

Section 1

Introduction and Executive Summary

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Overview looking south across the site towards the Clyde estuary, c1990
Gillespie Photography

1.1.1 Overview

1.1.1.1 This study has been prepared by Avanti Architects Ltd with the support of a team of sub-consultants including Conisbee (Structure), Max Fordham LLP (Services), Charlotte McLean (Landscape) and Stace (Costs) and Addyman Archaeology and was commissioned by The Archdiocese of Glasgow and grant funded by Historic Scotland.

1.1.1.2 It was initiated in January 2007 and comes at a pivotal moment in the story of St Peter's Seminary, Cardross. After lying derelict for many years this unique building, listed Category A, and its remarkable site – the Kilmahew Estate -are attracting increasing interest and concern. Since its closure in 1980 the seminary (which is only 40 years old) served briefly as a drug rehabilitation centre but has otherwise remained empty and suffered increasing damage through the combined effects of neglect, vandalism and the elements.

1.1.1.3 The original 19th century Kilmahew House around which the seminary was designed, was demolished in 1995 following an arson attack. Various proposals for re-use have come and gone. A development scheme for executive houses on the estate has been rejected at appeal. A more recent planning application that would also lead to housing development in part of the site currently awaits determination. Meanwhile, the mismatch between the significance of the property and its deteriorating and hazardous physical state poses increasingly difficult and urgent questions that are of concern to many interested parties in addition to the owners and the various authorities directly involved. A measure of this concern is registered in the recent inclusion of St Peter's on the World Monument Watch List 2008.

1.1.1.4 This report is intended to assist in the process of finding answers to these questions. Our brief was not to 'come up with a solution' to the problems of St Peter's, in the sense of formulating a prescriptive scheme proposal, and this document does not attempt to do so. It does however seek both to address the series of nine distinct tasks contained in the formal appointment brief (see Appendix 12.8) and also to set the study in a wider context in the attempt to assist fruitful debate over the future of the property. Whilst we have sought the views of a variety of individuals and organizations who are concerned for the property the report does not represent the interests or viewpoint of any particular party. Our objective has been



Current view of side chapels of main seminary block, 2007

to understand the significance of the buildings and their site, and to derive a range of conservation options from this understanding.

- 1.1.1.5 The structure of the document reflects this approach. It begins with a summary of the original asset. This is a simply intended to identify and describe what originally existed in order to familiarize readers with the material object of the ensuing discussion. This is followed by a statement of significance, in which we attempt to capture and analyze those values inherent in the buildings and site that contribute to their character and special interest as elements of built and natural heritage. The next section considers the current condition of the property and the conservation issues raised in relation to the significance of each component of the buildings and site. Detailed condition survey investigations in relation to the concrete structure are also reported in this section.
- 1.1.1.6 From this consideration of condition and conservation parameters a series of potential options for action is defined. The first three of these are formulated in such a way as to be consistent with the assessment of significance of the asset and are intended for open and equal consideration. It should be appreciated that although these are presented as options they interlock in different ways and in some cases need not be regarded as mutually exclusive. Thus while a decision on options 1 or 2 would require a choice, both of them might be treated as more or less substantive stages prior to option 3. Alternatively option 3 might be pursued independently. In deriving all three options from an appreciation of the buildings' significance the intention is that a less 'ambitious' option that could be adopted now should not preclude a more ambitious one that might be pursued later. Three further 'options' which we consider are not viable or which are inconsistent with the significance of the buildings are also discussed as such.
- 1.1.1.7 Schemes are then proposed for the conservation of the immediate setting of the seminary and also for safe public access to the site, (tailored to suit the specific conservation option in question) with a further section scheduling a maintenance and safety regime.
- 1.1.1.8 The cost summary presents budget estimates for the defined options, with related estimates for works to the setting of the buildings, and a separate estimate for re-forming the wider estate as a country park.



Current internal view looking from the chapel towards the main stair and north end of main block

- 1.1.1.9 Also included as an additional requirement of the brief is an assessment of the current planning application as a scheme of enabling development in relation to policy guidance.
- 1.1.1.10 The series of appendices contains further reference and research material together with a short essay on examples of other cases of problematic buildings that have achieved recovery. It is hoped that this will assist further constructive consideration.
- 1.1.1.11 In conclusion it should be stated that notwithstanding the historic difficulties and current condition of the seminary and its environs the fate of St Peter's Cardross need not be regarded as sealed. Whilst the challenges to be overcome should not be underestimated the opportunity still remains open for a positive future, whether initially as a consolidated exhibit or eventually as a fully restored and functioning asset. It is hoped that this study may stimulate a new sense of possibility and encourage positive discussion and progressive consensus in finding a beneficial way forward for this unique piece of Scottish heritage.



Interior view of upper level of teaching block, 2007

1.1.2 Sources of Information

1.1.2.1 Preparation of this report has been based on primary and secondary sources, personal interviews and field study. Sources consulted were: archival material, including the architectural press, photographic collections, Gillespie Kidd & Coia Archive; Glasgow School of Art (the primary repository of original material). We also undertook consultation with key stakeholders; visits to site; including material sample testing and documentation related to the buildings since closure. In addition to the above sources, invaluable insight and information were gained through informal interviews with Professor Isi Metzstein and Professor Andy MacMillan who were the original architects of St Peter's Seminary formerly of Gillespie Kidd & Coia. A list of sources is included in the appendices.

Limitations of the study

1.1.2.2

Due to the current derelict and hazardous condition of the buildings a comprehensive condition survey was not possible, as access was hindered by fallen debris but more significantly by the unsafe condition of many floor areas and roof structures. Access to certain areas of the surrounding landscape was also difficult due to the overgrown condition of the woodland. A more detailed condition survey should be undertaken as soon as safe access can be provided.

1.1.3 1.1.3 Acknowledgements

1.1.3.1 We would like to acknowledge the particular help given by the following:
Ken Crilley, Monsignor Peter Smith, Malcolm Cooper, Ranald McInnes,
Jenny Carlile, Angus Gilmour, John Sheridan, Baxter Allan, Charles
Cooper, Mark Baines and Tracy Wilkinson of GKC Archives, Tom
Addyman, Michael Davies, Rhoda Macleod.



1.1.4 **Site Address**

St Peter's Seminary, Carman Hill, Cardross. Argyll & Bute G82 5EY
OS Grid Reference NS 3530 7840

1.1.4.1

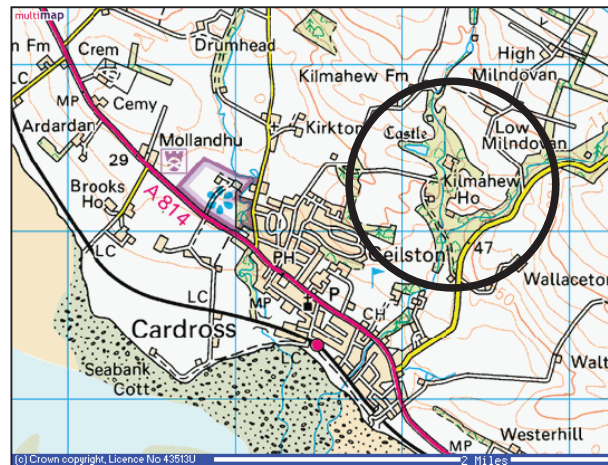
The estate is owned by Roman Catholic Archdiocese of Glasgow and extends to around 40 hectares standing on elevated ground to the north of Cardross village, approximately 20 miles north of central Glasgow. It borders the Cardross Golf Course to the west and hill farmland to the east. Carman Road runs along an extended part of the eastern boundary. The land within the estate rises from south to north, offering impressive views of the Clyde estuary.

1.1.5

Statutory Designations

St Peter's Seminary was elevated to Category A in August 1992, (Listed Building Ref No. 6464) and was included on the Buildings at Risk Register in 1990, (Ref No. 1483) and on the World Monument Watch List 2008.

Kilmahew Castle is a scheduled ancient monument, (Grid ref: NS351786). The estate lies within green belt and the area surrounding the Wallaceton burn is designated as a site of interest of nature and conservation, SINC.





Current view of the main block

1.1.6

Consultation

Throughout the preparation of this report, the authors have benefited from dialogue with the key parties and relevant interest groups. The following lists both those interviewed during the preparation of the draft document and those people and organisations to whom the final draft has been sent for consultation. (See also appendix 12.10)

Ken Crilley	Archdiocese of Glasgow
Malcolm Cooper	Historic Scotland
Ranald McInnes	Historic Scotland
Professor Isi Metzstein	Architect
Professor Andy MacMillan	Architect
Angus Gilmour	Argyll & Bute Council
Jenny Carlile	Argyll & Bute Council
John Sheridan	Classical House
Baxter Allan	Keppie Planning
Neil Calder	Cardross Community Trust
Reverend Andrew Scobie	Cardross Community Trust
Alastair Stratton	Cardross Community Trust
Penny Lewis	St Peter's Preservation Trust
John Deffenbaugh	St Peter's Preservation Trust
Ronnie Kinloch	Cardross local councillor
Mark Baines	Lecturer at Glasgow School of Architecture, former employee of Gillespie Kidd & Coia
Duncan Smith	ACAVA
Adam Stanners	Docomomo Scottish National Group
Dennis Sharp	Docomomo UK
Joseph Mirwitch	Twentieth Century Society
Patrick Duerden	Twentieth Century Society
Dianne Watters	RCHAMS
Jackie Baillie	MSP Dunbarton
Monsignor Peter Smith	Ex Students of St Peter's Seminary
Father Hendry	Ex Students of St Peter's Seminary
Charles Strang	RIAS
Jonathon Foyle	World Monuments Fund Britain
Alex Adamson	Scottish Civic Trust

1.2 Executive Summary

1.2.1 *This section seeks to capture the key findings of the study in summary form and its structure accordingly mirrors that of the document itself. The full text should of course be consulted for a proper understanding of the issues concerned.*

1.2.2 Introduction

The study was carried out between January and June 2007 to the commission of the Archdiocese of Glasgow with grant funding by Historic Scotland. The terms of our brief called for nine questions to be addressed including compilation of an assessment of significance, a condition survey of the buildings, definition of a range of options with cost estimates in each case, recommendations for conservation of the immediate setting of the complex, a scheme for public access and enjoyment of the site, and regimes for maintenance and public safety. A further requirement was to compare the costs of a stabilization proposal submitted in 2004 to the local planning authority with funds potentially raised by a parallel scheme of enabling development prepared by others and currently the subject of an as yet undetermined planning application.

1.2.3 The exercise has been undertaken in consultation and with the assistance of many people and organizations, all of whose contributions are greatly appreciated.

1.2.4 Original asset

Considerable record material exists and has been consulted to provide detailed knowledge of the original estate and buildings at Kilmahew. This has enabled the compilation of a full summary of the original heritage asset including the 19th century baronial house (designed by John Burnet, the elder) and its designed garden setting, and also the post-war St Peter's College commissioned by the Roman Catholic Archdiocese and designed by the architectural firm of Gillespie Kidd and Coia. The new complex, opened in 1966, consisted of several distinct but related buildings – the main seminary block comprising the church and sanctuary, sacristy and chapels, with an adjoining refectory and residential accommodation integrated into the sectional structure above; a 3 storey teaching block with library, common rooms and lecture theatres; a kitchen block, and a convent housing the sisters who served the resident community.

- 1.2.5 These structures were composed in close juxtaposition to the 19th century baronial Kilmahew House, where the priests were housed, to create a double courtyard formation framed by the surrounding landscape and dense vegetation. Beyond the complex of buildings the estate extended over some 200 acres including dramatic topography, ravines, streams, a lake, fine stone bridges and an extensive network of pathways. Exotic species were imported by the original owner John Burns (son of the founder of the Cunard line) to create a designed landscape, and the estate was complemented and supported by entrance gatehouses, stables and a walled kitchen garden. Archival sources held in Glasgow also provide extensive information on the seminary buildings' original architectural design, structure, services, fittings and furniture.
- 1.2.6 Statement of significance
The comprehensive picture that can be created of the original asset has informed the detailed statement of significance, and enables an assessment of the heritage values of the estate and buildings in their original condition and also in their current state.
- 1.2.7 The statement of significance is introduced by an explanation of its key purpose – the identification of heritage values that may guide the formulation of an informed conservation response. It is emphasized that in order that it may serve as an evaluative tool in the long term such an assessment is generic in nature and not predicated on any specific scheme of proposals.
- 1.2.8 An introductory commentary on the relatively recent concept of 'modern heritage' is followed by an assessment of the unique contribution to Scottish architecture, and specifically religious architecture, of the architectural firm of Gillespie Kidd & Coia, and notably Izi Metzstein and Andy MacMillan the designers of St Peter's Seminary. Gillespie Kidd & Coia is one of few Scottish practices that received international recognition.
- 1.2.9 The assessment of significance identifies heritage values in four categories – evidential, historical, architectural and social – the summation of which may be regarded as the cumulative significance of the heritage asset. The search demonstrates that St Peter's Seminary and its site despite their current state of dereliction are still rich in heritage values.

- 1.2.10 Evidential value is to be found in the remains of the original 19th century Kilmahew House and its landscaped estate as a powerful document of its period. The seminary itself, as built, is also an expression of contemporary doctrine in relation to training for the Roman Catholic priesthood at a historical moment when the Second Vatican Council was to promote a more community oriented response to the pastoral challenges of post-war society. This change in pedagogy was a strong contributory factor in the closure of the seminary in 1980. (Other factors that have been cited include difficulties in adequately heating the buildings and, coincidentally, the oil crisis of 1973.)
- 1.2.11 St Peter's is particularly rich in architectural values, as is recognized both formally in its Category A listing status and also in the unique position it has continued to occupy in modern Scottish architectural history and discourse. A major retrospective exhibition of the work of its architects Metzstein and MacMillan to be held in Glasgow in 2007 is likely to increase current interest in the building and entrench its position in the national architectural canon still further.
- 1.2.12 The unusual circumstances of St Peter's briefing, setting and design produced an outstanding architectural composition although it is recognized that the buildings were not without technical shortcomings. There is international linkage to the work of the architect Le Corbusier, and specifically his monastery of Sainte-Marie-de-la Tourette. At St Peter's there was rare group value in the highly charged relationship of the new buildings both to each other and to the original 19th century house and their acutely sensitive response to its immediate setting – a relationship that is still legible despite current dereliction. The design of the entry sequence, the spatial arrangement of the seminary buildings and their mode of intercommunication was also rich in symbolic value. The materiality value of the seminary was also high – in the expressive use of concrete, rendered masonry and timber, though this is currently diminished as a result of damage.
- 1.2.13 Analysis of the individual buildings reveals diverse architectural personalities contributing to rare cumulative significance. The main block exploits a remarkable opposed cantilever structural frame to produce a wide range of spatial typology – multiple study bedrooms, extensive galleries, cores and cloisters, and lofty communal spaces - while achieving a unique symbolic effect in fusing the secular and

sacred functions of the seminary. Its end closure by the free form sanctuary and vertically accented external stair tower also precisely tailors the building to its location. The several ways in which natural light is introduced are architecturally dramatic and also rich in symbolism. The adjacent teaching block adopts an unusual rhomboid plan form and displays extraordinary structural virtuosity. The convent buildings and kitchen block, though smaller, were also of highly distinctive architectural character, contrasting orthogonal, oblique and curvilinear geometry, and combining a variation of the seminary language with dramatically upswept roof profiles.

- 1.2.14 Technical analysis of the structure and services installation has also revealed considerable ingenuity and customization in the design of the original complex.
- 1.2.15 Analysis of the setting of the complex and the wider landscape of the estate also reveals considerable heritage value. Records trace continuity of activity at Kilmahew back to the 13th century, and the ruins of the designated 15th century Kilmahew Castle survive at the northern edge of the estate. The 19th century designed landscape, albeit currently heavily overgrown, remains discernable and established a series of significant views across and beyond the estate which would be capable of reinstatement. Along with its fine bastioned stone retaining walls, evidence still survives of other supporting structures built in connection with Kilmahew House, including stables, a walled garden with glasshouses, bridges, gate piers and gatehouses.
- 1.2.16 Thus in addition to the rich architectural and historical significance of the remaining buildings and structures, the study indicates that there is also considerable social – and indeed spiritual – value attached to the site both in terms of community memory and also in relation to its current amenity use and enjoyment.
- 1.2.17 To sum up, it may be asserted that although damage to the buildings is extensive, particularly in relation to the more vulnerable elements such as timber, glazing and finishes, the surviving cumulative heritage significance of the complex, its immediate setting and its surrounding landscape is still very high indeed.
- 1.2.18 At the same time, in making this evaluation - since the extent of damage is such a prominent aspect of current perceptions of the

complex - regard has been paid to applicability of the concept of 'artless beauty', also variously described as the 'appeal of patina' or the 'romance of the ruin'. It is considered however that the current state of dereliction, being essentially the result of gratuitous vandalism and neglect is a contingent rather than inevitable consequence of the buildings' closure and cannot properly be regarded as significant in terms of heritage value.

- 1.2.19 Finally, as the heritage asset consists of more than one component the question of relative significance has also inevitably been raised. Taken as individual buildings it is clear that in ranking order of significance the main seminary is pre-eminent, followed closely by the teaching block with the convent and kitchen block following in turn. However it is also clear that the group value of the ensemble is a major aspect of its heritage significance both in terms of architectural composition and also as evidential illustration of the social structure of the resident community. It is also for this reason that all conservation options include retention of the footprint of Kilmahew House.
- 1.2.20 Condition of the buildings
A detailed condition survey of the listed buildings has been undertaken (within the limits of safe access and representative sampling.) Each building element is considered in terms of its original construction, its current condition, its priority in terms of repair, its significance in heritage value and the conservation issues arising in achieving a satisfactory repair and upgraded performance where appropriate.
- 1.2.21 The complex as a whole has suffered from extensive vandalism, including arson attack, and from lack of any maintenance for many years. The result is that the consequences of deliberate damage have been greatly exacerbated by the ensuing effects of wind and weather remaining unchecked. However the ruinous impression of the buildings in their current state, which is certainly compounded by the extent of uncleared debris, is not to be equated with structural disintegration or the unfeasibility of repair. The general findings are as follows.
- 1.2.22 The in-situ reinforced concrete structures generally appear in sound condition with localized damage resulting from areas of low cover reinforcement corrosion and spalling. A wide range of purpose

designed pre-cast concrete components is used and these are also generally sound, with the principal exception of the post supports to the gallery handrail units on the main building. These posts are failing and would require complete replacement, pending which it is recommended that the handrail units are dismantled for safety and safe keeping. As a generality it has been found that it is the various (ungalvanised) metal fixings and accessories used in conjunction with the concrete components, rather than the components themselves, that have caused failures through corrosion and differential metallic action. These problems are all capable of remediation for which a range of options is available, the resulting upgrading in performance being generally achievable without detriment to conservation objectives or heritage significance. Particular consideration should be given to the conservation benefits of electrochemical means of concrete remediation where this option is technically applicable,

- 1.2.23 Large areas of the roofs are missing from the main building and teaching block, also from the sisters' refectory and common room, and entirely from the kitchen block, resulting in these internal building environments becoming external with further consequential damage. In the case of the sanctuary and teaching block the remaining roof structure is in a perilous state and if lost entirely will affect the lateral stability of the supporting walls. In formulating repair strategies opportunities should be available for enhancement of roof performance without compromising conservation objectives.
- 1.2.24 Rough-cast rendered cavity brickwork is used in various ways in all of the buildings – the sanctuary and side chapels, the toilet pod of the teaching block, the subsidiary convent buildings, and the shell of the kitchen block. In all cases there is local damage to the render and to the brick substrate through progressive weather ingress. Full re-rendering with remedial brick pointing and cavity stabilization is recommended.
- 1.2.25 The highly characteristic rendered vaulted ceilings have suffered damage as a result of weather ingress and have collapsed in various locations as a result of corrosion of the supporting hy-rib formers. But a significant number of those that remain are capable of retention and repair in situ.
- 1.2.26 The majority of windows, glazing and screens have been lost, but would be capable of accurate replacement through reference to

the ample archival records. Likewise much of the interior joinery, including floorboarding, stair treads, balustrading and finishes are lost or damaged beyond economic repair. This could all be replaced if, and as required.

- 1.2.27 All services installations are defunct and would require appropriate replacement to suit the relevant option requirements. In all cases there will be need for full removal of asbestos residues from various locations.
- 1.2.28 The hard external works of the immediate building curtilage are mainly subject to overgrown vegetation and generally require only clearance and routine repair.
- 1.2.29 There is however evidence of (possibly contaminated) water course ingress into and across the seminary site which should be checked and remedied. Also, the perimeter security fence surrounding the complex has been breached nearby the gap between the sanctuary and the teaching block and likewise requires immediate attention.
(Local realignment of this fence is recommended in our proposals for conservation of the immediate setting, Chapter 7.)
- 1.2.30 Definition of options
A range of options has been defined for consideration as follows –
- 1.2.31 1. The Consolidated Exhibit – This would secure and conserve the remaining viable fabric of all the buildings (including repairable existing vaults) to achieve a meaningful public exhibit and heritage asset with controlled access, whilst not precluding the possibility of full future restoration and re-use. The immediate setting and the wider estate grounds would also be fully rehabilitated for public amenity use.
- 1.2.32 2. The Holding Option – This would arrest current deterioration, stabilize, secure and protect the existing buildings on a temporary basis pending further decisions as to their future rehabilitation and re-use. Maintenance and monitoring access by authorized personnel only would be provided to the seminary complex during the holding period, though the wider estate grounds would be fully rehabilitated for public amenity as option 1 above.

- 1.2.33 3. The Restoration Option – This would fully rehabilitate and upgrade the buildings to produce both a heritage asset and a viable property for re-use. The scope of restoration works is of course notional pending the establishment of a specific use and any related adaptations. It is also assumed for the purposes of the study that works to all the buildings are dealt with as a single operation. (though this would not be essential to its implementation.) The immediate setting and the wider estate grounds would be fully rehabilitated.
- 1.2.34 4. The Stabilized Structure – This option is proposed in the current listed building consent application prepared by Messrs. CDP on behalf of the Archdiocese and Classical House and would involve removal of all roof coverings and structure (except for the sanctuary roof which would be restructured to provide lateral stability for the curved external wall), retaining pre-cast concrete components but otherwise stripping back the main buildings to their structural frame. One bay of the seminary would be restored to represent an example of the original vaulting, but otherwise the building would be open to the elements. The teaching block would be stripped back to the structural frame and left exposed. Retention of the convent would be optional, while the community room, sisters' refectory and kitchen block would all be demolished. Limited public access would be provided to the ground floor of the seminary block only. (See Supporting Planning Statement, 2004, for further details.)
- 1.2.35 5. The 'Do Nothing' Option – This is defined in commentary as a continuation of the current state of abandonment and progressive dilapidation. It is not regarded as a viable option and is included for the sake of completeness only.
- 1.2.36 6. Demolition – This would comprise complete removal and disposal of all remaining elements of the seminary complex and making good the resulting ground footprint and adjacent setting. It has been included likewise for the sake of completeness. Demolition is considered in the context of official policy and guidance and judged to be inadmissible in terms of the prescribed policy tests.
- 1.2.37 It is noted that the options in the above range are not all of equal

status in conservation or policy terms. Options 1 – 3 have been devised specifically to be compatible with the Assessment of Significance carried out for this commission inasmuch as they are all based around the objective of maximum retention of viable significant original fabric and safeguarding the possibility of re-use. It is also noted that Options 1 & 2 are complementary (i.e. could precede) Option 3 thereby reducing to a greater or lesser extent the scope and costs of work required to achieve an eventual full restoration. The remaining options are in different degrees at variance with this principle. Option 4, The Stabilized Structure, (i.e. the current Listed Building Application) although theoretically not eliminating possible rehabilitation, would involve extensive removal of original fabric that is considered still capable of retention and repair, and therefore would greatly increase the task of reconstruction were this to occur, whilst Options 5 and 6 (Do Nothing and Demolition) are self-evidently not based upon any conservation principles and are also considered incompatible with current official policy. It is also noted that policy criteria would not admit the funding of demolition by means of 'enabling development'.

1.2.38

Schedule of proposed works

This section provides details of the respective scope of works required for Options 1, 2 and 3 identified above in relation to each of the buildings in turn. Measures vary depending on the option and the building concerned. For example rooflights which would be replaced authentically in Option 3 (Restoration) are replaced in a purely functional manner in Option 1 (Consolidated Exhibit) while their replacement may be avoided in Option 2 (Holding Option) as the building would be temporarily roofed as a whole. In the case of concrete elements the remedial measures also vary depending on whether permanent repair is entailed (Options 1 and 3) or simply arrest of deterioration pending later decisions (Option 2). In the case of the vaulted ceilings works in Options 1 and 2 are restricted to measures for retention of viable intact units only, whereas in Option 3 replacement of lost vaults is also included. The section should be studied in full to appreciate how the principles of each option apply to the element and relevant works entailed. Similarly in respect of building services the provision varies with each option. A spreadsheet in section 6.6 compares the respective requirements for water, power, heating, telecoms, sewerage and stormwater disposal. A variety of options for energy supply is considered including renewable energy sources.

- 1.2.39 It must be noted that whilst with the exception of Option 2 (the Holding Option) the Options 1, 3 and 4 are conceived so as to be capable of being permanent, in all these cases there would be a continuing need for regular monitoring and maintenance as part of normal good practice in the stewardship of property.
- 1.2.40 Conservation of immediate setting
Measures are recommended for the rehabilitation and conservation of the immediate setting of the seminary complex for options 1-3. Following clearance of existing debris and overgrown vegetation the different work scopes are prioritized respectively by the need for safety (Option 1), prevention of further degradation (Option 2) and appropriate restoration (Option 3). It is recommended that the line of the perimeter fence is modified locally from the existing installation for enhanced security and improvement of views. An annotated plan provides a detailed description of proposals.
- 1.2.41 Scheme for appropriate public access
Proposals are made for appropriate types of access for Options 1 and 2. The Consolidated Exhibit Option would offer controlled access to the seminary complex for public visiting. Accessible areas would be limited to the ground and lower ground levels of the main seminary building, but exclude the teaching block and upper levels of the convent. Perambulation within the courtyard would be possible with controlled access from the retained platform into the wider estate. In Option 2, the Holding Option, access to the seminary complex would be strictly limited to authorized maintenance inspection personnel.
- 1.2.42 Country Park
Beyond the seminary complex itself, detailed proposals are made for public access to the wider estate and for its rehabilitation as a public country park. The estate is considered as a series of character areas with conservation aims and work tasks to achieve them noted in each case. The retrieval of this dramatic landscape and its establishment on a proper managed footing is regarded as a major potential asset for the community of Cardross and beyond.
- 1.2.43 Maintenance and site safety
All options for a beneficial future of the property entail effective regimes of maintenance management and site safety. Outline schedules of tasks with appropriate frequency cycles are included to provide an indication of what would be required if the considerable,

but currently blighted, social and heritage resources of Kilmahew Estate are to become properly exploited for public benefit. It is the lack of any such regime over many years that has done most to bring about the current degradation of the estate and its buildings and their resultant loss of value.

1.2.44 A summary of measures for Options 1 and 2 with appropriate inspection cycles is proposed for further detailed development, but in any future scenario it is essential that maintenance is not treated as optional but rather as an integral part of protecting the capital investment in the estate once it is committed.

1.2.45 Cost report
A full suite of budget estimates for all options (except 'Do Nothing') is provided in a separate volume which does not form part of this website publication. Executive summaries of each option are included in this volume (Chapter 10) together with a spreadsheet providing a comparative read-across for each option and cost sub-collection – main building, sanctuary, teaching block, convent blocks & kitchen, and external works to the immediate setting. Landscape works to the wider estate to achieve the Country Park are expressed separately. It is noted that the Stabilized Structure option, which was prepared several years ago by others, has required updating to provide like-for-like comparison both in terms of cost index linking and also in respect of various technical aspects as a result of changes in prices and in the condition of the buildings themselves since it was prepared.

In all cases the lists of exclusions should be noted.

1.2.46 Rounded totals for the stated options are as follows –

• Consolidated exhibit	£4.08m
• Holding option	£2.73m
• Restoration	£11.36m
• Stabilized Structure	£2.88m
• Demolition	£1.66m
• Country Park	£1.66m

1.2.47 These figures represent estimated costs for each option treated as a single unified stand-alone project. It should be appreciated however that early implementation of for example Option 1, the Consolidated

Exhibit, would significantly reduce the cost of the later full restoration. The possibility of formulating 'hybrid options' and the effect on cost estimating is also noted in the introduction to Section 10.

1.2.48

Enabling development

Commentary is included on the scheme of proposed enabling development, currently the subject of an as yet undetermined planning application, in relation to the relevant policy tests for enabling development. It is considered that the current scheme *as it stands* does not satisfy the specified criteria. Enabling development in the generic sense is however considered to be a legitimate aspect for consideration in the context of finding a beneficial outcome for St Peter's College as a heritage asset.

1.2.49

Appended material

A range of supporting material is appended to this volume, including a detailed site history and chronology, a separately commissioned archaeology report, a list of archival sources, a bibliography, a copy of the listing entry, extracts from national and international risk registers, a copy of the client brief for this commission, a brief section on other examples of rescue, a synopsis of Consultation feedback and a glossary of terms.

1.3 Future

1.3.1 Recommendations for further action

Having regard to the findings of this report the following agenda for further action is recommended –

1.3.1.1 Public availability

1. The final issue of the Conservation Assessment should be uploaded to the website of Historic Scotland for freely available public access.
2. The Introduction and Executive Summary from the above Assessment should also be uploaded to the website of Historic Scotland as a separate document to enable easy reference to the principal contents and conclusions of the Assessment.
3. A press statement noting the availability of the documents as above should be issued in the joint names of the Archdiocese of Glasgow and Historic Scotland.

1.3.1.2 Ongoing Management

4. A Steering Group convened by the Archdiocese of Glasgow, and including representatives of the Archdiocese, Historic Scotland and Argyll & Bute Council, should continue to meet regularly, using the Conservation Assessment as a basis for procuring a beneficial future for St Peter's College and the Kilmahew Estate, with specific regard to the following issues.
5. Identification of potential sources of seed funding, such as World Monument Fund and /or Historic Scotland, for the appointment by the Archdiocese of Glasgow of a coordinator to progress development of a conservation management programme for the buildings and estate.
6. Establishment of an interim works budget and implementation programme for addressing immediate measures on the estate. (Note: this, and following items, to form part of the Coordinator's assignment.)

7. Establishment of a site monitoring programme to ascertain and enhance the security and safety of the site, with an appropriate regular inspection and reporting regime.
8. Early action items should include restoration of the integrity of the security fence, precautionary works to address urgent public safety hazards and/or the posting of warning notices, protection/safekeeping of items at risk, and the arrest of any sources of land degradation, including flood water and contamination. The above list is not exhaustive, and other measures that could enhance security of the buildings and the estate should also be considered and implemented as appropriate.
9. Preparation and costing of a schedule of temporary holding measures (as indicated in Section 5.2) with a view to arresting any imminent damage to the heritage asset.

1.3.1.3 Elimination of non-compliant options

10. Having regard to the findings of this report in relation to the 'Stablized Structure Option' (5.4) and Enabling Development (Section 11) the current planning and listed building applications should be withdrawn or rejected.
11. Having regard to the findings of this report in relation to the 'Do Nothing Option' (5.5) and Demolition (5.6) these options should be confirmed as rejected.

1.3.1.4 Progression of options for conservation and re-use

12. The Coordinator to be tasked to progress the following issues (inter alia):
13. Development of a promotional strategy and marketing initiative for canvassing wider interest in the asset, nationally and internationally, (including any beneficial coordination with GKC/Lighthouse exhibition and GKC Archive).
14. Preparation and promulgation of Invitation for Expressions of Interest from any person or organization with bonafide propoals for the conservation and re-use of the buildings and estate to submit these within a specified period.

15. Suggested criteria for evaluation of conservation and re-use proposals to be published as part of the invitation for expressions of interest, (inter alia)
 - Provision of sufficient written and illustrative information to enable a full understanding and assessment of the proposals
 - Compliance of proposals with the Conservation Assessment Statement of Significance
 - Supporting evidence of technical content of proposed conservation and upgrade works
 - Compliance of proposals with relevant planning policy and guidance
 - Compliance, and limitations of compliance, with Building Regulations legislation
 - Demonstrably sustainable Business Case for securing the long term future of the asset
 - Detailed Management Plan for stewardship of the buildings and the estate
 - Demonstrable local and national public benefits from the proposed use/s
 - Compliance of any supporting scheme of Enabling Development with policy guidance and compatibility with Statement of Significance.
 - Demonstrable capacity to finance and deliver the proposal to a specified timetable
 - An appropriate tenure arrangement in support of the proposal for conservation and re-use.
16. Following closure of period for submission of expressions of interest, the Coordinator to prepare a detailed evaluation of all eligible submissions properly received and report findings and recommendation(s) to the Steering Group for consideration and determination.
17. Following consideration of the Coordinator's report by the Steering Group, in consultation with such other agencies as appropriate, selection of a preferred bidder and scheme for conservation and re-use of the former St Peter's Seminary buildings and the Kilmahew Estate.
18. Undertaking of due diligence as necessary in order to secure

commercial and financial closure of agreement between owner and preferred bidder, within a specified timetable.

19. Appointment of the preferred bidder on the basis of a Development Agreement, the form and content of which has been agreed by all the principal stakeholders, in consultation with such other agencies as appropriate.
20. Implementation of the Development Agreement, with appropriate monitoring and supervision on behalf of the Steering Group and any other key interests.

1.3.2 Re-thinking St Peter's Seminary

- 1.3.2.1 The central purpose of this assignment has been to provide a robust platform of historical research, conservation assessment, survey information, diagnostic and remedial advice and financial forecasting to inform and facilitate the process of decision-making that will guide the immediate and long term future both of St Peter's Seminary and of the Kilmahew Estate as a whole.
- 1.3.2.2 A benign reading of the study would construe its findings as indicating the possibilities of a positive future for the buildings and the estate, notwithstanding the manifold difficulties that need to be overcome. In other words the situation demands realism but should not exclude aspiration, and is for this reason that the range of options provides for a strategy of aiming initially at more modest objectives that do not preclude the opportunity for the later achievement of more ambitious ones.
- 1.3.2.3 Thus for example a substantially, or even selectively, consolidated exhibit combined with progressive rehabilitation of the wider landscape setting, could achieve real and meaningful heritage and recreational benefits that would surely represent a considerable improvement upon the current situation. The outcome of such a project might simply remain as a managed amenity, which if secured on a sustainable basis would provide a long term public and community asset. But a consequence of this approach might also be to enhance the possibility of a viable new use coming forward that would build upon the progress already achieved.

- 1.3.2.4 It should be appreciated that the above scenarios are speculative and intended simply to demonstrate how the report may be used as a basis for new ways of grappling with long-standing problems. Whilst there are already outstanding issues in relation to the determination of the pending planning and listed building applications, and also in connection with minimizing existing hazards on site, which will require early resolution, it will also be desirable to exploit the window of opportunity created by the report itself and the potential added interest following the buildings' addition to the World Heritage Fund Watchlist, and indeed the forthcoming GKC exhibition (November 2007-10th February 2008 at the Lighthouse, 11 Mitchell Lane Glasgow G1 3NU to consider the situation in a broader perspective and allow for any viable new initiative/s to come forward.
- 1.3.2.5 Thus as the context in which the future of St Peter's Seminary will now be considered is a changed – or changing - one, it will be important to ensure that positive opportunities are not overlooked on account of the extended foregoing history of fruitless effort and failure. With this in mind the following section looks briefly at the aspects of the situation that might assist a positive reading of the possibilities of re-use.
- 1.3.3** Consideration of Re-use.
- 1.3.3.1 It was not a duty of this commission to make specific proposals for the re-use of St Peter's Seminary. This vital process will entail a new managerial and promotional initiative and the further involvement of a wider circle of stakeholders and interests. This section of the study has however been included as an initial aid to that endeavour by providing some positive considerations to build on. (Supporting examples are also included in appendix 12.9).
- 1.3.3.2 Considering St Peter's as an asset
The seminary and its site have been in a state of dereliction for so long that it is probably hard for many of those involved with its difficulties to regard it as other than a liability. But despite the obvious difficulties (as covered in the main report) in order to move toward a position where a positive future can be contemplated it will be necessary to begin thinking of it as an asset. What are the attributes of the place and its current circumstances that would support this interpretation?

- 1.3.3.3 Profile - a new moment of opportunity
St Peter's College has a national and, to an extent, an international profile which in the context of a positive initiative for re-use would serve as a platform for its promotion. In this light its listing at Category A must be seen as a register of its importance rather than a constraint on its future use. Additionally, its recent inclusion in the World Monument Watch List 2008, is a measure of its international profile as a heritage asset of unique significance. At the same time the emergence of a more powerful expression of cultural identity following devolution and establishment of the Scottish Parliament provides an opportune context for the promotion of one of its most high profile modern buildings as part of a national process of regeneration. The immediate opportunity for raising the building profile in the forthcoming exhibition of the work of Metzstein & MacMillan is also noted. A positive interpretation would construe these factors as coalescing to provide a new and vital 'moment of opportunity' for St Peter's.
- 1.3.3.4 Location
The site at Kilmahew is within easy travel distance from Glasgow –under an hour by either car or train in favourable conditions – and Glasgow itself is well served in terms of national and international connections, by air or rail. It is therefore extremely accessible.
- 1.3.3.5 Situation
By contrast, one of the most unusual aspects of the complex is that despite the accessibility of its location the situation of the seminary itself presents as utterly remote. Its dramatic setting within Kilmahew Estate imparts a uniquely secluded quality to the site which may be promoted as one of its special attractions in offering a place of sequestered retreat that is also within easy reach of 'civilisation'.
- 1.3.3.6 Residual condition
It will be noted from the technical content of the condition survey that although the building complex is currently derelict and hazardous, the condition of its residual structure is essentially sound and capable of remedial repair where necessary. This also includes the state of much of its pre-cast cladding, where technical failure has generally resulted from deterioration of fixings as distinct from the units themselves. In other words, whilst the soft fabric and services of the buildings would require replacement, the core elements of the asset remain viable for regeneration.

- 1.3.3.7 Adding value
There are many opportunities in both the buildings and the site for adding value. The issue of enabling development is discussed elsewhere in this study and requires the most careful assessment in order to avoid harm to the heritage values of the buildings or landscape, but there can be little doubt that if correctly exploited these opportunities could contribute significantly both to the capacity and flexibility of the potential asset.
- 1.3.3.8 It is also evident that there is considerable opportunity for technical upgrade of the buildings themselves. The need for general replacement of the external envelope fabric – roof coverings, windows and screens – and services, provides ample scope for achieving significant but architecturally discreet improvements in technical performance, including insulation values, efficacy of drainage, weather resistance, energy efficiency, communication systems, etc, etc.
- 1.3.3.9 There are many precedents in the field of modern building conservation to demonstrate the feasibility of combining technical upgrade with conservation objectives. In other words the extent of replacement that would be needed in fitting the buildings to a new use actually enlarges the opportunity to enhance the buildings' performance to meet current standards and in doing so, eliminate all of the technical shortcomings that have been cited as contributing to its early closure.
- 1.3.3.10 Spatial capacity and typology
The seminary complex contains both a significant quantity of floor area and wide variety of spatial types as follows:
Main building (inc. Sanctuary) – Approx 6,568 sm Gross Internal Floor Area, consisting of very large high- ceiling halls, galleries and cloisters, interconnecting core areas, semi-private spaces, small cells.
Teaching block - Approx. 949 sm Gross Internal Floor Area, consisting of four approximately equal sized floorplates of 225 – 250 sm.
Convent Blocks and Kitchen – Approx 445 Gross Internal Floor Area, consisting of a range of smallish office type and communal rooms, and a larger floor plate of approx. 140sm.
In addition to the spatial offer of the seminary complex, approaching 8,000 sm in total, there is associated outdoor space in the immediate

courtyard that lends itself to beneficial use in conjunction with activities in the buildings. There are also opportunities to create additional floorspace for new or bespoke uses in the vicinity of the complex or the wider site environs, provided such opportunities are exploited creatively with due regard to the sensitivities of the situation and setting.

1.3.3.11

Flexibility

It may be seen from the above analysis that there is considerable variety in terms of spatial format within the complex. In essence the church could be interpreted as a performance space with a stage (the sanctuary), a back-up area (the sacristy) and an auditorium (the chapel), supported by a large foyer (the refectory). But many other interpretations are possible - a gallery, a lecture theatre, and exhibition hall, etc.

1.3.3.12

The challenge in adapting the buildings to a new use is to achieve a good fit that runs with the grain of the design. If this is intelligently and imaginatively conceived there should be ample scope for flexible adaptation. It may be useful to approach this task by inverting the usual Modernist mantra 'Form follows Function' to become 'Function follows Form'. This mindset could assist in the appropriate application of new uses to some of the more specialized aspects of the original design. For example it has been noted in previous unsuccessful schemes for re-use that the study bedrooms are too small for satisfactory residential conversion. This suggests that if comfortable residential accommodation is required in a regeneration project it may be better located elsewhere on the site and be provided through new build development that could be purpose-designed to appropriate standards and compliance, rather than attempting to 'force' current templates for such accommodation into a pre-existing structure which may not readily assimilate them.

1.3.3.13

It should also be noted that although a notional scope of works has been assumed for the purpose of generating a budget estimate of cost for the Restoration Option (Chapter 10) there should be ample opportunity for imaginative adaptation in the design and detailing of an actual project that could still be consistent with and sympathetic to the principal heritage values noted in the Assessment of Significance (Chapter 3) and the Analysis of Conservation Issues (Chapter 4).

- 1.3.3.14 **Natural resources**
The extensive landscaped setting of the buildings has received considerable attention in this study, and must represent one of the most valuable components of the overall asset. But in addition to its outstanding amenity value, the site also offers opportunities for considering the potential contribution of natural resources in the form of solar and wind power, borehole water, biomass fuel, ground source heating energy, on-site sewage treatment, etc which may enhance the attraction of a regeneration scheme in advancing the green agenda and promoting a model of sustainability.
- 1.3.3.15 **Collateral resources**
Records - One aspect which deserves particular comment in relation to any discussion on re-use is the uncommon, possibly unique, extent of surviving original documentation of the building. From an initial assessment it appears that virtually the entire archive of design and detail drawings of the St Peter's building remains in existence under the custodial care of the Mackintosh School. The comprehensiveness of this production information at the time of original building is unusual enough, but the remarkable and seemingly complete survival of this record would potentially enable the recreation of any lost element of the building to be achieved without any conjecture in relation to authenticity.
- 1.3.3.16 **Popular/local support –** It is believed that there is a strong body of support for positive regeneration of the site and the buildings, both locally within the Cardross community and Glasgow, and further afield in various voluntary and professional organizations.
- 1.3.3.17 **The Cardross Trust,** a local charity established in 1934 which has provided a valuable range of local amenities for benefit of the village community, has confirmed its interest in taking over the Kilmahew Estate following its rehabilitation to hold it in trust as a public amenity and secure its integrity against further development. The St Peter's Preservation Trust, a more recently formed organization, has also called for beneficial re-use of the buildings.
- 1.3.3.18 **The St. Peter's Preservation Trust** has indicated that it would be prepared to take over the seminary buildings (as distinct from the wider estate), monitor their security on a weekly basis, and organize fund raising activity towards their eventual conservation and re-use. (It would prefer to share any long term responsibility/liability of the complex with Historic Scotland.)

- 1.3.3.20 Argyll & Bute Council Employability Team has indicated that it can provide a supervised team of workers to projects where project materials and overheads are funded. The Helensburgh team may be able to carry out a landscaping contract works as part of the formation of the country park.
- 1.3.3.21 It may also be noted that the original architects, Professor Metzstein and Professor MacMillan, are still living locally and might be consulted in the process of developing potential new uses for the buildings.
- 1.3.3.22 In addition there is likely to be support, and possibly some financial backing, from other official organizations who could be involved with any scheme of re-use. If effectively coordinated these resources could become a significant enabling factor in mobilizing a project.
- 1.3.3.23 It is hoped that this section, read in conjunction with the study as a whole, will help to cultivate a positive context for the evolution of possible schemes, and assist in the evaluation of any such proposals.