

SUSTAINING THE QUALITY AND CHARACTER OF THE GRANGE OUTSTANDING CONSERVATION AREA

It is recognised that, in remaining alive and prosperous, the Grange changes and will continue to do so; and that the conservation of the area will involve the management of change in order to preserve or enhance its particular character.

These notes are intended to assist in the identification and understanding of this character and in particular to help:

- the designer to achieve an appropriate quality
- the planning authority to reach the right decision
- the members of The Grange Association to participate in the control of their own environment

The purpose of the notes would be best served if it became accepted, by the planning authority and developer alike, that **proposals for new development should be accompanied by a design statement demonstrating what had been done to ensure that the proposed development was in harmony with the distinctive character of the Grange and the particular locality within it.**

“ No good can be done unless both the advisers and the advised act on the principle that the preservation of what constitutes the particular distinction of the City is to be held as, in itself, an ultimate end”

Lord Cockburn letter to the Lord Provost

CONTENTS

- 1 review of various aspects of the character of the Grange
- 2 threats to that character
- 3 summary of current national and local policies relevant to development in a conservation area
- 4 suggested particular characteristics to be specifically safeguarded in the Grange as a whole and in its particular localities
- 5 suggested criteria which should be satisfied by any new development.

- Appendix 1 National and Local conservation area policies
 2 References
 3 Notes on character of particular localities within the Grange

Notes on localities

Blackford Road, Dalrymple Crescent, Fountainhall Road (East),
 Glenisla Gardens, Mansionhouse Road (South), Mortonhall Road
 Astley Ainslie Hospital

CHARACTER

Social character

1. The social character of any area comes as much from the occupants as from the physical fabric. How they live, park their cars, garden and plant trees or care for their buildings and public areas, all contribute to the character.
- 1.2 Approximately 4,200 people lived in the Grange in 2,000 dwellings in 1991. Contrary perhaps to the image only 11% of the buildings remained as detached houses and 14% as semi-detached; 66% of the buildings were flats, half being purpose built in the previous 40 years.
One third of the population were over sixty and 15% had a limiting long term illness; and 26% are less than 24 years of age.¹
- 1.3 A survey² carried out by The Grange Association in May/June 1993 sought residents' views on changes to the character of the area. Selected views were: conserving the architectural interest of the area attracted a very positive response, with 81% in favour. The strongest opposition was to building on garden land, with 87% against, and this was followed by making gardens into parking places. The building of flats instead of houses came third with 71% against.
32% of households had no car in 1993; 27% kept their cars in the street; only 18% used their cars for going to work.
- 1.4 Comparable current statistics are not available.

Physical character

- 1.5 The special architectural character of the area, and the threats to it, were fully described in "The Grange: A Case For Conservation" by Sofia Leonard, published by the Grange Association in 1982. The following are extracts from that report.
 - 1.5.1 "The building of the Grange was virtually complete by 1890. Today, with its stone villas and boundary walls and informal gardens with mature trees still largely intact, it remains one of the finest of Edinburgh's suburbs, whose character includes the following elements:

isolation ... privacy ... seclusion ... security ...
exposure to sunshine ... healthiness ... idealisation of nature
individuality ... informality ... picturesqueness ...
and a catalogue of architectural styles".
 - 1.5.2 "Indeed, walking along the streets of the Grange, the architectural historian or amateur architect will discover a whole catalogue of different styles and modes of building construction. Yet, although the house styles are varied, the district presents a unified character in the continuity of building materials - virtually all in local sandstones - and in the garden stone walls behind which trees are always found".

¹ Figures from 1991 Census

² The Grange Association Survey 1993 (MacRae): about 3000 questionnaires were issued with the NEWSLETTER and just over 11% were returned

- 1.5.3 **“This unified character springs from the restrictions imposed by Sir Thomas Dick Lauder at the time of feuing the land”.**
- 1.6 The feuing restrictions included:
- all plans and elevations to be approved by the estate architect
 - villas and dwelling houses only to be built, all other uses specifically excluded
 - height restricted to two storeys and attic
 - distance of the house from the street to be no less than 20 feet
 - gardens required to be planted and kept in a neat and ornate manner
 - each plot to be surrounded by a stone and lime wall not exceeding 8 feet high
 - any villas which were to have separate entry to the upper flat or attic should only be by a stair constructed in the interior of the villa.
- 1.7 **The same care and attention to detail is required today to maintain the qualities and character which led to the Conservation Area designation in 1983 and its Outstanding Status designation in May 1996.**
- 1.8 In addition to the area’s overall character, individual localities within the Grange have developed their own identities. Hence the street scene in Dick Place is very distinct from Findhorn Place or Blackford Road, while recent developments in Grange Loan have resulted in changes to the individual character of that street. The extension of the Grange Association responsibility to include the Astley Ainslie Hospital adds an entirely different and more “arcadian” character to the Conservation Area.
- 1.9 These individual localities are also vulnerable to inappropriate development. Guidance notes identifying and clarifying the essential nature of each are being prepared and will be added to those in Appendix 3.
- 1.10 Finally, no resume of the character of the Grange would be complete without a mention of the trees. The subject has been fully dealt with in Alistair Scott’s book “Trees in the Grange”. In this he notes:
- 1.10.1 “what unity the treescape of the Grange possesses is the more or less accidental product of the conservatism of our predecessors and the longevity of the trees. If we want a unity of treescape to be continued or developed (and surely we do) something like one in ten of new planting must be devoted to that end ...
- 1.10.2 “at worst, without of course any such intent, inappropriate trees have been put in inappropriate places with unhappy consequences for the property and the community.
- 1.10.3 “The number of trees that should be planted in the Grange each year to keep the treescape in good order is about 2000.”
- 1.11 **In an unthinking approach to trees lies a further threat to the character of the Grange.**

2 THREATS TO THE CHARACTER OF THE GRANGE

“The main threat to the area is the overdevelopment of villa grounds and erosion of garden space and boundary walls through the subdivision of property”³

2.1 The threats to the character mentioned in “A Case For Conservation” were demolition and redevelopment, infill of gardens, subdivision of villas, change of use, over-parking and through traffic. A review is now relevant in the context that the opportunity of overcoming these threats provides for appropriate development and good design.

2.2 Mix of accommodation

The Grange has made a major contribution to the market and range of accommodation in the city by providing quality houses with private gardens within easy reach of the centre. That contribution has been steadily eroded over the last 40 years with the proportion of family houses now reduced to 33% of the whole.

2.3 Intensification of development

In the last 30 years there has been a major increase in the density of building in the Grange. A recent example is the proposal to knock down a house in a private garden and to build seven dwellings in its place - this is a 700% increase in density.

There are many other individual sites to which this threat could apply. And it could grow if it is argued that with the city requiring an extra 30,000 houses by 2005, each extra house in the Grange saves one in the green belt.

2.4 The influence of flats

The essential character of the Grange arises from the “grain and plot size” of two storey houses set in private walled gardens. However, in the last 50 years, 660 dwellings have been constructed in the grounds of, or replacing, the original villas. Only 17 of these have been two storey houses.

Dwellings in flatted form are not in themselves a threat to the physical character, as the many divided villas throughout the area, and the two- storey terraces in St Albans Road, show.

However, experience of the type of construction adopted over the last 30 years shows that they do not (and perhaps cannot) accord with current national and Council policies. For example the following policies, which are detailed in Appendix 1, have not been followed:

retention of “the distinctive grain and texture derived from the plot widths and the original layout pattern”⁴

³ Central Edinburgh Local Plan 1994, p.156

⁴ App. 1.3: Central Edinburgh Local Plan 1991: The Issues

“the area characterised by low density development and abundant landscaping” has been threatened⁵

“demolition of existing premises should not create a presumption that permission for more intensive ... development will be granted”⁶

“retention of stone built character, maintaining general low density of built form and high percentage of garden ground”⁷

2.5 Individual built form

In addition, the flats have not been in accord with the architectural character of the area because:

the form of the new buildings, and their accommodation, is often significantly different from the houses and gardens they replace. In particular, the ratio of window void to solid wall is much greater than in the original buildings.

materials used for the external walls rarely stand comparison with those formerly used.

common gardens and garage blocks produce a different scale of development.

2.6 Increase in traffic

This increase in density of dwellings, combined with rapidly growing car ownership, has resulted in traffic loads far greater than those for which the roads were designed. The effect is apparent in both distributor and access roads, and at road junctions.

2.7 Parked cars

While a survey at night shows most of the residents' cars accommodated off the street (73% in 1993), during the day many streets are parked solid on both sides by cars whose owners use the area as a “park and walk to work zone”.

This has completely altered the character of the street scene in many parts of the Grange. At the same time it has increased the need for “run-ins” in front gardens and the widening of openings in front walls.

2.8 Institutional uses

There are several recent instances of major institutions moving out from substantial and historic buildings, with an increase in nursing homes, nurseries and retirement homes. This is bound to affect the area if carried much further.

⁵ App. 1.2: Historic Scotland Memorandum of Guidance para.4.35

⁶ App. 1.1: NPPG No 3

⁷ App. 1.4: Central Area Local Plan 1994/Development Control Handbook section G5

3 SUMMARY OF RELEVANT POLICIES

- 3.1 It is the function of the planning system to promote good design, tackle pedestrian vehicle conflict, and safeguard character of towns and open spaces.
(NPPG 1)
- 3.2 Following demolition there should be no presumption in favour of more intensive and high density development.
(NPPG 1 & 3)
- 3.3 A Conservation Area may be seriously threatened by any proposal to increase density and reduce public/private open space.
(Historic Scotland Memorandum of Guidance on Listed Buildings and Conservation Areas)
- 3.4 First priority should be to have regard to those special architectural and visual qualities which gave rise to the Area's designation.
(Ibid.)
- 3.5 In conservation areas financial and commercial considerations must be subordinated to the needs of a coherent environment.
(Central Edinburgh Local Plan: the issues)
- 3.6 In a conservation area the Council will require the retention of all features which contribute to its character and appearance; in villa areas, the retention of the stone built character, general low density of built form, high percentage of garden ground, and appropriate building forms with quality and designs appropriate to their surroundings.
(Central Edinburgh Local Plan Policy CD 16)

See Appendix 1 for more details of policies.

4. **SUGGESTIONS FOR CHARACTERISTICS WHICH SHOULD BE SPECIFICALLY SAFEGUARDED**

4.1 **Streetscape**

The scale, rhythm and line of frontages, plot size and division, walls and trees visible from the street.

4.2 **Building Form**

Bulk, mass, scale, fenestration; two-storey houses in gardens.

4.3 **Green envelope**

The coherence of the private garden space of a whole block, including trees and walls and privacy characteristics.

4.4 **Vistas and views**

Retention of views out from the area and views into the area, particularly from Blackford Hill.

4.5 **Street use**

The characteristics of those streets which are still free from casual "commuter" parking, and provision for residents' cars off the street.

4.6 **Trees**

The tree canopy as a whole, and individual trees.

4.7 **Individual localities**

Some areas have particular qualities and characteristics These are being recorded in a standard format - see examples in Appendix 2.

5 CRITERIA TO BE SATISFIED

5.1 New development must respect its historic context and the particular characteristics of an area which these notes suggest should be safeguarded.

- the overall mass or volume of building, its scale (the expression of size indicated by windows, doors, floor heights and other identifiable units) must be appropriate.
- it should be in harmony with or complementary to its neighbours. There should be a strong presumption in favour of the two-storey house set in its own stone walled garden.
- materials generally should match those which are historically dominant.

All the above can be assessed without reference to the architectural style adopted for the design. (Conservation Area Practice: English Heritage 1993)

- a new frontage must follow the line or rhythm of the existing frontage.
- where there is no existing boundary wall, one must be constructed to a height of approximately 8 feet, or to line with adjacent street boundary walls.
- tree planting should be undertaken to the north of any new building, of a species which will ultimately reach the height of the building.
- the development should not generate levels of traffic, parking, noise or environmental problems which would be detrimental to the character of the area. Sufficient parking should be provided within the site to service all the needs of the development.

5.2 In submitting an application for new development, the developer should:

- demonstrate that the government, city and local policies have been followed.
- provide a full assessment of the likely impact of the proposal on the specific character of the Grange and the characteristics of the immediate locality.
- provide drawings describing fully the location, nature and extent of the works, in sufficient detail to establish the nature and quality of the proposals.
(Development in the Historic Environment: English Heritage 1995)
- sketches of the proposed development as seen from Blackford Hill.

5.3 The Edinburgh Streetscape Manual 1995 should be observed, in particular in respect of the Grange, page 10, "the design of any streetworks should recognise that stone is the predominant construction material, selected in each case to suit its precise purpose for walls, pavements, kerbs or roads." In any streetworks the granite kerbs should be retained. The setting of public services into boundary walls should continue where possible, and cable junction boxes painted the specified colour against stonework.

APPENDIX 1

Summary of current national and local policies relevant to the Grange Outstanding Conservation Area

1 National Planning Policy Guidelines

One of the key functions of the planning system is to improve environmental quality by promoting good urban and building design, by tackling pedestrian and vehicle conflicts, by safeguarding the character and setting of towns and villages, and providing and retaining suitable and attractive open spaces. (NPPG No 1 para 11)

Planning Authorities may justifiably reject obviously poor designs which have failed to take account of their setting and their relationship to surrounding landscape and buildings. (NPPG No 1 para 70)

The character and amenity of existing residential areas should not be unacceptably damaged by the effects of redevelopment or infill development. In particular the demolition of existing premises should not create a presumption that permission for more intensive and high density development will be granted. (NPPG No 3 paras 31, 32)

2 Memorandum of Guidance on Listed Buildings and Conservation Areas Historic Scotland 1995

The demolition of even a single building and the construction of a new building or buildings in its place could result in the character or appearance of a conservation area, or part of it, being severely prejudiced. In such circumstances the whole purpose of designating the conservation area could be undermined. (Para 4.22)

In considering applications for development within conservation areas, it is suggested that first priority should be to have regard to those special architectural and visual qualities which gave rise to the area's designation; thus any proposal which, either in itself or if repeated elsewhere within the area, could erode these qualities may have to be refused. An area characterised by low density development and abundant landscaping may be seriously threatened by any proposal to increase the density and reduce public/private open space.

The information produced ... should therefore make it quite clear which characteristics of each conservation area should be specifically safeguarded. (Para 4.35)

3 Local Plan Policies

We have to consider the implications of developing in conservation areas and how new buildings can enhance their character, This can be a very exacting requirement since each area has its distinctive grain and texture derived from the plot widths of the original buildings and layout pattern.

In order to achieve high design standards and urban quality, financial and commercial considerations must be subordinated to the needs of a coherent environment.

(Central Area Local Plan: The Issues June 1991 page 7)

4 Central Area Local Plan September 1994

Conservation and Design Objectives:

To protect and enhance townscapes and local environments of quality, character and interest.

Policy CD 4: ... in a conservation area the Council will require the retention of all features which contribute to its character and appearance ... New development ... will be considered for its contribution to the enhancement of character.

Policy CD 5: The redevelopment of buildings which are considered by their appearance and scale to be detrimental to the character of a conservation area will be encouraged but demolition proposals will be evaluated against the merit and anticipated impact of the proposed replacement building.

Policy CD 16: New development in villa areas. New development in the garden grounds of detached or semi-detached houses of a traditional and usually stone built character (villas) if acceptable in principle will be required to conform to approved guidelines which seek to regulate its form and layout.

The following aims are identified in Development Control Handbook section G5:

- a. to retain the stone built character
- b. to maintain the general low density of built forms
- c. to retain the high percentage of garden ground
- d. to encourage appropriate building forms, their quality and design appropriate to their surroundings
- e. to locate buildings appropriately on sites

Policy CD 17: Materials. The Council will seek a greater use of stone, roofing slate and other traditional materials ... in conservation areas where stone is an integral part of their character.

5 MOTIONS

Preservation and Enhancement of Conservation Areas

Motion by Councillor Forrest, accepted 8.5.97

“That this Council draws up and publishes proposals for the preservation or enhancement of Edinburgh’s conservation areas, to comply with Section 262B(i) of the 1972 Act. Noting that the Grange Association has already done a lot of work in so defining its area, that the Council co-operate with the Grange Association to publish early proposals for the Grange Conservation Area.”

APPENDIX 2

REFERENCES

The Grange Association

Publications

The Grange: a Case for Conservation		1982
Trees in the Grange	Alistair Scott	1995

Comments and notes on conservation and other issues

Response to Central Area Local Plan: The Issues		1991
Comments on the Central Area Local Plan		1992
A Statement of Policy for the Grange	AGM	1989
Information from 1991 census		
The Grange Association Survey	MacRae	1993
Policy for trees		

Proposal to establish and operate Guidelines for Conservation and Enhancement
1996

Government publications

Development in the Historic Environment	English Heritage	1995
Conservation Area Practice	English Heritage	1993
Planning and the Historic Environment, PPG 15	Dept of Environment	1994

Memorandum of Guidance on Listed Buildings and Conservation Areas
Historic Scotland 1987, 1994

Books and Journal Articles

Planning Exchange Bibliography: Guidelines for Conservation Areas		
The Character of Conservation Areas: Chesterton	RTPI	1993
Tony Hall: Design Control, Towards a New Approach	Heinemann	1996
Donovan: Rethinking Design Guidance	Planning Research & Practice	11.3.1996
Booth: Setting the Standards, Conservation Areas are celebrating their 30th birthday	Planning	28.2.1997
Conservation Area Advisory Committees	RIBA Journal	9.1996
Conservation Areas - Steinberg and After	Journal Article	

APPENDIX 3

DRAFT STANDARD FORMAT FOR LOCAL CHARACTER GUIDELINES

QUALITY AND CHARACTER OF THE GRANGE CONSERVATION AREA

LOCALITY: (street or locality name)

1 STATUS

1.1 Record Conservation Area status, identify only Listed Buildings, Tree Preservation Orders.

1.2 Other publicly identified controls?

2 PARTICULAR CHARACTERISTICS TO BE SAFEGUARDED

These will be what the Association believes the planning authority should pay special attention to when exercising its function under the Planning Acts.

Be brief and to the point. Each particular characteristic should be supported by the reason for its inclusion.

3 GENERAL CHARACTER

This section gives the context for the reasoned selection of specific characteristics.

4 HISTORY

Additional information which may

lend weight to arguments with owners, developers planners in consideration of appropriate development

be of use and interest to local people

QUALITY AND CHARACTER OF THE GRANGE CONSERVATION AREA

LOCALITY BLACKFORD ROAD

1 STATUS

Within the Grange Conservation Area

Listed Buildings

1-3 (incl. boundary walls)	Category B
35, 37 and 39 (incl. boundary walls, gates and piers)	Category B

2 PARTICULAR CHARACTERISTICS TO BE SPECIFICALLY SAFEGUARDED

- 2.1 Distinctive grain and rhythm arising from original plot widths and house style together with the subsequent infilling of free-standing single houses
- 2.2 The street and treescape and cars accommodated off street
- 2.3 Rear green envelope of private gardens retaining original scale and privacy
- 2.4 Low density single house character at the west end

3 HISTORY AND GENERAL CHARACTER

Currently there are 16 dwellings on the north side of Blackford Road and 24 on the south side; 13 are conversions into flats.

The Ordnance Survey map of 1855 does not show the road.

By 1861 (Lancefield) all the houses on the north side and three at the south west end had been built; leaving however a large unbuilt frontage between numbers 4 and 6, of some 210 feet, which remains to this day.

The 1886 Bartholomew map shows the development on the south side completed with large individual houses, one of which (no 11, now nos. 23 - 27) having an extensive garden frontage on to the road of 380 feet.

4 CHARACTER

Between the turn of the century and 1950 no further development took place and the character was established: on the north side with generous frontages with a screen of mature trees between them and the road; on the south side, where the ground sloped away from the road, less continuous building, several of the unbuilt frontages being the back gardens to the very large villas on Whitehouse Terrace.

These villas were well set back from the road with very long front gardens and therefore come unusually close to the buildings on the south of Blackford Road.

In the last thirty years five individual houses have been built on the vacant frontages, two of them of considerable size. This has not spoilt the character of the street scene, rather it has reinforced it by the unobtrusive siting and appropriate scale. Further development of this nature would be in character.

No. 35-39 is B listed and was designed by Sir George Washington Browne (1853-1939) for his own use. The house is interesting in that the aspect to the road, facing north, is somewhat harsh with few windows, while those facing the garden on the south are

generous and more attractive. This was a well considered response to the site and it contributes to the character of the street whereby the south facing houses on the north side appear more attractive.

The other substantial houses on the south side were designed to sit on large plots ("Dunedin", no. 23-25, used to own almost 50% of the frontage) and the current situation of the majority of the new build being substantially lower continues this theme.

The large new property at no 17 picks up the rhythm of large and small: the house is also similar to 35-39 in its street elevation having small though interesting windows, while to the south and west it has large expansive windows.

No 15 was originally the stables to "Harlaw" (now SNH Office in Hope Terrace) while Thistle Cottage (no 29) was the coach house and gardener's cottage for 23-25.

A further element contributing to the character of the street is the array of mature trees, overhanging the street itself, in front and rear gardens and alongside properties. The trees are mixed: forest and deciduous, large conifers, monkey puzzle and black pine and walnut, with smaller scale flowering, decorative and fruit trees. The gazetteer in "Trees in the Grange" lists eight major species as visible from the road.

Overall the character of the street arises from the particular mix of Victorian villas and post-1950s two storey houses. Any further development or redevelopment should retain this character, and this can only be achieved by continuing the two storey individual house scale that has been adopted to date.

In a letter, P/PPA/LA/917 of 1.11.94, the Reporter considered an appeal against refusal of an application to join the house at no. 19 with its adjacent garage. In dismissing the appeal the Reporter commented

"When seen in the context of the large dwelling at no. 17, it results in uncharacteristic overdevelopment of this part of Blackford Road. I am unable to say that the proposal either preserves or enhances the character or appearance of the conservation area. I believe that its effect would be harmful."

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 Preseervation 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); and all are sandstone built. None are without architectural merit.

- 3 PARTICULAR CHARACTERISTICS
 - 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 this 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 the 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 embarassingly 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 has 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.

- 4.1 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 most realistically to be feared, is a change of use which needed hardstanding for vehicles over most or all of the front garden. (There are unhappy examples elsewhere in the Grange).

Alistair Scott June 1977

GD\GA\CONS014\AS\6.97

QUALITY AND CHARACTER OF THE GRANGE CONSERVATION AREA

QUALITY AND CHARACTER OF THE GRANGE CONSERVATION AREA

LOCALITY: FOUNTAINHALL ROAD (EAST) - MAYFIELD TO SOUTH LAUDER ROAD

1 STATUS

- 1.1 The road is within the Grange Association boundary, but the tenements nos 2-20 and non-residential properties nos 1-7 are excluded from the Conservation Area.
- 1.2 The following houses are listed as being of architectural or historic interest
- | | |
|--------------------------------------------|---------------|
| 26, 26a, 28 and 30 Fountainhall Road | Category C(S) |
| 52 Fountainhall Road/3 & 3A S. Lauder Road | Category B |

2 PARTICULAR CHARACTERISTICS TO BE SAFEGUARDED

- 2.1 The following are selected as the special architectural and visual qualities of the area, to be identified in accordance with the Memorandum of Guidance on Listed Buildings and Conservation Areas. (Local Plan Policies CD 4, 5, 10, 11)
- 2.2 From Findhorn Place westwards, low density semi-detached villas and congruent short terrace development. Generously scaled family houses with good proportions, similar in form and of good quality. Proposal to form additional flats should be discouraged and, if allowed at all, be by internal subdivision only. (Local Plan Policy CD16)
- 2.3 Materials consistent with almost exclusive existing use of natural stone and slate (Local Plan Policy CD17)
- 2.4 Individual gardens at right angles to road with well defined boundaries, generally stone walls, accentuated by planting and substantial mature trees.
- 2.5 Street character and detailing as noted in the Edinburgh Streetscape Manual, p.10.
*? *Off street parking should be encouraged where possible to reduce congestion?**

3 GENERAL CHARACTER

- 3.1 Mayfield Road - Findhorn Place: 3-4 storey ashlar, bay-windowed, corner tenements, typical of junctions with urban radial roads; also recent workshop to office conversion.
- 3.2 Elsewhere, typical of the development of the later Dick Lauder Grange feuing plan: semi-detached rather than detached houses, with proportionately smaller gardens and virtually no garaging. Houses are set back from the road and are almost all ashlar, 3- storeys, with bay windows, slated and flat platformed roofs with dormer windows. Houses fairly plain, with limited stone ornamentation at front doors - shells, pediments and, at 44/46, polished stone pillars. All have window lights above doors, and a few have etched glass side panels.
- 3.3 Substantial stone boundary walls to sides and rear, low stone walls to road, original iron railings missing except at 29/31. Front gardens mainly cultivated with trees, shrubs, grass, etc, some with boundary walls breached for run-ins/garages where space allows.
- 3.4 Newington Library, on south side, built c. 1970 on site of earlier church. Single storey stone elevation and boundary wall to road, brick elsewhere, with flat roof; unobtrusive behind existing trees and planting. A rare local amenity.
- 3.5 At north west corner, entered from South Lauder Road, a large detached house more typical of the western part of Fountainhall Road.

QUALITY AND CHARACTER OF THE GRANGE CONSERVATION AREA

LOCALITY: GLENISLA GARDENS

1 STATUS

1.1 1 - 15 Glenisla Gardens, as a terrace, is Category B listed and the street lies within the Grange Conservation Area.

1.2 Because there is no space for new development, some of these guidelines will appear to be academic.

2 PARTICULAR CHARACTERISTICS TO BE SAFEGUARDED

2.1 Simplicity and elegance of unified terrace curving down and round into a cul-de sac invisible from street entrance.

2.2 Scale and rhythm of houses with paired projecting porches direct to the street and paired gables to gardens to the rear; continuous facades with stepped cornice and ridge lines.

2.3 Harling, single houses or pairs painted in different colours, with sandstone dressings (note existing stone is poor in quality and renewal may be difficult.)

2.4 Any work within the external envelope of the terrace should retain or restore the original design and detail.

2.5 Forest scale trees on a grass bank opposite houses. These are in the care of the Council (Recreation Department) with whom there has been extensive correspondence about replanting programmes.

3 GENERAL CHARACTER

3.1 *Rus in urbe* character with terraced cottages facing grass bank with forest trees (the best conkers on the South Side)

3.2 McWilliam: "a cosy terrace with twin porches and piended dormers in the Sydney Mitchell style, c 1890, curving down into the valley."

3.3 Detailed description of facades available on Information Supplementary to Statutory Lists produced by City of Edinburgh District, Marchmont Ward 50, pages 15-17.

3.4 With no front gardens or garages there is a very severe parking problem, spoiling the street's character, causing restriction of road width and consequent potential hazard. On the other hand, this creates a strong sense of community

4 HISTORY

4.1 The land was part of the Mortonhall estate fields adjoining the old Blackford Farm (converted to 3 flats 1979) on the north bank of the Jordan / Pow Burn. It was feued to a builder William Watson and solicitor Peter MacKenzie for the construction of "artisans' cottages, each to cost not less than £300"

4.2 Dean of Guild Warrant for nos 6-15 is dated 5.11.1897, for designs by J B Nisbet. Nos 6-11 built first (1896), then nos 12-15 (1899). Warrant for nos 1-5 is dated 7.7.1898, for similar designs by George Lennox Beattie, and the houses were built the same year.

QUALITY AND CHARACTER OF THE GRANGE CONSERVATION AREA

LOCALITY MANSIONHOUSE ROAD (SOUTH SECTION, Nos 25-43 and 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; 29, Springfield Cottage dated 1848; 31, Isabella Villa and no 33 (built in 1847); 43, the corner house said to have been the house of the estate grieve; and one house (no 30) on the east side.

Mansionhouse Road rather self-evidently took its name from the mansion house 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, i.e. 31, 28 and 30, are Neo-classical or Greek Revival. It is suggested in the Green Book that no. 26 might be designed by Sir James Gowans. Nos 29 and 31 are A listed and others are B and C listed. (*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 feel of the street. There is a fine copper beech 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 80s, 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.

DR

QUALITY AND CHARACTER OF THE GRANGE CONSERVATION AREA

LOCALITY: MORTONHALL ROAD

1 STATUS

- 1.1 Both parts of the road are within the Grange Conservation Area.
- 1.2 The following houses are listed as being of architectural or historic interest
 - Category A 31 - 35 Mortonhall Road
 - Category B 4, 8, 20, 23, 24 Mortonhall Road

2 PARTICULAR CHARACTERISTICS TO BE SAFEGUARDED

- 2.1 The following are selected as the special architectural and visual qualities of the area, to be identified in accordance with the Memorandum of Guidance on Listed Buildings and Conservation Areas (Local Plan Policies CD 4, 5, 11)
- 2.2 Open, low density villa development and, in this road, visually almost unchanged since construction (Local Plan Policy CD16)
- 2.3 Generously scaled family houses with good (classic) proportions, varying in form but all of considerable quality. Alterations to form additional flats by internal subdivision have been modest and in character. At east end, houses form corner to Blackford Avenue.
- 2.4 Individual gardens at right angles to road with well defined boundaries, generally stone walls, accentuated by planting and substantial mature trees.
- 2.5 Materials consistent with almost exclusive existing use of natural stone and slate (Local Plan Policy CD17)
- 2.6 Open view south from road to Blackford Hill (and foreground view of the Grange from Blackford Hill). The ground recently used as allotments was purchased by original villa owners to prevent development and preserve this view. It is the only open space in the Grange apart from the Cemetery and the Calton cricket ground.
- 2.7 This was a quiet and safe residential road until the introduction of an end-of-route bus loop, and of traffic calming measures in adjoining streets.

3 GENERAL CHARACTER

- 3.1 Typical of the Grange generally: predominantly late Victorian detached villas in well defined gardens, with a few semi-detached houses and the end of a terrace at the busier end (Blackford Avenue); a variety of fine mature trees; a mix of active residents of all ages.
- 3.2 A more local characteristic is lower garden/pavement boundary walls and use of cast iron railings (many now gone).
- 3.3 The open view over steeply falling ground to the burn, the railway and Blackford Hill is unique. The row of poplar trees framing this view is a significant element in the street scene at present; but it was only planted in the late 1950s and is already past its best. Appropriate replacement should be considered now.

3.4 There are two untypical developments in the road, both pre-dating the designation of the Conservation Area:

- Flats by James Miller at 25-27 Mortonhall Road/31 Oswald Road. These were built on the old tennis courts of no. 20 opposite. (Apart from no. 23, the south side of road was therefore open apart from for some 60 years)
- extension to side of no. 18 - very mediocre, but partially screened by stone wall and planting.

These buildings erode the character and quality of the area, and should not therefore be allowed to be precedents - see Historic Scotland Memorandum of Guidance.

4 HISTORY (*this section to be checked and developed*)

4.1 Built on feus of Sir Henry Trotter of Mortonhall,

- starting at west end with nos 24, 31-35 by John M Kinross 1888-90 (McWilliam)
- north side nos 6 - 20 c 1890 - 1893 (6,8 show on OS map resurveyed 1893)
- 8 by Frank W Simon 1889 (McWilliam)
- 4 by T T Paterson 1902 (McWilliam)
- 1 - 3 after 1893
- 5 - 11 in 1890
- 13 - 21 see 4.4 below
- 23 possibly by Archibald Macpherson 1890 (Cat B, CEC Listings)

4.2 Feu disposition 11.1897 by Sir Henry Trotter for land south of Mortonhall Road to the railway, between Blackford Avenue/Blackford Station and the site now occupied by no. 23 Mortonhall Road.

4.3 It is said that Glenisla Gardens, 1896-99 (Cat B, CEC Listings) was originally intended to be a crescent continuing westwards and that, to prevent this or other development beyond no 11, six of the owners on the north side bought the land opposite. This land was used for grazing until allotment use began during the war. Although managed by the Council, it remained in private ownership. As original owners died, moved away or sold, that original intention weakened and market pressures led to applications for development in 1986 and 1989.

4.4 Further application 1996 for development with 44 flats in five blocks by Stewart Milne with architect James Clydesdale. Approval finally granted 1998 for 27 flats in four blocks with 10 terraced house at the bottom of the site by the railway

QUALITY AND CHARACTER OF THE GRANGE CONSERVATION AREA

LOCALITY: ASTLEY AINSLIE HOSPITAL

1 SITE

- 1.1 Within the Grange Conservation Area, this property presents aspects for consideration different from those applicable to individual streets. The standard format is not therefore appropriate.
- 1.2 The site area is approximately 42 acres. The northern boundary follows Newbattle Terrace from Canaan Lane and then along Whitehouse Terrace/Grange Loan to the east of the Moorlands property; southwards along the Moorlands east wall to South Oswald Road and on to the railway and the Jordan Burn; thence westwards along the railway and Jordan Burn to Cluny Place, then returning northwards to the corner of Canaan Lane and on to Newbattle Terrace.

2 HISTORY

- 2.1 Originally part of the Burghmuir, the area has long connections with medicine. It was the city's principal isolation area for victims of several plague outbreaks including the Black Death. Bones may still be found when excavating drains. The chapel of St Roque, patron saint of plague victims, was built in 1507 near the present St Roques villa. Before Flodden, a large part of the army mustered on the site, and James IV is said to have prayed in the chapel. Several wells, used during plague outbreaks, are still open.
- 2.2 When the Burghmuir was feued out in the late 15th century, one area of approximately 65 acres became known as Canaan because of its pleasant rural aspect. Wealthy Edinburgh notables built villas on large properties with gate lodges on Whitehouse Terrace and Grange Loan.
- Millbank House (now replaced by a ward) belonged to Prof. James Syme, a surgeon still internationally famed for 'Syme's amputation'; Joseph Lister, pioneer of antiseptic surgery, married Syme's daughter in the house. Among other famous visitors were Dickens, Carlyle and Dr John Brown, author of 'Rab and his Friends'.
- 2.3 More recent development of the site resulted from the bequest of David Ainslie of Costerton, a wealthy sheep farmer, "for the purpose of erecting and endowing a hospital for convalescents of the Royal Infirmary of Edinburgh". The associations of the site with medicine thus continued, with the pioneering of rehabilitation medicine not only in Britain but internationally.
- 2.4 The Board of Governors of the hospital project were anxious to provide pleasant, rural surroundings, away from the city centre, as a contribution to improving the patients' health. It was their decision to maintain the existing character of the site as far as practicable, hence the retention of many of the original property dividing walls.
- 2.5 During development of the site in the 1930s some fine medieval architectural carvings were found, probably from the Trinity College Church (taken down when the Waverley station was built). Of eight vaulting bosses kept outside Canaan House, five have recently been stolen. Carved slabs with cusped, ogee heads and loop tracery, probably 16th century, and shields dated 1728, are set into a wall nearby.

3 BUILDINGS ON THE SITE

3.1 Listed

- 1 Four original villas with lodges to Whitehouse Terrace / Grange Loan:
Canaan House c 1805 with additions 1877; giant over-arch
with parapeted centre.
Canaan Park c 1845 Italianate with extensive additions 1922
by John Jerdan.
St Roque c 1845 Italianate
Moorlands
- 2 All original boundary walls
- 3 Stone gate lodges with wrought iron gates,
late 17th century type by Auldjo Jamieson and Arnott 1932
a. facing up Whitehouse Loan
b. On to Canaan Lane, similar to Floors Castle lodges by
Reginald Fairlies
- 4 Frontage of Physiotherapy Department, Auldjo Jamieson and Arnott 1932,
in "squidgy Doric".

3.2 Unlisted buildings by Auldjo Jamieson and Arnott 1925 - 1939

- 1 Single storey "butterfly" plan
Millbank Pavilion (on site of original Millbank House)
East and West Pavilions
Occupational Therapy Department (extended 1970s)
- 2 Southbank (originally Medical Superintendent's house)
- 3 Kitchens and dining rooms (extended 1970s)
- 4 Boiler House (Cluny Place)
- 5 Nurses' Home (now Lothian College of Nursing, Napier University)

3.3 Other buildings

- 1 Three "temporary" wartime wards 1939, now joined, in clinical use
- 2 School, minimal cottage style, by Stuart Matthew 1957
- 3 Children's Unit, now Charles Bell Pavilion, by Michael Laird 1963-65
- 4 Balfour Pavilion, H plan, by Scottish Health Service Common
Services Agency 1980
- 5 Three small stone houses facing Canaan Lane, provenance and
ownership unknown.
- 7 Disabled Living Centre and Vehicle Centre, both timber construction
- 8 Two private day nurseries, with time limited planning consents, at
Moorlands lodge and south of Moorlands.

4 CHARACTERISTICS TO BE SPECIFICALLY SAFEGUARDED

- 4.1 On such a site, to list only specific details seems inappropriate. It is the site itself, with its particular attributes and the contribution it makes to the whole area, which needs to be considered.
- 4.2 It is the only park-like area in the Grange with trees and grassy spaces which is open to the public for walking.

... /4.3 Trees

4.3 Trees

- 4.3.1 The area comprising the five original villa properties contains many veteran trees, both native and introduced species (varieties of cedar, fir, chestnut, beech, etc) with a considerable expected life span given adequate protection and care. The southern area, previously a golf course, has been planted with faster growing species (eg prunus, salix), shrubs and flower beds.
- 4.3.2 There are no Tree Preservation Orders at present but it is understood that action is in progress to detail the more notable specimens. The 6-month delaying period should assist preservation in the meantime. [Any work to trees would require Conservation Area Consent. GD]
- 4.3.3 There is a recent conifer plantation south of the East and West Pavilions which blocks the view of Blackford Hill.
- 4.4 Use of land for car parking needs to be carefully considered. Already two areas in the old garden area have had trees cleared and the roots of mature trees cut. An ancient yew hedge and a row of espalier apple trees have been removed.
- 4.5 It is commendable that action has been taken to prevent, as far as possible, the use of the roads as short cuts by cars.
- 4.6 Were the site to become available, inappropriate over-development would be a major threat, but consideration of the site in two parts would seem reasonable.
 - 4.6.1 The northern part, comprising the old villa properties, would be best left with minimum development to safeguard the rural, park-like character.
 - 4.6.2 The southern part, previously a golf course, could be developed with low-level, high-quality houses with gardens, preserving the open environment of the whole area.

Mary Cunningham

QUALITY AND CHARACTER OF THE TREESCAPE OF THE ASTLEY AINSLIE

PREAMBLE

Within the perimeter of the Astley Ainslie Hospital there are some 400 - 500 trees (and a small inappropriate plantation not further considered here). They constitute the largest treescape in single ownership in South Edinburgh. What follows is an attempt to assess the composition, history and quality of the treescape as a contribution to considering the basis for 'conserving and enhancing' the Astley Ainslie within the Grange Outstanding Conservation Area.

SUBDIVISION OF THE TREESCAPE

The trees do not constitute a single landscape type. They can usefully be considered in five categories:

- perimeter bands, belts or small woodlands originally enclosing the original constituent villa gardens, now enclosing the whole
- internal belts and spinneys originally planted on the peripheries of the villa gardens but, since the progressive formation of the Hospital, now incorporated into the grounds.
- Specimen trees isolated from the belts but planted more or less contemporaneously.
- Specimen trees within the original properties but planted much later.
- Planting done by the Hospital on the ground to the south, originally a 9-hole golf course.

TREE SPECIES

There are in all 54 tree species present – detailed in Appendix A. Sycamore is the most common tree, constituting something over a quarter of the treescape. Common lime is present in large proportion and there are significant numbers of horse chestnut, black pine, yew, beech and oak. All the older trees are characteristic of the Victorian gardenscapes of South Scotland.

HISTORY

The earliest map I have seen, Kirkwood 1817, shows as buildings Millbank, Canaan Cottage, Canaan Park and St Roque. The trees are distributed around these properties similar to the present pattern. Gifford, McWilliam and Walker (1984) say that Canaan House is 1805, while Canaan Park and St Roque are 1845. If correct, Canaan Park and St Roque must be replacements. I can believe that the 14'0" girth sweet chestnut is contemporary with the earlier date and even the nearby Holm oak but, by examination of their girth (see Appendix B) and condition I would not date the mass of Victorian trees much further back than 1860-70, meaning an age now in the bracket of 120-130 years. This implies replacement of the pre-existing trees over a comparatively short period. This is consistent with the development of major nurseries and firms of jobbing gardeners in the area.

It is also relevant that some of the tree species were not introduced into Britain until mid-century (*Pinus wallichiana* 1823; *Pinus nigra* 1835; *Cupressus macrocarpa* 1838; *Cedrus atlantica* 1841; *Sequoiadendron giganteum* 1853) and I would expect a trial period of several decades to elapse before such newcomers were put into commerce so widely and confidently.

Mary Cunningham says that the appearance of the trees has not altered much since she knew them first in the 1920s.

MANAGEMENT

Resources were available to maintain the grounds and the trees 'immaculately' until the early 1970s. Since then they have reduced progressively. Now the management of the trees is only reactive – actions being almost completely restricted to those required by considerations of safety or the law (Dutch elm disease regulations).

CONSIDERATIONS RELEVANT TO QUALITY AND CHARACTER

Examining each of the subdivisions in turn, and in reverse historical order:

1. Post 1922 Hospital planting on what was the golf course
The emphasis from the 1920s onwards has been on widely spaced ornamental cherries thus yielding a spectacular display while the trees are in flower but no more than an innocuous treescape through the balance of the year. Other tree planting in this area has been largely without plan or impact.
2. 20th century planting within the original villa gardens
A few dozen trees have been added to the original gardens during this century but on the whole at random and usually unwisely. There are some exceptions. Examples are the pleasant short avenue of birch, a number of well placed Scots pine and the weeping willows.
3. Perimeter belts and woodland
These have been, and are still, essentially utilitarian – adding to that sense of privacy and enclosure which derives from the stone walls and providing shelter over a much wider area. A proportion of the trees has no further value for these purposes because they are suppressed by neighbours. Their continuing presence also depresses the aesthetic of the belts by pointing up an absence of good husbandry. A thorough clean-out would be effective practically and aesthetically.
4. Internal belts, spinneys and specimen trees
 - These are the heart of the matter. Future quality depends essentially upon their fate and management.
 - This is the most complete Scottish, Victorian, large urban treescape left in South Edinburgh.
 - By the highest standards, such treescapes are relatively unexciting because the range of proven tree species available was still comparatively modest by the standards of what was to come, particularly from China and Japan, while the owners and their advisers were ultra conservative.
 - The quality of the best trees at the Astley Ainslie is currently obscured by too many pedestrian neighbours and, particularly, the rampant undergrowth.
 - The treescape is also marred by the retention of trees damaged beyond remedy or by the absence of attention to wind-torn limbs.
 - There are individual exceptions but overall the trees are healthy and vigorous. Barring major gales a high proportion of the trees could have at least another century of life in them, bearing in mind that the Corstorphine sycamore is approaching 400 years, the avenue of common lime at Gifford is over 300 years and the Cedars of Lebanon at Dalkeith have a planting date of 1770.
 - There are always risks inherent in the retention of large trees too near to property. Trees that have always been free-grown and isolated are less likely to come down than those which have had their roots constricted, but they do come down or have their tops broken with occasionally devastating consequences. It follows that it is folly to place new buildings so close to old trees that they can be damaged if wind-blow occurs.
 - Initially these trees were exclusively for private seclusion and enjoyment. As the Hospital developed they were for the benefit of the staff and patients. Only within the last period has public access been allowed. Dogs are no longer accepted.

.../ SUMMARY

SUMMARY OF CHARACTER AND QUALITY

- Post 1922 planting on what was the golf course
A pleasant, unexceptional treescape of (mainly) widely-spaced ornamental cherries.
- 20th century planting within the original villa gardens
A few well placed trees to be nurtured for the future but, on the whole, not of interest.
- Perimeter belts
Still well capable of fulfilling their (mainly) utilitarian function. Would be improved aesthetically by a thorough clean-out.
- Internal belts, spinneys and specimen trees
Given quite modest inputs of tree and underwood removals and tree surgery, this would be revealed, whether for public or privileged pleasure, as a complete late Victorian treescape unequalled locally. Since the quality is by and large in the mass rather than individual trees, a small proportion could be removed without aesthetic harm. There are however a few individual trees of particular quality (Appendix C). Some development is compatible with the conservation of the treescape but only if the buildings are at least a tree's height away.