entire building as a market, retail and cultural facility.

(b) at the end of negotiations with Wharfside in 2009 they failed to contact the "reserve bidders" at least one of whom was still interested in acquiring the building.

2. The City Hall building is in very good structural condition and does not require any repairs. It would be mindless vandalism to destroy a building which could be converted into a market, retail and cultural facility.

For the above reasons I request that the Council's application for consent to demolish the City Hall be refused.

Yours sincerely,


Malcolm Saynor

From: Lynn.Allen@scotland.gsi.gov.uk
Received: 20/12/2011 10:06:19
Subject: RitchieS_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 20/12/2011 10:06:19

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:
Dymond N (Nicole)
Sent: 19 December 2011 10:25
To: HS.Consultations Perth &
Kinross
Subject: FW: Perth town hall

From:
Spence P (Paul) (Hist-Scot)
Sent: 19 December 2011 10:18
To: hs.inspectorate (external)
Subject: FW: Perth town hall

From:
Steve Ritchie [REDACTED]
Sent: 17 December 2011 15:44
To: Web Site Mail
Subject: Perth town hall

Reference-11/01083/LBC

May I

just add my thoughts regarding Perth and Kinross council's proposed decision to demolish Perth's town hall.

To demolish the centrepiece of a town is in my mind not the correct approach. I have travelled to towns and cities in Scotland and in Europe and the main halls are the focus point for local people and visitors. I cannot think of any place

I have visited that does not have a main hall and more importantly a hall which is utilised for many different purposes.

I have been a Perth resident since birth and I have noticed that the town hall has been deliberately allowed to become run down and underused ever since the new concert hall was erected. I am proud of our town hall and have had cause to attend it many times through the years for various events. I am proud of our grand old builfing and it should be preserved. The proposal is to demolish it and replace it with a meaningless, bland and empty open space.

Please reject the council's proposal and prrserve our old building. It should come to life again as a host for market events, site for tourist board for example or maybe even a space for local bands and artist to promote themselves. Thank you for reading this and Merry Christmas to all.

Steve Ritchie



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RECEIVED
19 DEC 2011

To: The Heritage Management Directorate,

We lived in Perth for many years, indeed our children were born there and attended both Viewlands Primary School and the Academy, so although now living in Edinburgh, we feel moved to protest against the proposal to demolish the City Hall. We offer suggestions for its future, although first, would say we are bemused that the decision would appear not to have been discussed at full Council level.

Quoting various Councillors' remarks -- "a new civic square capable of holding a range of cultural events": "a real focal point for the city": "installation of infrastructure in the square for year-round events, which could include concerts, military parades and markets", it all sounds impressive -- as indeed illustrated on the Website. BUT, let us be realistic and not fantasize -- Perth is a **Northern town** (perhaps a future city?) -- "year-round events"? - hardly likely! The envisaged square would be frequently windswept and avoided throughout the winter -- and for pleasurable outdoor activities - are warm **dry** summers always guaranteed?

The slogan 'let the Pub be the Hub' has seen many diversifying and saved from closure. Edinburgh Council, aware of local community needs has just completed building the Drumbrae Hub -- this housing a library, café and meeting rooms on the ground floor, the mezzanine floor - a computer learning centre and additional rooms, and the top one Council and police services. A series are planned for S.E. Scotland.

Until comparatively recently Perth had such a Hub or Heart - the City Hall. The new Concert Hall well provides what is required of it, but does not answer every social requirement of the people. Also, ticket prices and hiring fees exclude many. No mean consideration in these straightened times.

'Nostalgia' is the accusation thrown at the protestors -- is that to be criticised? Surely memories form bonds and a vital sense of 'belonging' to a community and, importantly, stay with those who have had to move away. The long-standing Perthshire Music Festival takes place every year in the Spring. It was always held in the City Hall now it is 'farmed out' among different venues. Of those early times one memory of ours is of when it was found the great Yehudi Menuhin was in the audience listening to the schoolchildren's choirs. Invited onto the platform, with his renowned modesty he declined - "it was the children's day".

However, we agree it is necessary to look to the future and one need seek no further than Dunkeld and Birnham to see what can be achieved. For many years local craftspeople within a 20 mile radius have been encouraged. At this time there is the 'Christmas Craft and Food Fair' and also the 'Birnham and Dunkeld Christmas; seasonal fairs occur throughout the year. **PERTH?** (Pantomime excluded) -- a **Continental Christmas Fair at the beginning of December**; The Bethlehem Experience (apparently one day?) and two Christmas parties at the Concert Hall

A /

A restored City Hall could have many uses. Within could be the Tourist Office with an audio/video display of Perth and Perthshire; visitors could buy genuine souvenirs at permanent Arts and Crafts stalls; local foods could be available daily, provided by the existing market stallholders; a café (no hot food). This would be run by a consortium of existing café owners in the vicinity – and positively *no* retail shops. It would be unique – *not* a shopping mall (nor in competition with other traders). Provision could also be made for meeting rooms. UPSTAIRS - small units for entrepreneurs. - Is this not what the Government is striving to encourage? Such businesses mostly operate from home – but the advantage of having a presence in the City Hall would be attractive.

Not only would the City Hall be the new life blood of Perth – but one has to think of the duty the County town has to the rural community within which there are many skills. At present the Perth website advertises the monthly open air market as also being an opportunity to purchase quality goods from craftspeople *throughout* Scotland. An admirable gesture – but should not the first consideration be towards promoting the craftspeople of Perth and Perthshire? Instead of spending at least £4 million on demolition with a questionable outcome, such money could contribute to this investment in the future which would also create permanent jobs. With the good bus service already in existence and the City Hall within short walking distance, parking would not be a problem. Delivery times could be prescribed.

Perth has not been kindly treated by many of its Councillors over the years. The historic Gowrie House was partly demolished in the *19th Cent.* to widen Tay Street. In the *20th Cent.* particularly the 1970s prolonged debate took place regarding the remaining part – result? **Demolish!** Also at that time quaint old houses at Bridgend could have been saved but they further deteriorated because of lengthy debate – result? **Demolish!** When asked by tourists what historical part of Perth should be seen – we are only too grateful to be able to mention St. John's Kirk and Balhousie Castle which, fortunately, have always been in the hands of careful stewards.

Here we are now in the *21st Cent.* Are we once again going to add to the litany of failure? – are Perth people of the future never going to have a building linked to the past? Throughout the U.K. and Europe townspeople faced with similar problems are imaginatively adapting old loved buildings to meet present day needs. When given the name 'City Hall' when it could have so easily been a memorial one – did our forefathers hope that one day Perth would be a city? Should that day come, the City Hall would, indeed, come into its own.

The National Trust for Scotland saved Dunkeld - we hope, as members of Historic Scotland that it will save Perth City Hall.



17th December 2011

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

RECEIVED

23 DEC 2011

19/12/2011

Dear Sirs,
Re: Demolition of Perth City Hall:

I write to object to the above proposal from Perth & Kinross Council.

The Council's economic argument that approval to remove the building will provide the most financially beneficial option is unprovable. If wrong then it is a cultural disaster that cannot be rectified. There are still some interesting suggestions for the re-use of the Hall which have yet to be tried. Worthy of consideration are the

proposals to create a covered market, which gives flexibility of use whilst building on the success of Farmers' Markets, and the Local History (much needed) Tourist Information Centre plan. As the building is fairly sound in wind and limb it is entitled to further efforts. Of course, it would be ironic indeed to promote Perth's culture and history by destroying an imposing example of it. The world over interesting architecture creates the unique sense of place that draws people to City breaks which feeds local economies year round. A cold, dreich piazza cannot compete. Perth cannot (literally that is) afford to lose yet more of its character to discredited mid-20th century civic ideas of 'progress', nor indulge Council departments zeal for in-house projects. However, the

so-called economic argument has been raised against listed buildings (and even the creation of Conservation Areas) all too often. Where clearly unproven this should not be the deciding factor or all will be at hazard during every recession that comes along.

Personally, I find the City Hall to be a wonderfully eccentric survivor of part of Perth's history and agreed with the Council's own description of it as a key building in the townscape. They have used its image many times to promote Perth and we will not see its like again. It has also been stated that if permission were to be sought now to build here it would not be granted because it would effect the setting of another listed building - the Kirk. I would have more

sympathy for that view if the Council itself had not in recent times shoe-horned the new Concert Hall (plus a multi-storey car park) in front of the iconic and listed Fair Maid's House. Though entirely functional, I find the new building to be architecturally passé and mediocre. Therefore, it concerns me that at the present time the Council as developer of the site could not create something worth cherishing. The buildings it would expose, though mainly worthy of retention, are not in the same league as the old City Hall. Apart from the Kirk, it is the awful St. John's Shopping centre (as is or extended) which will dominate the scene. I note that the visuals provided of the new square show the view towards

the Kirk and not the other way towards the Mall. I would caution everybody never to be influenced by these tools of the trade. Having spent a part of my career producing them I know that they seldom represent the final reality.

Finally, I have to say that I share some of the disquiet evident in letters to the Press regarding the handling of this issue by Perth & Kinross Council, particularly where the results of public consultation are concerned. We, as a nation are to be invited to create a 'brave new world. In my 62 years in this one I have not seen any evidence of one coming about by municipal vandalism of the past.

Perth & Kinross Council may need
saving from themselves on this one
and so I respectfully ask Historic
Scotland to refuse them permission
to demolish Perth City Hall at this time.
Season's Greetings to all involved.

Yours faithfully



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

From: Lynn.Allen@scotland.gsi.gov.uk
 Received: 20/12/2011 10:00:21
 Subject: SmithW_Representation
 To: "" (incoming@lh23hisa.scotland.gov.uk)
 Date Sent: 20/12/2011 10:00:21

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:
 Post Office [REDACTED]
 Sent: 17 December 2011 12:59
 To: HS.Consultations Perth &
 Kinross
 Subject: Perth City Hall Demolition

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.

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,
Mr William Smith

[Redacted signature]

[Redacted block]

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[Redacted footer]