



# ST PETER'S SEMINARY - CARDROSS ADVICE TO SCOTTISH MINISTERS

MAY 2019



HISTORIC  
ENVIRONMENT  
SCOTLAND

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## I. EXECUTIVE SUMMARY

The Cabinet Secretary for Culture and External Affairs has asked HES to provide advice on options for St Peter's, Cardross, including whether it should be brought into state care. This document presents our advice, which has been informed by discussions with stakeholders, including the owners, and the local authority. In addition to identifying and commenting on options, we have also considered a number of issues that will have a bearing on decisions on how to proceed.

St Peter's Seminary is in an advanced state of decay. It has lain unused since the early 1980's, and despite developer interest from time to time, has failed to attract investment.

There is no easy solution. Of the four options identified in our review, based on current information and market conditions, we would highlight two.

Firstly, the condition of the site, and the risk and liabilities associated with access and public safety are such that the owners, the Archdiocese of Glasgow, are likely to pursue an application to demolish the seminary building. Secondly, and the only realistic current alternative would require public intervention, this most likely accompanied by bringing St Peter's into care as a Property in Care of Scottish Ministers. The Archdiocese have no desire to invest further in St Peter's and would transfer title. Should Ministers consider intervening, curated decay is the recommended route.

Neither scenario is straightforward or without consequences. We have therefore set out in our report a number of considerations which have informed our advice and considered St Peter's in light of the criteria for state care. Enabling safe public access and the financial implications of intervening at St Peter's would represent a significant investment, which has an opportunity cost, and would require additional resource allocation by Scottish Government over an extended period. We do not envisage St Peter's to have any meaningful income generating potential to offset cost.

The HES Board has fully considered the options for St Peter's. We recognised the challenging situation facing the site, and the wide range of strongly held opinions as to what should be done. We were particularly concerned by the considerable practical issues of access, safety and cost. Our conclusion is that, given the full implications, we could not recommend that Ministers intervene by bringing St Peter's into care as a Property in Care.

## 2. INTRODUCTION

The Cabinet Secretary for Culture and External Affairs has requested that Historic Environment Scotland provide advice in relation to;

- 1) future options for the former Seminary of St Peter's in Cardross.
- 2) a request by the Archdiocese of Glasgow that St Peter's be brought into the care of Scottish Ministers.

This document:

- Sets out the current options, and key considerations of each.
- Considers the cultural significance of St Peter's.
- Outlines financial and other considerations relevant to the future of St Peter's.
- Describes the alignment of the site to meeting Ministers priorities in terms of state care.

## 3. BACKGROUND

St Peter's is an A Listed ruinous modernist building on the edge of the village of Cardross in Argyll and Bute. It was designated in 1992. The seminary building sits within a designed landscape adjacent to Kilmahew Castle, designated a Scheduled Ancient Monument in 1992. The landscape, seminary and castle are in the ownership of the Archdiocese of Glasgow. Opened in 1966, the Seminary closed in 1980.

Extract from the List Description;

“St Peter's seminary was commissioned in 1958 by the Archbishop of Glasgow. Now redundant it has been systematically vandalised and is now reduced to a ruinous skeleton. Designed by innovative architects, Metzstein and MacMillan (who ran the Gillespie, Kidd and Coia architectural practice after the war (overseen by Jack Coia) it is hailed as one of the finest modern buildings of the day and was recognised as such when it was awarded the prestigious RIBA Architecture award in 1967. Influenced by the architecture of Le Corbusier and in particular his monastery of La Tourette, they took the traditional monastic plan and reshaped it to form a totally modern idiom in terms of planning, of interrelated spaces which are expressed on the exterior by the change of form and materials and with technical virtuosity they achieved a complex of buildings of amazing effects and sculptural quality. Kilmahew House was demolished in 1995 following fire damage”.

## 4. CURRENT SITUATION

St Peter's fulfilled its original purpose for only 14 years. Since it ceased to function as a Seminary in 1980 the building (and the landscape) has been in decline. The secondary structure has faded to reveal a concrete carcass which rests in a natural setting - an environment which is slowly reclaiming the site. Vandalism and arson have scarred the carcass of the building, transforming it into a giant three dimensional canvas for graffiti artists. The process of decay is reclaiming the building.

The seminary building is fenced-off but is accessed by the public and those interested in the building. Most of the building debris has been removed from the site and also asbestos which posed a significant health risk. The main building is fairly clear as a result with some scaffold barriers in place to provide edge protection. The castle is accessible by the public but is in an extensive state of disrepair. The landscape is used following extensive vegetation clearance and access improvements in recent years.

Over the years several proposals have been suggested for the site, most led by housing development, but none of the proposals have progressed. Most recently, the arts charity, NVA proposed a project involving the stabilisation of parts of the structure and restoration of some interior spaces for cultural and educational use. Although successful in securing significant funds for its masterplan, NVA decided in late 2017 not to proceed. With the closure of NVA in June 2018, the Archdiocese of Glasgow has taken back formal management of the site as owners.

## 5. POTENTIAL OPTIONS FOR ST PETER'S

While the main focus of attention is the former Seminary building, consideration around St Peter's must also include the castle and landscape.

### **a. Do nothing**

No intervention will see the asset continue to deteriorate, and public access (sanctioned or otherwise), which is already dangerous, will become more so. The Archdiocese of Glasgow have indicated they do not have resources to invest in the site.

#### Considerations

- Site deterioration will continue, cultural significance will be lost, access risks increase. The Archdiocese is putting in place a health and safety monitoring regime to manage potential risks and liabilities. Issues which emerge will need to be addressed.
- If necessary, the local authority could be expected to intervene and take measures they believe appropriate to address health and safety issues, seeking recovery of costs from the Archdiocese.

- Potential reputational issue for Scotland and how it cares for its heritage assets.

## **b. Demolition**

In the absence of intervention or development, the owners have indicated that they are likely to seek permission for demolition. The market has not been formally tested for some time and the last consideration of enabling development was around ten years ago. However the Church clearly feel they have taken reasonable efforts to find a use over many years, and are concerned about the risks and liabilities associated with unmanaged access to the site. The church's asset management focus is on functioning places of worship.

Considerations:

- This scenario is likely to attract comment at a national and international level for the loss of the asset.
- Any application for demolition would need to comply with the planning process for proposals for demolition of listed buildings. In summary, Scottish Planning Policy states that listed buildings should be protected from demolition or other work that would adversely affect it or its setting. Historic Environment Policy for Scotland (2019) Policy HEP2 states that "Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations" Policy HEP4 states "When considering changes to specific assets and their context, detrimental impacts should be avoided. Where appropriate opportunities for enhancement should be sought. Where detrimental impacts on the historic environment are unavoidable, these should be minimised and steps should be taken to demonstrate that alternatives have been explored and mitigation measures put in place". This is supplemented by guidance in the Managing Change in the Historic Environment guidance note on Demolition that sets out the approach that should be applied to evidence that a listed building cannot be retained. This is either that it is no longer of special interest, is incapable of meaningful repair, its demolition is essential to delivering significant benefits to economic growth or the wider community or the repair is not economically viable. The economic viability of retention and reuse is predicated on the building being marketed at a price reflecting its condition.
- While the decision on demolition is for the local authority, evidence of a relatively recent marketing exercise is likely to be an important consideration as market conditions and appetite for tackling particular sites change over time. If approached for pre-application advice on a proposal to demolish St Peter's, HES, in its capacity as a statutory consultee, is likely to recommend that the site is market tested to determine whether a development might in some way cross fund the long term security of the seminary building itself.

### **c. New development**

Essentially seeking a new development proposal. It is unlikely that a new owner would come forward to restore or sustain the asset as a functioning building. Costs and challenges associated with access, adaptation and operation of the building or part thereof are significant.

Considerations:

- There has been development interest in the past, primarily relating to housing in the grounds rather than the building, with some proposing an enabling development through which the seminary building would be retained as a “safe ruin”. None received planning consent. The site is zoned as an Area for Action. However, the local authority and the Archdiocese have both indicated that they are not aware of any current interested parties with credible proposals. The scale and nature of any development would need to consider the infrastructure implications for the village of Cardross, creation of new road access and land ownership.
- Any future interest, should it emerge, is unlikely to include investment in the seminary buildings, and would most likely seek public support. The challenge of addressing their decay in a safe manner remains.

### **d. Curated decay**

Curated decay, involving a minimal level of intervention, is starting to emerge as a new approach to present monuments and be honest about the cycle of life and decay. It involves managing the deterioration of the asset whilst providing a degree of public access and the ability to explore the realities of decay.

Considerations:

- This is innovative conservation practice and would require careful explanation. Managing decline is an integral part of the management of any historic property; in this scenario it is more overt.
- While involving minimal intervention, this option does have financial implications associated with initial investment to bring the site to a requisite condition, and ongoing resource costs.
- A level of funding was secured by NVA for their masterplan. It is not certain whether some of this may still be available, and whether the funders involved would consider supporting a curated decay option. However, it would be insufficient without additional funds.
- The site is regarded as a potential venue for cultural events and activities. While interesting, this would be dependent on a solution to the long term care of the site being established.

There are no easy solutions to St Peter's. With the exception of options (a) and (b), any way forward is likely to require public intervention – a combination of funding, support, enabling and possibly taken into state care as a property in care or by a partnership involving the church. The Archdiocese have indicated that while they would consider a partnership, it would need to involve no cost to them, and would prefer to transfer title.

The following sections outline the key considerations in informing a decision about the future of St Peter's, including the potential for state intervention.

## 6. CONSIDERING SIGNIFICANCE

### a. Designation

St Peter's College was listed at Category A on 6 August 1992. Category A is given to buildings of national or international importance. There are around 46,928 listed buildings and around 3495 or 7% are listed at category A. Category A covers a wide range of buildings from country houses and castles to factories and thatched cottages from the medieval period up until the 1980s.

There are three main factors that are taken into account when assessing a building for listing:

- Age and rarity
- Architectural interest
- Close historical association

St Peter's is not old and taking it as a college or educational building, rather than specifically a seminary, neither is it particularly rare. The interest is its architectural merit. HES promotes the sensitive reuse of listed buildings and the best scenario for listed buildings is to keep them in use, and that of course, may not always be the use they were built for. St Peter's is different in that part of its cultural significance is arguably now as a ruin. It was listed when it was in disrepair and over the last decades it has continued to dramatically decline as interest in post-war architecture has grown.

St Peter's continues to meet the criteria for listing at Category A, however, its interest as a listed building has evolved as the complex has declined and decayed over the years since it was listed.



## b. Cultural significance

Views of cultural significance evolve over time with different things considered more or less important across generations. The following is based on best practice and the framework for assessment of cultural significance which reflects developed approaches in the broader heritage sector. It consists of six categories.

- **Evidential value** (the potential of the site to yield information about the past from its physical features and remains, both from above and below the ground)

St Peter's is a relatively modern building and has high quality archival documentation in the form of designs, drawings, photographs and film. The architects have been interviewed about the building prior to their deaths and users and residents are also recorded. St Peter's has also been extensively surveyed with technical evaluations of the fabric at various times and a full 3D laser scan survey has also been made in the past five years. Therefore there is a very good understanding of the concept and design development of the building and of its subsequent performance independent of surviving fabric.

St Peter's is in a ruinous condition due to its history of building failure. Water ingress, poor detailing and lack of maintenance led to opportune vandalism, including arson. Large volumes of fixtures and fittings have been lost as a result and cleared from the site. Extant historic fabric is generally limited to key structural concrete elements with some significant glued laminated timber beams remaining and general steelwork. Isolated pockets of other fixtures and fittings remain. Secondary buildings on the site are in an advanced state of deterioration.

There is therefore limited potential for study of the existing fabric to inform our understanding of the structure and operation of the building as it was intended to be used. The existing fabric does however demonstrate the scale of ambition of the original project in a way that would be hard to appreciate by second hand record.

The continuing decay of the site does provide opportunity for monitoring and further understanding of decay mechanisms and, in relation to Contemporary Values, of the evolving perception of modern ruins.

- **Historical value** (the potential of the site to connect people to past ways of life, the ability to demonstrate historic associations and connections, and how important / relevant these stories are)

The commissioning of St Peter's and its subsequent history illustrates a particular moment in the history of the Catholic Church in Scotland. Specifically the pivotal decision taken at the Second Vatican Council to move away from the training of priests in remote seminaries and into the communities in which they served. It was a marker also for declining church attendance. This decision and declining numbers entering the priesthood, resulted in the closure of the Seminary in 1980.

- **Architectural and artistic values** (the design and formal qualities of the building, setting it in context of their type, style or peer group)

St Peter's is valued by those with an interest in post-war architecture, with some holding it up to be one of the best examples in the UK. It was ambitious in concept and design and whilst aesthetically remarkable in many ways it was also technically and functionally flawed. That two young architects should take the ideas of Le Corbusier and translate them into a rural Scottish landscape was in itself ambitious, and whilst the building struggled to fulfil its intended purpose, the architects created a remarkable sculptural building.

St Peter's is regarded by some as the most outstanding work by the architectural practice, Gillespie Kidd and Coia and at the forefront of architectural innovation at the time. While many Catholic churches were designed by the practice, St Peter's is the culmination of the Church's post-war building programme, and brings together an unusual mix of educational, religious, and residential use on one site. The design incorporated many architectural features that were unusual for its time, a time when post-war New Town development prioritised functionality over innovation.

St Peter's is a one-off and occupies a niche in post-war architecture. It provides an insight into the Catholic Church in Scotland at the time. There are no direct surviving comparisons to St Peter's, however, if considered as an example of either an educational facility, a place of worship or a monastic community there are parallels. There are other examples of listed post-war educational sites, such as Stirling University which is contemporary with St Peter's. Single-build post-war monastic architecture is confined to one other example which was listed at Category A in 2017.

- **Landscape and aesthetic values** (our sensory perceptions of the building and its relationship to its wider setting)

St Peter's was placed into the Victorian designed landscape of Kilmahew House. Its placement adjacent to the Victorian house may have jarred with some, but as Kilmahew House was lost, finding a modernist building in such a natural environment accentuates the architect's vision. The form and materials of the seminary contrasted with their environment yet they administered and distributed natural light in a manner often commented upon as creating and enhancing the spiritual environment. The building nestles into the valley and is positioned to make the most of the winding access, the bridge over the ravine and the outlying estate fabric.

- **Natural heritage value** (natural landform, topography and geology and their influence on the history and development of historic sites)

NVA made significant efforts to pro-actively manage the natural environment with SNH funding for the removal of invasive species. The landscape has been pro-actively managed in the past with periods of natural growth. Detailed understanding of the natural heritage value is not fully determined at this time.

- **Contemporary use values** (the social and economic values people today derive from the building)

Unlike most buildings St Peter's transitional state from functioning building to monument has been the largest part of its life. Urban explorers, artists and architecture enthusiasts visit the site. St Peter's is an urbex icon which is visited, explored and photographed. Whilst opinions on the building vary, its architectural importance continues to be discussed and debated. The work of NVA was successful in forging good community links and re-establishing a community relationship with the site. Public access to the landscape for walking is good and a community gardening project in the old walled garden was very popular. Wider use is constrained by the access and management limitations of the site.

The use of the site for graffiti artwork has become well known internationally since the building passed into dereliction, being a place to view and practice art. The idea of St Peter's as an artist studio, used by art schools and others, is probably one of the most significant contemporary aspects of the site.

#### **c. Comparative context: peer group of listed post war buildings**

Sancta Maria Abbey in East Lothian is the only other completely new, single-build monastic abbey built in the United Kingdom in the 20th century. However, there are other monastic sites which have buildings from a range of periods, including post-war, such as Fort Augustus Abbey in the Highlands. Post-war places of worship are very well-represented through listing.

There are many examples of the work of the architectural practice of Gillespie, Kidd and Coia (from 1927 to around 1987) in Scotland. There are around 30 listed buildings by this practice. Of these, around 26 are from the post-war period, with around 11 of these at category A.

St Peter's is one of over 300 A-listed buildings on the Buildings at Risk register, which includes small items such as dovecotes as well as large properties from villas to industrial buildings.

There are just under 300 buildings built after World War II which have been listed. Listing buildings from this period tends to be high profile and generate media interest with polarised views. While interest in this period of architecture continues to grow and it is appreciated more it would be hard to argue that it is admired and valued by the wider general population.

#### **d. Broader considerations**

DOCOMOMO the international heritage body for modern movement buildings and assets has highlighted the importance and plight of the building - in 1999 it named the seminary as one of the top ten postwar buildings in the UK. St Peter's was included in the World Monument Fund's 2007 review of endangered buildings, and ranked at the top of a 2008 Prospect Magazine list of the best 100 modern buildings in Scotland.

Both Historic Scotland and Scottish Government have invested resource in cash and professional expertise in St Peter's over a long period.

The Scottish Government and the British Council supported the 2009 exhibit at the Venice Biennale which showcased and considered, for an international audience, NVA's scheme to create an art/educational landscape centered on the consolidated and interpreted remains of the A-listed former seminary complex.

## Summary

- Assessing a site's cultural significance is not an exact science, will always involve a degree of judgement, and is likely to divide opinion.
- St Peter's, by virtue of being A-listed is defined as being of national or international significance. This in itself does not qualify a building for state support.
- Viewed as an educational or religious building, it is not unique or particularly rare, with many post-war schools and churches listed, many in better or original condition.
- However, new, single-build monastic architecture is confined to St Peter's and only one other in the UK in the 20th century.
- St Peter's has a devoted and interested architectural following, augmented by a growing number of 'urban explorers' who value the derelict nature of the site.
- St Peter's is regarded as a site for research into the process of fabric decay and the impact of climate change, but it is not unique in enabling this.
- St Peter's is popular with a range of communities of interest. However the opinion of the local resident community has not been tested to understand their view on potential options.

## 7. FINANCIAL AND RELATED CONSIDERATIONS

Beyond cultural significance, a number of other factors need to be considered to inform a decision on the future of St Peter's.

Of the Options set out in Section 5

- Further work and market testing would be required to determine if a development proposal could be found. The costs associated with this are difficult to estimate, but it is not unreasonable to assume that significant initial public investment, similar to that outlined below, would be required irrespective of potential developer contributions in due course.
- A curated decay project (option d), would require funding. NVA have indicated that a sum is potentially still available from a number of sources who committed funds to their earlier project. It is not clear, but probably unlikely, that these funds would be available for a different project.
- To provide an indication of the minimum anticipated investment required, the costs below are based on Option d, Curated Decay

A curated decay approach would seek to:

- Preserve (within the bounds of decay) the cultural significance of the asset, however that might manifest itself.
- Address significant health and safety risks and facilitate a level of public access, though recognising that safe access cannot be assured and would not be at the level normally expected at historic sites. The biggest immediate challenge would be the management of water for safety purposes and the structural stability of the alter area. Some further consideration and investigation would be required here.
- Provide learning for those who seek it and for visitors to be inspired by the space -developing a curatorial approach and educational resources.
- Allow the natural process of decay to continue and accept the site as it stands.

Beyond the seminary building, an intervention would also need to:

- Include the 140 acres of woodland, path network and temporary car park, and their active management
- Address the condition and safety of the ancient castle monument which is in a poor state of repair
- Repair the masonry bridge
- Develop an inspection and monitoring regime.
- Manage general visitation and potentially in time, events.
- Establish operative and site facilities.

### a) Outline project costs

Initial costs are in the region of £3.5m for a curated decay option. Costs of care beyond this over a five year period are around £2.5m plus a major intervention to the building fabric every five years at a budget of £500,000.

A number of assumptions underpin the following costs.

- The costs are indicative, and not based on detailed survey
- The Archdiocese would transfer title, if appropriate, at zero cost and without right to any potential future proceeds
- Costs of market testing and exploration of any development options are excluded
- Insurance quotes have not been sought, and are excluded
- Major investment such as in new roads is excluded
- VAT is excluded
- **Initial investment** - to create public access, stabilise the seminary as a ruin and make safe

	<b>Item</b>	<b>Budget Cost</b>
1	Works to existing seminary buildings	£1,421,000
2	Basic landscape works	£194,000
3	Allowance for utilities etc.	£300,000
4	Professional Fees (technical, legal, procurement)	£425,000
5	Contingency	£235,000
	<b>Total</b>	<b>£2,575,000</b>

- **Initial investment** - repairs to castle, bridge and landscape

	<b>Item</b>	<b>Budget Cost</b>
1	Consolidation of ancient monument	£450,000
2	Landscape works not covered by NVA to broader site	£150,000
3	Bridge repairs	£150,000
4	Interpretation and related	£50,000
5	Fees and Contingency	£100,000
	<b>Total</b>	<b>£900,000</b>

- **Recurring costs** - staff and operational resources

The intervention and management of the asset would require;

- Staff resource to develop the approach, project management, technical design and management of on-site works, ranger support
- Education and interpretation development, and marketing
- Woodland management
- Conservation and operational budget

	<b>Item</b>	<b>Annual cost (£)</b>	<b>Over 5 years (£)</b>	<b>Plus initial investment (£)</b>	<b>Total (£)</b>
1	Staff costs	155,000	775,000		<b>775,000</b>
2	Education, interpretation & marketing	30,000	150,000	0	<b>150,000</b>
3	Woodland management	50,000	250,000	0	<b>250,000</b>
4	Conservation/operational budget	140,000	700,000	625,000	<b>1,325,000</b>
	<b>Total</b>	<b>£375,000</b>			<b>£2,500,000</b>

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- **Cost summary**

	<b>Item</b>	<b>Initial Cost</b>	<b>Cost over 5 years</b>
1	Project costs for Seminary, landscape, other works, fees	£2,575,000	£2,575,000
2	Ancient monument, bridge and landscape associated	£900,000	£900,000
3	Recurring costs	£375,000 pa	£2,500,000
	<b>Total</b>		<b>£5,975,000</b>

In addition to the above a major intervention estimated at £500,000 should be allowed for every five years for a twenty year period.

#### **b) Affordability**

As noted above, the cost of public intervention in St Peter's is considerable, both in terms of initial investment to secure and stabilise the site, and its ongoing management. In addition,

- In a financial climate when funding is constrained, investment in St Peter's would inevitably have an opportunity cost, with other potential projects unable to be supported.
- In terms of management of an intervention at St Peter's, irrespective of who undertakes this role, this would require additional funding as it could not be absorbed within existing asset management plans and commitments to other sites.
- It is unlikely that St Peter's, as a visitor destination, would be income generating.



## 8. CONSIDERATIONS OF STATE CARE

The following table provides a summary of our advice on taking St Peter’s into the care of Scottish Ministers against the current assessment criteria for state care. Much of this has been covered in previous sections and is referenced below. Annex A summarises alignment with the Scottish Government’s National Outcomes.

<b>Criteria</b>	<b>Comment</b>
Cultural significance	The asset is of national and international significance. (Section 6)
Risk to cultural significance	Cultural significance is being lost as the site deteriorates and will continue. Risk to cultural significance is extreme if the asset is demolished. (Section 4 and 5)
Resource burden and financial implications	The financial implications are significant and additional funding would be required for initial intervention and ongoing operational expenditure. St Peter’s would significantly divert conservation resource away from existing conservation projects. (Section 7)
Alternatives to State Care	There have been a wide variety of attempts to manage this site over the past 20 years - none of which have been successful. There are currently no viable managers or developers and the Church have intimated a move to seek permission for demolition. (Section 5)
Long term preservation	Long term preservation of the asset would be best served by adaptation to a new use as a working building. This is extremely unlikely. Any development proposal would focus on the grounds. State care would focus on managed decline but would ensure survival of key fabric. (Section 7)
Public benefit: access education	The nature and condition of the building means that providing safe access would be difficult. Provision of educational opportunity would be key to the asset being in any form of state care. (Section 7)
Telling Scotland’s story	St Peter’s seminary is an example of how Scotland embraced post war design and construction and adapted the external influences of people like Le Corbusier and translated them into a Scottish context. It is not unique, but possibly one of the most iconic in this regard. It also demonstrates the cultural move away from industry and ‘brutalist’ architecture in terms of its abandonment and the new cultural relevance as a modernist ruin. (Section 6)

## CONCLUSION

St Peter's is a challenging and unique site. The former seminary building is deemed by some to be culturally worthy of intervention, by others as a failed building not worthy of investment. As an A Listed site its significance has been recognised. It is unusual in its combination of factors which contribute to its cultural value beyond architecture alone.

The Archdiocese of Glasgow are likely to seek permission to demolish the seminary building. With no known developer interest in the site, its retention is likely to require Scottish Government intervention.

Any intervention should not be restorative or traditional in its approach, with curated decay the recommended approach. Estimated investment of £6m over 5 years, with £3.5m immediately, is required to pursue a curated decay option.

As an essentially ecclesiastical site there may be a question of the obligation of the owner and public funds being used for this purpose. However, Ministers already have around ten Church of Scotland assets in care and with HLF, have a long history of grant aid and support to building fabric of all denominations.

The building has value for the purpose of research and education beyond its cultural value. The sector and media interest continues to be strong both in Scotland and further afield although some might question the depth and range of that interest.

That said, the site is challenging from a conservation, safety and access perspective. Access as might typically be expected at historic sites would be difficult.

Should Ministers wish to pursue intervention additional resource would be required and the opportunity cost considered. Should Ministers wish to pursue State Care they would be required to exercise their powers under the HES Act and delegate their duties to HES or another organisation to deliver.

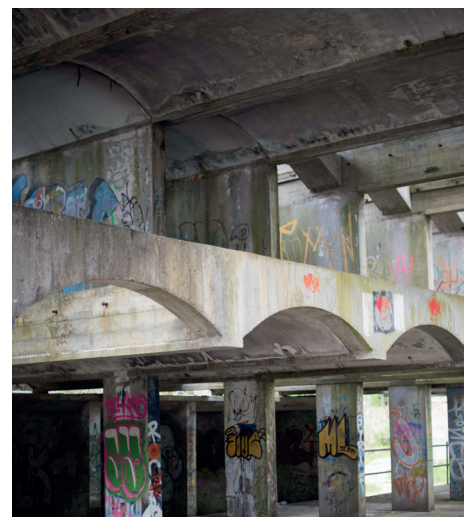
We recognise the challenging situation facing the site, and the wide range of strongly held opinions as to what should be done. We are particularly concerned by the considerable practical issues of access, safety and cost. Having considered all of the issues our advice is that we could not recommend that Ministers intervene by bringing St Peter's into care as a Property in Care.

## ANNEX A - MEETING MINISTER PRIORITIES

In order to assess how an intervention at St Peter's may or may not meet Ministers priorities, alignment with the Scottish Government National Outcomes is summarised in the table below.

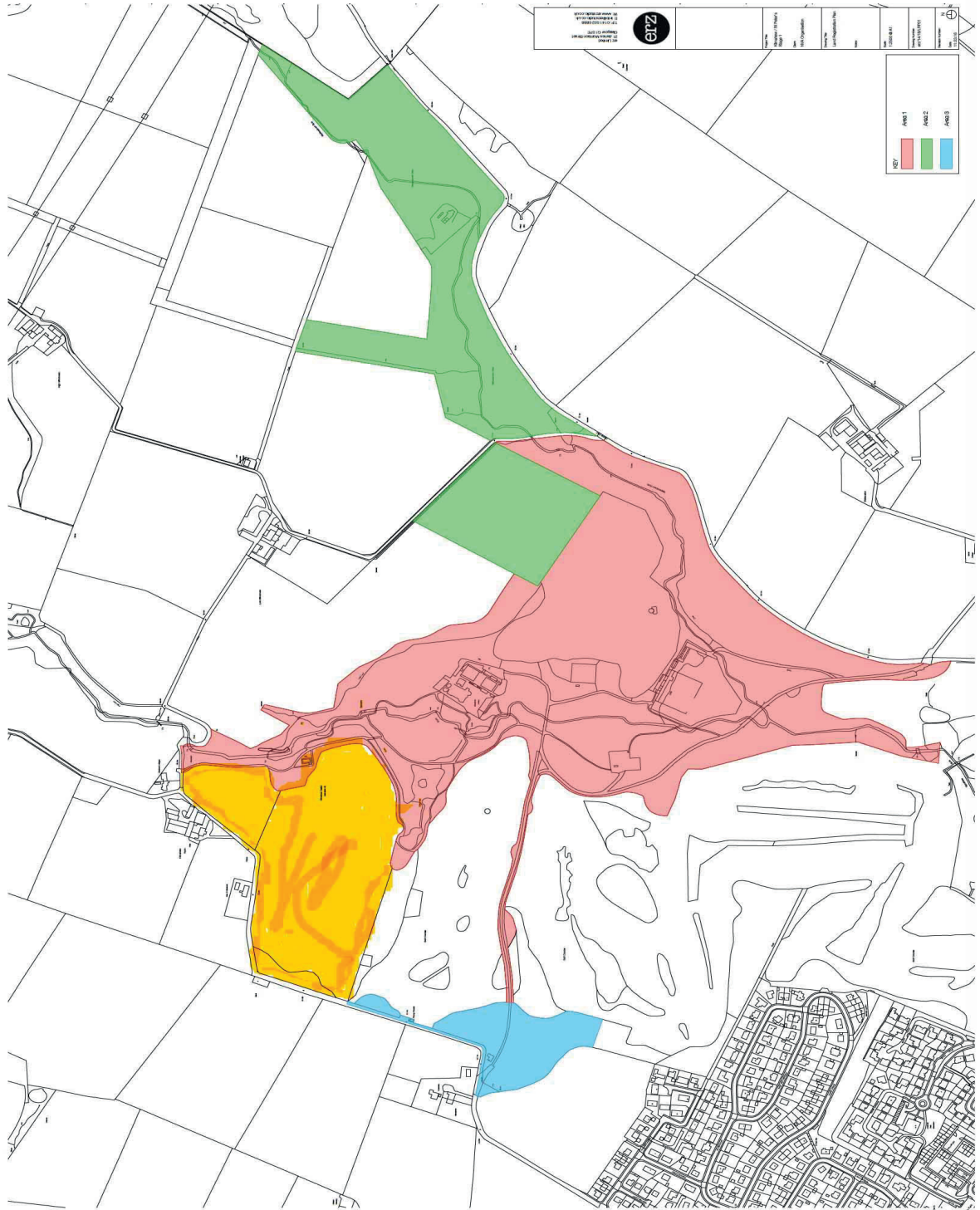
<b>Government Purpose</b>	<b>Alignment</b>
'To focus on creating a more successful country, with opportunities for all of Scotland to flourish, through sustainable and inclusive economic growth.'	St Peter's does attract some visitors at present and more might be attracted if access was provisioned for the broader public. It is unclear how many visitors would access such a site.
<b>National Outcome</b>	<b>Alignment</b>
We grow up loved, safe and respected so that we realise our full potential	Little alignment
We live in communities that are inclusive, empowered, resilient and safe	Some alignment. The local community has a mixed relationship with the site and building. NVA community engagement worked well, as did public access to the grounds and community garden.
We are creative and our vibrant and diverse cultures are expressed and enjoyed widely	Good alignment - the site has evolved as a creative environment stemming from its unique architectural vision and the work of NVA.
We have a globally competitive, entrepreneurial, inclusive and sustainable economy	Some alignment. Intervention at St Peter's in curated decay terms would be cutting edge and entrepreneurial in cultural heritage terms.
We are well educated, skilled and able to contribute to society	Some alignment. Architectural, technical, conservation, scientific and artistic creative potential with a potential project. Training and learning / research opportunities.
We value, enjoy, protect and enhance our environment	Good alignment. Managed decline of a nationally designated historic asset with public asset and planned animation.
We have thriving and innovative businesses, with quality jobs and fair work for everyone	Some alignment. Investment in the asset will support jobs.
We are healthy and active	Some alignment. Local access to the grounds has increased. Community garden scheme saw good participation.
We respect, protect and fulfil human rights and live free from discrimination	Little alignment.
We are open, connected and make a positive contribution internationally	Good alignment. The site is internationally recognised as a piece of modernist architecture and an 'urban' exploration site.
We tackle poverty by sharing opportunities, wealth and power more equally	Little alignment through potential employment opportunities.

ANNEX B - PHOTOGRAPHS



## ANNEX C - SITE MAP

Red, blue and green areas illustrate site boundaries agreed between NVA and Archdiocese of Glasgow.





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