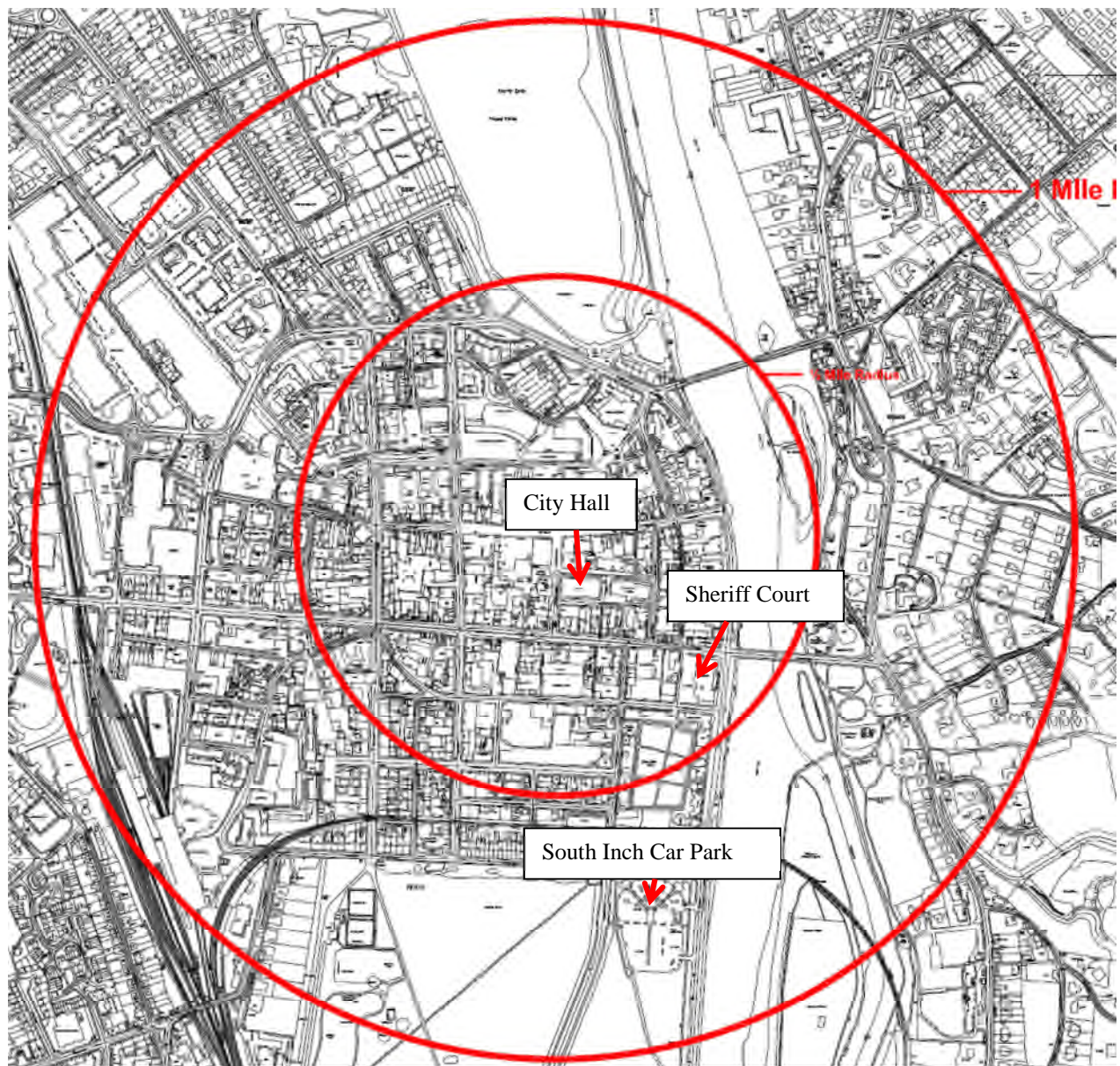


### Site Options Appraisal

The following Site Options have been identified from the assessment undertaken to establish site locations in Perth City Centre, with the following selection criteria:

- 5-10 minute walk from High Street/St John's Shopping Centre
- 2.5-4 acre size site
- Good access routes
- Parking in close proximity or space for parking provision

The map below highlights the various sites explored in the following sections of the report:



The following sections provide a background summary of each identified site.

## 1. City Hall, Perth

The City Hall is in the ownership of Perth & Kinross Council and closed its doors in 2005, subsequently lying unoccupied for approximately 11 years, while a protracted process of public consultation and bid evaluation processes were undertaken.

The City Hall is located immediately adjacent to the High Street and St John's Shopping Centre and is surrounded by small bars, restaurants and St John's Kirk. The roads are cobbled streets and are in generally reasonable condition, albeit requiring some level of repair and maintenance.

The building is Grade B Listed and therefore afforded a level of protection through the Listed Building process to amend, alter or demolish. This listing extends to the entire building fabric, however the listing may allow a certain level of "intervention" that may allow the building to be subdivided, developed, altered, amended etc. to suit the proposed use.

Historic Environment Scotland definition of Listed Buildings:

Buildings are put into one of three listing categories according to their relative importance. These categories are advisory and have no statutory status. All categories are treated equally under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

**Category A**

Buildings of national or international importance, either architectural or historic; or fine, little-altered examples of some particular period, style or building type. (About 8% of total listed buildings.)

**Category B**

Buildings of regional or more than local importance; or major examples of some particular period, style or building type, which may have been altered. (About 50% of total listed buildings.)

**Category C**

Buildings of local importance; lesser examples of any period, style, or building type, as originally constructed or moderately altered; and simple, traditional buildings that group well with other listed buildings. (About 42% of total listed buildings.)

It is noted that the building is locked into a defined area with historic buildings surrounding the City Hall, preventing an on-site car park to be created. It is, however, noted that the site benefits from close proximity to Canal Street Multi-Storey Car Park, which is due for refurbishment in Autumn 2016, with capacity for 340 cars. There is further parking at The South Inch car park with capacity for 440 cars.

## 2. South Inch – Car Park

The South Inch Car Park site is located on the periphery of the city centre and is a 10 minute walk from the city centre. The site is an existing large ground level car park with capacity for 440 cars. It has easy access routes from all directions and there is sufficient surrounding land to replicate the existing car park, or alternatively construct a building adjacent to the existing car park and re-allocate the car park to serve the new cultural building.

The South Inch site is of historic value due to the location being the site of Cromwell's Citadel, which has been researched and interpreted in local displays.

It is generally unknown to what extent any existing features of the Citadel remain under the existing car park surface and this would require thorough archaeological investigation at the outset. It is possible that this could be done as enabling works, the results of which would be used to define the building orientation, location, footprint or specialised building features to display or avoid specific historic features.

It is understood that the land at the South Inch forms part of the Common Good Fund; although this does not preclude the land from development for the people of Perth & Kinross, this would require careful planning and negotiation.

Due to the location and lack of development in the immediate area, it is likely that new services will need to be brought in to service the building.

### **3. Sheriff Court (Tay Street)**

The Sheriff Court on Tay Street was being considered as a viable option due to size and location. However initial discussions have confirmed that the Scottish Court Service have no intentions of site rationalisation within the Perth & Kinross area, with them citing the Sheriff Court as being particularly busy and a requirement for the area.

This option has therefore been discounted and will not be progressed.

## Selection Criteria

### Key Considerations

The following table seeks to identify the selection criteria to be used to inform the importance in site selection within the City Centre locations identified. Each Criteria of equal weighting has been marked out of 5, with 5 being allocated to the highest and others ranked accordingly down to 1 for the lowest mark against those criteria. The site with the highest allocation should be assessed for detailed viability for development to create the new Heritage offering in Perth City Centre.

Selection Criteria	City Hall	South Inch – Car Park	Sheriff Court – Tay Street
Regeneration Benefits	5	2	3
Proximity to City Centre	5	2	3
Transportation/Travel Links	5	3	3
Planning Risks (e.g. SEPA, HES, etc)	4	1	3
Ownership/ Availability/ Land Title	5	4	1
Location/Buildability – site conditions and accessibility	2	5	3
Heritage	5	3	4
Utilities (drainage, power, gas, data)	4	2	1
Parking on Site or proximity to suitable car parking facilities	5	4	3
<b>TOTAL</b>	<b>40</b>	<b>26</b>	<b>24</b>