

## **Quality And Character Of The Grange Conservation Area**

LOCALITY: DALRYMPLE CRESCENT

### **1. Status**

1.1. Within Grange Conservation Area

1.2. No Listed Buildings

1.3. No Tree Preservation Orders.

### **2. General Character**

2.1. Dalrymple Crescent shares the unity present in much of the Grange as a consequence of the terms of the Feu Charter. In particular all houses are set a generous distance back from the street, none is higher than two storeys and an attic or basement. All are enclosed by stone walls (albeit some dwarf with railings or hedges), all are sandstone built and none are without architectural merit.

### **3. Particular Characteristics To Be Safeguarded**

3.1. In contrast to almost every other street in the Grange, Dalrymple Crescent follows a sigma curve so that one end is not visible from the other.

3.2 Consequently, a proportion of the houses follow the curve, thus - unusually in the Grange - exposing parts of the gable ends.

3.3 At the eastern end, the slope of the land is such that houses north of the road are on a significant shelf.

3.4 Within the overall unity, architectural styles and detailing vary widely and interestingly.

3.5 Size also varies from elegant spacious bungalows through semi-detached arrangements to substantial 2-storey and basement family villas. There are however, and crucially, no houses notably larger (or with larger gardens) than the rest.

3.6 The absence of large gardens subsequently developed has meant that few trees are embarrassingly large or have had to be cropped. The treescape has been developed realistically and is notably diverse, well managed and complementary to the houses.

3.7 80% of the properties have had enough garden space on which to develop garages as the car age arrived. This has had the advantage of keeping residents' cars off the streets. The downside is that most garages are without architectural merit or worse. Through the week the road is full of cars, this being free parking near the businesses in Causewayside.

#### **4. Potential Development**

4.1 There are no gap sites nor gardens large enough for more than conservatory-style extensions.

4.2 Development would thus require the removal of existing property. This seems unlikely since even the smaller houses are of considerable merit and thus too valuable on the property market.

4.3 Should any development occur it is apparent that stringent conditions would have to apply if the quality and coherence of the Crescent were not to be reduced. Development would either have faithfully to respect what is here or be of such outstanding architectural merit to be allowed (encouraged?) to break with tradition entirely.

4.4 The development prospect most likely to come forward and thus realistically most to be feared, is a change of use which needed hard standing for vehicles over most or all of the front garden. (There are unhappy examples elsewhere in the Grange.)

Alistair Scott June 1997.