

# Planning Committee

10am, Thursday 7 August 2014

## Grange Conservation Area Character Appraisal – Final Version

<b>Item number</b>	9.2
<b>Report number</b>	
<b>Executive/routine</b>	Executive
<b>Wards</b>	Meadows/Morningside, Southside/Newington

### Executive summary

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The Grange Conservation Area Character Appraisal is the first of a series to be revised to reflect changing circumstances, community concerns and to produce a more user-friendly document.

The document has resulted from an intensive programme of engagement with local community organisations and consultation within the Council. Feedback on the draft appraisal has been generally very positive. Detailed comments, concerns and suggestions have been reflected in the final version.

The final version of the document is presented here for approval.

### Links

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<b>Coalition pledges</b>	P40
<b>Council outcomes</b>	CO19, CO23
<b>Single Outcome Agreement</b>	SO4

## Grange Conservation Area Character Appraisal – Final Version

### Recommendations

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- 1.1 It is recommended that the committee approves the attached final version of the Grange Conservation Area Character Appraisal.

### Background

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- 2.1 On 27 February 2014, the Planning Committee approved the revised Grange Conservation Area Character Appraisal in draft for consultation.

### Main report

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- 3.1 Consultation on the draft appraisal ran from 12 March to 14 April 2014. An exhibition in Newington Library ran from 17 to 30 March and received about 40 visitors over the two sessions which were staffed by planning officers. Direct consultations were sent to 43 local and national interest groups.
- 3.2 The consultation generated 36 responses in total, 33 via the online survey and 3 directly by email. The majority of responses (31) were from individuals, mostly residents in the area. The Grange Association, Grange and Prestonfield Community Council, NHS Lothian, Falcon Bowling and Tennis Club and Carlton Cricket Club sent detailed responses. Appendix 1 lists the comments received through all methods of feedback (online survey, written comments, verbal feedback at events) and explains how these have been taken into account in the final version of the document.
- 3.3 The majority of respondents complimented the document, stating that it was clear, well produced and captured the character of the area. Detailed comments focused on concerns regarding:
  - the use of contemporary design and materials;
  - the threat to the character of the area from inappropriate infill and extension;
  - the cumulative impact of multiple developments;
  - threats to the Astley Ainslie Hospital site;
  - the management of trees;

- the need for clearer guidance on design and materials in the Management section;
  - the weight given to the document in practice; and
  - a number of detailed issues such as parking, roads, signage, trees, the balance/emphasis of the document and its structure.
- 3.4 The appraisal document has been amended to address these comments. The final version of the text is attached at Appendix 2. Changes from the draft version reported to the Planning Committee on 27 February, reflecting the key areas described above, are highlighted in yellow. Most changes have been made in the Management section, chapter 5.
- 3.5 The consultation draft was presented in a new format based on an interactive pdf document. 90% of consultation respondents felt this document is fairly or very user-friendly. Feedback from Council officers has also been positive. This document has been updated into the final form and can be viewed [here](#).
- 3.6 The revised appraisal has resulted from a thorough process of public engagement and debate. A wide range of community and professional viewpoints have been captured. Benefits of this process include the community having a greater sense of ownership and responsibility, a more positive engagement with decision making, and an improved management tool for planning which has the weight of community support.
- 3.7 The review process, including engagement methods with local groups, the consultation programme, and the development of the new interactive appraisal format, has received constructive feedback and is considered thorough and robust. This will be used as the model for future conservation area character appraisal reviews.

## Measures of success

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- 4.1 Publication of the finalised appraisal.
- 4.2 Better-informed design and decision-making, helping to protect the character of the area.
- 4.3 Improvements in the review process to be incorporated into future appraisals.

## Financial impact

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- 5.1 There are no immediate financial implications for the Council arising from this report.
- 5.2 The new document format is intended to be viewed primarily on-line, and can be printed by customers from home. It is not intended that the Council will stock a

print version in the traditional, hard-copy form. However individual copies can be printed on request for customers with difficulties accessing the web version. Demand for this service is expected to be low and the minimal additional print costs can be absorbed in existing budgets.

- 5.3 There may be financial implications arising from recommendations for specific projects such as enhancement schemes, however these will require further approval from the relevant Committee as projects are developed.

## **Risk, policy, compliance and governance impact**

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- 6.1 There are no significant risks associated with approval of the document as recommended. Completion of the review of the appraisal ensures the Council's compliance with its statutory duty to review its conservation areas contained in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 6.2 If not approved, there are implications for the loss of momentum of the appraisal review process and the consequent impact on the quality of decision making in the area. There may also be a negative impact on the Council's relationship with community groups owing to delay or the failure to complete the review process.

## **Equalities impact**

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- 7.1 The aim of conservation area status is to enhance the quality of the area. This has the potential to improve quality of life and supports sustainable communities.
- 7.2 No infringements of rights have been identified. No negative impacts on equality have been identified.

## **Sustainability impact**

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- 8.1 The impacts of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties have been considered, and the outcomes are summarised below. Relevant Council sustainable development policies have been taken into account.
- Conservation of the built environment has the potential to minimise the use of natural resources and reduce carbon emissions.
  - The need to build resilience to climate change impacts is not relevant to the proposals in this report because the proposals are neither positively nor negatively affected by climate change.
  - The proposals in this report will help achieve a sustainable Edinburgh because the conservation and management of the historic environment

contributes directly to sustainability in a number of ways. These include the energy and materials invested in a building, the scope for adaptation and reuse, and the unique quality of historic environments which provide a sense of identity and continuity.

## Consultation and engagement

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- 9.1 The consultation draft of the revised Grange Conservation Area Character Appraisal was produced as a result of close engagement with the Grange Association and other local community groups.
- 9.2 The draft appraisal was published on the Council website and advertised via the web and social media, local community events, publications, posters and local groups' email networks. Key local and national interest groups were consulted directly.
- 9.3 An exhibition was held at Newington Library between 17 and 30 March 2014, which included two drop-in sessions staffed by planning officers. An on-line SurveyMonkey questionnaire was set up to receive feedback on the draft appraisal.

## Background reading/external references

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Report to Planning Committee of 27 February 2014, Grange Conservation Area - Review of Conservation Area Character Appraisal.

Report to Planning Committee of 3 October 2013, Review of Conservation Area Character Appraisals.

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## Links

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<b>Coalition pledges</b>	P40 Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city's built heritage.
<b>Council outcomes</b>	CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm. CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a

sense of community.

**Single Outcome Agreement**

SO4 Edinburgh's communities are safer and have improved physical and social fabric.

**Appendices**

1. Consultation responses
2. Grange Conservation Area Character Appraisal – final version

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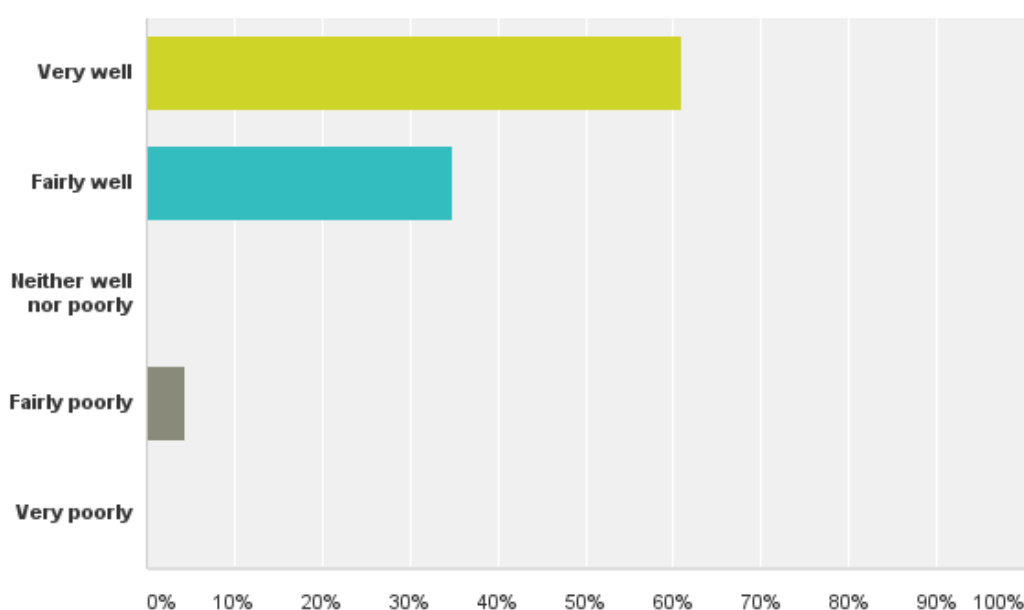
## Appendix 1 Consultation responses

Q1-3 collected contact information to allow acknowledgements to be sent. Responses from organisations have been identified below; individual public responses have been kept anonymous.

Responses are given verbatim except where sensitive/personal information has been removed, indicated by [...].

### Q4 How well do you feel the revised appraisal reflects the special character of the Grange Conservation Area overall?

Answered: 23 Skipped: 10



Organisation comment	Council response
NHS Lothian	
Would like to see listed buildings detailed and noted on plans.	This information is included on the Key Elements map, p5, Listed Buildings layer.
Falcon Bowling & Tennis Club	
A detailed account of the unique blend of built and natural environment. Well chosen illustrative photographs.	Noted.
Grange Association	
The assessment of the character is all from the viewpoint of the street, and never from the viewpoint of the resident in their garden or looking out of their back window. It is as if the conservation area is a stage set for the main street in a western, and what happens behind the facades is irrelevant. The appraisal should say that the spacious layout and generous gardens are important aspects of the character not only for the passer-by but for the residents in the area. That is why the council has guidance designed to limit the size of extensions and protect gardens.	Noted. The assessment will naturally tend to focus on those features which impact on the public realm or on visual amenity generally. However the assessment of character applies to the whole conservation area and any works over which planning has control.
The draft misquotes the Design Guidance, which gives a strong steer towards using stone in areas like the Grange. It says "It is expected that natural sandstone will be used as the main external building material in development where sandstone is the main material on neighbouring or nearby buildings or in the surrounding area. This is particularly important on facades that can be seen from the street." It is the Householder	Amendments made to Management – Pressures and Sensitivities, p32-34. The recommendations have been clarified to better reflect the emphasis of existing guidance and to help interpret it for the specific

<p>Guidance which, inconsistently, says "normally" stone but then says modern design and materials are acceptable if the materials (but not the design) are of high quality. Its text is as follows:- "The materials used to construct a building are one of the most important elements in helping a new extension to sit harmoniously with the original building. Materials characteristic of the neighbourhood and of Edinburgh can provide a sense of quality and identity. Cheap or inappropriate materials can detract from the neighbourhood and the value of the house. The materials to be used on an extension should normally match exactly those of the existing building. Where the existing building is constructed of stone, natural stone of the same type and colour should be used for the extension. Alternatively, a new extension may be designed to contrast with the existing building using a modern design and materials. In this instance the materials should be of the highest quality and relate well to the existing building." So we start with an existing muddle between the two bits of guidance. The draft makes things worse by saying:- "The scale, mass and form of an intervention are usually greater factors in its success or failure to respect the character of the area than details of style or material." This comes close to saying materials don't matter, and is not consistent with the first sentence of the passage from the Householder Guidance. Nor do we think it reflects the view of our members about the use of non-traditional materials, or the views which came back in response to the survey the Council commissioned, which is why the recommendation sounds defensive. Nor does it fit with the core character appraisal, which refers at several points to the unifying use of the same stone and other materials.</p> <p>We recommend that the Council needs (a) to tidy up its guidance so that it is consistent, (b) to reinforce the presumption in favour of using stone and (c) make it clearer how it is going to judge, when exceptionally allowing other materials to be used, whether designs are of high quality and whether the modern materials are of high quality and contrast effectively with the existing stone and slate. From our standpoint the problem is that we see the council allowing extensions in a whole range of materials and we do not see extension proposals being refused because the design is indifferent or the materials substandard. It may be that all the poor schemes are being weeded out at pre-application stage (we can't tell), but one might think that the policy on materials is that anything goes.</p>	<p>context of the Grange.</p>
<p><b>Grange &amp; Prestonfield Community Council</b></p>	
<p>We agree with [previous comments] [...]. The 2013 LDP in Section 2.3 emphasises Place-Making and so this should not just be a façade with nothing of character behind. Re the last paragraph we suggest also that the CACA needs to be more consistent in its reference to Guidance, which applies anyway to developments in Edinburgh including the Grange. So we think that reference to Guidance in the CACA should be limited to examples where either it is thought not to apply or needs to be emphasised in relation to specific characteristics or where additional special factors need to be taken into account.</p>	<p>Amendments made to Management – Pressures and Sensitivities, p32-34. The recommendations have been clarified to better reflect the emphasis of existing guidance and to help interpret it for the specific context of the Grange.</p>
<p><b>Public comment</b></p>	
<p>The cover picture if Glenisla Gardens is beautiful but not reflective of the predominant housing type in the Grange - large stone built Victorian Villas. Glenisla is also pretty hidden away in the bottom corner of the CA rather than a central feature.</p>	<p>Agreed. Cover photo changed to Lauder wyverns.</p>
<p>I think it is a special area, with a unique feel of calmness near the very busy areas of Morningside, Marchmont, and Newington.</p>	<p>Noted.</p>
<p>The one big omission is the impact of commuter parking on the character of the area. The streetscape still suggest the area is open and pleasant , with views of the lovely stone walls. This is increasingly not the case south of Grange Loan. The areas north of Grange Loan have CPZ status and that protection means that they do still look like a conservation area.</p>	<p>Impact of parking controls incorporated at Management - Opportunities for Enhancement, p35.</p>



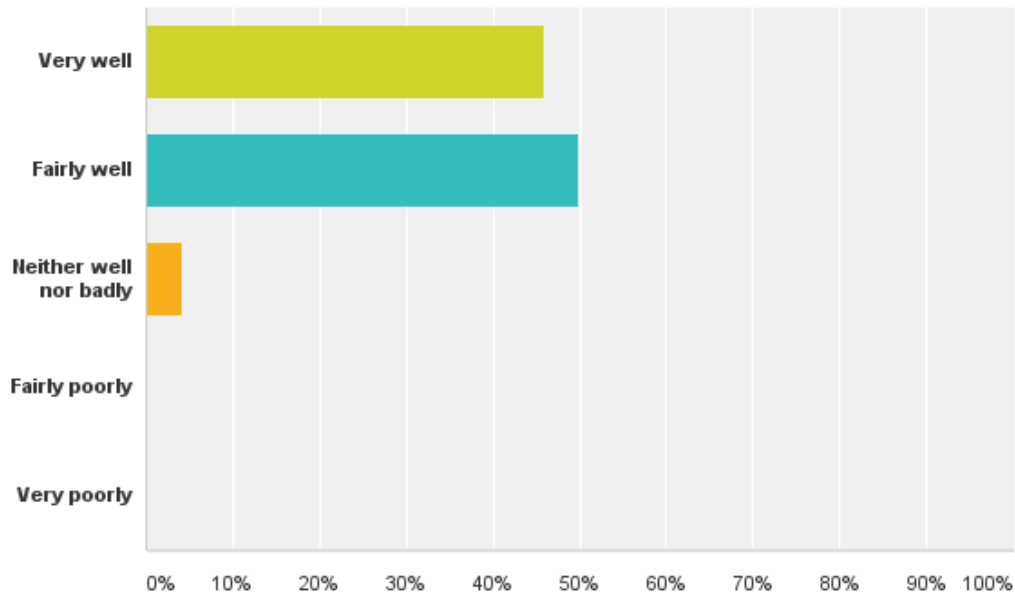
The analysis and illustrations are excellent.	Noted.
<p>I don't feel that the revised appraisal is strong enough, and allows far too much scope for the continued erosion of the character of the Grange area. 1) The defining character of the area, the traditional architecture, is being eroded by adding inappropriate modern extensions to Victorian buildings, changing the architectural character and eroding its appeal. The balance is moving too far to the contemporary. Several comments on the work progressing on No 12 Mansionhouse Road (though not yet finished) have expressed the view that it is looking very much like an institution - a medical centre, dental centre or suchlike. 2) Part of the character also includes the spacious nature of the plots that the buildings in the conservation area occupy, the views of the gardens and the visibility of the skyline with views of landmarks like Arthur's Seat beyond. Over time these spaces are being infilled, losing the essential character of the Grange so this must be restricted. 3) The definition of "good contemporary design" is too subjective to enforce, stronger guidance should be given on ensuring that contemporary designs are more synergistic with the traditional buildings they are attached to, rather than being deliberately designed as a "modern statement". For example, using traditional materials where possible. This does not mean designs cannot be contemporary, but they ought to seamlessly fit into the existing buildings 4) There are certain hotspots of activity where multiple applications that may be acceptable individually are certainly having a severely detrimental impact. Applications must be viewed in their surrounding context. Mansionhouse Road North is a prime example where Nos 10, 12 and 20 have all suffered the affects of the above. The remaining detached villa will shortly go on the market and there is every prospect that this length of the street - previously relatively true to its heritage, will be unrecognisable as evidence of conservation.</p>	Noted. Amendments made to Management – Pressures and Sensitivities, p32-34. The recommendations have been clarified to better reflect the emphasis of existing guidance and to help interpret it for the specific context of the Grange.
All main criteria comprising Grange Conservation Area seem covered - tradition, history, original planning, spaciousness, traditional building materials, trees & greenery, views between properties.	Noted.
A comprehensive assessment.	Noted.
Well produced document. Great exhibition panels. Clear presentation.	Noted.
The cover illustration is pretty, but on the very edge of the Conservation Area, and in no way represents the "normal" street scenes in the Grange	Agreed. Cover photo changed to Lauder wyverns.
<p>Having read the document I failed to find much other than statements of the obvious and pious hopes. I think planners could do better than this eg there could be encouragement for tree planting by the availability of replacement young trees. There could be clear guidelines on the refusal of requests to turn gardens into car parks which also take out on street parking spaces. I liked the statement about redefining boundary walls etc which have been taken away for access to flatted developments but I fear these words will not result in action .</p>	Noted.
I think this is very well explained and highlights the features that are worth preserving.	Noted.
<p>In general, the key characteristics have been captured quite well. However, the cover picture is an odd choice: Glenisla Gardens is very pretty, but it is not at all typical of the Grange. In particular, painted frontages are definitely not a characteristic feature of the area. A different, more typical, view should be used even if it is less photogenic than Glenisla Gardens.</p> <p>The appraisal presents the area's character very much in terms of how things look from the street. Equally important to residents, however, is how things look in their garden or out of their back windows.</p>	<p>Agreed. Cover photo changed to Lauder wyverns.</p> <p>Second point noted. The assessment will naturally tend to focus on those features which impact on the public realm or on visual amenity generally. However the assessment of character applies to the whole conservation area and any works over which planning has control.</p>

It takes note of the historical origins and plans for the Grange, the spacious houses and gardens, stone walls and low density of occupancy

Noted.

### Q5 How well do you feel the revised appraisal describes the different elements of the Grange's special character?

Answered: 24 Skipped: 9

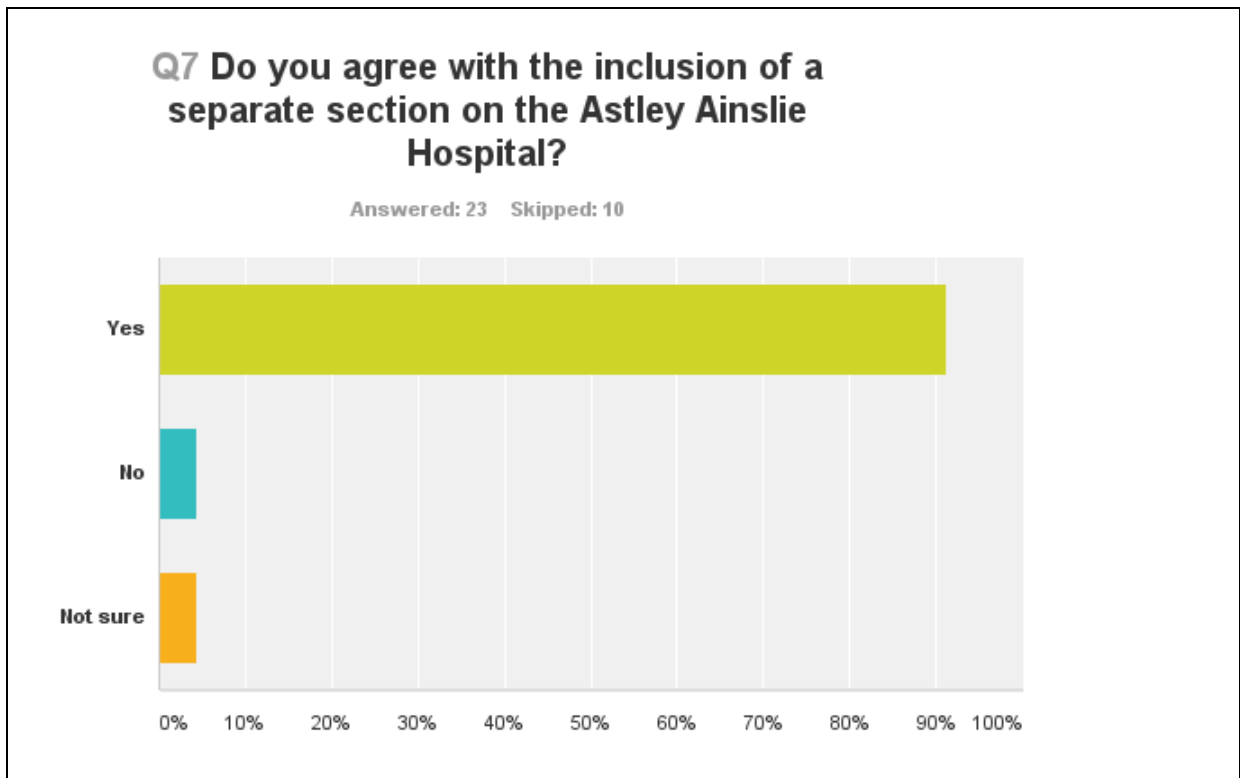


Organisation comment	Council response
NHS Lothian	
Has captured the physical attributes which make this area unique.	Noted.
Public comment	Council response
Again , parking is the 'elephant in the room'.	Impact of parking controls incorporated at Management - Opportunities for Enhancement, p35.
Described well, but not providing sufficient guidance to preserve the character.	Amendments made to Management – Pressures and Sensitivities, p32-34.
As above, but the character and overall feel of the Grange Conservation Area might be stressed more strongly.	Noted.
but what about the roads and pavements. These need conservation too. Our street is full of potholes and the pavements are in a terrible state.	Amendments made to Management - Opportunities for Enhancement, p35.
Not enough firm guidance is seen to enforce the earlier recommendation that the footprint of developments should not exceed 50% of the original footprint of the building Not enough firm guidance is given to the necessity to replace lopped or removed trees (those notably without TPOs) by specimens capable of properly replacing them in maturity	Amendments made to Management – Pressures and Sensitivities, p32-34.
Comments are too vague and please all in nature	Noted.

<p>The report is excellent on the original features of the Grange, but less good on the modern additions. On P19 there is the statement "The International Modern style was introduced to Edinburgh in the Grange with Kininmonth and Spence's 46a Dick Place of 1933. 10 St Thomas Rd by Morris &amp; Steedman of 1961 is an important postwar contribution to the architectural quality of the area." However almost all additions since 1900 have been to the detriment of the area. It gives the wrong impression to select the rare (possibly) good examples. Also on p12 is the statement: "More recently, a number of striking contemporary extensions have added further to the evolution of the area's architecture." This is an empty statement, but is tagged onto a paragraph praising good 20th century additions. It should be pointed out that this is a very contentious issue. I'm sure a big majority of my neighbours think these extensions have not improved the character of the architecture of the area, but have been detrimental to it. Within a 50 meter stretch in Dick Place there is now a large glass box, a large zinc box and a large wooden box -- completely out of keeping with the fine buildings they are extending. This has significantly effected the traditional character which the conservation area designation is meant to preserve.</p>	<p>Noted. The guidance seeks to accurately define the present character of the area, including good examples of more recent development. However the risk of multiple contemporary developments having a negative cumulative effect has been included in Management – Pressures and Sensitivities, p32-34.</p>
<p>It notes the use of stone in house and wall building, the variation in styles of house, the spacious gardens, the many fine trees and the roads, some straight, some curved to add variety.</p>	<p>Noted.</p>

<b>Q6: Have any special characteristics been missed?</b>	
<b>Organisation comment</b>	<b>Council response</b>
<p>NHS Lothian</p>	
<p>Maybe more about the topography and historical context.</p>	<p>Noted. The CACA is not intended to be a comprehensive description of the entire history of the Grange. These sections have been kept succinct to explain the background to and formation of its present character.</p>
<p>Falcon Bowling &amp; Tennis Club</p>	
<p>Perhaps the personal history of the Grange, its houses and gardens itself deserves more mention as it is integral to the Grange's 'conservation value'. As one walks around the Grange, the historian is aware of the Edinburgh figures who lived, worked, created their homes, were writers, promoted progress in their professions etc etc., - not just the planners and fue administrators. This is historical/cultural element forms part of the richness of our experience of the Grange - how the surviving built and gardened environment holds and evokes memories of its past. You see it also in the street or house names, often those of their builders. Though such details may not be known to many, they are arguably an integral part of that human aspect of conservation that has value beyond the monetary, the aesthetic or the physically measurable.</p>	<p>Noted. The CACA is not intended to be a comprehensive description of the entire history of the Grange. These sections have been kept succinct to explain the background to and formation of its present character.</p> <p>The importance of place and character to local communities is noted at Purpose of character appraisals, p7.</p>
<p>Grange &amp; Prestonfield Community Council</p>	
<p>We think the CACA has captured the special characteristics of the Grange area very well and none have been missed.</p>	<p>Noted.</p>
<p>Public comment</p>	<p>Council response</p>
<p>No, perhaps just not sufficiently appreciated.</p>	<p>Noted.</p>
<p>It could be that a revisitation of the area by those who 'list' properties might find some suitable candidates for inclusion within that system</p>	<p>Noted. To be discussed with Historic Scotland.</p>

The mature trees deserve greater mention and more protection.	Noted. The balance is considered appropriate. The importance of trees to the area is mentioned at Trees and Gardens, p22 and Management, p30 and 33.
New building extensions should be illustrated as well as good original 19th C- ones.	Noted. Good example photographs will be sourced for next update.
Originally the streets would have been much less cluttered with notices poles, and there would have been none of the rather awful painted traffic markings on the street surfaces. The original street lighting would have much more in keeping with the predominant styles of the buildings.	Amendments made to Streetscape, p23 and Management - Opportunities for Enhancement, p35.
Increased parking in front gardens.	Amendments made to Management – Pressures and Sensitivities, p32-34.



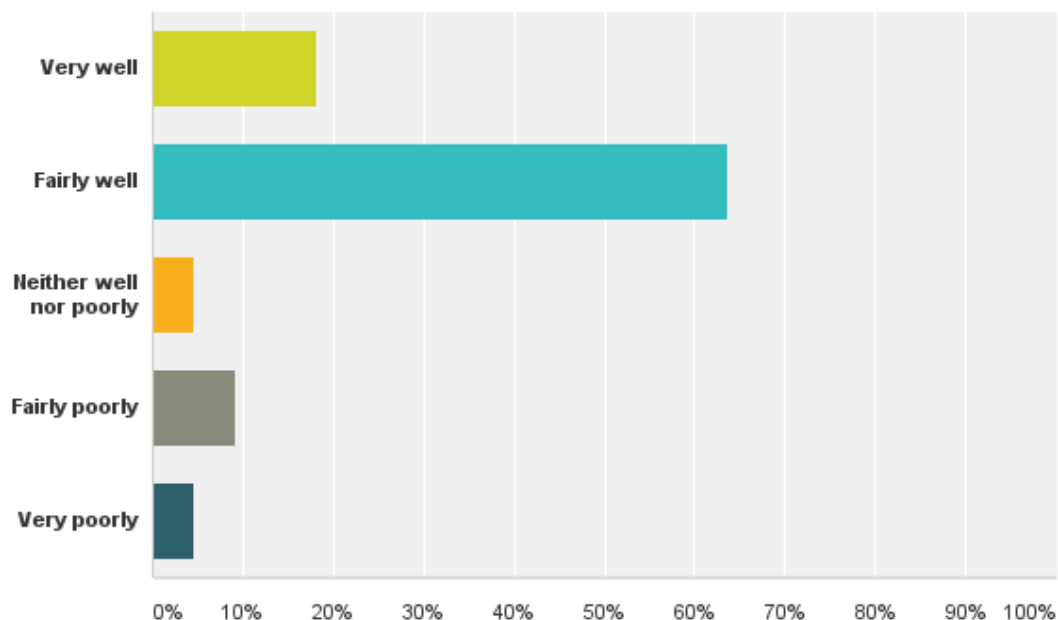
Organisation comment	Council response
NHS Lothian	
I do ; given that I am involved in looking at future of this site.	Noted.
Falcon Bowling & Tennis Club	
This seemed imbalanced to me. Too long. Perhaps because you experience the individual houses of the Grange but rarely see beyond the wall of the Astley Ainslie, thus, though a large area, it forms a very small part of one's experience of The Grange.	Noted. The interactive format allows users to navigate past this section if it is not relevant to them.
Grange Association	
Current NHS intentions for the Astley Ainslie site appear different from what was envisaged when the planning brief was drawn up. We suggest a recommendation on the lines of "the planning brief for the site should	Noted. Amendments made to Management – Opportunities for development, p34.

<p>be updated to reflect the current prospects for its continued use by the NHS, this revised Character Appraisal and the Council's cycling and footpath policies. No more piecemeal redevelopment within the site should be permitted until a masterplan for the whole site has been agreed."</p>	<p>The Astley Ainslie Planning Brief (2002) brief recognises the varying characteristics of the site, the principal built and natural heritage interests and the established vehicular, cycle and pedestrian access arrangements. The Edinburgh City Local Plan (2010) and the Proposed Local Development Plan promote the protection of open spaces within the site. Notwithstanding the NHS's changed priorities for the site it is not considered necessary in planning terms to update or refresh the planning brief at the present time.</p>
<p><b>Grange &amp; Prestonfield Community Council</b></p>	
<p>We think that the comprehensive assessment of the Astley Ainslie Hospital site in the CACA admirably captures its special characteristics, landscaping and buildings, some of which, such as the "butterfly" pavilions are architectural gems. With reference to the publicly-accessible nature of the site, [...] welcomed the inclusion in the Proposals Map of cycleway and footpath safeguards within the site and we suggest that the CACA refers to these. Concerning the 2002 Planning Brief, this was considered in 2012 still to be robust and not in need of refreshing [...]. However with several recent or imminent developments impacting on the site and a revised LDP due to be published in May, this may be the time to review the 2012 decision and so we do think a new planning brief is now needed. In the meantime there should be no more piecemeal developments on the site or along its edges such as those which have already occurred along the Newbattle Terrace/ Grange Loan frontage .</p>	<p>Noted. Amendments made to Management – Opportunities for development, p34.</p> <p>The Astley Ainslie Planning Brief (2002) brief recognises the varying characteristics of the site, the principal built and natural heritage interests and the established vehicular, cycle and pedestrian access arrangements. The Edinburgh City Local Plan (2010) and the Proposed Local Development Plan promote the protection of open spaces within the site. Notwithstanding the NHS's changed priorities for the site it is not considered necessary in planning terms to update or refresh the planning brief at the present time.</p>
<p><b>Comment</b></p>	<p><b>Council response</b></p>
<p>It is a space on its own, which was designed for a purpose. It could easily be lost to more housing which would cause major issues with traffic etc.</p>	<p>Noted. Amendments made to Management – Opportunities for development, p34.</p>
<p>The hospital grounds are part of the Grange and the through route for pedestrians should be retained. However the grounds will almost certainly be re-developed in the future and it would be good to set parameters for that.</p>	<p>Noted. Amendments made to Management – Opportunities for development, p34.</p>
<p>This clearly provides the greatest scope for a potential major change to the character of The Grange, and must be carefully monitored to ensure the character is preserved in any developmnet that might take place in the future.</p>	<p>Noted.</p>
<p>As a 'special' case within the conservation area and with the likelihood of large scale development within AA some time in the future emphasis should be placed on protecting the open space within the area and a planning brief which sets the parameters for such development put in place.</p>	<p>Noted. Amendments made to Management – Opportunities for development, p34.</p>
<p>Very concerned regarding the obvious selling off of parts of this site and breaches to boundary walls.</p>	<p>Noted. Amendments made to Management – Opportunities for development, p34.</p>

Critical to the future characteristics of the Grange being maintained.	Noted.
This is going to be particularly important when the site becomes available for development.	Noted.
Very important that developers do not get the upper hand here. Already NHS Lothian has done many unsympathetic things to parking areas & trees.	Noted.
Potential development of this huge and important area requires that substantial attention be paid to both recommendations and enforcement for it	Noted.
This area is in danger of becoming the victim of creeping change whenever the NHS wants to cover a gap in funding	Noted. Amendments made to Management – Opportunities for development, p34.
It causes some loss of focus on what is the main issues for the conservation area. It is an important open space if it can be preserved as such but architecturally is somewhat different and doesn't add anything	Noted. The interactive format allows users to navigate past this section if it is not relevant to them.
Although it is the conservation area, the Astley Ainslie site is so different from the rest of the Grange, and so large, that it merits a separate section. That enables the very particular opportunities and pressures at that site to be explored. Current access through the site should be protected in any development of the site.	Noted.
Yes. The Astley Ainslie Hospital is one of the few remaining hospitals in Edinburgh with beautiful, if minimally maintained grounds and a variety of fine, old trees. It is under great pressure to close so that the land can be used for building. However, for patients who may be in hospital for several weeks or months there is an opportunity to go out for a walk or to go out in a wheelchair on sunny days. This is a great joy and comfort also to relatives! Some of the villas in the hospital have been upgraded and it would be good if more could be invested in care of the grounds. It is an unique facility.	Noted.

## Q8 How well do you feel the Management chapter reflects issues relevant to the Grange Conservation Area?

Answered: 22 Skipped: 11



Organisation comment	Council response
NHS Lothian	
Maybe mor information about how management could be facilitated and by assistance of which agencies.	Noted.
Grange Association	
In the second paragraph of the pressures and sensitivities section on p32 reference should be made not only to larger blocks of flats but also to the considerable number of poor quality garages and extensions, which were approved in the post-war period before the Grange became a conservation area. When we come to the second source of pressure, the development of villa grounds, we suggest the section is expanded to include proposals for car parking in front gardens as an additional pressure. The recommendation is disappointing, because it adds nothing to the existing guidance. We consider that the core appraisal together with the threats points clearly to a need to make the guidance more restrictive on the proportion of front gardens which can be paved over and on the scale of extensions which can be allowed. The impact on other residents is important in considering issue of scale of extensions at the back of houses. We made these suggestions in the consultation on the householder guidance and they were not accepted. The earlier version of the CACA referred to traffic calming measures which at that time amounted only to speed bumps. Reference should now be made to the 20mph zone and all the necessary street markings and signage. A reference to the signage related to parking restrictions also merits mention. We should welcome both the recommendations in the section on boundary treatments (the first is line with arguments we have previously advanced in favour of open metal gates and against solid wooden gates), and we should ask for these recommendations to be included in the householder and design guidance at the next opportunity. [...] also welcomes the recommendation concerning trees and is prepared in principle to contribute financially to encouraging planting and	Amendments made to Management – Pressures and Sensitivities, p32-34 and Opportunities for Enhancement, p35. The recommendations have been clarified to better reflect the emphasis of existing guidance and to help interpret it for the specific context of the Grange.

replacement of appropriate potentially large trees.	
<b>Grange &amp; Prestonfield Community Council</b>	
We fully support and agree with [comments above]. In any changes to 20mph limits, parking restrictions or cycleways there must be an emphasis on reducing signage, road markings, barriers and poles to the absolute limit. We think there is still a need for education in this approach within CEC Transport Service.	Amendments made to Opportunities for Enhancement, p35.
<b>Public comment</b>	<b>Council response</b>
Recommendation: 'both traditional and contemporary approaches to design and materials may be considered acceptable in a conservation area, providing the result is of appropriate quality. The scale, mass and form of an intervention are usually greater factors in its success or failure to respect the character of the area than details of style or material.' Another major factor should be the number of such interventions in close proximity. I disagree that details of style and material are less important than scale, mass and form - inappropriate or clashing details and materials are bad whatever the size. The reference to preserving townscape gaps and avoiding a terraced feel are excellent, and if adhered to would have saved Mansionhouse Road from recent misguided planning permissions.	Amendments made to Management – Pressures and Sensitivities, p32-34.
Doe not gofar enough, leaves too much scope for "interpretation" and encourages the contemporary at the expense of the existing character - which is what makes The Grange what it is.	Amendments made to Management – Pressures and Sensitivities, p32-34.
Having listed and commented on the main factors of the Grange Conservation Area the issues relevant should be made much more strongly to prevent further damage to areas such as Mansionhouse Road North. The contentious planning approval for various "alterations" is already blighting this street and future applications should be viewed in the context of the whole area and dealt with far more sympathy to the special character of the Grange Conservation Area, as detailed in the Appraisal.	Amendments made to Management – Pressures and Sensitivities, p32-34.
The issues are presented well enough but I doubt enough safeguards are in place to protect the conservation area status. I would like to think that future development restricts the use of unsympathetic materials and design. Whereas 'modern' additions such as Kininmonth and 46a Dick Place could be said to represent "high quality design" new build such as at 38 Dick Place will not prove to be so appealing in years to come. The use of stone cladding 'wallpaper' may be an attempt to comply with the requirement for traditional materials but plain walls without features such as string courses and drip cills tend to lead to staining of the surface and an featureless appearance. I would welcome policy which encourages 'piercing' of boundary walls to allow glimpses of the gardens within. Recent years have seen the introduction of 'commercial' style blank wood and steel gates which seal off properties from the street and are certainly not attractive.	Amendments made to Management – Pressures and Sensitivities, p32-34.
but need to go further to protect the Astley Ainsley site from being developed eg. new flats etc.	Noted. Conservation area controls are not intended to prevent development but to manage change sustainably. Amendments made to Management – Opportunities for development, p34.
Management chapter recognises problems, and gives hope that Planning colleagues will give credence to the document & give better advice to the Planning Committee. Forestry Dept should be brought into dialogue.	Noted.
p.30 on GPDO and Art 4 Direction. Missed!! Protection from demolition of	Noted. More information on

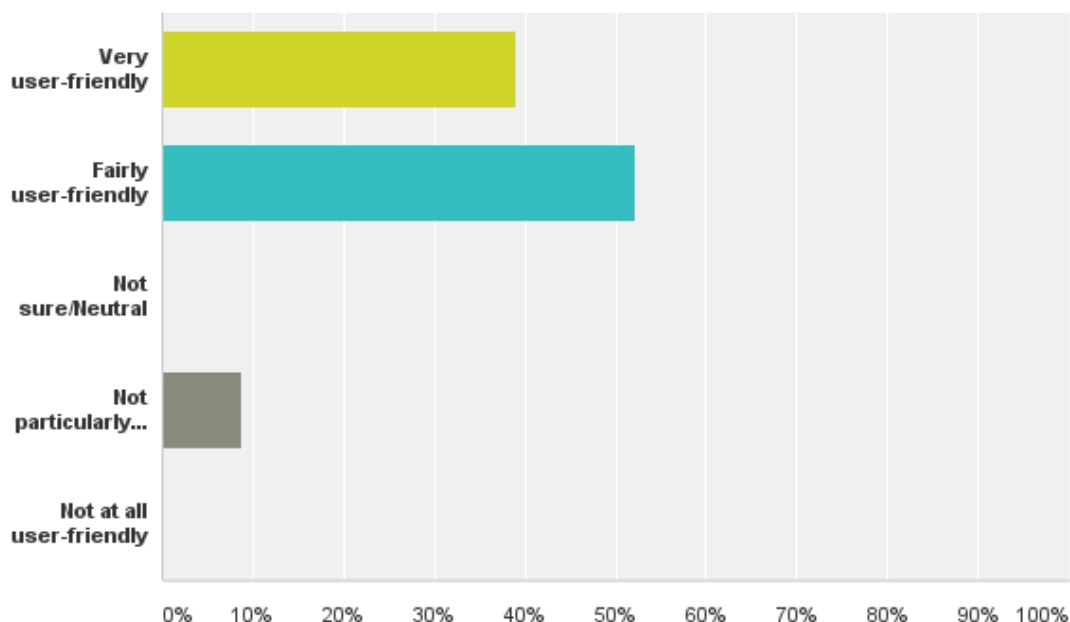


<p>existing villas &amp; houses. On Landscape &amp; Biodiversity: The GA has proposed over the years to increase the number of TPO's in the Grange and its designation as an area of nature conservation as an 'Urban Forest'.</p>	<p>demolition included at Management – Legislation, policies and guidance p29.</p>
<p>There are excellent parts of this but my fear is that at central points it fails to get the balance right between conservation and change. This I believe significantly reduces the power of the document to protect Grange against inappropriate developments that are eroding its character. This starts right at the beginning of the document with the selected quote from the Planning Advice note PAN 71 : "When effectively managed, conservation areas can anchor thriving communities, sustain cultural heritage, generate wealth and prosperity and add to quality of life. To realise this potential many of them need to continue to adapt and develop in response to the modern-day needs and aspirations of living and working communities. This means accommodating physical, social and economic change for the better. Physical change in conservation areas does not necessarily need to replicate its surroundings. The challenge is to ensure that all new development respects, enhances and has a positive impact on the area. Physical and land use change in conservation areas should always be founded on a detailed understanding of the historic and urban design context." This is an inappropriate choice of quotation to start with. Some conservation areas may be run down and in need of economic stimulus, but that is clearly not the case in the Grange. There is no sign of economic stress and no obvious problems that are going to be solved by new developments. Rather it is new developments by individuals or developers for vanity or financial gain that threaten the character of the area. The assumption in a conservation area should be that change normally will replicate its surroundings unless there is really strong reason for it not to do so. It is important to recognise that modern materials and structures are cheaper than traditional ones, so will be used unless the planning process discourage it. Grange is a prosperous area that has no need to change for economic reasons. However there are economic pressures to change that must be recognized in the planning process. The economic value or plots of land is higher that the value with current building density so there will always be pressure to infill. If the planning process allows this then when houses change hands it will the buyers who plan to infill who will pay the higher price and so outbid other buyers who wish to leave the open space unchanged, so this will encourage further infill. The gain from infill goes to the individual owner, but the the spaciousness of the area, the gardens and the views between buildings that are destroyed by the infill are part of the common weel of the Grange inhabitants, and should not be sacrificed for individual gain. An much more appropriate quote from Planning Advice note PAN 71 to start off with is : "The designation of a conservation area is a means to safeguard and enhance the sense of place, character and appearance of our most valued historic places. Buildings of character, listed buildings, scheduled monuments, trees, historic street patterns, open spaces and designed gardens and landscapes are important components of these areas. The overall layout and pattern of development may be just as important to the character as individual buildings. The activities that go on inside conservation areas are also important. Conservation areas are living environments that despite their history, will continue to adapt and develop. Designating a conservation area does not mean a prohibition on development. It does mean carefully managing change to ensure that the character and appearance of these areas are safeguarded and enhanced for the enjoyment and benefit of future generations."</p> <p>On page 32 there is the statement: "Concern has been raised regarding the use of contrasting, non-traditional materials and design in contemporary new-build and extensions. Recommendation: The unity and quality of the architecture of the Grange creates a need for a sensitivity of approach to any intervention." To which I agree. However the next bit "The Edinburgh Design Guidance advises that both traditional and contemporary approaches to design and materials may be considered acceptable in a conservation area, providing the result is of</p>	<p>Noted.</p> <p>Amendments made to Management – Pressures and Sensitivities, p32-34. The recommendations have been clarified to better reflect the emphasis of existing guidance and to help interpret it for the specific context of the Grange.</p>

<p>appropriate quality. The scale, mass and form of an intervention are usually greater factors in its success or failure to respect the character of the area than details of style or material." is the worst part of the document and critically undermines the good work done by the Grange CACA in defining what makes Grange special. It implies that "contemporary" and "traditional" approaches are equally acceptable. They are not in a conservation area. The default position must be that the materials and style should match the surroundings and only in exceptional cases can anything else be built. This loophole in the conservation area regulations has allowed some appalling faddy attachments to be stuck on to existing fine buildings over the last 5 years, and these are likely to remain a blight on the area for ever. It is no help to say that new developments of either sort must be of "appropriate quality". Leaving aside the fact that it is not possible to judge what current design will be considered high quality in 25 years time, the mixing of different styles is the major problem. You can take a collection of high quality designs from different eras stick them next to each other and get a low quality mess. The following is an important point: "Recommendation: Townscape gaps, glimpse views of gardens and the characteristic separation of buildings should be carefully considered in proposals for side extension or development of garden areas to avoid amalgamation of plots or the creation of a terraced effect where this is not the distinctive character." However I wonder if it is forceful enough to have prevented some of the current developments. Within the last year these issues were raised by objectors to the developments at 12 and 20 Mansionhouse Road, but the developments were passed by the planning committee.</p>	
<p>In relation to the development of villa grounds, specific mention should be made of proposals for car parking in front gardens. These come forward both as extensions/enlargements of existing parking and the creation of entirely new parking. There should be a strong presumption against both, in particular the creation of new parking. Apart from the impact on the gardens and walls themselves, off-street parking reduces the availability of on-street parking; it essentially privatises the section of public road in front of the driveway. (The Council's clever new parking scheme in the south side of the Grange area means that no-one really needs their own drive in order to be able to park their car. Consideration could perhaps be given to replacing the more rigid controls in the north side of the area with the more flexible scheme in operation in the southern part.) To reflect the character of the area there should be a presumption in favour of stone and slate finishes on any new building or extensions. Where, exceptionally, other materials are being considered, there should be a clear set of criteria for how the Council will judge whether or not those materials (and indeed the design of the extension/new build itself) are acceptable. In recent years there has been a trend towards tall solid gates, creating a complete visual barrier between street and house. There should be a general presumption against such gates and in favour of gates with metal railings, which provide a visual link. I welcome the recommendation about trees. They are a key characteristic of the Grange, and should be protected and maintained.</p>	<p>Amendments made to Management – Pressures and Sensitivities, p32-34. The recommendations have been clarified to better reflect the emphasis of existing guidance and to help interpret it for the specific context of the Grange.</p>
<p>Very well apart from management of the Astley Ainslie Hospital</p>	<p>Amendments made to Management – Opportunities for development, p34.</p>

## Q9 How user-friendly do you feel the format of the revised appraisal is?

Answered: 23 Skipped: 10



Organisation comment	Council response
<p>NHS Lothian</p> <p>Summary of key points at end of each section.</p>	<p>Noted. The interactive document provides an illustrated key at the beginning of each section – Structure, Key elements and Astley Ainslie Hospital. These pages summarise the key points to follow and allow the user to navigate to the relevant section.</p>
Public comment	Council response
<p>It reads well, but it is very long.</p>	<p>Noted. The new format breaks down the information into 'bite-size' pieces. The interactive format allows the user to navigate directly to the sections relevant to them without having to read through the entire document.</p>
<p>Well structured, easy to follow and comprehensive in its description of the character of The Grange.</p>	<p>Noted.</p>
<p>I particularly appreciated the map overlays and other interactive items contained within the online version.</p>	<p>Noted.</p>
<p>Would have been helpful to have a summary to take away. Sequence/hierarchy of panels is slightly confusing.</p>	<p>Comments relate to the exhibition material. Comments will be considered for the next areas to be reviewed.</p>
<p>Easy to read although some old maps quite small.</p>	<p>Noted.</p>

<p>To balance good examples should also show some bed designs &amp; non use of traditional materials. I do not agree that scale is more important than materials. Incorrect to state that mistakes only prior to Conservation Area status; plenty after in view of local residents, whose objections through Grange Assoc. have been ignored.</p>	<p>Noted. It was considered important to focus on positive examples and the important elements of character.</p> <p>Amendments made to Management – Pressures and Sensitivities, p32-34. The recommendations have been clarified to better reflect the emphasis of existing guidance and to help interpret it for the specific context of the Grange.</p>
<p>The Review of the Grange Character Appraisal is a well produced document &amp; exhibition. The role of the Grange Association over the years in the preservation of the area has been acknowledged in the Appraisal Document, but perhaps it could have also merited a mention in the Exhibition panels?</p>	<p>Noted.</p>

<b>Q10: Do you have any further suggestions for changes or improvements to the document?</b>	
<b>Organisation comment</b>	<b>Council response</b>
<p>NHS Lothian</p>	
<p>More diagrams and note about any existing pressures on future development.</p>	<p>Noted.</p>
<p>Grange Association</p>	
<p>A minor criticism is that the cover photograph of Glenisla Gardens is not really representative of the Grange. Some of the links, especially on the maps are not yet working. The Council and consulted bodies have considered this character appraisal in great detail. [...]. Our main fear is that the planners might not adhere to the recommendations in the CACA. We suggest there is now a presumption that all developments should comply with the recommendations.</p>	<p>Noted. Cover photo changed to Lauder wyverns.</p>
<p>Grange &amp; Prestonfield Community Council</p>	
<p>(a) On page 6 under Location and Boundaries although reference is made to the Wards in which the Grange CACA falls there is no reference to the Community Councils covered and which do have a statutory role in the planning process. The Grange Conservation Area falls mainly within this CC area with smaller parts coming within Marchmont &amp; Sciennes CC and Morningside CC areas. We suggest that this omission be rectified in the final version.</p> <p>(b) We welcome the reference on page 34 under Opportunities for Planning Action to a future review of the Causewayside area in the context of adjoining conservation area reviews. [...] Other Conservation Areas subject to review in the next few years and we trust that [...] CCs affected will be involved in these.</p> <p>(c) We think that the Grange CACA sets a good standard for later reviews to meet and it was imaginative to utilise the resources of postgraduate students and staff in this process to bring a fresh approach to observation and analysis, so we hope that if available similar resources will be used in future CACA reviews.</p> <p>(d) We strongly agree [...] that the CEC Planning Service should adhere more closely to all CACA – all too often it is stated in the assessment of planning applications that “this minor breach is acceptable” when the cumulative effect of this is having an adverse impact on Edinburgh’s conservation areas. We think that there is a challenge for those responsible for reviewing Edinburgh’s CACAs to ensure that these are given due weight in the consideration of planning applications. We suggest that it may be helpful to include on page 7 as a separate</p>	<p>Noted. References to Community Councils inserted.</p> <p>Student collaboration is at the discretion of the Universities involved and cannot be guaranteed for all future reviews. However we will encourage similar collaborative working wherever possible.</p>

paragraph the definition of a conservation area and that it is a material consideration in the assessment of planning applications.	
<b>Carlton Cricket Club</b>	
I visited your exhibition today at Newington Library which I found very interesting. I never knew that the old Grange House was more like a castle?! [...] Personally, I love the traditional buildings, walls and large trees in the Grange. Unfortunately, recent new buildings have been far from the Dick Lauder family values of high architectural standards. I am thinking of the horrendous flats built at the bottom of the grounds of 'Esdaile' in Kilgraston Road which bear no resemblance to anything in the vicinity. [...]	Noted. The guidance seeks to accurately define the present character of the area, including good examples of more recent development. Amendments made to Management section, p29-35.
<b>Public comment</b>	<b>Council response</b>
[...] I would like to see a stronger section regarding the protection of trees in the Grange. [...]. It is naive to think that the mature trees in the Grange can survive without the strongest defence, and I feel the Tree section of this report presents itself as confident rather than wary	Noted. The balance is considered appropriate. The importance of trees to the area is mentioned at Trees and Gardens, p22 and Management, p30 and 33. The need for collaboration between owners and the planning authority is noted.
Acknowledge the parking problems , in particular the dumping of large commercial vans and camper vans for weeks , months , even years at a time. It should be possible to address this with signage.	Amendments made to Management - Opportunities for Enhancement, p35.
Grange cemetery. You mention containers and portakabins which are a minor eyesore. But by far the most urgent need is to refix all the headstones, which should never have been pushed over in bulk for almost entirely spurious health and safety reasons. It's no good praising the Victorian ornamental headstones when half of them are on the ground. It is notable that all your photographs are of attractive, well preserved features.. It would be salutary also to include pictures of some ugly, ill-considered recent developments which would not have been allowed if the principles of this excellent new document had been adhered to. The document suggests that all is rosy, which is not necessarily the case.	Amendments made to Management - Opportunities for Enhancement, p35.  Second point noted. It was considered important to focus on positive examples and the important elements of character.
As a statement it suffices, as guidance for change it is woefully inadequate.	Noted. Amendments made to Management section, p29-35.
As 8 - a much stronger commitment to viewing planning applications with the intent of preserving the real character and tradition of the Grange Conservation area and actually maintaining the points listed in the Appraisal as being the vital ingredients that make up a conservation area.	Noted.
The document accurately sets out the status quo although the section on streetscape selectively shows utilities set into boundary walls though alternative camera views along the streets would show a plethora of street signage (much associated with zone S1 parking) which is unsightly, excessive and detrimental to easy passage along pavements. The CEC should make efforts to reduce signage to a minimum.	Amendments made to Management - Opportunities for Enhancement, p35.
In the last 2 years we have lost a significant number of mature trees around where I live. My concerns re. this appear to fall on deaf ears. I hope more will be done in the future to protect the remaining mature trees.	Noted. The importance of trees to the area is mentioned at Trees and Gardens, p22 and Management, p30 and 33. The need for collaboration between owners and the planning authority is noted.
Photographic use is good. Better captioning and relating these to the text might have helped. Typography not the best on the panels.	Noted. Comments will be considered for the next areas to be

	reviewed.
I think Astley Ainslie is owned by NHS Lothian. Lothian 1ry Care Trust no longer exists.	Noted. Text corrected.
Feuing conditions imposed strict controls - why has the Council so abandoned this policy. You rightly emphasise the planned gaps between buildings and glimpses or gardens now being eroded, or too exposed by gate widening & paving. Hard landscaping seems to be new trend. Loss of symmetry in streets with introduction of incongruous elements - eg. wood extension in Dick Place to Lodge. Article 4 is not being used properly. No. 12 Hope Terrace is completely gravelled over apart from a very narrow strip at gate.	Noted. The Council cannot enforce private land contracts, eg. feuing conditions. However the CACA helps manage the special character created by those conditions. Amendments made to Management section, p29-35.
p.32 1. - again item missed! The protection from demolition of existing original houses & villas. 2. - Perhaps the document should include the fact that the historic background & boundaries are important also to promote a sense of 'Place' conducive to community cohesion with a shared history.	Noted. More information on demolition included at Management – Legislation, policies and guidance p29. The importance of place and character to local communities is noted at Purpose of character appraisals, p7.
I t wants leadership and vision of how the real sense of community present now can be preserved. Surely where properties are to be gated ie cut off planning permission should be compulsory . There is areal danger that properties become assets which provide a safe haven for money -- as witnessed in London. This would be very detrimental to the community. A clear statement about this would be welcome	Noted. The importance of place and character to local communities is noted at Purpose of character appraisals, p7.
The value of this document will depend critically on how much attention is paid to it when issues come to the planning committee. Many of my neighbours are are disillusioned by how this has worked in the past.	Noted.

## **Appendix 2**

# **GRANGE CONSERVATION AREA CHARACTER APPRAISAL**

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## **Final Version**

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## 1. Summary information

### *Location and boundaries*

The Grange Conservation Area is situated approximately one mile to the south of Edinburgh city centre. The conservation area is bounded by Sciennes Road and Strathearn Road to the north, the south suburban railway line and St. Albans Road to the south and Causewayside to the east. The west boundary is less well defined, but is generally marked by the western boundary of the Astley Ainslie Hospital complex, Newbattle Terrace and Whitehouse Loan. The area falls within the Southside/Newington and Marchmont and Meadows wards, and is covered by three Community Councils, Grange/Prestonfield, Marchmont and Sciennes, and Morningside. The population of the Grange Conservation Area in 2011 was approximately 4600, in 2100 households.

### *Dates of designation/amendments*

The Grange Conservation Area was designated on 16 September 1983 and was extended on 29 March 1996 to include the whole of the Astley Ainslie Hospital.

### *Statement of significance*

The architectural form and green environment of the Grange are attributable to the picturesque movement and characterised by romantic, revivalist architectural forms that are original and individual in composition. The buildings are complemented by the profusion of mature trees, spacious garden settings, stone boundary walls and green open spaces. A significant level of uniformity is achieved from the use of local building materials, e.g. local grey sandstone in ashlar or coursed rubble with hand carved decoration, Scots slates, timber framed sash and case windows with plate glass.

### *Acknowledgements*

This document has been produced with the assistance of the Grange Association, a volunteer supported charity formed originally in 1974, which aims to support and protect community interests, the environment and local history of the Grange. The objects of the founding group were to promote an interest in the character and quality of life in the area; to encourage a high standard of architecture and town planning; to react to proposals affecting the area's development; to foster public amenity and to provide good relations in the community. The assistance and enthusiasm of the Grange Association have been invaluable in the production of this document.

Students and staff of the University of Edinburgh's Architectural Conservation MSc Programme have also made a valuable contribution to this document through their analysis and observations of the Grange area.



## 2. Conservation Area Character Appraisals

### *Purpose of character appraisals – why do we need them?*

Conservation area character appraisals are intended to help manage change. They provide an agreed basis of understanding of what makes an area special. This understanding informs and provides the context in which decisions can be made on proposals which may affect that character. An enhanced level of understanding, combined with appropriate management tools, ensures that change and development sustains and respects the qualities and special characteristics of the area.

*“When effectively managed, conservation areas can anchor thriving communities, sustain cultural heritage, generate wealth and prosperity and add to quality of life. To realise this potential many of them need to continue to adapt and develop in response to the modern-day needs and aspirations of living and working communities. This means accommodating physical, social and economic change for the better.*

*Physical change in conservation areas does not necessarily need to replicate its surroundings. The challenge is to ensure that all new development respects, enhances and has a positive impact on the area. Physical and land use change in conservation areas should always be founded on a detailed understanding of the historic and urban design context.”* From PAN 71, Conservation Area Management.

### *How to use this document*

The analysis of the Grange’s character and appearance focuses on the features which make the Grange special and distinctive. This is divided into two sections: **4.1 Structure**, which describes and draws conclusions regarding the overall organisation and macro-scale features of the area; and **4.2 Key elements**, which examines the smaller-scale features and details which fit within the structure. The **4.3 Astley Ainslie Hospital** site is treated as a special sub-area with its own separate analysis.

This document is not intended to give prescriptive instructions on what designs or styles will be acceptable in the area. Instead, it can be used to ensure that the design of an alteration or addition is based on an informed interpretation of context. This context should be considered in conjunction with the relevant Local Development Plan policies and planning guidance. (see 5. Management for more detailed references).—Section **5. Management** outlines the policy and legislation relevant to decision-making in the area. Issues specific to the Grange are discussed in more detail and recommendations or opportunities identified.

### 3. Historical origins and development

A review of the historical development of the Grange is important in order to understand how the area has evolved in its present form and adopted its essential character.

The Grange was originally known as Sanct Geillies Grange – the grange or farm of St. Giles, in whose honour a church had been built in Edinburgh as early as 854.

The Grange, originally known as Sanct Geillies Grange - the grange or farm of St. Giles, was an important early medieval farming estate dating to before c.1120 when it was given to St Giles Kirk by Alexander I on its foundation. A grange farm was established by the Cistercian order, probably on the site of the 19th century farm located in Cumin Place, when it was given the land by David I in 1153.

Following the Reformation this farm formed part of the estate associated with Grange House, built in 1592. Prior to the 17th century, the land now covered by the Grange The land was largely common grazing, sloping towards Blackford Hill. William Dick, at one time the Lord Provost of Edinburgh, purchased the lands of the Grange in 1631. Two centuries later, his family became the feudal superiors of the Victorian residential development which forms the basis of the Grange Conservation Area.

#### *1825 Feuing Plan*

In 1825, Sir Thomas Dick Lauder made land from the Grange Estate available for development. The Grange Feuing Plan of 1825, which comprised a series of parallel streets between two major roads: Grange Road to the north and Dick Place to the south, remains a core townscape element of the area. Grange Road appears on the Plan as an access road linking the estate with a new road, now Newington Road. Other streets were proposed at right angles to the main east-west axes: Mansionhouse Road, Lauder Road and Cumin Place.

#### *Cousin's 1851 Feuing Plans*

The basis of the 1825 plan was respected in David Cousin's subsequent Feuing Plan of 1851, although the regular street pattern was relieved by slightly curving streets, providing a less formal layout and interesting vistas. These included Tantallon Place, St. Catherine's Place and Dalrymple Crescent. Cousin also planned straight streets, but changed the axis very subtly to achieve an ever-changing and interesting townscape. Findhorn Place and Lauder Road are notable examples.

#### *Raeburn's Feuing Plan*

From the mid 19th century, increased demand for housing prompted Dick Lauder to commission Robert Reid Raeburn to design further feuing plans in 1858, 1864 and 1877. Under the first two plans, all available land as far south as Grange Loan was to be divided into smaller plots for individual houses set within their own private gardens. Minor variations to this pattern included a series of flatted dwellings with

shops at the corners of Hatton Place. These were the only shops in Raeburn's plans. Individual or semi-detached houses in separate gardens remained the norm.

The 1877 Feuing Plan continued the established street pattern as far south as St. Alban's Road, the north side of which became the limit of the Grange. Subsequent building, after 1877, included a terrace of four houses on the south side of Hope Terrace, St. Raphael's in South Oswald Road and Fountainhall Road Church (1897), now the site of Newington Public Library.

### *Feuing Terms and Conditions*

The regulations which were imposed by the Dick Lauder family are still attached to the title deeds of all properties in the Grange. The feuing conditions imposed by the Dick Lauder family, detailed below, created the ordered and harmonious character of the Grange which is still evident today. illustrate that development in the Grange has always been subject to strict controls:

- all plans and elevations had to be approved in writing by the feu superior on the recommendation of the architect, and no building could commence until authorised;
- the land was to be feued for villas or dwelling houses only;
- uses other than residential were specifically prohibited;
- the height of development was restricted to two storeys and an attic;
- the siting of properties was controlled by stipulating the minimum distance of the house from the street;
- gardens were required to be planted and kept in good order;
- properties had to be enclosed with stone walls, and the walls were not to exceed eight feet in height, except by the consent of the conterminous feuars, and in no case to exceed ten feet high;
- footpaths were to be of high quality paving materials, raised above the bottom of the channel, edged with a hammer dressed kerbstone, and no wider than six feet nine inches;
- properties were to be of a minimum value, for example, at least £500 in 1851;
- a time limit of around four years was imposed on construction;
- Stables were permitted, but only to the rear of properties and not exceeding 20 feet in height;

- the sub-division of villas was regulated by the stipulation that separate entry to upper flats and attics was by an internal stair only; and
- residents were granted the use of the streets and feuars were prohibited from causing a public nuisance or disturbing their neighbours.

### *Open spaces*

The Astley Ainslie Hospital and Grange Cemetery form the principal open spaces. Grange Cemetery was established in 1847 by the Edinburgh Southern Cemetery Company Ltd. The site was selected for its natural beauty, seclusion, freedom from pollution and close proximity to the city. David Bryce designed and laid out the Cemetery, which comprised an open space of twelve acres with a mortuary chapel above vaults in the centre of the ground.

### *Astley Ainslie Hospital*

A chapel dedicated to St Roque, patron of plague sufferers, was established in the Canaan area, west of the Grange, in the early 16<sup>th</sup> century. Plague victims banished from Edinburgh were housed at St. Roque and administered to by religious communities including the monks of the Grange of St Giles. Archaeological remains on the site include four large cylindrical bosses, located at the base of the southern boundary wall of Southbank villa, which possibly formed part of the historic chapel.

The Canaan Estate in which St Roque's chapel lay was created at the feuing of the Burgh Muir in 1586. The collection of Biblical place names around the Canaan area, including Little Egypt, may originate from the site of a gypsy camp; the term gypsy being a corruption of Egyptian, based on a misunderstanding of their origins.

The estate was used for farming and related industries up until 1803, when the area between Grange Loan and Canaan Lane was feued out into large (c.3 acre) plots for residential development. Small country mansions or villas with private, walled grounds and extensive gardens were developed by a group of intellectuals, university professors and medical practitioners. The development of the Canaan Estate therefore prefaces the development of the main area of the Grange through the Dick Lauder and subsequent plans by 20-30 years. The current use of the site as a medical and educational establishment maintains the connection with the professions and interests of the first feuars.

By the early 20<sup>th</sup> century the site had become a nine hole golf course bordered by villas. This area was acquired under the will of John Ainslie in 1921 and became the site of the new Astley Ainslie Hospital in 1922. Most of the villas were retained and converted for hospital use, thus preserving the essential character of the earlier villa development. The distinctive butterfly-plan pavilions facing Blackford Hill were erected in the 1930s.

### *Twentieth and Twenty-first Centuries*

The character of the Grange was well established by the end of the 19th century. No major changes took place in the Grange in the first half of the 20th century apart

from some notable additions in the inter-war years and the controversial demolition of Grange House in 1936, to make way for a new development of bungalows and flatted villas. The gatepiers from Grange House, surmounted by the Lauder Wyverns, were re-erected on Grange Loan, one at the corner of Lover's Loan and the other ~~seventy yards~~ c.65m west of Lauder Road.

Since the Second World War, development has mainly occurred within the gardens of some of the larger villas, although a small number of villas have been demolished to make way for new developments. Notable examples of inter- and post-war architecture in the Grange have been recognised by listing, and contribute to its architectural quality, including the Strathearn Road Postal Sorting Office (1919); the Astley Ainslie Scientific Block (1929); 40-42 and 46a Dick Place (1934); 14 Kilgraston Road (1937) and 10 St Thomas Rd (1961). More recently, a number of striking contemporary extensions have added further to the evolution of the area's architecture.

### *Historical activity*

Although the Dick Lauder feuing conditions restricted non-residential uses in that part of the area, changes appeared over time, primarily introducing uses connected with health, social and community care such as nursing homes, schools/colleges, churches/community centres and a library. A certain amount of industrial activity also developed at the peripheries of the area during the 19<sup>th</sup> century, such as the William Younger & Co. Artesian Wells in Grange Loan. The evolution of the Astley Ainslie site is the only example of the development of non-residential activities on a large scale in the Grange area.

### *Summary*

The development of the Grange reflected changes to the settlement pattern and suburban expansion which occurred in Edinburgh in the mid-19th century. While the rigorous terms and conditions of the historic feuing plans controlled the standards and scale of development in the Grange, the characteristic styles of its architecture and landscape features were fashioned more by picturesque influences which became popular during the Victorian era.

A large part of the Grange was developed around 1830, when such ideas were being adopted by the growing middle class of merchants and professionals in Edinburgh who were seeking a more secluded environment in which to raise their families. The Grange had the advantages of physical separation from the overcrowded medieval city core and offered individual dwellings in a predominantly suburban setting in contrast to the tenements of the Georgian New Town. Detached or semi-detached houses within their own private gardens bounded by high stone walls provided an attractive contrast to the communal living of the central area, and the fashions and desires of property owners are reflected in the profusion of architectural styles and individual or idiosyncratic features. The outstanding quality of many of the villas is due to the insistence of the Dick Lauder family on high architectural standards. The suburb, virtually complete by 1890, represented the idealisation of country living within an urban setting.

## 4. Special Characteristics

### 4.1 Structure

- Gently sloping, south facing land
- Hierarchical grid street pattern with clearly defined blocks
- Strict formality relieved by curves and other variations
- Formal and picturesque composition
- Layout creates inward-looking, short-range and glimpse views
- Low density, rhythmic pattern of precisely sited buildings
- Gaps between buildings create space and glimpses of gardens
- Astley Ainslie Hospital and Grange Cemetery form principal public open spaces
- Boundary walls enhance formal definition between public and private

#### *Topography*

The Grange Conservation Area is situated approximately one mile to the south of Edinburgh city centre on gently sloping south facing land. The slope declines gently from an upper ridge on which Grange and Strathearn Roads are built, one of a series of glacial drumlins extending east-west from Arthur's Seat.

#### *Setting*

The conservation area is bounded by residential areas and local town centres of contrasting character on all sides: Bruntsfield, Marchmont and Sciennes to the north; Causewayside and Newington to the east; Blackford and the south suburban railway line to the south and Morningside and Churchhill to the west. The protected open spaces of Blackford Hill, Braid Hills and the Craigmillar Park Golf Course to the south provide a welcome visual contrast and amenity area.

#### *Views*

View cones defined by the Council's Skyline Study cross the Grange area although none originate within it. These include views of the city's core landmarks from the Braid Hills, Blackford Hill, Buckstone Snab and Liberton; and the reverse southward views from the Castle Esplanade. Prominent development within the Grange would therefore potentially impact in the fore- and middle ground of several key views.

Within the Grange, tall garden walls, mature trees and relatively flat topography give much of the area an inward-looking character with few longer-range views available. The exceptions are the southward vistas along Kilgraston Road, Whitehouse Loan and Blackford Avenue allowing views of the Braid and Blackford Hills. Restricted views of Arthur's Seat are also available from the north-east corner of the conservation area. Mid- and short-range views are important, framed by the grid street pattern and formal building siting. Glimpse views through the gaps between detached buildings enhance the picturesque qualities of the townscape.

### *Development pattern*

The plan form of the Grange is the product of regulation by consecutive feuing plans which dictated the street layout, buildings, gardens, boundaries and public spaces. The intersecting street pattern is simple and uncluttered. This incorporates the classical grid pattern of Dick Lauder and Cousin's less rigid layout, and exploits the natural topography and south facing aspect.

The few areas which contrast significantly with this prevailing pattern occur principally in the areas of open space, towards the south and at the edges of the development where variations have been incorporated to provide terraced dwellings, shops and services.

### *Grain and density*

The density of development is generally very low. Dwellings on many corner sites in the Grange are sited to take advantage of the southern aspect. Houses on the north side of the street are generally situated to maximise front gardens, whereas most properties on the south side have larger rear gardens. Building line and separation are therefore of key importance.

The separation of dwellings creates a characteristic rhythm and solid-void repetition between precisely-sited structures of similar scale and massing. The spacious gardens provide an important setting for the buildings and mature trees within. The gaps between buildings are important in maintaining the dominant green character, a sense of generous space, and glimpse views of rear and side gardens.

### *Streets*

The feuing plans allowed for streets of generous proportions, with relative widths reflecting the principal and secondary routes through the development. The intersecting street pattern forms a series of clearly defined blocks. Possibly the oldest route across the area, Lovers' Loan, is preserved as a pedestrian path.

### *Spaces*

The majority of open space in the Grange is in private gardens. There are no major areas of public open space. However, Astley Ainslie Hospital, Grange Cemetery and the Carlton Cricket Ground provide welcome, open green spaces which contribute to the landscape character of the conservation area.

The special characteristics of the Astley Ainslie Hospital are described at section 4.3.

Grange Cemetery retains its original sense of peace and seclusion, providing the amenity of a pleasant, formally-planned open space with lawns, flowers and mature trees. The cemetery contains a large number of fine Victorian ornamental headstones.

Situated at the corner of Grange Loan and Lover's Loan, the Carlton Cricket Ground is the other main expansive green area which contributes to the amenity and spacious nature of the Grange.

Smaller open spaces, often partly hidden from public view, also contribute to the history and character of the area. These include the Jewish cemetery at Sciennes House Place; bowling greens and tennis courts at Hope Terrace and Eden Lane; and the amenity strip with mature trees on the south side of Sciennes Road.



## 4.2 Key elements

- Two storey detached and semi-detached dwellings, precisely sited
- Prominent churches act as landmarks
- Generous scale and fine proportions
- Dominant architectural symmetry and verticality
- High quality sandstone ashlar and natural slate
- High rubble boundary walls, railings and hedges
- Quiet seclusion
- Public services integrated into boundary walls
- Generous private gardens and mature trees create green character

### *Scale*

Feuing requirements restricted the height of development to two storeys and an attic. Detached and semi-detached dwellings predominate. A significant proportion have been subdivided to form flats but generally retain the original footprint and height.

Buildings are designed to impress in terms of their scale and presence, quality of design and proportions. Tall boundary walls, or in some areas railings and hedges, give a distinctive sense of scale and enclosure to the public street.

### *Building types and styles*

Property owners were given a degree of freedom in the design of individual properties, resulting in a diversity of architectural styles. Revivalist styles such as Scots Baronial, Jacobean Gothic and Italianate Classical feature prominently. Formal and picturesque dwellings of generous scale and fine proportions, precisely sited in generous feus, became the prevailing pattern. There is a clear dominance of symmetry in the composition of front elevations, as well as a strong preference for the vertical over the horizontal, created by repeating features of bays, dormers, turrets and chimneys.

Changes in housing demand towards the end of the 19<sup>th</sup> century and into the 20<sup>th</sup> created a greater variety of dwelling types, mainly at the edges of the estate. Detached dwellings become less prevalent south of Grange Loan, with greater numbers of terraced and semi-detached villas. Mid-20<sup>th</sup> century infill and replacements of earlier villas also created variety, particularly west of Blackford Avenue, with larger-footprint apartment blocks more common here.

The International Modern style was introduced to Edinburgh in the Grange with Kininmonth and Spence's 46a Dick Place of 1933. 10 St Thomas Rd by Morris & Steedman of 1961 is an important post-war contribution to the architectural quality of the area.

### *Landmarks*

Although the Grange is primarily a residential area with few public buildings, the presence of a number of churches occupying prominent locations, mostly at or near cross-roads, contributes to the townscape character and views into and out of the conservation area.

Marchmont St. Giles (1871), originally the Robertson Memorial Church, is the most prominent single building in the Grange due to its situation in an isolated position on rising ground in Kilgraston Road at the west end of the Grange Cemetery. The c.50m spire is visible from many points across the city.

St Catherine's Argyle and the former Salisbury Church at the corner of Grange Road and Causewayside are important local markers. Two further key orientation points for the conservation area are located outwith it: Mayfield Salisbury Church, Mayfield Road and the Royal Observatory, Blackford Hill.

### *Materials and details*

A significant level of uniformity is achieved from the use of local building materials, despite the considerable range of building styles. The predominant materials are local grey sandstone in ashlar or coursed rubble for buildings and garden walls, with hand carved decoration; natural slate, often Scots slate, for roofs; and timber framed sash and case windows with plate glass.

### *Trees and gardens*

Private gardens dominate the landscape character of the Grange. The area contains approximately 10,000 trees of more than 120 species and its uniformity is largely dependent on this profusion of mature trees. They are valuable for their appearance and environmental benefits, such as dampening noise and providing shelter for houses and gardens against wind and frost, 'green lungs' for surrounding, less wooded areas and habitats for wildlife. Large trees are of particular importance as they partially obscure dwellings from public view.

Many of the existing trees in the Grange were planted as part of the original villa development, and the majority of the trees are over one hundred years old. Significant growth of mature trees has also happened since the end of the Second World War, once gardens were no longer needed for intensive food cultivation to support the war effort. Over 90% of trees are located in individual private gardens although there is a row of street trees which formed part of the original boundary of the estate in Sciennes Road; nine mature trees (sycamores, horse chestnuts and a lime) in Glenisla Gardens, and a few other isolated examples.

### *Streetscape*

The dimensions and finish of footpaths were specified in the original feuing conditions and are important in setting the proportions and symmetry of streets. Very little Caithness stone paving remains, although many of the original granite kerbs and solid stone dished channels still exist. Historic setting, flags and other streetscape materials may survive in places below modern finishes. Hope Terrace is

one of the few streets in the Grange which retains its original setted surface. No historic street furniture is believed to survive, although modern street lighting heights reflect the historic hierarchy of circulation.

The typical, high stone walls of the Grange add to its sense of visual and physical seclusion, and reflect the romantic ideal of country estate living. The geometric pattern of walls of mainly uniform height gives definition to the street layout and an air of formality by making a clear distinction between public and private spaces. The robustness, continuity and quality of detailing of these boundary treatments, such as gatepiers, ironwork and dressed copings, provide the public face of the more secluded, private architecture behind. Variations in boundary type, design and material, the visual permeability of railings, gates and planting, and regular punctuation with pedestrian gates reduces the 'barrier' effect by allowing glimpse views.

Public services have been set into boundary walls wherever possible. Electricity equipment boxes as well as traditional red post boxes are tidily recessed into the masonry walls. This gives the streets of the Grange a distinctive uncluttered and spacious appearance.

Two further elements of the historic Grange House survive in Grange Loan and add interest to the streetscape; the Wyverns which decorated the gatepiers of the house, now moved from their original locations; and the remains of the Penny Well (capped in the 1940s but retaining an inscribed plaque).

### *Activity*

Uses other than residential were specifically prohibited in the original feuing conditions, and in the majority of the Grange the quiet, secluded character intended by these stipulations remains the case. However, residential uses have been gradually appended with a variety of local services and businesses, mostly focused at the edges of the area adjacent to the local commercial centres of Marchmont, Causewayside and Morningside. A number of large former villas have been converted to various institutional and commercial uses.

Population density in the Grange gradually increased during the 20<sup>th</sup> century as properties were subdivided, villas replaced with flatted developments and plots subdivided to create infill development. Demand for development of multi-occupancy blocks has continued in some areas. However population growth appears to have slowed in recent years and there may be some evidence of a reversal of the earlier trends, with subdivided houses being returned to single-family use and some infill plots being developed as single houses. Home working and a trend for extension rather than re-location has also created demand for adapted and extended residential properties.

Vehicular traffic has of course become increasingly dominant through the 20<sup>th</sup> and 21<sup>st</sup> centuries and both passive and active traffic management measures have been introduced throughout the area. Pedestrian and cycle permeability of the area is

excellent, including Lovers' Loan, part of the Core Paths network, and Astley Ainslie, popular as an attractive short-cut.

### 4.3 Astley Ainslie Hospital

The Astley Ainslie Hospital site contrasts with the majority of the Grange in both use and character, being a large, open, publicly-accessible site in health/educational use with a significant element of 20<sup>th</sup> century architecture.

- Secluded site enclosed by boundary walls and formal gates
- Attractive, landscaped open space with significant mature tree cover
- Early villa and garden layout provides structure for later insertions
- Notable early 20<sup>th</sup> century healthcare buildings sit comfortably in the landscape
- High quality architecture of two contrasting types, C19<sup>th</sup> villas and C20<sup>th</sup> pavilions

#### *Topography, setting and views*

The site is relatively level with a slight slope downwards from north to south. The site is relatively secluded behind high boundary walls and planting. However, the summit and northern slopes of Blackford Hill and the Royal Observatory building are extensively in view from the site. Conversely, the site occupies a major part of the foreground of important views from Blackford Hill across the Grange and towards the city centre skyline.

#### *Development pattern, grain and density*

Evidence of the strong north-south plot divisions of the 1803 estate feuing plan remain in the current layout, with villas at Canaan House, Canaan Park, St Roque and Morelands remaining in situ. Some of their ancillary structures such as lodges, garden walls and garden sculpture survive to define the historic grain. The line of Canaan Lane also appears to have been defined by the 1803 feuing layout.

The green structure of the site consists of perimeter tree belts, internal belts enclosing separate villas and individual specimens, all of which again reflect the historic layout, even where individuals are of later origin. The main exception is the large coniferous plantation at the south side of the site. The whole site except this plantation is protected by a Tree Preservation Order.

Later development, most significantly the 1930s insertions by Auldjo, Jamieson and Arnott, although contrasting in footprint and style, generally fit comfortably within and preserve the earlier landscape structure.

#### *Scale*

The 19<sup>th</sup> century villas are mainly of 2 to 3 storeys on a compact footprint. The 20<sup>th</sup> century pavilions spread out further into the parkland setting with extended 'butterfly' plans over one or two storeys. However the generous scale of the overall site ensures that even the larger structures do not dominate their landscape setting.

### *Building types, materials and details*

The character of the 19<sup>th</sup> century villa development largely reflects that of the main body of the Grange (see sections 4.1 and 4.2). However, alterations and additions reflect their later adaptation for health care use, including evidence of shelters for outdoor recuperation at Canaan Park.

The 1930s development, beginning with the Millbank Pavilion and a series of similar butterfly pavilions, reflects the designers' intention to provide therapeutic spaces for tuberculosis sufferers, requiring access to fresh air, light and the outdoor environment. These buildings follow a general pattern of symmetrical planning with stripped classical detailing. The horizontal emphasis of deep roofs, eaves and broad dormers is counteracted by the vertical rhythm of pilasters and chimneys. Materials generally consist of harled walls, artificial stone detailing and tiled roofs.

The entrance gates at Whitehouse Loan and Canaan Lane provide important focal points. Although contemporary with the 1930s butterfly pavilions, these outward-facing features are more historicist in style, emulating Georgian architecture.

Art installations are a distinctive feature of the site, with several examples of sculpture which enrich the landscape setting, such as *National Health Service* by Edith Simon (1980).

## 5. Management

### 5.1 Legislation, policies and guidance

#### Conservation areas

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that conservation areas "are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Local authorities have a statutory duty to identify and designate such areas.

Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised in a conservation area.

Conservation area status brings a number of special controls:

- The demolition of unlisted buildings requires conservation area consent.
- Permitted development rights, which allow improvements or alterations to the external appearance of dwellinghouses and flatted dwellings, are removed.
- Works to trees are controlled (see [Trees](#) for more detail).

The demolition of unlisted buildings considered to make a positive contribution to the area is only permitted in exceptional circumstances, and where the proposals meet certain criteria relating to condition, conservation deficit, adequacy of efforts to retain the building and the relative public benefit of replacement proposals. Conservation area character appraisals are a material consideration when considering applications for development within conservation areas.

#### Listed buildings

A significant proportion of buildings within the Grange are listed for their special architectural or historic interest and are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Listed building consent is required for the demolition of a listed building, or its alteration or extension in any manner which would affect its special character.

#### National policy

The Scottish Historic Environment Policy (SHEP) is the strategic statement of national policy relating to the historic environment.

#### The development plan

The Edinburgh City Local Plan sets out policies and proposals for the development and use of land in the City. The policies in the Plan are used to determine applications for development. In broad summary, the key policy areas affecting the Grange Conservation Area are:

- Design of new development DES 1, 3, 5, 11, 12

- Listed buildings ENV 2-4
- Conservation areas ENV 5-6
- Historic gardens and designed landscapes ENV 7
- Archaeology ENV 8-9
- Trees ENV 12
- Natural heritage and nature conservation ENV 10-16

The proposed City of Edinburgh Local Development Plan (LDP) contains broadly similar policies and is a material consideration in current planning decisions.

#### Planning guidance

More detailed, subject-specific guidance is set out in Planning Guidance documents. Those particularly relevant to the Grange Conservation Area are:

- [Guidance for Householders](#)
- [Guidance for Businesses](#)
- [Listed Buildings and Conservation Areas](#)
- [Developer contributions and affordable housing](#)
- [Edinburgh Design guidance](#)
- [Communications Infrastructure](#)
- Street Design Guidance - *draft to be published in 2014*
- ~~Trees and Development~~
- ~~Gardens and Designed Landscapes~~
- ~~Guidance on Biodiversity~~

In addition, a number of statutory tools are available to assist development management within the conservation area:

#### ***GPDO and Article 4 Directions***

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, amended 2012, (abbreviated to GPDO), restricts the types of development which can be carried out in a conservation area without the need for planning permission. These include most alterations to the external appearance of dwellinghouses and flats. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals.

Under Article 4 of the GPDO the planning authority can seek the approval of the Scottish Ministers for Directions that restrict development rights further. The Directions effectively control the proliferation of relatively minor developments in conservation areas which can cumulatively lead to the erosion of character and appearance. The Grange Conservation Area has Article 4 Directions covering the following classes of development:

- 7 The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure;



- 38 Development by statutory undertakers for the purpose of water undertakings;
- 39 Development by public gas supplier;
- 40 Development by electricity statutory undertaker;
- 41 Tramway or road transport undertakings

### *Trees*

Trees within conservation areas are covered by the Town and Country Planning (Scotland) Act 1997. This Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 75mm at a point 1.5m above ground level, ~~and concerns the lopping of trees as much as removal.~~ The planning authority must be given six weeks notice of the intention to uproot, fell or lop trees. Failure to give notice will render the person liable to the same penalties as for contravention of a Tree Preservation Order (TPO).

TPOs are used to secure the preservation of trees which are of significant stature, in sound condition, and prominently located to be of public amenity value ~~to the public at large.~~ When assessing contribution to amenity, the importance of trees as wildlife habitats will be taken into consideration. There is a strong presumption against any form of development or change of use of land which is likely to damage or prejudice the future long term existence of trees covered by a TPO. The removal of trees for arboricultural reasons will not imply that the space created by their removal can be used for development.

### *Landscape and Biodiversity*

The Council has an obligation to take account of the impact of development on species protected by legislation and international commitments. The Nature Conservation (Scotland) Act 2004 places a duty on all public bodies to further the conservation of biodiversity as far as is consistent with their functions. The conservation area contains no nature conservation designations but its rich garden landscape and open spaces at Grange Cemetery and Astley Ainslie give it a high amenity and biodiversity value. The area is bounded to the south by the Blackford Hill/Braid Hills/Craigmillar Park Golf Course area which is protected by a range of local and national landscape and natural heritage designations including an area of great landscape value, local nature reserve, areas of ancient woodland, and a site of special scientific interest (SSSI).

The Grange Conservation Area contains no landscapes included in the national Inventory of Gardens and Designed Landscapes.

### *Archaeology*

~~The conservation area contains no scheduled monuments of national significance, the nearest being the Blackford Hill fort and settlement to the south. The Astley~~

Ainslie site contains an area of archaeological potential based around the site of the medieval chapel and plague burial ground of St Roque.

The Grange area was the location of several significant sites prior to its development for housing from the mid-19<sup>th</sup> century onwards. These were primarily related to its ecclesiastical connections, including the chapel sites at St Roque and St Catherine of Sienna, their associated burial grounds and Grange Farm.

The area may contain the remains of a range of historic sites and uses including lades and ponds possibly associated with the Cistercian Grange Farm, post medieval quarry sites, the leper colony of St Roque, the Penny Well & toll and Astley Ainslie Hospital. Kirkwood's Plan of the City of Edinburgh and Its Environs 1817 (see [historic mapping](#)) provides a good indication of the locations of these sites.

Remains of these structures may survive below existing development, although the extent of their survival is currently unknown due to the lack of modern archaeological investigations in the area. Depending on the scale and impact of any development proposal, the City of Edinburgh Council Archaeology Service (CECAS) may recommend a pre-determination evaluation in order to assess the presence and significance of any surviving archaeological deposits and to determine the scope of any required mitigation including preservation. Similarly for works affecting standing structures of historic significance, a programme of archaeological building assessment and recording may be recommended. The Grange area contains no scheduled ancient monuments.

## 5.2 Pressures and sensitivities

The following pressures are associated with development proposals which conservation area designation, together with the statutory and non-statutory policies of the Council the Council's policies and guidance, are designed to manage. The *Edinburgh Design Guidance*, *Guidance for Householders* and *Listed Buildings and Conservation Areas* explain the Council's approach to design in historic contexts.

### *Architectural unity*

While the original feuing plans of the area contained a wide variety of architectural details and styles, often influenced by contemporary fashionable architects, there was an architectural unity which resulted from the strict feuing conditions and the consistent use of similar materials. Prior to conservation area designation, the architectural unity of the Grange was eroded in places by inappropriately scaled, flatted developments, extensions and outbuildings using poor quality materials.

Despite making the most significant contribution to the character of the conservation area, detached and semi-detached houses in the Grange make up less than 25% of the total number. There may be continuing pressure for the demolition of certain villas and redevelopment of the grounds for purpose built flats, and the development of empty feus or parcels of garden land. Concern has been raised regarding the use of contrasting, non-traditional materials and design in contemporary new-build and extensions. Contrasting, non-traditional materials and design in contemporary new-build and extensions could threaten the character of the area if used indiscriminately or excessively. Multiple developments in close proximity can have a negative cumulative effect on character.

*Recommendations: The unity and quality of the architecture of the Grange creates a need for a sensitivity of approach to any intervention. The Edinburgh Design Guidance advises that both traditional and contemporary approaches to design and materials may be considered acceptable in a conservation area, providing the result is of appropriate quality. The scale, mass and form of an intervention are usually greater factors in its success or failure to respect the character of the area than details of style or material. Design of interventions should be based on a sound understanding of context.*

*The unity and quality of the architecture of the Grange creates a need for a sensitivity of approach to any intervention. Most importantly, design of interventions should be based on a sound understanding of context. Policy DES1 of the Edinburgh City Local Plan and Proposed Local Development Plan requires that design should be based on an overall design concept that draws upon positive characteristics of the surrounding area to create or reinforce a sense of place.*

*The Council's planning guidance generally states a presumption for sandstone and other traditional, natural materials where these form the predominant palette in the surroundings of the development. High quality, innovative modern designs and materials are not precluded, but proposals must be able*

*to demonstrate their respect for the historic character of the host building and the area. The cumulative effect of multiple developments within the same street or area should be taken into account.*

### ***Development of villa grounds***

A major pressure is on the setting of villas, garden space and boundary walls and the loss of mature trees through extensions to existing property and the erection of new developments within villa grounds.

Key elements of the area's special characteristics are potentially at risk through such development, such as the separation/distinction between buildings and the important gaps between them. This type of development may also risk the creation of uncharacteristic expanses of hard-landscaping and parking, and the loss of green landscaping and trees.

*Recommendations: Special guidance applies to extensions and alterations to villas to respect their special characteristics (see Guidance for Householders, p.8).*

*Townscape gaps, glimpse views of gardens and the characteristic separation of buildings should be carefully considered in proposals for side extension or development of garden areas to avoid amalgamation of plots or the creation of a terraced effect where this is not the distinctive character.*

*The green character of front and side gardens should remain dominant where additional on-site parking is proposed.*

### ***Boundary treatments***

The historic boundary treatments of the area contribute to a sense of privacy and seclusion that remains sought-after in modern development. However, the use of long expanses of completely opaque boundaries and gates can alienate properties from the street and create a fortified, unwelcoming character. Historic boundaries tend to retain a degree of visual permeability through the use of railings, gates or planting or through intermittent, relatively narrow openings such as pedestrian gates and secure viewing panels.

*Recommendation: Where alterations to existing boundaries or the creation of new boundaries are being considered, a balance should be retained between the strong character of solid boundaries creating privacy, and the visual relief provided by limited openings and variations in treatment.*

Conversely, traditional boundaries no longer exist in some areas, particularly in relation to 20<sup>th</sup> century multi-occupancy residential or commercial buildings which require larger vehicle openings and expanses of hard landscaping for car parking or communal facilities. The traditional divisions between public and private, and the quality of the buildings' setting, have been eroded in these areas.

*Recommendation: These sites would benefit from the introduction or reinstatement of narrower openings and more formal boundaries which would help to define both the public street edge and the private grounds. Signage in relation to access to and management of multi-occupancy sites also requires sensitive design.*

### **Loss of mature trees**

Several factors have led to the reduction of mature trees in the Grange. While a significant percentage of trees was lost during the outbreak of Dutch Elm disease, others have been removed to facilitate parking or extensions, or have been subjected to lopping. ~~Not only does lopping produce~~ Lopping produces poor aesthetic results, especially in winter when there is no foliage to disguise the form, ~~but and~~ the tree is left exposed to invasion by disease and rot. There has also been a tendency to plant small trees, such as cherries, rowans and crab apples, which fail to provide the appropriate scale, shelter and natural habitat of the larger species.

*Recommendations: Proper management of trees requires collaboration between the planning authority and owners if the most important specimens of various species are to be preserved. The gradual renewal of trees should be designed to preserve scale and variety. Proposals to plant, cut back or remove trees must be considered for the impact on the overall appearance of the Grange, to ensure that the fine townscape of the original feuing plans is preserved. It is also important to consider the whole environment of shade, protection from the elements and noise reduction. Above all, the character of trees in the Grange, i.e. freely growing and fully expressive of their individuality, should not be compromised.*

*The following measures could assist this process:*

- *appropriate planting should be encouraged in areas which have lost a substantial number of large trees, particularly on corner sites where large trees could easily be accommodated;*
- *tree thinning should be promoted as an alternative to lopping in order to preserve the character and outline of the tree;*
- *if large trees cannot be salvaged without unacceptable loss of form and character, they should only be replaced with similar species;*
- *replacement trees should be selected to form strong, but unobtrusive settings for individual houses and contribute to an integrating framework for the whole area; and*
- *framework trees should be broad-leaved, long lived, hardy, and interesting in form. They should be in scale with and provide a setting for the buildings.*

### 5.3 Opportunities for development

#### Astley Ainslie Hospital

Small-scale development opportunities for infill or replacement may arise throughout the Grange area, and the issues connected with these are discussed above. The only major opportunity site likely to arise within the conservation area is the Astley Ainslie Hospital. The site's owners, NHS Lothian Lothian Primary Care NHS Trust, may develop plans to re-organise or relocate hospital facilities within or outwith the site. The Council has produced a Planning Brief addressing the main issues for the site.

Inappropriate development-Development here has the potential to significantly affect the character of the site itself and that of the wider area. The historic buildings – both listed and unlisted, extensive woodland planting, mature trees and the permeability of the site will be key considerations in the preservation of the character of the conservation area. Piecemeal developments occurring at the edges of the site in advance of any overall proposal should be considered in context of the character of the whole and their potential cumulative effect. The Council has produced a Planning Brief addressing the key considerations main issues for the site.

### 5.4 Opportunities for planning action

Conservation area boundaries: the boundaries have been examined through the appraisal process. They are considered to encapsulate the special character of the Grange and no changes are proposed at present. A future review of the Causewayside and Morningside Road areas may result in recommendations for amendments to adjoining conservation area boundaries which may in turn affect the Grange boundary. However this would be addressed in the justification for any proposed changes to those areas adjoining the Grange.

### 5.5 Opportunities for enhancement

Sciennes Road – the strip of open space with mature trees and shrubs on the south side of the road, opposite the Royal Hospital for Sick Children and Sciennes Primary School, would benefit from enhanced landscaping and planting, and repairs or improvements to its boundary fencing. Its potential as an area of accessible amenity space should be investigated.

Grange Cemetery – a number of containers and portakabins detract from the special character of the cemetery. The area would benefit from the development of a more sensitive solution for storage and management of cemetery maintenance. Historic gravestones which have been laid flat for safety should be repaired and remounted.

Roads, parking and signage – although little historic street surfacing survives in the Grange, general road and pavement surfacing are in poor condition in places and would benefit from renewal. Surviving historic materials should be conserved in situ (see Streetscape section) and conservation-appropriate new materials should be specified where possible.

Controlled parking has been introduced in parts of the Grange but there is a concern that commuter and long-stay visitors are being pushed into the outer, uncontrolled areas, creating congestion and visual clutter. Potential solutions to this issue should be investigated.

Parking and other road user requirements have introduced a variety of signs, markings and equipment which in places have created visual clutter. A community-led scheme to mount signs on walls rather than poles has helped to reduce this in some streets and this scheme should be continued.

## 6. Sources

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