

## Speaking for Scotland's Buildings



*This comment was submitted by the AHSS Forth & Borders Cases Panel via an online planning portal*

**Council:** West Lothian

**Application reference:** 0223/LBC/21

**Address:** Former School Main Street Winchburgh West Lothian EH52 6RB

**Date AHSS comment submitted:** 31<sup>st</sup> May 2021

The AHSS Forth & Borders Cases Panel has examined the proposals to demolish this C-Listed former school building in Winchburgh. We object to the proposals as follows:

There is inadequate evidence in the reports provided to justify the demolition of a listed building. Although it has been empty for many years, the photographs provided and those available online do not suggest that the building's condition is incapable of repair. In particular, that the roof remains largely intact indicates that the property is in a comparatively good state of preservation. More detailed investigative and photographic survey would be required to show its deteriorated condition and justify demolition. However this effort would be better spent in developing a plan for the building to be converted.

Demolition would detract from the surrounding historical context, as well as the obvious destruction of the listed building itself. As the consultation response from HES points out, the school building forms the third and final part (built 1907) of a complex of primary school buildings in Winchburgh which reflected the growth of the mining community in the village in the late-19th/ early-20th centuries. Its loss would damage the unity of this important cluster of historic buildings in the village.

We object to the proposals, as they do not respect the special interest of this property. This conflicts with local guidance, the Local Development Plan: Policy ENV28, Listed Buildings, and national guidance on the historic environment.