CALTON HILL

A SUBMISSION TO THE MILLENNIUM COMMISSION
BY THE CITY OF EDINBURGH DISTRICT COUNCIL

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MILLENNIUM SUBMISSION (DETAILED STAGE)

AN APPLICATION BY THE CITY OF EDINBURGH DISTRICT COUNCIL

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1.0 INTRODUCTION

1.1 THE APPLICATION

This application by the City of Edinburgh District Council is for funding to support the comprehensive regeneration and development of Calton Hill, National Shrine and Vantage Point, and to consolidate its position as one of the capital's primary destinations.

Identified in the initial submission to the Millennium Commission as one of the projects within the Edinburgh Dynamic City proposal, Calton Hill carries status 'B' recognition. Following recommendations by the Commission, discrete projects were invited to be further developed.

As a consequence Calton Hill has been chosen by the Council as one of two keynote projects within its wider programme to mark the Millennium and is presented for consideration in accordance with the Commission's twelve point requirements for detailed acceptance.

Following the Calton Conference held in 1983 "Does Edinburgh make the most of this National Asset?", there has been mounting pressure from professional, civic and amenity organisations for a comprehensive programme of action to realise the potential of this, one of the city's most important natural assets. These organisations have been consulted on the proposals which follow and a further programme of continuing review is underway.

The scale and content of the proposals as well as the scrupulous attention to design envisaged indicate that the ability to proceed with this project is dependent upon receiving the financial support of the Millennium Commission.

1.2 CONTEXT

With its commanding view of the city and the surrounding region, Calton Hill has long been popular with visitors and local people alike. Although located close to the city centre, it has risen above the buzz of everyday life for centuries to provide a haven for philosophers, scientists, painters and naturalists. It stands as an enduring symbol of the Scottish Enlightenment, that revolution of reason in which Scots led the way in intellectual development and scientific discovery in the mid-eighteenth century. Given the significance of the landmark, there has been surprisingly little development on Calton Hill since the abandonment of the building of the National Monument in 1829.

The approach of the Third Millennium has focused attention on Calton Hill once more and the City view it as an ideal location for blending natural setting with historic connection and current concerns for the future. The objective is the creation of 'Evolving Enlightenment', where the achievements of the past add authority to visions for the future. Many of the component strands of the theme are already present - astronomy, time, photography, architecture and landscape -what they demand is a role in expressing new ideas and providing a sequence of exciting learning experiences.

Modern concepts of inter-disciplinary learning, of environmentalism and social action were pre-figured by the intellectuals of the Scottish Enlightenment. The inter-relationship of science, philosophy and the arts was well understood by the thinkers who left their mark on Calton Hill. The design concepts and physical plans proposed are aimed at reviving Calton Hill as a natural platform for the vision of 'Evolving Enlightenment'.

1.3 PROJECT OBJECTIVES

To provide Edinburgh with a unique world class venue and Visitor Destination.

1.3.1 OBJECTIVES

- Provide a focus within the City from which to launch the local, regional and national celebrations marking the beginning of the Third Millennium.
- Realise the full potential of Calton Hill for the people of Edinburgh and visitors to the City of all ages.
- Regenerate and enhance the natural and built environment of Calton Hill following a century and a half of minimal investment.
- Promote Calton Hill's symbolic role in the philosophy, the architecture, and the political, natural and astronomical sciences of the Scottish Enlightenment, and develop this role in the provision of contemporary facilities for learning and enjoyment.
- Broaden the tourism resource base in Edinburgh through the provision of a new visitor attraction whilst improving the use of existing facilities on Calton Hill.
- Introduce an effective yet imaginative visitor circulation strategy that increases accessibility while resolving the adverse impacts of vehicular and pedestrian traffic.
- Sustain, enhance and develop the conservation, diversity and expressiveness of the landscape resource.
- Provide links with other centres within the City, and in other places in the world, using advanced communications technology.

2.0 PRESENT PROBLEMS AND OPPORTUNITIES

2.1 SUMMARY OF MAIN PROBLEMS

Calton Hill suffers from an identity crisis which in turn has led to problems of under capitalisation and inadequate facilities. The following eight problems are to be addressed by the regeneration programme.

2.1.1 No Sense of Real Purpose or Focus

Calton Hill has been hooked on a dilemma inherited from the abandonment of the National Monument in 1829. An atmosphere of suspended animation has been in being since then, as opposing debates have been waged in the city as to whether the 'Parthenon' should be completed. The long overdue regeneration proposals now to be implemented are intended to finally lay this dragon to rest and release the development potential of Calton Hill from its conceptual prison.

2.1.2 Poor Quality of Existing Facilities

It follows that where there is no focus, or confused purpose, and there is the lack of a coherent plan, the quality of every aspect suffers. Calton Hill has inadequate basic facilities for the present 350,000 visitors, whose primary gratification is the magnificent visual prospect they experience of the city.

The Edinburgh Experience, the City Observatory and the Nelson Monument do not measure up to contemporary standards of visitor perception.

2.1.3 Under Capitalisation

In short, there has been no significant investment in Calton Hill for 166 years.

2.1.4 Severe Visitor Pressure

Paradoxically, in spite of the lack of investment, Calton Hill attracts over 350,000 visitors. Of this number over 200,000 arrive by coach. Typically, 60 coaches per day arrive at the summit during the tourist season, converging with those arriving by car. The hill as a consequence is heavily congested and blighted as a result of pressure.

2.1.5 Accessibility

Problems of access by vehicular traffic are caused by the narrowness and steepness of the approach road and inadequate parking facilities. The natural topography of the site imposes major constraints for the alleviation of this problem. Cars in general and buses cannot, therefore, be effectively accommodated on the hill.

2.1.6 Rundown, Eroded and Moribund Landscape

Visitor pressure imposes intolerable pressures on the landscape of Calton Hill, which is eroding badly in places. Due to exposure and thin soil cover, recent replacement tree planting is struggling for survival.

2.1.7 Few Dynamic Attractions

Apart from its natural endowments and historic monuments, Calton Hill fails to meet contemporary expectations. Consequently the city loses what potentially could be one of Edinburgh's most rewarding experiences.

2.1.8 No Interpretative Facilities

There is no organised public information or interpretative programmes/tour guidance for visitors.

2.2 SUMMARY OF MAIN OPPORTUNITIES

The realisation of Calton Hill's opportunities goes far beyond the mere resolution of identified problems.

Calton Hill's international place as one of the three volcanic crags upon which historic Edinburgh has been built on or around provides a unique headstart. There are three primary opportunity areas around which the proposals are formulated:

Holistic Visitor Experience.
Capitalising on Calton Hill's inherent qualities.
Resolving visitor access problems.

2.2.1 Capital Investment

Establish a funding strategy that will enable all development costs to be met.

Make Calton Hill sustainable in trading terms.

2.2.2 Capitalise on Calton Hill's Dramatic Topographic Landscape and Visual Qualities:

There is an opportunity to bring about dramatic visual enhancement of Calton Hill and achieve a setting for visitor activities and enjoyment which are of the highest quality judged against international criteria. This would be achieved by a detailed programme of landscape and visual analysis to provide for design changes and secure visual linkages and inter-relationships with landmarks and townscape beyond the site, at the same time reflecting and supporting the natural ecology of Calton Hill, and exposing the drama of its underlying geology.

2.2.3 Build on the Contribution Made by the Scottish Enlightenment in Making Calton Hill a Unique Experience

Taking the themes of philosophy, politics, astronomical science and navigational time co-ordination and architecture, there is a sound basis upon which to provide innovative, dynamic interpretation.

2.2.4 **Overcome site congestion by removing cars and buses from the hill, providing alternative means of transport.**

2.2.5 **Enhance the Experience of Pedestrians on Calton Hill**

Improve pedestrian circulation throughout the site and introduce interpretative indicators at the three principal vantage points: north, over the Forth; south to Arthur's Seat and West down Princes Street.

Introduce a hierarchy of footpaths to reflect major and minor desire lines as well as provision for informal strolling.

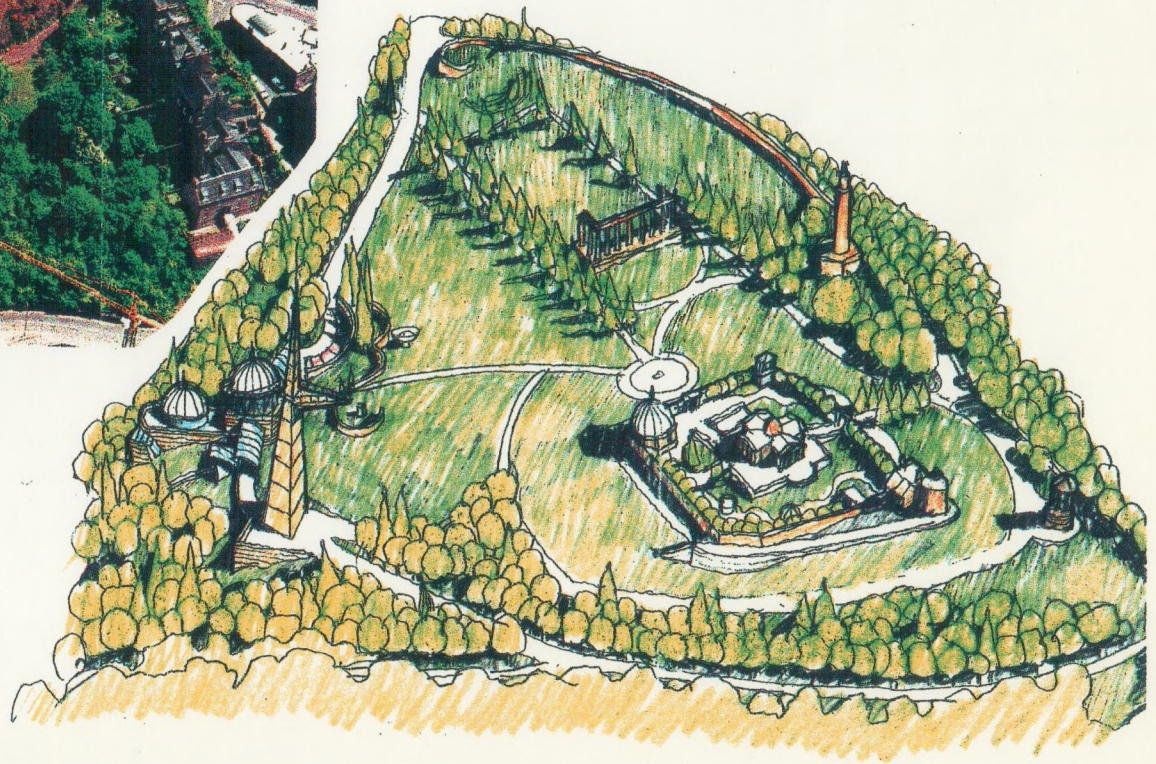
Provide a series of themes which would include nature trails through the wooded slopes transecting ecologically differentiated flora. Construct a broad walk with overlook wall to define the southward panorama over Arthur's Seat.

2.2.6 **Improve conditions for informal outdoor activities including small conventions, plays and contemplation.**

Form a series of topographically defined spaces of differing sizes and configurations including grass terracing on the northern flank of the parthenon plan area, a grass amphitheatre overlooking Arthur's Seat and a similarly sculpted area on the northern terraces of the site.

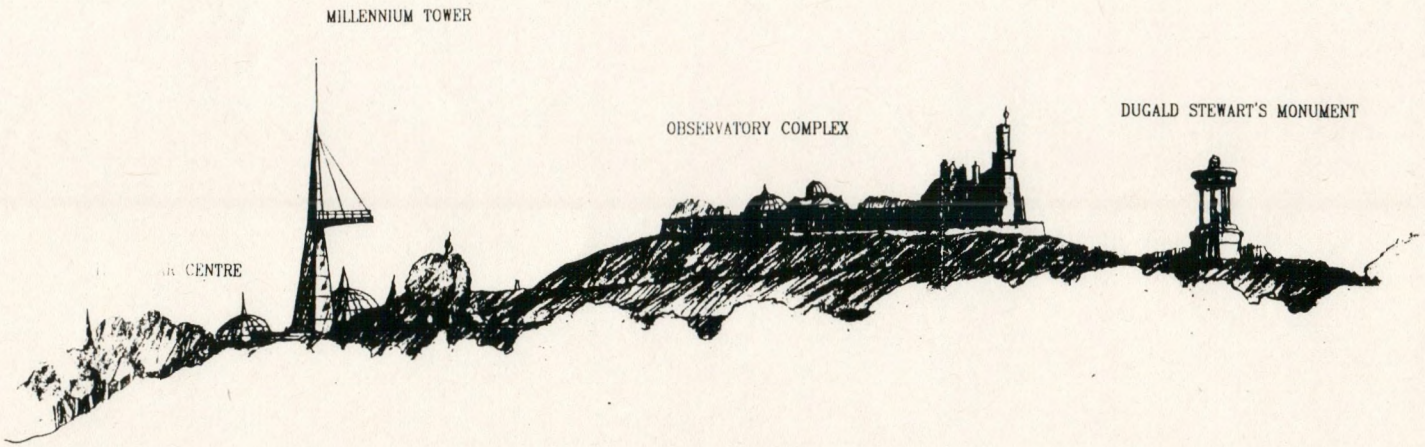
CALTON HILL

EXISTING AERIAL VIEW



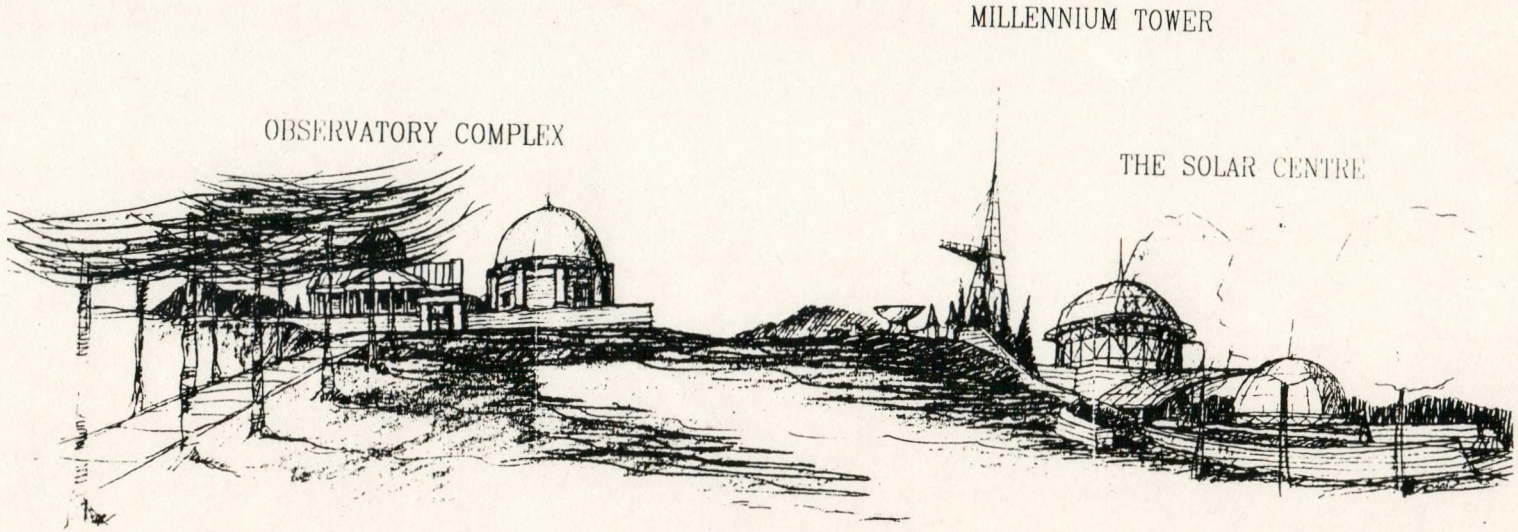
CALTON HILL

PROPOSED AERIAL VIEW



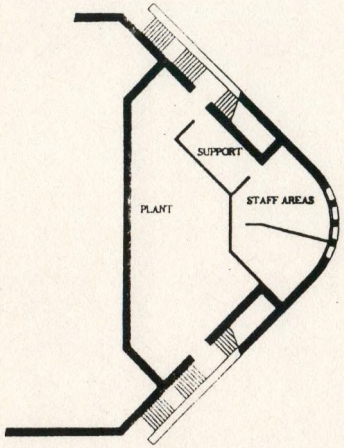
CALTON HILL

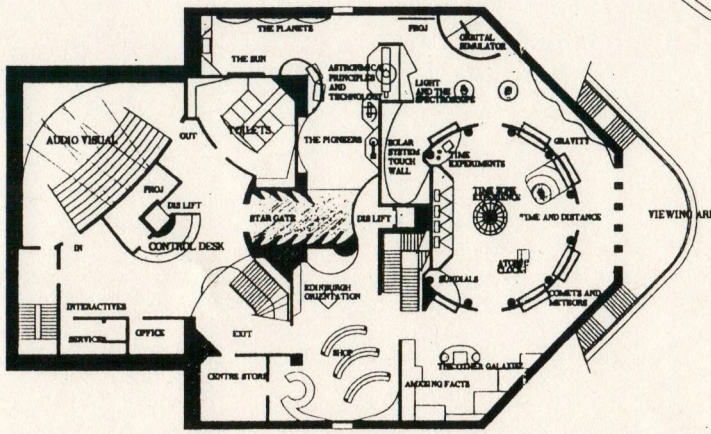
SKYLINE FROM TOP OF LEITH WALK

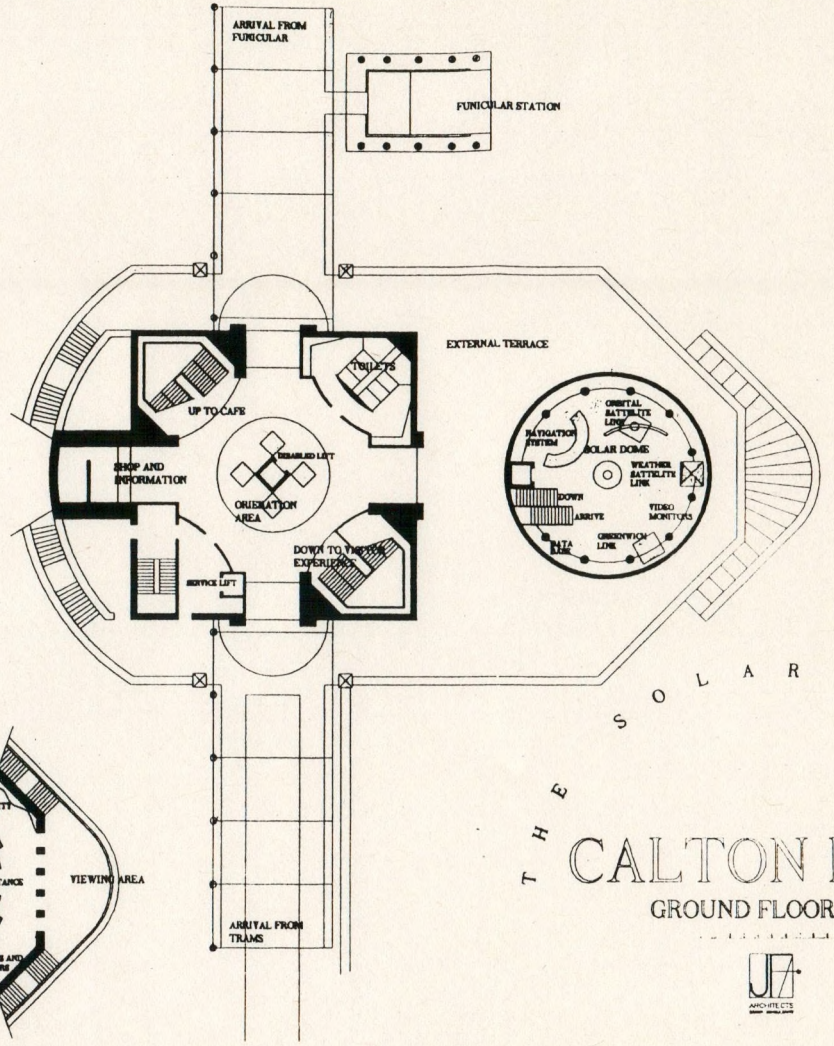


CALTON HILL

APPROACH VIEW SHOWING NEW-OLD RELATIONSHIP







THE SOLAR CENTRE

CALTON HILL

GROUND FLOOR PLAN

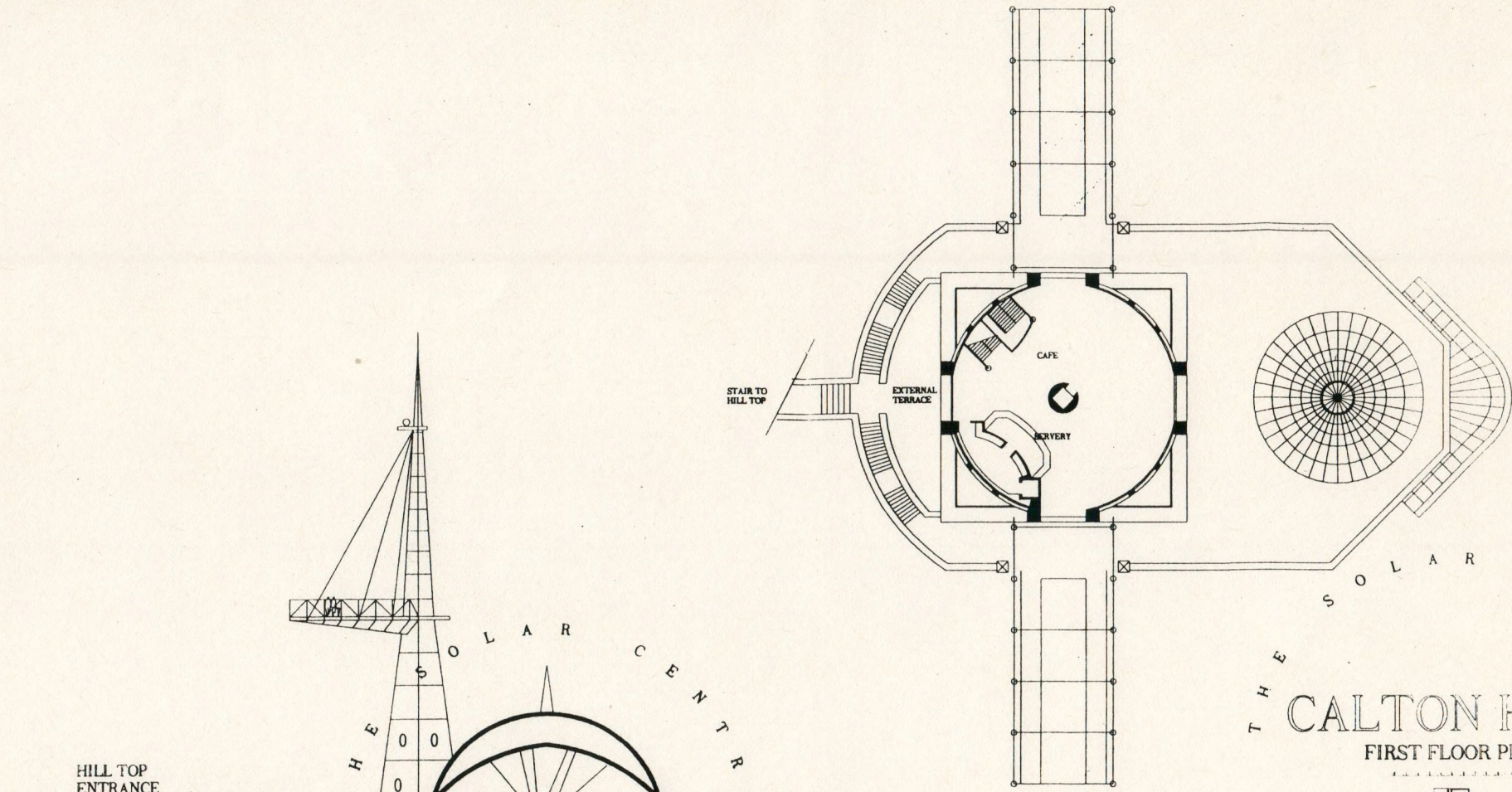
JFA ARCHITECTS

THE SOLAR CENTRE

CALTON HILL

LOWER FLOOR PLANS

JFA



CALTON HILL

SECTION

CALTON HILL

FIRST FLOOR PLAN

3.0 THE VISITOR EXPERIENCE

3.1 INTRODUCTION

Currently some 350,00 people visit Calton Hill. The visitor profile is comprised of formal tour groups (approx. 200,000) and casual visitors who, mostly, walk up one of the many access paths or, to a lesser degree, drive to the hilltop and park.

The current main attractions are the enjoyment of the city-wide views and exploring the complex of buildings which contribute so dramatically to Edinburgh's skyline. During periods such as the Hogmanay Celebration and the Edinburgh Festival and Fringe the hilltop is also used for both formal and impromptu "events". This provides Calton Hill with a sense of community and locus within the city's destination points.

As has been highlighted earlier in this report there is an obvious lack of even the most basic visitor facilities or interpretation. This, combined with the poor quality of hard and soft landscaping limits the location's potential, which has the ingredients to become a world class venue.

Analysis of the requirement to improve quality and to respond to an ever increasingly sophisticated market identifies a range of obvious needs:

- A cohesive and sustainable approach to visitor access which will resolve the current conflict of cars, coaches and pedestrians.
- Hill top interpretation/ orientation and organised visits into the existing buildings. (This suggests a guided tour system).
- Further appropriate uses of these existing buildings
- Pertinent and interesting interpretation theming and storylines
- Food and drink outlet
- Toilets
- Small retail outlet/s
- Destination attraction/s which will complement the existing buildings which are too fragile and small to cope with visitor numbers of up to 500,000
- A holistic approach to the whole hill top to provide a "menu" of visitor experiences. This would range from the simple 15 minute "walk-around" to a total experience which will generate a 4 hour dwell time. The latter would incorporate the multi layered objective of combining leisure and entertainment with information, learning and understanding. In terms of secondary economic benefits, an extra one half day experience within the Capital will also induce a number of visitors to stay an further night in the city.

The rationalisation of the first three items within the above list suggests the following solutions:

ACCESS

- All cars and coaches (apart from disabled, staff and emergency vehicles) are "banned" from the hill top.
- The amenity of all existing pedestrian access routes are improved
- To meet the strict timescale and people movement needs of the coach market (or organised visits by, say, school groups), a funicular railway system with integrated coach drop-off point is constructed. The access point is shown on the attached drawings, which also permits nearby coach parking and a circular return route
- The drop off point would also become a "bus-stop" for the many, open topped,

double decked bus tours.

- Although close to the city centre, Calton Hill is often perceived as being remote from the established tourist trails. Consequently many visitors do not experience the hill's uniqueness. In view of the programme of introduction Edinburgh's integrated transport system, it is clear that extending the Waterloo Place tram route to a station on Calton Hill would generate "outreach points" into the busy city areas and resolve access for those who are unwilling to climb the paths from this side of the hill.
- By ensuring that the funicular and tram destinations coincide, an access node can be created. Such a node then provides an excellent platform for providing introduction and orientation facilities. As most of the visitors will pass through this node it is the obvious point for concentration of those visitor facilities which cannot be accommodated within the existing buildings.

EXISTING BUILDINGS AND DERIVED USES AND STORYLINES

As highlighted earlier, the scale and historical importance of the existing buildings dictates that they cannot deal with significant visitor numbers. However, by applying the "holistic menu" philosophy, they can provide vital and exciting component parts of the total hill-top experience.

The collection of existing buildings comprises:

- The Observatory Complex which includes the City Dome, Observatory and the Observatory House (or Craig's House)
- Nelson's Monument
- The Parthenon
- Dugald Stewart's Monument

All require to be "linked" in the form of a 40 minute hill tour which will explain their backgrounds, origins and context. Such a tour will also provide interpretation of the various key views which are available from Calton Hill.

THE OBSERVATORY COMPLEX

This, and Nelson's Monument, provide the primary interpretation themes which have been adopted: Astronomy and Time. The story of Calton Hill as an pioneering astronomical base and as Scotland's "Greenwich" (for shipping navigational purposes) is fascinating and little known. Furthermore, Astronomy and Time storylines have a ability to look at the Past, Present and Future in a totally unique way. There is no known, UK, visitor destination which focuses on these themes. It also provides links with, and supports, other planned attractions in Edinburgh such as the Science Museum and Younger's Universe.

The proposed use of the complex is as follows:

- City Dome:
  Convert to a 60 seat, next generation, Planetarium. It would use video and laser projection as well as directional sound: all utilising the internally exposed dome surface.

- The Observatory.
  The existing building comprises of 4 primary, but small, rooms and the observation dome on the first floor. The latter is operational and houses an operational Victorian telescope. Due to the size of the building and the sensitivity of operating the telescope, access to this building would only be allowed as part of the guided tour programme. The experience will include:
  Tour of dome, roof opening and use of telescope (it can be used during the day for looking at the sun)

THE SOLAR CENTRE

Located at the access arrival node the centre will provide the following:

- Arrival and orientation functions
- Individual or joint ticketing for all venues
- Food and drink outlet
- Themed retail outlets
- Next generation visitor attraction based on the themes of Astronomy and Time, including a domed space dedicated to current and future technology (The Solar Dome).
- Toilets

THE MILLENNIUM TOWER

Calton Hill, with its proliferation of period monuments is perhaps the most appropriate location at which to build Edinburgh's celebratory tower. Rather than just have a static monument, however, it proposed to build something which can be used by people. While the eventual design will likely be derived from holding a limited competition, the philosophy is to construct a tower and elevated viewing platform (either open or enclosed) which will accessible by lifts. The observation platform will, not only provide an elevated view of Calton Hill, but wider views of the whole city. The movement of lifts up an down the tower would be external expressed by glowing portholes.

The tower will also enclose, within its upper portion, the satellite communication hardware to support the equipment of the Solar Dome.

THE SOLAR CENTRE: DETAILED DESCRIPTION

The Solar Centre is located at the transport node and at some distance from the existing buildings. It also utilises the natural, steeply sloping, topography to minimise its physical presence and not unduly intrude upon the established skyline. The subsequent terraced form will incorporate 2 new domes. The dome shapes are derived from the influence of the existing and the astronomical content of the new. The upper dome will be obvious from the top of the hill, while the lower grows out of a new terrace, which in turn is surrounded by new tree planting (see landscape description).

Visitors arrive from three key approaches: the funicular, the tram and the upper part of the hill. All pass through a visitor orientation area which will provide a brief overview of the history of the hill, (from its geological formation to modern times) and the various facilities available. This area also offers toilet, shop and information provisions outwith any of the pay boundaries. The shop area will also sell tickets for the various attractions:

- Observatory Complex and guided tour
- The Solar Centre
- The Millennium Tower
- Combined ticket for all

From the orientation area there are two feature stairs. One leads to an upper level food and drink outlet. This is housed within the primary new dome and its circular walling is fully glazed to exploit the views. There is also an external terrace for summer seating and access. The cafe will accommodate up to 120 covers.

The other stair leads down to the principal visitor experience. At the foot of the stair is the pay boundary and a waiting/holding area. Groups of up to 60 people will then move into the first visitor experience:

Small exhibition about the early equipment (partly exists)
A "time capsule" within the existing library, possibly incorporating a "talking head" seated at the desk.
Multi-purpose space for use as a teaching space, seminars and meetings.

- Observatory House
  As this is a former residence, the scale of the rooms is domestic and entirely appropriate for use as cellular offices. It is consequently proposed to house the Calton Hill management offices, staff rooms and staff training facilities within this building.

- The Garden
  It is proposed to redesign the existing garden and re-lay it out using classical principles and plant it with species derived from the themes of Astronomy and Time. The garden would, therefore, become a further element of the complex's experience.

- NELSON'S MONUMENT
  Lying on Edinburgh's meridian, the monument was for many year's, the City's "timepiece". While its falling ball-cannon 1 o'clock mechanism is now superseded by Edinburgh Castle's gun, it remains an interesting period tower which plays a strong role in the primary interpretation. Again its form restricts visitor numbers and access would be via the guided tours. It would also incorporate an interactive model of the firing mechanism.

- THE PARTHENON
  The Parthenon, as a hallmark of Edinburgh's failure to complete the entire structure, still today holds an important place in the psyche of its residents. Fortunately, in its incomplete state it is much more theatrical than the completed edifice would have been. Today, it is an established backdrop for fringe events, media locations and for "just sitting around".

  There are no proposals to alter the Parthenon, other than to consolidate its use as an event space.

3.2 A NEED FOR FURTHER DEVELOPMENT

As highlighted within the introduction of this section, the described use of the existing buildings only goes part way to addressing the needs of the market (both residents and visitors alike). Consequently it is proposed to consolidate the remainder of the built facilities within two buildings: The Solar Centre and The Millennium Tower.

- THE FINAL FRONTIER
  A 6 to 8 minute audio visual which looks back over the pioneering work of Calton Hill's astronomers and looks forward through the eyes of contemporary space investigation, using images from the Hubbell Satellite and new infra red telescopes. It will explain the scale and wonder of the "heavens" and the importance of our Sun to all aspects of everyday life. The media technology will utilise video projection, directional sound, temperature changes and smells

- STAR GATE
  A theatrical introduction to the next part of the visitor experience: the Star Gate will comprise of a blacked out "3D tunnel" where moving deep space images are back projected on to the walls, ceilings and floor. There will also be background synthesised music. This imagery will set the ambience for the rest of the experience which, although being highly educational, will be theatrically presented and intriguing.

- THE PIONEERS
  The first section after the Star Gate is a more traditionally interpreted area dealing with the pioneering Events, People and Place of Calton Hill. It will also explain the early technology used and the principles of astronomy. This will utilise reactive display boards which, for instance, show how light and lenses work.

- THE SUN AND THE PLANETS
  A combination of touch screen information and interpretation boards will explain the composition and creation of the Sun, the relationships of the Solar System's planets and the Sun's impact on Life on Earth. A proximity sensor will dim the lights and recreate a 20 second solar eclipse.

- LIGHT AND THE SPECTROSCOPE
  This area is devoted to the importance of analysing light and how it tells astronomers about the make up of suns or planets, sometimes millions of lights years away. Interactive consoles will enable visitors to undertake their own simple analysis.

- SOLAR SYSTEM TOUCH WALL
  A dimly glowing, smooth wall will surround the visitor. At one end the sun is a large and orange ball, with moving sun spots and flares. The planets are laid out in order on the side walls. Visitors touch the planets, or their satellites, and information text and visuals magically appears on the wall panels. Sometimes there will also be a voice over and sound response.

- GRAVITY
  An area devoted to explaining the gravitational relationship between all members of the solar system, as well as explaining its impact on tides and the weather.

- THE TIME ZONE
  A multi-media experience which combines a central back screen projection wall and a number of other projection points arranged in a circle around a hemisphere of planet Earth. Moving images will be projected from below onto the globe and these will be synchronised with the other sound and projection media. Over a period of about 5 minutes the Story of Time will be told and how it is linked to the extreme scales of the rhythms of the universe and the frequencies of molecules, as well as distance.

- COMETS AND METEORS
  Further large touch screen technology will allow visitors to access data base information on all types of comets, meteors and asteroids. This will include a look at some of the larger space debris which has hit earth.

- THE OTHER GALAXIES
  A brief overview of the scale of the universe and the other known galaxies.

- AMAZING FACTS
  A combination wall flap and touch screen games with questions and answers about some of the more bizarre and exciting information which has come out of astronomical research.

- THE SOLAR DOME
  The technology centre-piece of the visitor experience: set within a high-tech dome the space will be laid out like something from a James Bond set. There will be a series of interactive consoles and machines (supported by traditional interpretation) where visitors will be able to sit down, operate and see live, or simulated, satellite link-ups. These would be coin operated and would include:

- Satellite weather station:
  Look at the real-time weather patterns over Edinburgh, Scotland or anywhere in Europe. Learn about how changes in the sun influence our weather

- Navigational Station
  Using contemporary navigational and radar equipment look at the vessels in the North Sea or play an interactive navigational game using the stars as signposts.

- Satellite Telescopes
  Look into deep space using traditional and infra-red telescopes (simulated)

- Greenwich Link
  Using video conferencing equipment, speak live to other visitors in Greenwich and compare atomic clock times.

- Telecommunications Satellite
  Speak live to American Science Museums or NASA and access their data-bases (this provision exists)

- Data Bases
  A series of consoles with a huge data base of astronomical information, all stored on CD.

This ends the Solar Centre experience and visitors then leave via a themed shop and an orientation point which will explain linkages with the supporting venues such as the Chambers Street Museum and the Blackford Hill Observatory.

3.3 VISITOR NUMBERS AND TRADING

An analysis of existing visitor numbers to Calton Hill and other Edinburgh primary attractions suggests total visitor numbers (admissions and casual) will be in the region of 500,000 (see input data table). By comparison, for instance, Edinburgh Castle receives almost 1,000,000 visits.

4.0 DESIGN PROPOSALS

4.1 LANDSCAPE DEVELOPMENT FRAMEWORK

A fully comprehensive and detailed study of the ecological and visual resources of Calton Hill will be undertaken as a basis for formulating landscape design proposals. These will result from a landscape and visual assessment of existing characteristics and a full evaluation of the development proposals including the siting of the new buildings and structures and their potential visual impact on the Edinburgh skyline. The assessment will be particularly concerned with expressing the inherent qualities of the site and its visual environment. The landscape proposals presented in the accompanying drawings are restricted of necessity, to main or outline proposals and do not, therefore, express the essential detailed empathies which will ensue as a result of the investigations and studies envisaged.

4.2 PROPOSALS

4.2.1 The Observatory Complex and Processional Way

The domes, porticos and the garden walls of the complex together form a highly important element on Calton Hill. It is proposed to re-align the main approach road to the Observatory to achieve axial symmetry with the Observatory Dome. The new approach road will be reduced in width and lined with cedars to form a **processional way**. This would enter a circular space in front of the Observatory. The eastern end of the processional way will be marked by an axial feature.

The Observatory Circle will lead north down slope by steps and ramps to a lower sculpted space with extensive vistas over the north of the city. A broad walk will link the New Visitor Centre with the Observatory Complex. The main existing footpaths and stairs from Regent's Road will be modified and also enter the Observatory Circle. Thus, the Observatory Circle becomes the main node and focus for the pedestrian circulation system.

4.2.2 The Millennium Tower and Solar Centre

The Tower and Centre are elements of extreme architectural and visual sensitivity. Prior to finalising detailed siting and overall design of the structures a landscape and visual assessment will be made to ensure that full consideration is given to matters of silhouette skyline profile massing and relationship with contours.

Landscape proposals around the complex and for the mitigation of the visual impacts likely to arise from the Funicular Railway will be addressed.

4.2.3 The Escarpment Wall

It is proposed to construct a new wide 1.2m high stone wall along the southern escarpment from the Nelson Monument to the main Calton access road, terminating this wall with an integral sculpture feature to be designed by Andy Goldsworthy. Along the course of the wall, a broad sandstone flagged walk will be constructed. A view indicator will be build into the wall from which the full dramatic panorama of Arthur's Seat may be enjoyed.

A grass terraced amphitheatre will be constructed within the existing bowl shaped contours of the ground and will be associated with the Arthur's Seat.

4.2.4 The Parthenon

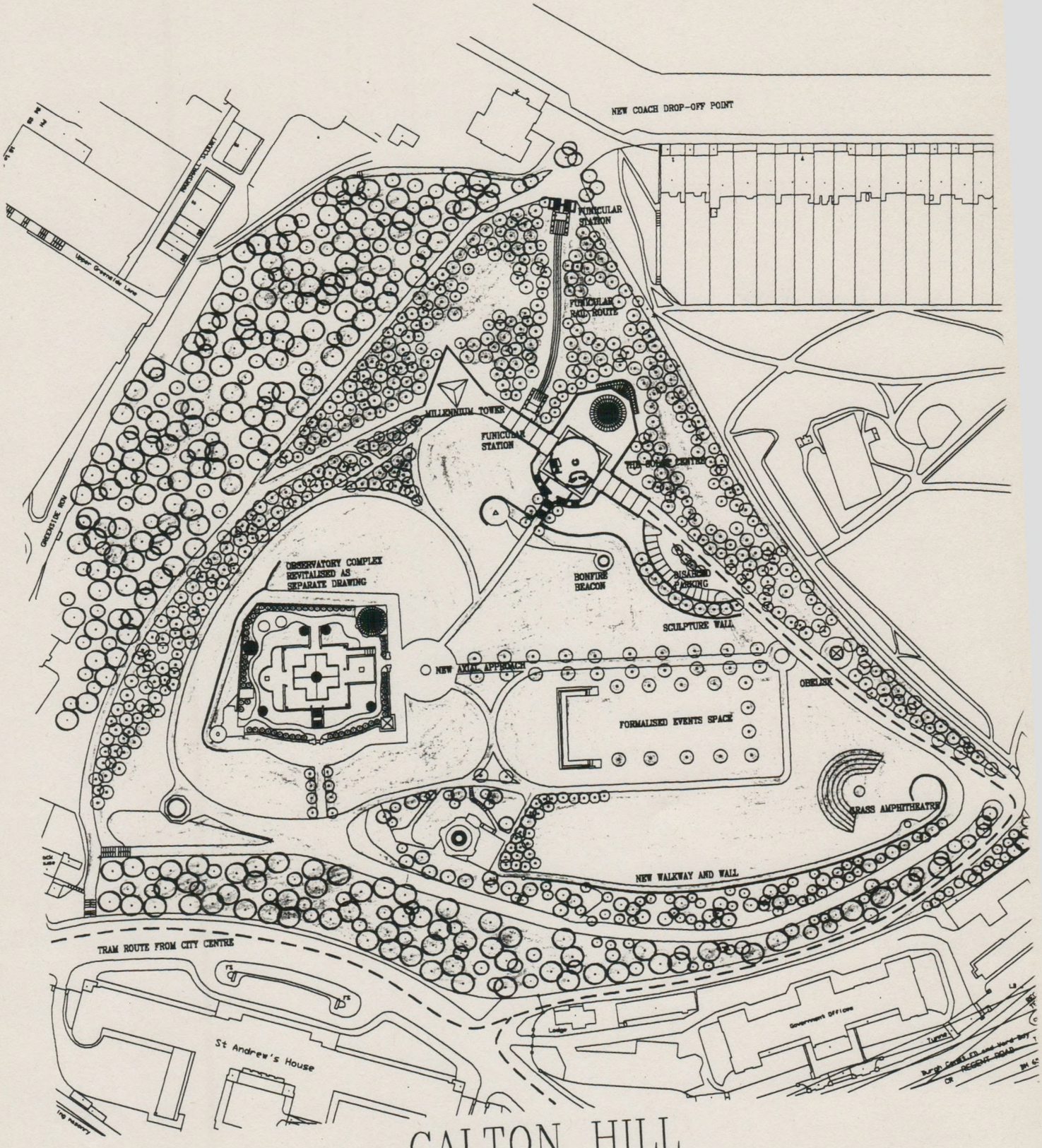
The floor plan area of the Parthenon will be defined on the north side by earth terracing cut into the contours. The terracing will be returned on the east side on embankment. All sides of the floor plan will be planted with cedar trees. The central space will be a levelled lawn.

4.2.5 Calton Hill Slopes

Integral to the design concept is the treatment of the slopes around Calton Hill summit and plateau. The slopes rise abruptly in crag formations on the south west and fall off gradually north eastward across Regent Gardens and Royal Terrace Gardens.

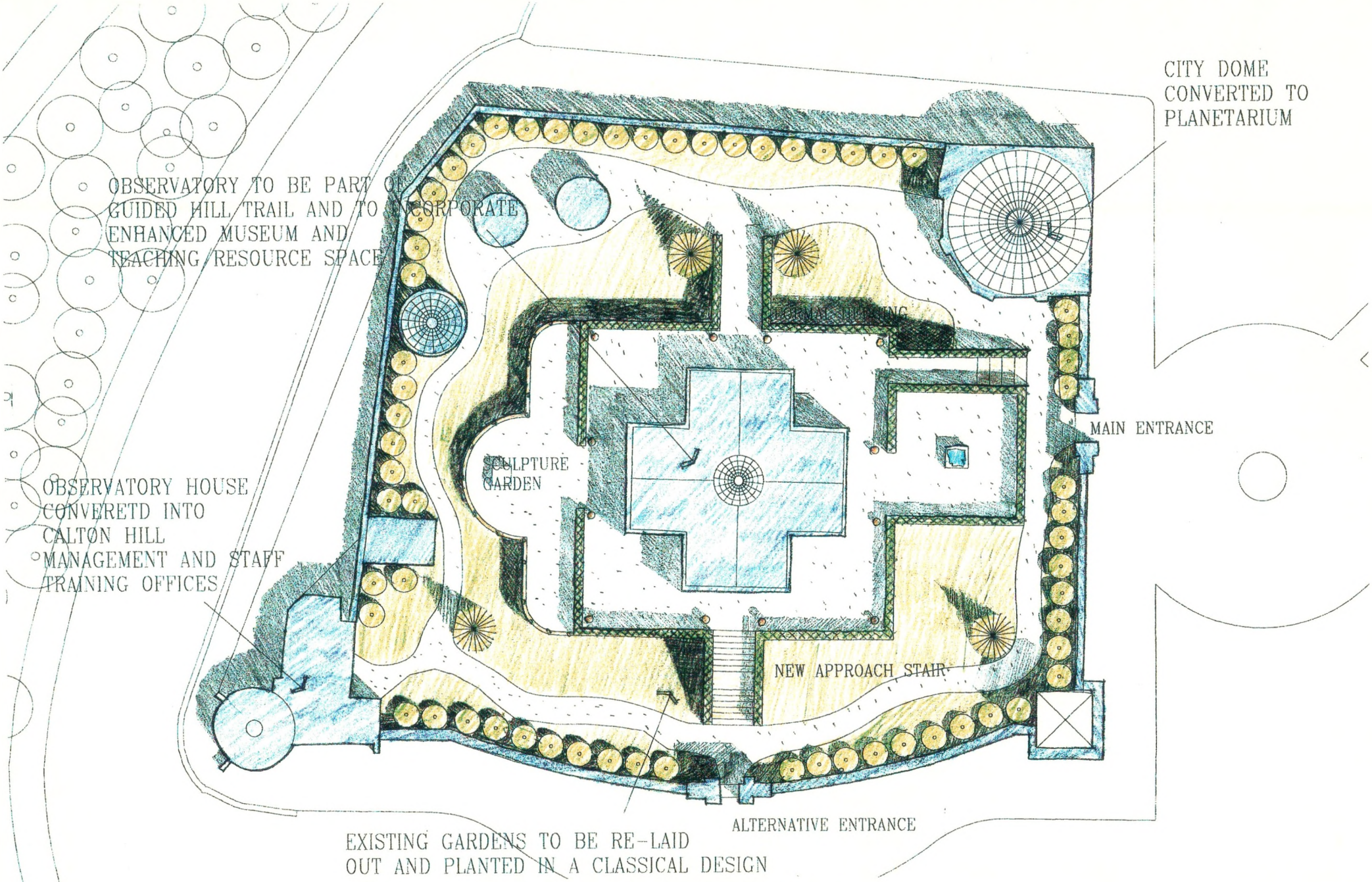
The slopes, according to aspect, soil depth and moisture levels, support differing plant communities, some of which are natural and have SSSI listing. These include tree species such as birch and sycamore.

It is proposed to introduce a woodland and conservation management programme to include planting on the grass covered slopes. Thus several further significant areas of mixed indigenous woodland will be introduced thus completing the ring of wooded slopes framing Calton Hill, Regent Gardens and Royal Terrace.



CALTON HILL

OVERALL DEVELOPMENT PLAN



CALTON HILL

DETAILS OF OBSERVATORY COMPLEX

5.0 CAPITAL COSTS AND PROGRAMME

5.1 CAPITAL COST ESTIMATES

The elemental cost analysis (as enclosed at the end of this section) provides an estimate of the projected capital costs. These figures have been prepared on the basis of the enclosed drawings and confirm a total estimated development value of £14.2 million inclusive of fees and first year start up costs (project management, site studies, application fees, staff procurement and training, publicity, printing costs etc.).

5.2 PROGRAMME

Analysis of the programme suggests a 3 year inception to completion timetable. This is based on a normal procurement route of competitive tendering for the primary contracts. As, for trading purposes, the complex should open in the Spring of any one year, a targeted completion date is May/June 1999. A projected capital expenditure analysis is appended to this section.

5.3 PROJECT DESIGN AND DEVELOPMENT TEAM

For

City of Edinburgh District Council
in association with
Lothian Regional Council and
Lothian and Edinburgh Enterprise Limited

by

Cairns-CEC, Environmental Managers, Chartered Town Planners, Landscape Architects. International award winning consultancy, established by W J Cairns in 1972, responsible for town planning, environmental assessment, urban design and landscape/architecture for many major projects.

John Finlay Associates, multi award winning Architects, Designers and Tourism Consultants who have built project in size up to £20,000,000. They are also advisors to and architects for two other Millennium projects. JFA specialise in Tourism and Leisure projects.

Transport for Leisure
Transport Consultants
Transport Advisors to the Countryside Commission and to the Countryside Council for Wales.

Walfords. As national Quantity Surveyors and Cost Consultants, Walfords have significant experience of all types of major projects, including cost planning, procurement methods and project management.

6.0 MARKET AND TRADING ANALYSIS AND FUNDING STRATEGY

6.1 MARKET AND TRADING ANALYSIS

The associated preliminary trading model suggest that these numbers will generate a trading surplus, by year 3, of approximately £90,000. While this figure excludes accountancy depreciation, the model contains appropriate sums for repairs and renewals. Under the proposed management and operational structures the surplus will also be kept within the project; in order to address the necessary 5 yearly "refreshing cycle" that all attractions require if they are to maintain, or improve, their market position.

6.2 FUNDING STRATEGY

The strategy outlined on the following Table is, by implication, preliminary, as none of the project's co-sponsors can give any final commitments until the Millennium Commission's position is consolidated.

7.0 OWNERSHIP AND MANAGEMENT STRUCTURE

7.1 Calton Hill is held by the City of Edinburgh District Council in the "common good" for the people of Edinburgh. It is not envisaged that these proposals will alter this position.

A number of criteria drive the selection of the most appropriate corporate structure. These include:

- Non-Commercial Operation
  Due to the high capital costs of developing visitor centres very few are commercial in the true sense.

- Funding Sensitivity
  Certain forms of structure (such as Charitable Trusts) are more 'funder friendly' to a range of agencies such as the European Commission, public agencies, charitable donors, commercial companies and public appeals.

- Differing Structures for differing tasks:
  The two main tasks facing the promoters of this project are, firstly, developing and funding the product and, secondly, effectively managing the facility on a day to day basis. These are different tasks requiring varying skills and where the legitimate interests of the 'funders' must be balanced with the need to maintain operational flexibility.

- Fiscal Factors:
  The need to maximise potential relief on VAT, Corporation Tax, Rates etc.

7.2 Based on the above criteia, a two tier organisational structure is proposed:

- a charitable trust to develop and fund the project;

- a separate trading company to operate the centre.

The trust would not own the Calton Hill complex, but would enter into an agreement with the Council such that it might be granted a long-term lease at a peppercorn rental. The profile of the Board of Trustees reflects the concern to keep control of the development in the public domain, whilst representing the range of expertise and interests in the site, as below:

City of Edinburgh District Council	5
Community Council	1
Astronomical Society	1
Possible private sector partner	1

This charitable trust will control the development and funding of all of the proposals, but will devolve all operational management of the new developments to the trading company, which will be limited by guarantee.

8.0 CONSENTS AND CONSULTATIONS

These proposals have developed from the Edinburgh: Dynamic City submission to the Millennium Commission, which received support from the local community. The overall design proposals for Calton Hill have only recently been finalised, and limited time has therefore been available for the widespread consultation that such a nationally important project demands. The City of Edinburgh District Council is very sensitive to this aspect, but the timescale imposed has meant that only preliminary consultation has been possible so far. Further publicising of the project in local and national press will be undertaken early in the New Year, and it is the intention of the Council that the design of the development on Calton Hill can respond to any substantive concerns raised. Specific details of how the process of consultation will be managed are in the relevant sections below.

8.1 Planning Control

The City of Edinburgh District Council have supported the proposals put forward in this document for the development of Calton Hill. Should funding be forthcoming from the Millennium Commission, no reason is foreseen why planning permission should not be granted.

8.2 Community Consultation

Preliminary consultations have been held with the Regent Royal and Calton Terraces Association. A letter indicating broad support for the refurbishment and further development of Calton Hill is appended at the end of this section. Further consultation will occur at public meetings that will be advertised in the local press and through direct contact with the secretary of the Regent Royal and Calton Terraces Association.

8.3 Wider Consultations

Other consultations have taken place as follows:

Shadow City Unitary Authority
Historic Scotland
Cockburn Association
Scottish Natural Heritage
Lothian and Edinburgh Enterprise Ltd

8.4 Steering Group

The Calton Hill Steering Group comprises:

Councillor Steve Cardownie (Chair)

Councillor Robert Cairns
Councillor Dougie Kerr
Councillor Mrs Moira Knox
Councillor George Hunter
Councillor Mike Pringle

Roger Jones
Herbert Coutts
Jim McKay
Alex Hamilton
Stephen Hajducki

REGENT ROYAL AND CARLTON TERRACES ASSOCIATION

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No of pages this transmission : 3 incl this page

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11 November 1995

Our Ref: 8.1/2.0

Dear Mr Cairns

'CALTON HILL' MILLENIUM FUND SUBMISSION

I refer to today's telephone conversation regarding your forthcoming submission for Millenium Fund consideration.

I have attached a sheet of 'soundbites' and 'jottings' together with extracts from a letter to the *Evening News* for their recent editorial article which I feel reflect the general feeling of our Committee as to the future development of Calton Hill. I shall circulate these to Committee members and report back to you to ensure consensus is being maintained.

I have spoken with Mr Jens Høgel, a Committee member, and he considers that his input should be directed per the Association.

Extract of letter dated 110995:

" We welcome this initiative to 'raise the profile' of the Hill. We have always considered that it was disappointing that so little physical action resulted from the excellent Conference organised by the Edinburgh New Town Conservation Committee which was held on 5 November 1983 (and I am sure that Desmond Hodges will have provided you with the appropriate background information.)

Our Association's view is that:

a) Calton Hill is a remarkable civic amenity which is not yet receiving the level of care and attention and respect which its historical and physical importance demands - however this is reflected in its recent designation as a Site of Special Scientific Interest

b) the recommendations of the 1983 Calton Conference should be reviewed and acted upon in conjunction with an overall management policy.

c) traffic access to the Hill must be controlled; for example, the 'motorway barrier' at the eastern end of the access road is totally inappropriate and should be removed

The Dept of Recreation is to be commended on the introduction of its 'curfew' on night-time traffic - the Hill had long been used as a virtual night-time race track

d) it is important that 'improvements' eg 'street furniture', hard landscaping be sensitively designed and coordinated, not forgetting that generally "less is more" !

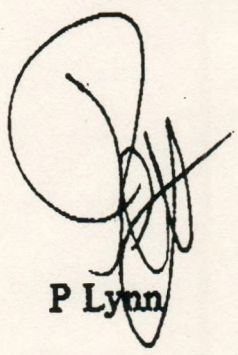
e) it is important that the intrinsic character of the Hill is maintained and respected and that it is not allowed to become an entertainment venue

There are obviously many detail aspects which require to be addressed but the above points highlight some of the 'principal issues' - in conclusion yes, it is time to resurrect the 1983 Conference recommendations ! "

In conclusion, I do hope that these comments will be of some value to you in gauging the attitude of our Association. as to the use and future development of Calton Hill and look forward to sight of the proposals in due course. I would propose that any meeting should perhaps follow the preparation of the proposals.

Please do get in touch if you would like to discuss any aspect regarding the above matters.

Yours sincerely



P Lynn

Chairman

CONDITIONS PERTAINING TO THIS REPORT

All information, analysis and recommendations made in this submission by Cairns CEC, and their appointed associate team, are made in good faith and represent their best professional judgement on the basis of information obtained from the Client and elsewhere during the course of the preparation of the information. However, since the achievement of recommendations, forecasts and cost estimates depends on further detailed investigation and consultation, no statement may be deemed in any circumstances to be a representation, undertaking or warranty and Cairns CEC and their appointed associate team cannot accept any liability should such statements prove to be incorrect or based on incorrect premises.