

Quality And Character Of The Grange Conservation Area

LOCALITY: South Section of Mansionhouse Road, Nos. 25-43 & 22-36.

Houses

In 1825 Sir Thomas Dick Lauder commissioned the first feuing plan of the Grange. Grange Road appears as an access road from Newington and was opened for building in 1845. Several streets were proposed at right angles to link up with Dick Place, i.e. Mansionhouse Road, Lauder Road and Cumin Place. By 1851 the Johnston map shows Nos. 25 and 27, Sylvan Bank and Mount Vernon and 29, Springfield Cottage dated 1848, 31, Isabella Villa and No. 33 (built in 1847), and one house (no.30) on the east side, and No. 43 (this corner house is said to have been the house of the estate grieve). Mansionhouse Road rather self evidently took its name from the mansionhouse of the Grange estate.

By 1864 the Raeburn feuing plan shows south Mansionhouse Road complete.

The earliest houses were of Georgian character - the glass tax was not abolished until 1850 and after this date larger windows became fashionable, with many villas having bay windows. The style of the smaller villas Nos. 31, 28 and 30 are Neoclassical or Greek Revival. It is suggested in the Green Book that No. 26 might be designed by Sir James Gowan, Nos. 29 and 31 are A listed and others are B and C (CHECK).

Trees

Until recently the street was notable for its fine old trees - there is evidence of a former lime avenue, but unfortunately Dutch elm disease and old age, combined with the off-street parking requirements of the motor car, have reduced the leafy country feel of the street. There is a fine copper beech tree and a walnut. There are no tree preservation orders (CHECK).

Changes

There are several divisions of the family houses, one as recent as the early 80's, which have introduced alien elements. Further division of the houses and break-up of the gardens should be resisted.

There is planning permission for the erection of a house in the garden of No. 36; this was opposed by local residents and by the Grange Association but granted by the Secretary of State on appeal. Any further development in the street would be detrimental to the established character.