

Planning Committee

10.00am, Thursday 3 December 2015

Leith Conservation Area Character Appraisal Final Version

Item number	8.2
Report number	
Executive/routine	Executive
Wards	Almond

Executive summary

The Leith Conservation Area Character Appraisal has been revised to reflect changing circumstances, community concerns and to produce a more user-friendly document.

The document has resulted from a programme of engagement with local community groups and individuals. Comments, concerns and suggestions have been reflected in the final version, which is presented here for approval.

Links

Coalition pledges	P40
Council outcomes	CO19, CO23, CO26
Single Outcome Agreement	SO4

Leith Conservation Area Character Appraisal Final Version

Recommendations

- 1.1 It is recommended that the committee approves the attached final version of the Leith Conservation Area Character Appraisal and the proposed amendment to the boundary of the Conservation Area.

Background

- 2.1 On 14 May 2015, the Planning Committee approved the revised Leith Conservation Area Character Appraisal in draft for consultation.

Main report

Consultation process and results

- 3.1 An exhibition was displayed at Leith Custom House on 26 September, McDonald Road Library between 5 - 9 October 2015 and Leith Library between 12 - 16 October 2015. There were also drop-in sessions staffed by planning on 7 and 14 October. Web-based information was also circulated via Twitter and the Council Consultation Hub.
- 3.2 The consultation generated only one response via the online survey and only one directly by post. Appendix 1 lists these and explains how these have been taken into account in the final version of the document.
- 3.3 The appraisal document has been amended to address the consultation comments. The final version of the text is attached at Appendix 2.

Measures of success

- 4.1 Publication of the finalised appraisal.
- 4.2 Formal re-designation of the conservation area including the extended boundary.
- 4.3 Better-informed design and decision-making, helping to protect the character of the area.

Financial impact

- 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.

Risk, policy, compliance and governance impact

- 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 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

- 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

- 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

- 9.1 The draft appraisal was published on the Council website and advertised via the web and social media, and local community events.
- 9.2 An exhibition was displayed at Leith Custom House on 26 September, McDonald Road Library between the 5 - 9 of October 2015 and Leith Library between 12 - 16 October 2015. There were also drop-in sessions staffed by planning on 7 and 14 October. Web-based information was also circulated via Twitter and the Council Consultation Hub.

Background reading/external references

Report to Planning Committee of 14 May 2015, Leith Conservation Area – Review of Conservation Area Character Appraisal

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

John Bury

Acting Director, Services for Communities

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Links

Coalition pledges	P40. Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city's built heritage.
Council outcomes	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

**Single Outcome
Agreement
Appendices**

outcomes and foster a sense of community.

CO26. The Council engages with stakeholders and works in partnership to improve services and deliver on agreed objectives.

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

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

Appendix 1

CONSULTATION RESPONSES

Anonymous Resident of Hopetoun Street

Comments

Considers that the section of Leith Walk which was included within the Pilrig Conservation Area, should be reinstated to the Leith Conservation Area.

Response

The section of Leith Walk which was included within the Pilrig Conservation Area related better in terms of architectural character to the Pilrig Conservation Area. It is not considered appropriate to return the area to within the Leith Conservation Area.

Sophie Gilbert

Comments

Considers that the appraisal is user friendly and hopes that it will stop significant redevelopment of historic buildings and inappropriate new buildings.

Response

Noted.



Leith

Conservation Area Character Appraisal

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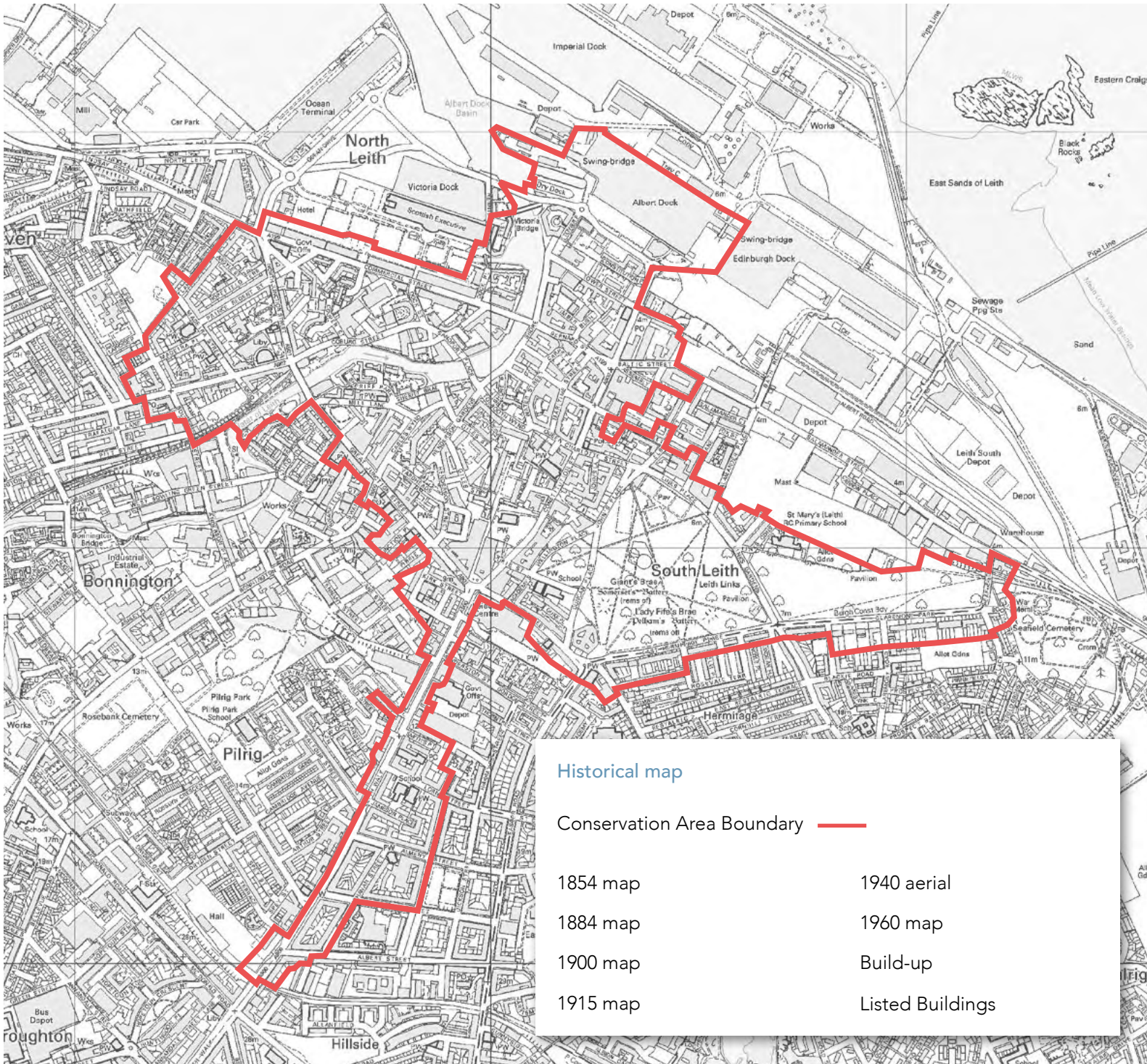
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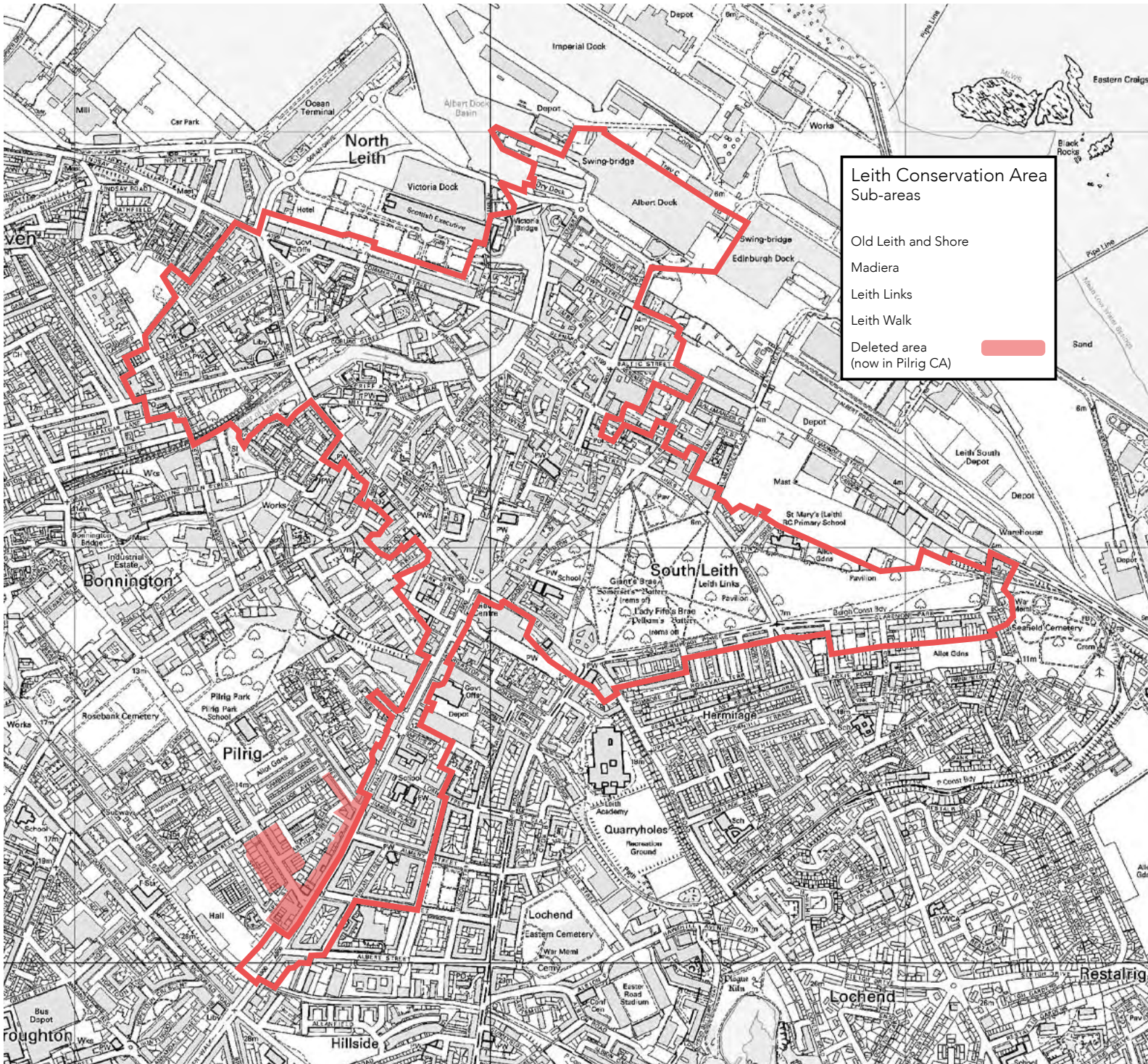
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Summary Information

Leith Conservation Area Character Appraisal

Location and boundaries

Leith lies on the coast, some 1.5 miles north east of the centre of Edinburgh. The Conservation Area covers the extent of the historic town, and includes the Madeira area and Leith Walk, the town's main link with Edinburgh city centre.

The area is included within the Forth, Leith, Leith Walk and Craigentinny/Duddingston wards, and is covered by the Leith and Newhaven, Leith Central, and Craigentinny/Meadowbank Community Councils. The population of the Leith Conservation Area in 2011 was approximately 13,804 in 7,852 households.

Dates of designation/amendments

The Leith Conservation Area was designated in 1998. It comprises the former Madeira and Old Leith Conservation areas with extensions at Leith Walk, Kirkgate, Albert Dock and the Citadel. The Old Leith Conservation Area was designated in 1977, with a number of subsequent amendments and the Madeira Conservation Area was designated in 1975. The Conservation Area boundary was amended on 30 August 2013 to transfer part of Leith Walk and Pilrig Street to the Pilrig Conservation Area.

Statement of Significance

The character of the Conservation Area derives from Leith's history both as a port and an independent burgh. Several fine Georgian and Victorian warehouses survive, some now converted for residential or office use. A rich mixture of civic buildings and mercantile architecture survives particularly at Bernard Street and The Shore. Significant earlier buildings include Lamb's House and St Ninian's Manse (both early 17th Century). The present street pattern of The Shore area closely follows that of the historic town.

The Inner Harbour of the Water of Leith provides a vibrant focus for the Conservation Area, with buildings along The Shore forming an impressive waterfront townscape. The Conservation Area also covers the older parts of the Port of Leith, containing many early features including listed dock buildings and the Victoria Bridge, a scheduled Ancient Monument.

The Madeira area retains a largely Georgian domestic character, with stone buildings and slate roofs predominating; some of the Georgian buildings retain astragaled windows and doors with fanlights. Many of the roads are setted, the main exception being Prince Regent Street. Stone garden walls are a feature of the area. North Leith Parish church provides a visual focus to this mainly residential area, which also includes major public buildings such as Leith Library and Town Hall.

Leith Walk remains the main artery linking the centre of Edinburgh to the old burgh of Leith. It is characterised mainly by Victorian tenements with shops and pubs at ground floor level. There are a number of Georgian survivals, most notably Smith's Place dating from 1814.

Building types within the Conservation Area vary but are traditionally in stone with slate roofs. Pockets of public housing development from the 1960s and 1970s, of a contemporary character, fall within the expanded Conservation Area. Open space is concentrated at Leith Links, which provides a spacious contrast to the relatively dense settlement pattern of the remainder of the Conservation Area.

Acknowledgements

This document has been produced with the assistance of the Friends of the Water of Leith Basin.

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. www.scotland.gov.uk/Publications/2004/12/20450/49052

How to use this document

The analysis of the Leith's character and appearance focuses on the features which make Leith special and distinctive. This is divided into two sections: Structure, which describes and draws conclusions regarding the overall organisation and macro-scale features of the area; and Key elements, which examines the smaller-scale features and details which fit within the structure.

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.



Leith Conservation Area Character Appraisal

The Management section outlines the policy and legislation relevant to decision-making in the area. Issues specific to Leith are discussed in more detail and recommendations or opportunities identified.

Historical Origins And Development

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

As the port of Edinburgh and a gateway to Europe, Leith has played a conspicuous part in the history of Scotland. It retains a strong sense of individuality based on its long history as a thriving and independent burgh, and Edinburgh's rise to importance can be attributed in part to the success of Leith as Scotland's primary port for a long time.

From the late 13th Century until 1707, when it was overtaken by Glasgow, Leith was not only Edinburgh's port but it was the gateway to Scotland and its busiest port. Indeed well into the 20th Century Leith ships traded with the Baltic, the Low Countries, France, America and the Mediterranean, carrying coal, grain, fish and hides and returning with spice, cloth, whale oil and wine.

Leith officially became Edinburgh's port in 1329 and has remained a busy cargo destination ever since. Significant improvements and alterations took place during the 19th Century in association with the Port of Leith's marine-industrial functions and many of these remain in the original state, including the harbour basins.

Leith was first established on the banks of the Water of Leith, at the point where the river entered the Firth of Forth. The tidal mouth

of the river would have afforded a haven for ships long before any artificial harbour was constructed. The first historical reference to the settlement dates from 1140, when the harbour and fishing rights were granted to Holyrood Abbey by David I. At this time, it was known by the compound name 'Inverleith' (meaning 'Mouth of the Leith').

Leith constantly features in the power struggles that took place in Scotland throughout the period and the battles, landings and sieges of Leith have had an influence on its physical development. In 1548, the Regent Mary of Guise moved the seat of government to Leith and the town was fortified. The fortifications ran from the west-end of Bernard Street south-east to the junction of the present Maritime and Constitution Street, south to the foot of Leith Walk, returning to the Shore along the line of what is now Great Junction Street. The siege of 1560 resulted in the subsequent partial demolition of its defensive walls. However, Leith continued to develop as a merchant port.

In 1656-7 a large Cromwellian fort, Leith Citadel, was built west of the river; a gateway of which still survives in Dock Street. By the end of the 17th century, Leith had developed from its original nucleus by the Shore to fill the area which had been enclosed by the line of the 1548 fortifications. One of the few developments outside the line of the walls

was a short row of tenements and a windmill, now known as the Signal Tower, built by Robert Mylne in about 1686 at the north end of the Shore

After Edinburgh's North Bridge was completed in 1772, Leith Street and Leith Walk were firmly established as the major route to Leith. Market gardens developed along the length of Leith Walk to meet the needs of the growing population of Edinburgh during the first half of the 18th century. In 1764, Professor John Hope developed 13 acres of land on the west side of Leith Walk at Shrubhill as Botanic Gardens.

The Foot of Leith Walk was still almost entirely rural in 1785 when John Baxter prepared a scheme for development east of the street. Scattered development on both sides of Leith Walk followed in the late 18th century and the first years of the 19th century. James Smith, a merchant, bought the site of Smith's Place in 1800 and by 1814 he had laid out a cul-de-sac and the next year built a large house at its end.

By the mid 19th century, Leith Walk was an important public transport route. Horse drawn trams were introduced in the 1870s, cable cars in 1899, and electric trams a few years later. Expansion of the railways resulted in redevelopment at the Foot of Leith Walk and the formation of large goods yards at Steads Place and Brunswick Road.

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Historical Origins And Development

The railways provided work for large numbers of people and resulted in major speculative developments that extended along the east side of Leith Walk and the adjacent streets towards the end of the 19th century. These streets form a herringbone pattern meeting Leith Walk at offset junctions.

In the second half of the 18th century, regular streets (Bernard Street and Constitution Street) were formed on the edges of the town, Queen Charlotte Street (then Quality Street) cut through the medieval layout, and Constitution Street was extended south to the foot of Leith Walk. At the same time, villas were built nearby and Leith became a fashionable seaside resort which, as early as 1767, included a golf clubhouse built by the Honourable Company of Edinburgh Golfers at the west end of the Links.

Leith expanded substantially during the 19th century, associated with railway building and the growth of the Port of Leith; port related industries and warehousing also grew rapidly during this period. The following description of some of the activities in Leith during this period is given: "Leith possesses many productive establishments, such as ship-building and sail-cloth manufactories ... manufactories of glass ... a corn-mill ... many warehouses for wines and spirits ... and there are also other manufacturing establishments

besides those for the making of cordage for brewing, distilling, and rectifying spirits, refining sugar, preserving tinned meats, soap and candle manufactories, with several extensive cooperages, iron-foundries, flourmills, tanneries and saw-mills."

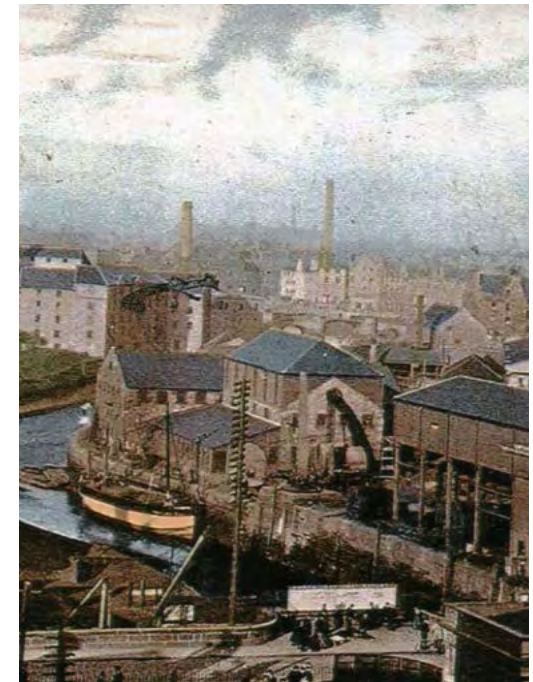
New docks west of the harbour were begun in 1800, and in 1810 Great Junction Street was formed, leading to a new bridge over the Water of Leith, as a road to them from the foot of Leith Walk. The large parklands of the 18th century houses surrounding Leith were laid out for terraces and villas, beginning in 1800 with land south of Leith Links and continuing in 1807 with James Gillespie Graham's plan for a large area north of Ferry Road and Great Junction Street. Robert Burn laid out a scheme for land south of Ferry Road in 1808 and later a feuing plan for Great Junction Street. However, building was sporadic and these ambitious schemes were only completed (in significantly revised form) in the late 19th century.

These first decades of the 19th century also witnessed a period of major civic building reflecting Leith's growing power and wealth. A number of Leith's finest remaining buildings date from this period, including the Leith Bank, the Customs House, the Assembly Rooms, Trinity House, and North Leith Parish Church.

The Madeira area was conceived as a comprehensive design prompted by the success of James Craig's New Town in Edinburgh. Beginning in 1800 with land south of Leith Links it continued in 1807 with James Gillespie Graham's feuing scheme for a large area of north of Ferry Road. The grid pattern of streets was developed sporadically through the 19th century with Georgian buildings set back behind front gardens. By the turn of the century these basic rules were abandoned and Victorian buildings were inserted in the gaps taking their building lines directly from the heel of the pavement. This is most noticeable on Portland Place where a curved Victorian tenement projects forward from its Georgian wings on either side. The most important building in the area is William Burn's North Leith Parish Church (1816).

In 1833, Leith was established as an independent Municipal and Parliamentary Burgh with full powers of local government. Leith's architectural development of the time reflected its new status and a number of substantial buildings - a Town Hall, Burgh Court, Police Office - appropriate to its burgh status were built in the centre of the town throughout the 19th century. Leith expanded as massive warehouses and additional docks were built: the Victoria Dock in 1851, the Albert Dock in 1881; the Imperial Dock in 1903.

Leith Conservation Area Character Appraisal



Historical Origins And Development

After the passing of the Leith Improvement Act in 1880 many of the slums and most of the 16th and 17th century buildings were cleared away and replaced with tall tenements. Henderson Street was also forced through the old pattern of closes and wynds. Concurrent with the improvement schemes were programmes of major tenemental development, most significantly the building of dense tenement blocks over the fields between Leith Walk and Easter Road. Leith Links were part of a larger area of common land which stretched along the coast including part of Seafield. Links is Scots meaning sandy ground with hillocks and dunes, and the present artificial flatness dates from about 1880.

The Links were significantly remodelled at this time and brought, more or less, into their present form. A formal park, enclosed by railings with extensive avenues of trees, replaced the former rolling landscape of grassed dunes. These improvements removed most of the world's oldest golf course, which is mentioned as early as 1456. The Links were an important recreational centre, hosting horse racing and athletic meetings, and still contain bowling greens and cricket pitches that date from the 19th century.

Following the First World War, the number of shipyards was reduced from six or seven to one, and the stream of pre-war trade dwindled significantly. Through the inter-war years Leith had high unemployment. However, the population of Leith was still around 80,000 at the start of the Second World War.

Leith was the focus of slum clearance programmes between the 1950s and 1970s that resulted in the loss of the historic Kirkgate and the construction of a number of large public housing schemes. The demolition of large numbers of sub-standard houses resulted in a housing shortage, and many younger people were forced to move out of Leith to find accommodation. This distorted the community profile, with a bias towards the elderly.

In more recent years the emphasis has moved to urban regeneration, community needs and the conservation of Leith's historic environment. The Leith Project Initiative of 1980-85, incorporated an industrial and environmental programme directed at cleaning up buildings; helping to renovate and convert properties for quality housing, offices and workshops; developing industrial units in disused gap sites; consolidating key industries and encouraging new business to develop in the historic centre. The Vaults, the Cooperage and buildings along the Shore

were converted to housing from redundant industrial buildings with assistance from the Leith Project Initiative. An important factor in Leith's revitalisation was the large stock of solidly built warehouses, usually with plenty of natural daylight making them suitable for conversion. The King's Landing (1985) was a substantial new private housing development on a former gap site.

This more recent approach has resulted in the central shore and basin areas of Leith taking on new identities as important centres for high profile and innovative business, the relocation of the Scottish Government offices, new housing, and high quality restaurants and bars. Leith is also now the permanent home of the former Royal Yacht Britannia and its importance has been further strengthened by the Ocean Terminal development. The Leith Townscape Heritage Initiatives resulted in improvements to the public realm and individual buildings in Leith.

Despite having lost many of the original buildings on the quayside around the Inner Harbour basins and, most of the industries associated with the river and the life on the water, there are enough buildings remaining, enough life and business around the Harbour. The basins all have a different character, all tell a story and all have a beauty of their own.

Leith Conservation Area Character Appraisal



Kirkgate

Special Characteristics and Key Elements overall

Topography & Setting

Leith has a unique and complex architectural character that makes it distinctive and clearly identifiable within the context of Edinburgh. The Conservation Area has at its centre an important historical harbour town with its origins in the 12th Century. The architectural character of the Conservation Area derives from Leith's history, both as a port and an independent burgh, which imbue its individual architectural elements with a deeply rooted significance. Despite having lost most of its medieval buildings, Leith provides an excellent example of a small 19th century provincial town containing architecture which displays a rightness and fitness of scale (grand but not intimidating) and uniformly high quality of materials, detailing and design which have a unique significance in the context of Scottish architectural history. The historical and architectural importance of the Leith Conservation Area is reflected in the concentration of Statutorily Listed Buildings in the area: approximately 400 buildings are included on the Statutory List [32, Category A; 243, Category B and 122, Category C(S)].

Development pattern

Leith was a thriving and expanding commercial and industrial area throughout the 19th century, and much of the town's present urban structure and varied architectural fabric stem from this significant period in its development as an independent burgh and trading port. A combination of the grouping of its buildings, the form of its spaces and the many features of visual interest contribute to Leith's positive identity and distinctive urban character. Much of the architectural character stems from the juxtaposition of large warehouses and well detailed later-Georgian houses and public buildings.

Building Types

Leith retains a broader range of building types from the past than most areas of the city. It has also been the subject of greater foreign architectural influence, which can be seen in a number of buildings in Leith. Although less visible than in its heyday (when Dutch, Nordic and French styles influenced many warehouses and offices), this is still reflected in remnants such as the Norwegian and Ukrainian churches, and replica buildings, such as St Thomas's on Sherrif Brae (copied from a church in Brittany) and South Leith Parish Church (copied from a St. Petersburg design). Street names such as Elbe, Baltic Street, Cadiz, and Madeira also testify to Leith's maritime tradition and extensive trading links.

Each period of Leith's long history has left buildings of major interest. The relatively formal spaces of Bernard Street and Constitution Street, the remnants of the medieval street pattern, the range of neo-classical buildings, the Victorian contribution of boldly detailed Italianate banks, offices and Baronial tenements, with massive warehouses behind, all unified by the common use of stone, combine to produce a town centre which is among the best and most varied in Scotland. A rich mixture of civic buildings and mercantile architecture also survives particularly

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St Ninians

Special Characteristics and Key Elements overall

at Bernard Street and The Shore. The concentration of public buildings within the Conservation Area makes an important contribution to the architectural character and reflects Leith's former civic independence and importance.

Leith's ecclesiastical history is very old, and the area has a considerable number of fine church buildings. The best is possibly the elegant neoclassical 18th century North Leith Parish Church, with its full-height Ionic portico and tall steeple, in Madeira Street. More common are Victorian Gothic buildings such as the South Leith Parish Church (1847-8) by Thomas Hamilton, in the Kirgate and St Mary Star of the Sea (1853-4) by Pugin & Hansom in Constitution Street. St. Thomas's (1840-3) Church at the head of Sheriff Brae is now the Sikh Temple. The graveyard of South

Leith Parish Church contains a number of fine Georgian grave markers.

More modern and brutalist architecture of the 1950s and 60s is represented by Thomas Fraser Court, John Russell Court, Cables Wynd House (known as the 'banana block'), Linksvie House on the line of the old Tolbooth Wynd, and the Newkirkgate Shopping Centre. Other more recent developments such as Citadel Place, Hamburg Place and West Cromwell Street have retained a low-rise human scale.

Materials & Details

Building types within the Conservation Area vary but are traditionally of stone, with slate roofs. Pockets of public housing development from the 1960s and 1970s, of a contemporary character, also fall within the Conservation Area. Warehouses are a prominent element throughout the central area, many of them fine examples of industrial architecture, which act as a backcloth to earlier buildings. Several fine Georgian and Victorian examples survive, many now converted for residential or office use. The large rubble warehouse at 87 Giles Street known as the Vaults is one of the earliest, dating from 1682, and most outstanding.

The Leith Conservation Area is of considerable size covering various historical periods and stages of development that form a variety of character areas and spatial patterns. For this analysis the Character Appraisal is split into four sub areas representing distinctive patterns of growth and development:

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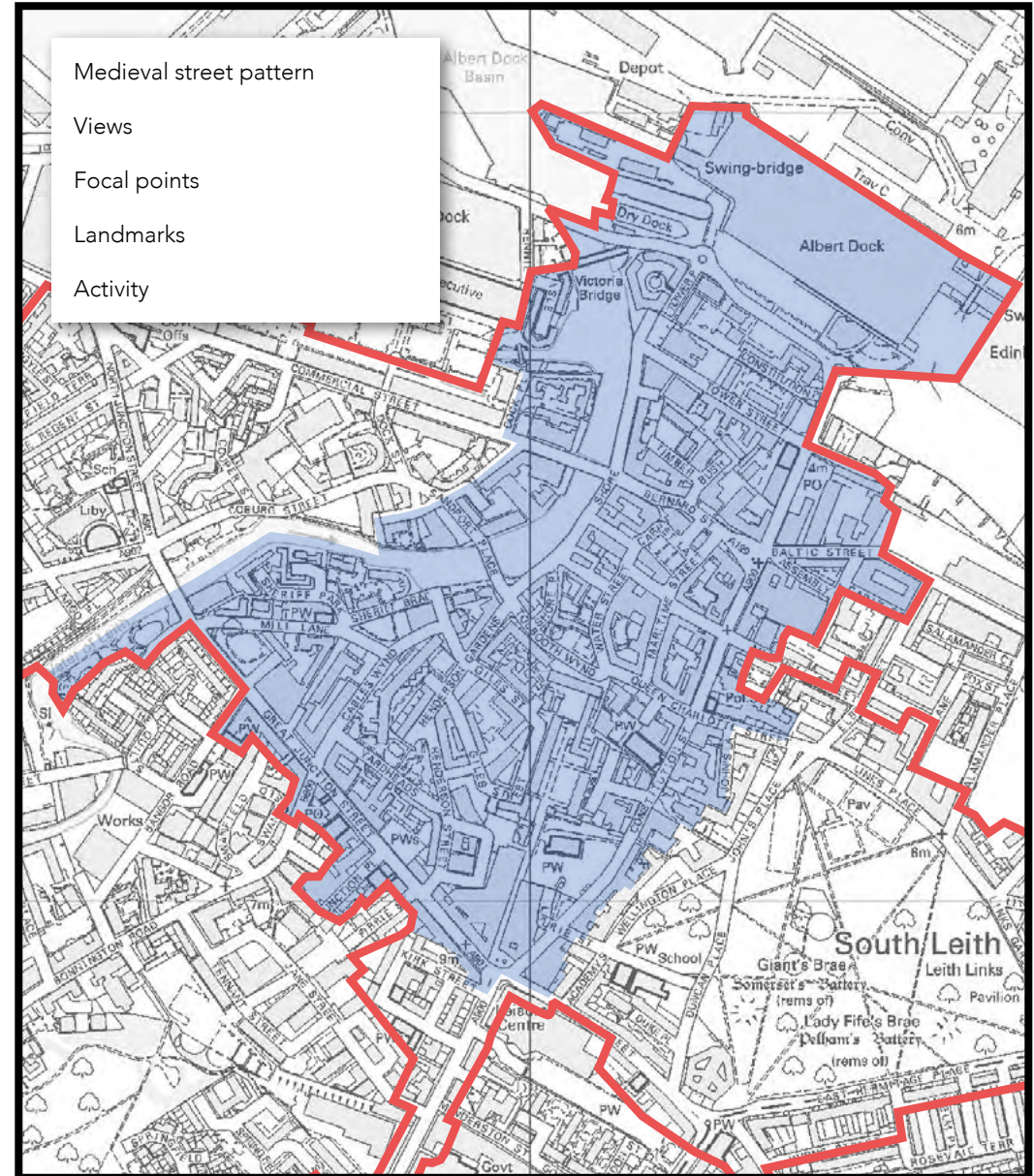
Old Leith and The Shore

Special Characteristics and Key Elements

Topography and Setting	Streets	Building Types
Grain and Density	Development Pattern	Streetscape and Activity
Views	Spaces	Landmarks



Leith Conservation Area Character Appraisal



Old Leith and The Shore

Topography & Setting

The central historic core of the Conservation Area is bounded by the Port of Leith to the north, Great Junction Street to the south, Constitution Street to the east and the Water of Leith to the west. This area more or less coincides with that enclosed by the early defensive walls. Historically it was the centre of the port activities that sustained Leith's growth and gave it an identity separate from Edinburgh.

On its eastern edge this sub-area covers the core of the conservation area along Constitution Street, from Bernard Street and the Port of Leith to the north, to property surrounding the foot of Leith Walk, Great Junction Street and the river estuary to the west.

The Shore area includes both sides of the old harbour waterfront to the west. Distinctive and contrasting edges are provided by Great Junction Street and the Water of Leith. Great Junction Street runs along the path of the old citadel wall retaining a straight and formal edge. The river with its steeply rising banks, flowing in a gently winding pattern to the sea, gives more organic and informal edges, softer and green along the upper reaches - harder and functional along the quays and harbour walls at the river mouth.

Views

As a result of the asymmetric road pattern there are few long views through the area, but rather a strong sense of enclosure and containment. Views are predominantly internal. Longer views to and from the Port of Leith and Nelson Monument on Calton Hill relate Leith to the city and to the sea.

Towers and turrets of a variety of styles and scales mark views down most of the main streets. Examples include the octagonal Art Nouveau tower at the end of Great Junction Street and the Italianate octagonal tower on the Corn Exchange which terminates Constitution Street. Many of these landmark features play a variety of roles.

The spires on the corner buildings with Bernard Street and Coalhill emphasise and turn the corners, and their added interest in the skyline attract and encourage progress further towards the Shore. The streets to either side provide distant views to church spires in the distance, which together with the varied rooflines around the harbour, some of the warehouses still being gable end on, the cranes and ships now visible in the Port of Leith, provide interest and colour to the skyline.

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Old Leith and The Shore

Development pattern

The spatial structure of this area still reveals the underlying medieval street pattern, with strong radial routes to and from the port. Constitution Street to the east resembles a town main street. The redeveloped Kirkgate runs between the Shore and Constitution Street. It retains the line of the original route in pedestrianised form and some of the original buildings along it, including South Leith Parish Church and Trinity House.

The physical and visual disruption to the spatial structure caused by redevelopment in the 1960s is significant and makes analysis and description of the structure more complex than first impressions convey. The major redevelopment programme of the 1960s was the final part of a continuum stretching back to the development of Great Junction Street in the 18th century and the late 19th century Leith Improvement Programme.

Great Junction Street is strongly linear with its sense of formality strengthened by the location of important institutions along its length, such as the former Leith Hospital, St. Thomas's Church, Dr. Bell's School, and its termination at the east by the clock tower of the former Leith Railway Station. Henderson Street demonstrates the Victorian interest in improving housing conditions; with its model tenements, broader street width, design for light and fresh air, and the

provision of amenity open spaces. The contrast with the later redevelopment of the 1960s is the use of 'traditional' urban design principles in relating buildings to each other, to their surroundings and to the street, and in providing mixed uses with 'active' street frontages.

The form of the Kirkgate Centre incorporates features, such as the separation of pedestrians and cars and the grouping of buildings around a precinct, which are a product of the urban design principles prevalent in British post-war reconstruction and the development of new 'satellite' communities.

Constitution and Maritime Streets echo the traditional street pattern. Although Constitution Street has been widened in parts, many of the narrow individual plot widths reflected in the building frontages and the differing building heights along it are reminders of the earlier street pattern. This traditional spatial structure is still apparent in the network of narrow streets and lanes with their changing widths and curving layouts that lead from the western part of the Shore. The frequent street interconnection, the pends running under buildings, the small scale of the perimeter blocks and the variety of properties within them all reinforce this character.

Maritime Street shows a change to predominantly larger plot sizes occupied by warehouses behind the Shore frontage. Many of these warehouses and bonds are now largely converted to residential use, they stand cheek by jowl just allowing lanes and wynds to squeeze between them, their bulk accentuating the narrowness of the lanes. This pattern of development reflects its functional origins and priorities for the efficient storage of goods, and though a number of warehouses have been lost, this area still retains a robust urban character.

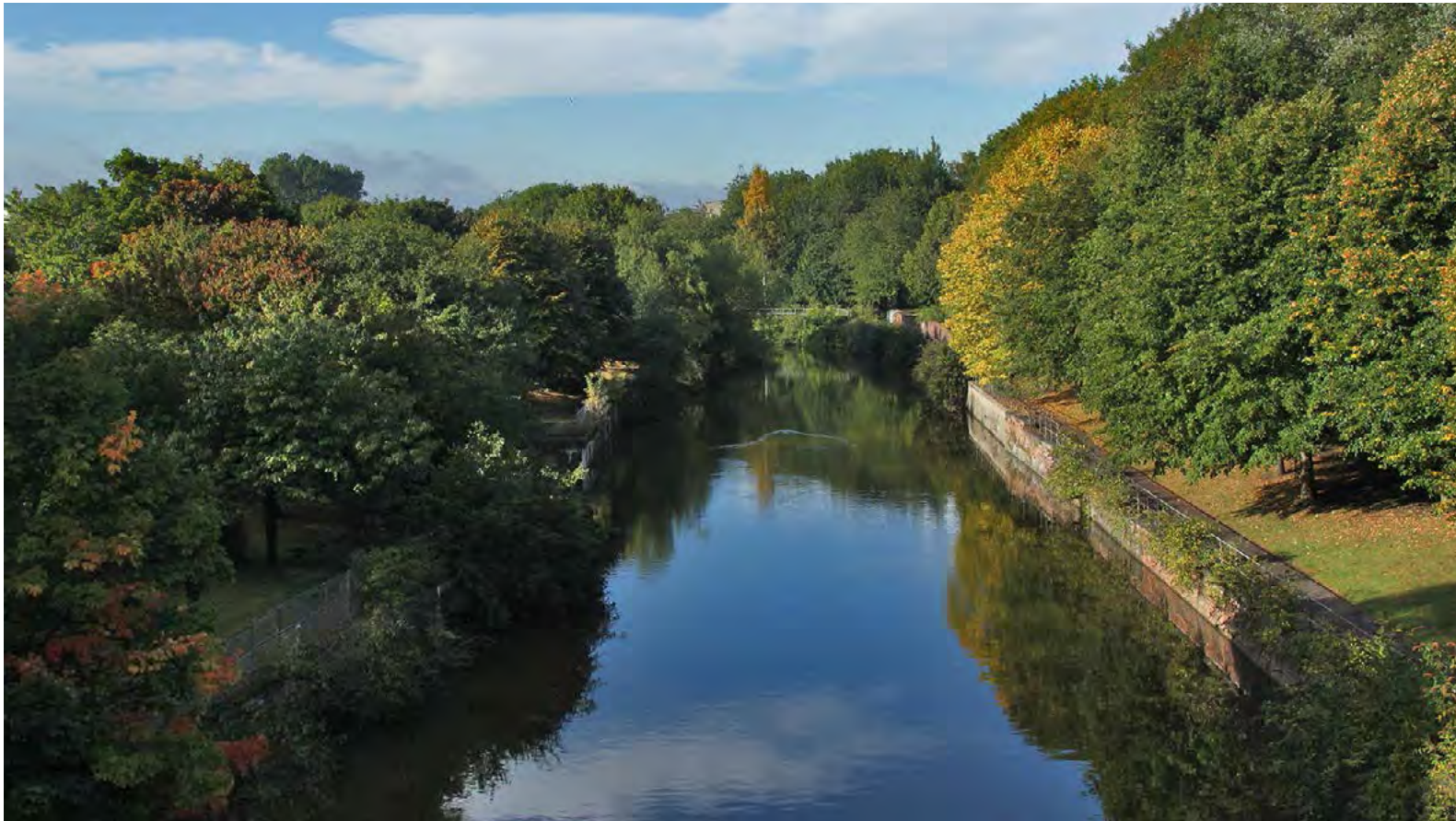


Leith Conservation Area Character Appraisal

Old Leith and The Shore

In the way that ancient road alignments tend to remain whilst the buildings change, the bends in the Water of Leith remains, gently angled by a series of straight edges evidence of early moorings. The bustle of port activity has been replaced by the calmer recreational pursuits of walking and cycling along the riverside walkway. Following the section of river in the Conservation Area there is a progression of moving from the openness of the parks on either side of its banks, to the enclosure of the inner harbour back to the present openness of the Port of Leith and eventually the sea beyond. Views through to the Port of Leith and the sea are being considerably eroded, it is very important that contact with Leith's maritime heritage and the operational port are not lost.

The river has varying combinations of development and space. On the east side of the Shore the continuity of frontages, the building line set to the pavement edge, and the road and quayside, contain the inner harbour. They frame it to give the impression of a long square and a focus for the area, especially to the cafes, bars and restaurants that look out over it. This impression is retained on the west side of the river, although development is more mixed and less tightly knit.



Leith Conservation Area Character Appraisal

Old Leith and The Shore

The north end of Constitution Street is terminated by Bernard Street in which the impression of a square is reinforced by a combination of the street layout, important civic and commercial buildings and their architecture. The Buildings of Edinburgh describes this part of Bernard Street as "Leith's most formal space, a broad triangle with the combined atmosphere of a street and a square narrowing at its west end as it jinks to the left for its exit to the Shore". The sudden turn of the street to the left at the west end means that the space is enclosed by buildings, an impression which is strengthened by exposed gable ends at the 'corners'. The former Leith Exchange with its giant ionic columns terminates the east side of the 'square'. However, the focal point is the former Leith Bank, the smallest building in the square. Only two storeys high, its ionic columns and bow front, the shallow domed roof over the banking hall, and the symmetry of the frontage with matching pilastered bays to each side all combine to give it a presence far greater than its size would suggest. The symmetry is reinforced by the way the tenements on either side step up from it, first to three and then to four storeys towards the corners. The north side, though different in interpretation is of a similar formula.



The buildings range over almost the whole of the 19th century, and although their contribution to creating the space may not have been due to a formal plan, neither was it completely by accident. They demonstrate the continuation of a civic tradition in the design of individual buildings which contribute to the creation of a sense of place, a belief that their combined presence is more important than their individual status.



Leith Conservation Area Character Appraisal

Grain & Density

A dense fabric of closely grouped buildings separated by narrow lanes creates a distinctive character. The main routes through the area are those which define its edges: the Shore along the Water of Leith, Constitution Street and Great Junction Street. The centre of Leith has been identified as an area of archaeological significance.

Streets

Constitution Street was laid out at the end of the 18th century, along the line of one of the old ramparts of the 1560 fortifications. It is characterised by the juxtaposition of buildings of diverse architectural styles, dates and scales. These include Georgian villas, austere 19th century tenements, warehouses, and church buildings (St James', St John's and St Mary's star of the Sea).

Great Junction Street follows the line of one of the ramparts of the Leith defensive walls of 1560. It was laid out in 1818 and is one of the busiest roads in Leith. Its straight linear form contrasts with the narrower winding roads to the north. The street is defined by a long procession of mainly four-storey late 19th century tenements built hard to the heel of the pavement, and it is lined with shops at ground level, above which are a few small businesses but mainly residential properties. The tenement on the Henderson Street corner (Nos. 48-52) dates from 1885, and was the first buildings erected under the Leith Improvement Scheme. The former Leith Hospital forms a major architectural feature standing to the rear of Taylor Gardens. At the west end of the street the former Co-operative building with its distinctive clock tower overlooking Taylor Gardens, forms a major landmark and the view eastwards is terminated by the clock tower on the corner of the former Leith Central Station.



Spaces

The area has a medieval structure at the historic centre which is still reflected in the network of narrow streets and lanes, the frequent street interconnections, the small size of the perimeter blocks and the variety of properties.

The Foot of the Walk is closed visually by tenements at the end of the street. The west side of the street is set back behind large front gardens which opens up the space between building lines and gives a visual impression of Leith Walk terminating in a square overlooked by the statue of Queen Victoria. The location of the former Leith Central Station, the increase in pedestrians, the bus terminals and street junctions all reinforce a sense of arrival.

The Kirkgate was old Leith's main street with a lively and varied streetscape. The intimate urban pattern of winding streets and densely grouped buildings of the Old Kirkgate was lost in the redevelopment of this area during the 1960s. The remaining historic remnants include the 15th century South Leith Parish Church, the earliest building in the area, the Gothic revival style of which forms an interesting contrast to its opposite neighbour, the classically proportioned Trinity House.

Old Leith and The Shore

The New Kirkgate shopping precinct and housing development to the north disregard the distinctive organic structure and scale of the surrounding urban pattern. The Kirkgate is a courtyard of low rise housing with zigzag rendered fronts which is terminated by the multi-storey slab of Linksvie House.

The eastwards approach to the Shore along Commercial Street, with high buildings on both sides giving a strong sense of enclosure and direction, passes the monumental Customs House and opens out dramatically to reveal the Water of Leith, the Inner Harbour and the Shore, a space of historic and visual interest. Bernard Street cuts through the centre of the area and is lined with buildings of great architectural merit which reflect Leith's thriving past, epitomising the mercantile prosperity of the 19th century. It forms the civic centre of the Conservation Area and is Leith's most formal space; a broad triangle in which the effect of enclosure, the irregular form and articulation of the space enclosed, and the relationship of the surrounding buildings create a place of great architectural interest.

The harbour remains a significant open space in which interest is provided by the buildings and activities on either bank. The views in this part of the Conservation Area are mainly internal. At either end there are limited views through the bridge towards the Port of Leith and to distant church spires inland. Longer views down Henderson Street to the Port of Leith and up Constitution Street to Calton Hill and the Nelson Monument are also important.

The contrast between open space and enclosure at the Shore is reinforced by a wall of similar building heights and types set at the heel of pavement along the narrow quayside access road. Warehouses with a higher ratio of wall to window, where the windows are smaller and at wider spacing than tenements, accentuate the enclosure. Tenement and former warehouse development around the harbour is mainly 4 to 5 storeys, of continuous frontages and building lines, given vertical emphasis by gabled frontages and dormers.

The Inner Harbour of the Water of Leith provides a vibrant focus for the Conservation Area, the older parts of the Port of Leith, containing many early features including listed dock buildings. Scheduled Ancient Monuments associated with the Port of Leith consist of: the Victoria Bridge, the dry dock off Sandport Street, the swing bridge and lock at the East Old Dock, and features related to the Albert Dock.

The spatial significance of Bernard Street is best appreciated when entering at the east and wider end where the street gradually narrows and changes direction, masking the western outlet and giving a powerful enclosing effect to the street space. The quality and cohesive grouping of the flanking buildings, the variety of their architectural styles and roof shapes, and such incidental features as the decorative cast iron lamp posts are part of the street's individual character and visual interest.

Early 19th century Georgian buildings line much of the south side of Bernard Street. The centrepiece being the former Leith Bank (1804) an elegant two storey classical structure with an Ionic-columned bow window standing on an island, separated by narrow lanes on either side from the neighbouring three and four-storey blocks and flanked by symmetrical tenements of 1807-15. The north side is more varied with the Italianate former Royal Bank of Scotland (1871-2) at the east end, followed by the Clydesdale Bank (1923), in a modernistic neo-Georgian. Then the early 19th century Nos. 8-14, adjoining a mid-Victorian palazzo, followed by the twin bows of Nos. 22-24. The north side of the final section of Bernard Street is lined with late Georgian buildings. The restrained Georgian grouping is broken by the Baronial detailing of Nos. 50-58.

Leith Conservation Area Character Appraisal

Old Leith and The Shore

Building Types

Warehouse conversions in Maritime and Water, Streets and Timber Bush show how the traditional character can be preserved. Overall their conversion retains the sense of confinement given their robust stone construction, pend entrances, punched windows, and cast iron work detailing. The retention of the original streetscape of setts and stone kerbs, iron rails and cart track stones, heavy cast iron bollards protecting corners and entrances all still convey an image of a busy maritime past.

New developments have shown mixed responses to the traditional character of the area. Sheriff Bank and Park with their suburban layout, frequent changes in scale, miniaturised proportions and orange brick, do not reflect the traditional character. The recent developments in Shore Place and Bowies Close, retain and tie in sympathetically with existing buildings at either end of the street, their frontages replicate narrow plot widths giving a vertical emphasis which is reinforced by changes in material and traditional gablets.



Old Leith and The Shore

Landmarks

The bronze statue of Burns (1898) stands at the junction of Bernard Street and Constitution Street, adjoining the massive five storey Waterloo Buildings (1820) with its setback bowed corner, which is the largest and grandest of Leith's Georgian tenements. Distinguished buildings such as the old Corn Exchange, and the dignified 18th century Exchange Building provide a strong civic character to the junction. The Italianate former Corn Exchange (1860-3) emphasises its prominent corner site with an octagonal domed tower surmounted by a cupola, flanked by two storeys of arcaded windows and incorporates a distinctive carved frieze.

A number of significant early historic buildings are located in the Shore area. These include:

- The circular battlemented Signal Tower, built in 1686 by Robert Mylne as a windmill for making rape-seed oil, which forms an important focal point at the corner of the Shore and Tower Street.
- Lamb's House in Water's Close off Burgess Street is one of the largest and most architecturally important early 17th century merchants' houses in Scotland. It is an impressive four storeys, incorporating traditional architectural features such as harled walls, corbels, asymmetrical gablets, crowsteps, a steep pitched pantiled roof, and windows with fixed leaded upper lights with shutters below. The building was restored and converted into a day centre for the elderly in 1959 by Robert Hurd and has recently been refurbished as a house and office.
- St Ninian's Church and Manse which dates from circa 1493 with later reconstructions. The building incorporates a distinctive ogee spire, and has been recently restored and converted for residential / commercial use by Groves Raines Architects.
- The King's Wark at the corner of Bernard Street and The Shore has characteristic Dutch gables and scrolled skewputts in typical early 18th century fashion. It stands on older foundations and was part of a complex of buildings that included a chapel, royal mansion and tennis court.



Old Leith and The Shore

- The Custom House in Commercial Street was designed by Robert Reid in 1812. Its Greek Doric Revival style is typical of the way Leith buildings of the period tended to reflect on a smaller scale those of the neo-classical New Town of Edinburgh.

Notable buildings on Great Junction Street include:

- The former State Cinema at No. 105 dating from 1938 in a Modern Movement style with white geometric walls massing up to a pagoda inspired tower.
- An Edwardian Art Nouveau inspired group at 160-174 which includes the former Leith Provident Cooperative Society building with its imposing domed octagonal corner-tower and a four-storey red sandstone fronted Glasgow style tenement dating from 1905.
- The long Tudor frontage of Dr Bell's School which dates from 1839 with its crowstepped screen walls, octagonal piers and ornately canopied niche containing a statue of Dr Andrew Bell who endowed the school in 1831. It was taken over by the Leith School Board in 1891 (becoming the Great Junction Street School). At the rear of the original building, the Swimming Baths of 1896 reflect the architectural style of the school.
- St Thomas's is a plain late-classical church dating from 1824-5.

Notable buildings on Constitution Street include:

- Leith Assembly Rooms and Exchange (Nos. 37-43), dating from 1809. The Exchange Building was built as a meeting place for merchants, and incorporated the Assembly Rooms which were the centre of old Leith's social scene while the Exchange and Bernard Street were regarded as the commercial centre. The building presents a long three storey frontage to Constitution Street with a central pediment incorporating Ionic columns. It fits in well with the scale of Bernard Street creating a varied but unified composition.
- Leith Town Hall and Police Station is located at the north east corner of Constitution Street and Queen Charlotte Street. A robust monumental neo-classical building which makes excellent use of its corner site.
- 92 Constitution Street was built as a merchant's house in 1793 and with its giant Corinthian pilasters and urns surmounting the pediment is the grandest late 18th century house in Leith.

Leith Conservation Area Character Appraisal



Streetscape & Activity

The robust streetscape enhances the character of the medieval core and the harbour.

Leith is an intensively developed urban area with a multiplicity of land use activities co-existing with the predominant residential use. It contains a full range of social, commercial and community facilities, and performs an important shopping and service role for people working and living in the area. There has been a substantial reduction in Leith's traditional manufacturing industries around which its growth was based. However, industry remains an important land use in Leith, but is now spread across a more diverse base with increasing growth in the service and technology sectors.

The business area is centred on its historic core and contains a variety of commercial activities amidst housing and shops. The office of the Scottish Executive is based at Victoria Quay, and the Port of Leith are an important port with some 2000 jobs based in the dock area. Outside of the historic core residential uses within mainly tenemental property, with retail uses on the ground floors, predominate.

Leith's urban heritage and identity also make it a pleasant and stimulating place to live, work and visit. The range of mixed uses contributes considerable pedestrian movement and an active 'street life', an important feature in the area's character. Its riverside location and the increasing range of restaurants and similar establishments have also made it an attraction for tourists and other visitors.



In the historic core of Leith, the street pattern retains elements of its medieval form and most of the principal roads within the Conservation Area were established in the 19th century. The flow of large commercial vehicles and other traffic detracts from their environmental quality. Redevelopment on the northern fringes of the Conservation Area herald further retail, office and residential development.

The streetscape at the Shore matches the character of the medieval core and the robust surfaces required for the harbour. Most of the streets are setted with stone kerbs intact. The quay side is separated by bollards with chains linking them. Many of the capstans used to tie up boats remain in place. The contemporary design of the new dock gates, the sculptures and tree guards reinforce the prevailing character. Good examples of the reinstatement of original railings and a contemporary gateway supporting a globe can also be found in Dock Place. Throughout the area there are many early 20th century street lighting standards with decorative brackets.

Madeira - Leith's 'New Town'

Leith
Conservation Area
Character Appraisal

Special Characteristics and Key Elements

Topography and Setting

Grain and Density

Views

Streets

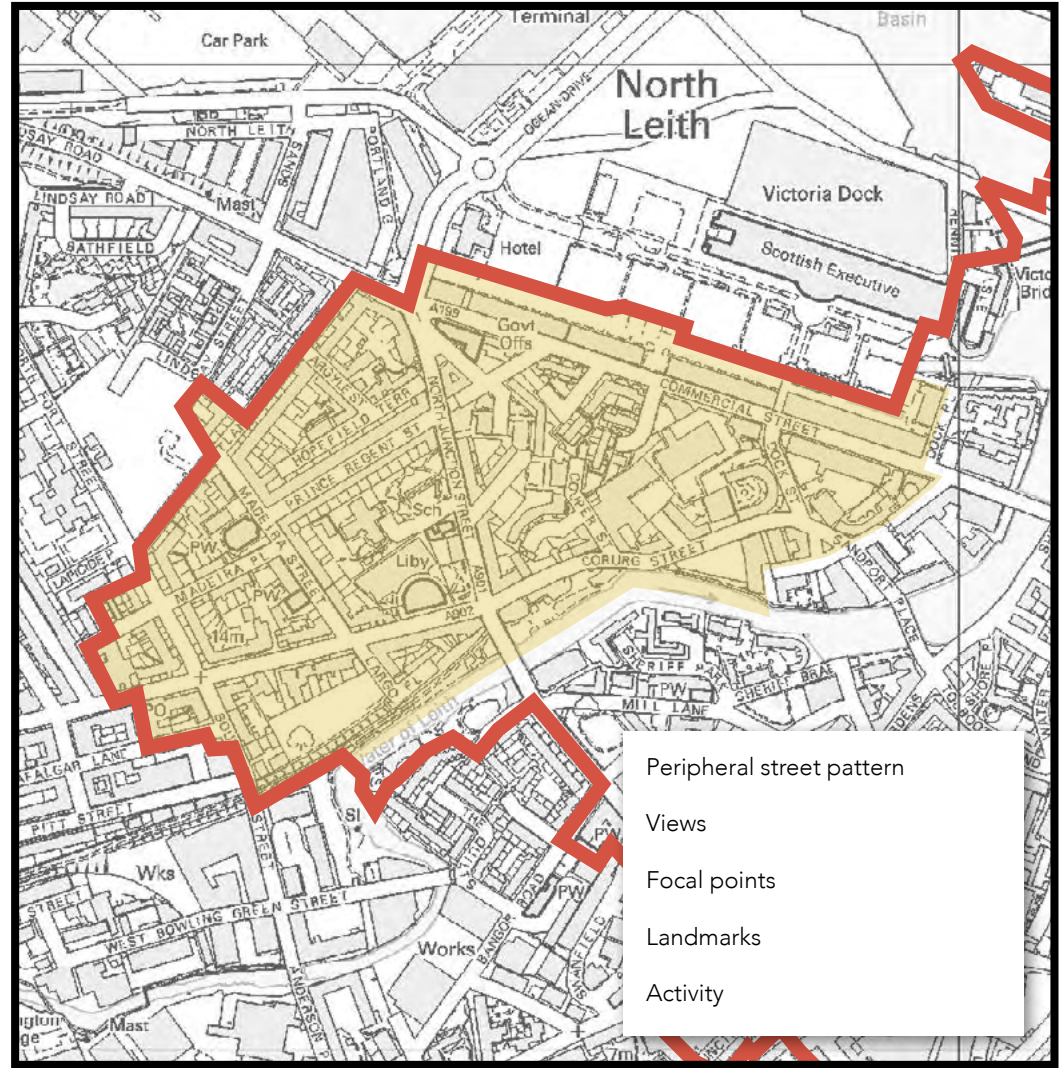
Development Pattern

Building Types

Landmarks

Materials & Details

Streetscape & Activity



Madeira - Leith's 'New Town'

Topography & Setting

Madeira forms a triangular area in the west of the Conservation Area. The north side is bounded by the bonded warehouses which run along the entire length of Commercial Street; the west by the high stone wall of Leith Fort, which runs down one side of Portland Street; and the east by the Water of Leith.

Views

The former Town Hall and main library are located at the start of Ferry Road indicating a historic change of focus for Leith's institutions. The most impressive landmarks are the bonded warehouses along Commercial Street, North Leith Parish Church with its tall and elegant spire which acts as a focal point in views along Prince Regent and most recently the new Scottish Executive Office at Victoria Quay.

Much of the area is introspective with planned or glimpsed views to the spire of North Leith Parish Church, some of these views down lanes, through gates and pends, to the cemetery and the rear of the Library create considerable interest and charm. From the bridge over the Water of Leith, views open out back to the city with Calton Hill and the Castle visible either side of the warehouses along South Fort Street.

Development pattern

Madeira retains the appearance of a planned extension with its focus on North Leith Parish Church. Development, however, was sporadic and took place over much of the 19th century. The formality of the street layout, the apparent symmetry of the Georgian architecture and disposition of key buildings to create focal points and vistas all contribute to the impression of this area as Leith's own version of the New Town.

This formality is best demonstrated today by Madeira Street and Prince Regent Street, terminated by North Leith Parish Church, in a layout which is an example of scaled down classically inspired urban design. The approach uphill from the Port of Leith to the Church is processional, the climb up the hill accentuating the separation from the water's edge. The uniformity and formality of the layout along Prince Regent Street is softened in the surrounding streets by subtle variations in plot size and building design. The mix of plot widths, the variety of architects involved, the differing house types, larger front gardens and an air of faded grandeur all help to reinforce a more informal and relaxed character.

Ferry Road, the main access to Madeira, is at this point more densely developed and provides a more urban environment of tenements with a mix of commercial uses at ground floor. The intersection with Great Junction Street is the setting for the Town Hall and main library built in the 1930s. Relief to this more urban character is provided by the Memorial Gardens along North Junction Street, Keddie Gardens off Largo Place and the gardens with gable wall mural at the corner of Ferry Road and North Junction Street.



Grain & Density

A number of modern developments have not been sympathetic to the spatial structure. The housing along Portland and Commercial Streets is suburban in scale, although its backland location makes it less apparent. The tower block at Cooper Street is set across the middle of the old street line. The west bank of the river as it approaches the Shore becomes an area of transition from the mainly residential character of Madeira. The mix of small industrial estates, infill 'suburban' housing developments and vacant sites, make the spatial structure less intact and distinctive than that on the east of the Shore. Many of the now subsidiary streets appear to have connected with the water, suggesting a previous need for direct access routes convenient for earlier modes of transport. Whilst the bonded warehouses along Commercial Street form a barrier between Madeira and the port, the connections between these routes and the gaps between warehouses are still apparent.

Streets

The majority of routes into the area link it back to the historical core of Leith. From the east, four bridges cross the river and act as gateways into the area. From the west the descent on the coast road, Lindsay Road, to the raised walkway and six storey mass of the bayed tenement at the corner with North Junction Street creates a sense of passing through into a more dense and urban form of development. Junctions are usually associated with a sense of arrival at the centre of a settlement, but in Leith they are also in gateway locations.

The most used approach today is along Ferry Road, where the boundary and development of the Conservation Area is conterminous with that of the Victoria Park Conservation Area. Ferry Road is one of the oldest routes leading to and from Leith and whilst sequences of differing building heights are discernible along it, these appear to relate to the growth of formerly independent settlements rather than an intention to form gateways.

Ferry Road and Great Junction Street are bounded by a continuous building line, usually of four storey tenements with shops on the ground floor set to the heel of the pavement. Residential uses predominate on the side streets. There is a continuity of three storey tenements along Madeira and Prince Regent Streets, but beyond the building sizes are more mixed. They range from single storey cottages, colony type flats, terraced villas to three and four storey tenements, at some corner locations with shops projecting into the front garden space. Despite this mix they are characterised by a terraced form, and a continuous street frontages only rarely broken by mews lanes or pends through to the rear. Their use of standard proportions, sash and case windows, a similar sand stone and slate roofing reinforces a sense of uniformity, even if less formal than the New Town.



Madeira - Leith's 'New Town'

Building Types

The north side of Commercial Street is occupied almost entirely by former bonded warehouses on a continuous building line right to the heel of the pavement. Their blackened stone work, small window openings, lack of access doors to the street, long eaves and ridge lines are only relieved by changes in height and the occasional rotunda providing light and ventilation to the floors below. Property on the other side of the street includes Leith's original railway station and is more mixed in use and in form.

Landmarks

Madeira Place, with a terrace of circa 1825 on its north side, leads to Madeira Street which has North Leith Parish Church as its centrepiece. The church, with its Greek Doric portico and classical steeple, is an important early example of the Greek Revival style by William Burn and provides a visual focus to this mainly residential area, which also includes major public buildings such as Leith Library and Town Hall.



Materials & Details

The Madeira area retains a largely homogeneous Georgian domestic character, with stone buildings and slate roofs predominating; some of the Georgian buildings retain astragal windows and doors with fanlights.

Streetscape & Activity

The main routes in the area foresaw large volumes of traffic and are significantly broader and straighter than those of the early historic core. With tenements and warehouses directly onto the pavement, they have a robust and practical character, sometimes marked by the remains of railway or tram lines lined by the high Fort stone walls; sturdy cast iron bollards, some of which have recently been identified as old canons, with gates and weighbridges at the accesses to the Port of Leith.

Many of the roads are setted, the main exception being Prince Regent Street, and stone garden walls are a feature of the area.

Leith

Conservation Area

Character Appraisal

Special Characteristics and Key Elements

Topography and Setting

Views

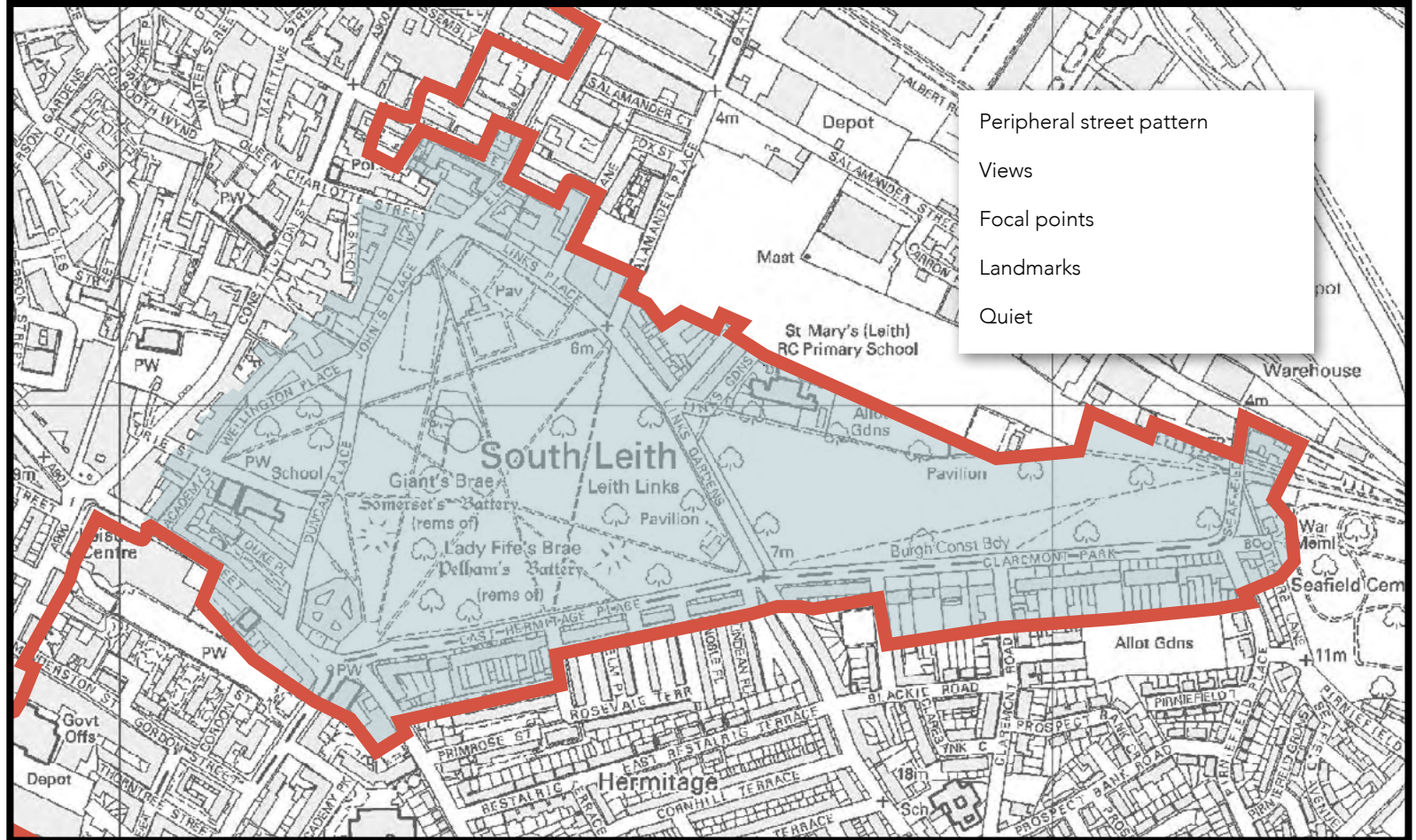
Streets

Scale

Landmarks

Materials & Details

Streetscape & Activity



Topography & Setting

Leith Links is located to the east of the Conservation Area and is similar in character to those other parks and gardens in Edinburgh, for example the Meadows and Pilrig Park, formed by the draining of former lochs. Development is confined to the outer side of all the roads surrounding it and while the sense of containment by development is greater to the west nearly all the edges are dominated by mature trees. The exception is that part of the north east edge fringed by industrial premises.

Leith Links forms the largest area of open green space in the Conservation Area. The Links once extended as far as Portobello and are intimately associated with the history of Leith. The two visible mounds on the Links, known as the Giant's Brae and Lady Fyfe's Brae, are reputedly old gun emplacements dating back to the siege of Leith in 1560 when the English army bombarded the French held citadel. It was also where the sick were brought during the great plague of 1645. The Links have long provided a recreational facility for Leith being the home of the Leith Races and in the 17th and 18th centuries were recognised as Edinburgh's premier place for golf. It is likely that the golf course was an attraction that resulted in the construction of many fine houses close to the Links.

The present layout of the Links was established in the 1880s as part of the Leith Improvement Scheme. They form the most extensive area of parkland in Leith covering an area of 48 acres (19.44 hectares), and are bordered by John's Place on the west side, Seafield Place on the east and are dissected mid-way by Links Gardens. Their open expanse is in striking contrast to the densely developed parts of Central Leith and areas south of the Links. They form an attractive, large open space with tree-lined avenues and walkways and are used for a whole range of recreational purposes. Facilities include putting and bowling greens, cricket and football pitches and a children's play area. Walkers, joggers and families also extensively use the Links for games and picnics. An allotment area is situated on the north side.

The Links have been designated as a Millennium Park, a status that ensures that it will be protected for the future, and the Artillery Mounds on the Links are Scheduled Ancient Monuments. The park is also recognised as a neighbourhood nature area within the Nature Conservation Strategy.



Views



The focus created where the north ends of Easter and Lochend Roads meet is marked by Leith - St. Andrews Church and the former Leith Academy. Views westwards along Vanburgh Place and through the Links focus on the church spire of Leith St. Andrews and to the bell tower of the former Leith Academy Annex, which terminates the north end of Easter and Lochend Roads. In the distance the spire of St. James Church, once at the heart of the town and still a major landmark, soars above the tree canopy. The tower of Kirkgate House looms up to one side.

The prospect westwards from Hermitage Place has panoramic qualities with the broad expanse of the Links and, in the background, an interesting sequence of contrasting but well-related buildings: Leith Academy, the terraced houses in Wellington Place, massive warehouses with their regular pattern of windows, the Victorian Gothic Church of St James, the unified Georgian terrace in John's Place and the late 18th century detached houses in Queen Charlotte Street.

Duncan Street and John's Place lying behind Constitution Street reflect a more urban character with their mix of institutional and educational uses, churches, warehouses and Georgian tenements. The small triangle of park at Wellington / St Andrew's Place is developed on two sides and could have the appearance of a village green.

Around part of the north side, a harder character is maintained by Victorian tenements. Smaller streets on to Link's Place create permeability. Villa development is located to the south looking over the longest side of the Links and gradually reduces in density as it extends away from the centre.

Leith Links - Leith's Early Suburb

Streets

The openness and greenery of the Links is in contrast to its approaches. From the north east, it is completely obscured by industrial premises and the access is via a sharp turn off from Seafield Road which then passes under a former railway bridge before trees and green are revealed. At the corner of Seafield Road, in the midst of industrial and warehouse sheds, stands the former Seafield Baths, now converted on the ground floor to a public house with flats above. Dating from 1810-13, the building with its projecting doric porticos, linked above by shallow domed roofs forms one of the most graceful buildings turning a street corner in the whole city.

The approach from the west is through the narrow confines of Duke Street. The Links provides a sense of release from Leith's densely tight urban core. The tapering form of the Links accentuates the perspective, making it seem longer and even more spacious. The terraced villas have short front gardens which create a transition in planting from the trees around the Links. There are gate openings for pedestrian access and none of the gardens has been given over to off street car parking. Continuity is given to the varying plot sizes on the south side of the Links by small dwarf walls and railings.

The western side of Leith Links is surrounded by a continuous line of four storey buildings of good architectural quality, which provide a strong edge to the park. The eastern end of the Links tapers to a narrow point, lined on the south by particularly fine two storey Georgian terraces and villas set behind stone boundary walls, and on the north by industrial buildings behind Salamander Street. The sense of containment is enhanced by well-established mature tree planting.

The group of buildings on Claremont Park, designed by Thomas Hamilton from 1827, is of outstanding architectural quality. Designs vary but unity is provided by gatepiers with shallow pyramidal tops and linking screen walls separating the back and front gardens. The terrace on East Hermitage Place, was commenced by the Industrial Co-operative Building Society in 1868, but not completed until 1883. Robert Burn drew up the plan for West Hermitage Place in 1800, and, in 1825, Thomas Bonnar prepared elevations for the unfeued plots. It contains a simple terrace dating from 1805, and later grander houses incorporating rusticated stonework and typical Georgian decoration. Vanburgh Place, a unified terrace, was designed and built by William Lamb from 1825.

Leith Conservation Area Character Appraisal



Scale

The earlier villas along Hermitage / Vanburgh Terrace are two storey terraces with the rhythm of their narrow plot widths emphasised by repeating bay windows, original attic dormers and chimney heads giving vitality to their long frontage. These continue down to the entrance to Restalrig Road and are followed by five tenemental four storey blocks. From here to the end of the Links, the villas are two storey semi-detached and detached.

Landmarks

At the east end of the Links are the gates, railings and lodge to Seafield cemetery. Their potential to terminate the view at the end of Claremont Park is partially obscured by mature trees. However, this makes their discovery one of Leith's surprises. Trees also obscure the former St. Andrews Place Church, now the Hindu temple. Its full height pedimented portico and giant ionic columns create a frontage of real presence.

Materials & Details

Unity is given to terraced and detached villas by the continuity of small dwarf walls with railings on the same line along the heel of the pavement. This detail continues along the larger plots of the detached and semi-detached villas where the street becomes Claremont Park. Here entrances are marked by repeating stone gate piers with shallow pyramidal caps and the remains in most cases of cast iron brackets presumably for lights. These provide for vehicular access, and some villas have screen walls separating front and back gardens. 'The Buildings of Edinburgh' cites these villas between the tenements and red sandstone houses at the east end of Claremont Park as " a line of villas whose concentrated architectural quality makes it among the best such group in Edinburgh."



Leith Walk - Special Characteristics

Special Characteristics and Key Elements

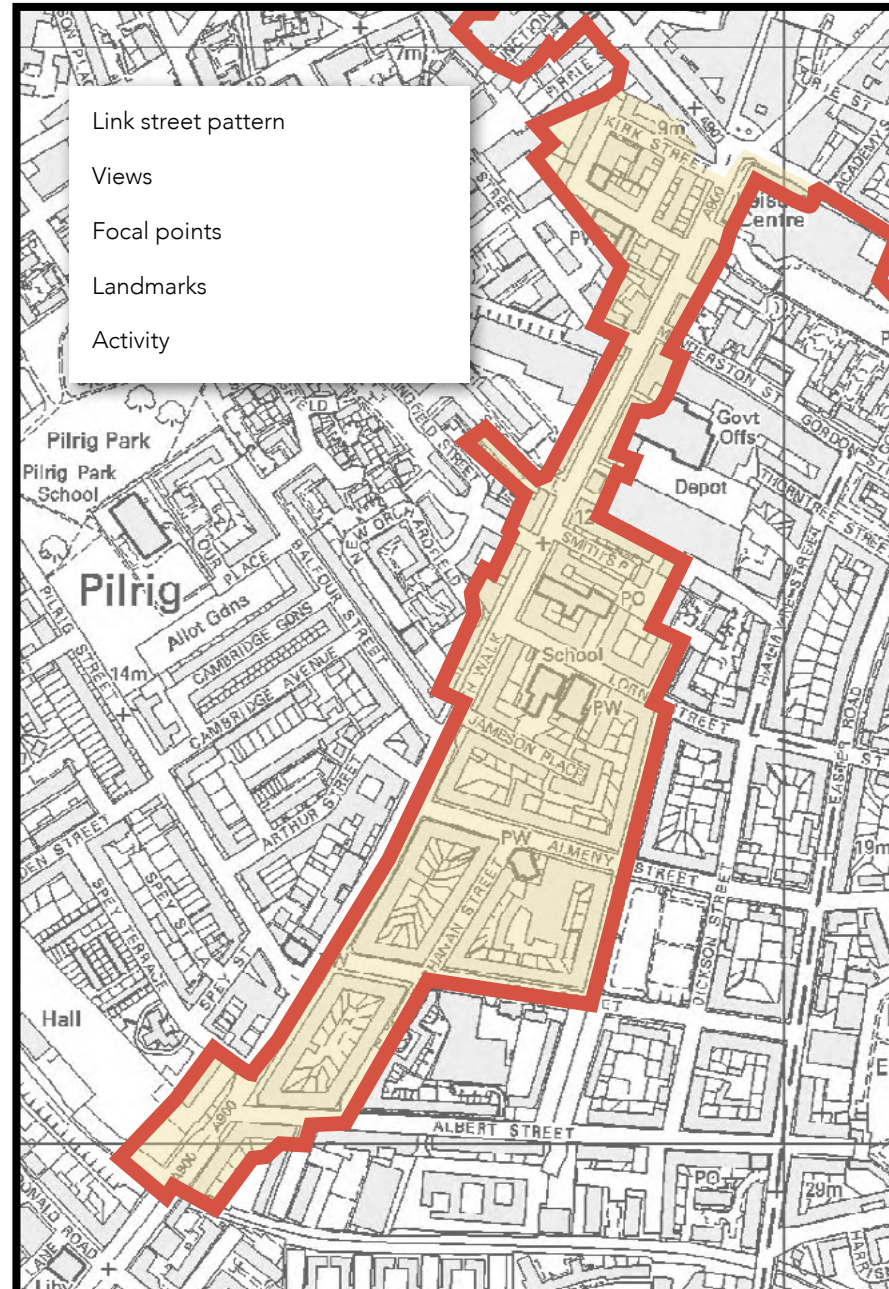
Topography and Setting

Grain and Density

Streets

Views

Landmarks



Leith
Conservation Area
Character Appraisal

Topography & Setting

Leith Walk is one of the most important routes in the city. Its continuity as it stretches gradually downhill from the city centre is so prominent that it is clearly visible from many high vantage points around the city. It links the old fortified town of Edinburgh and its sea port, as other European capital cities are linked with their ports.

Grain & Density

Leith Walk is characterised by a mix of buildings of widely varied design, use, quality and relationship to the street. Victorian tenements set to the heel of the pavement predominate, particularly on the east side, with shops and pubs at ground floor level. The west side is less co-ordinated with Georgian development, tenements and industrial buildings. There are number of Georgian survivals, notably Smith's Place, which was laid out as a cul-de-sac by 1814. It consists of a palace fronted block on its north side, later plainer tenements on the south and an architecturally significant two storey villa, with a rusticated basement and Venetian windows, terminating the eastern end of the cul-de-sac. The building at 7 Steads Place is a former small country house dating from around 1750 and is one of the earliest on Leith Walk.

Streets

Leith Walk starts outside the Conservation Area. The steep slope and narrow street width down from the former North British Hotel frames the dramatic view up to its landmark clock tower. To the north, from the Picardy Place roundabout the views are gradually restricted by the changing street width. From the roundabout and clock at the junction with London Road the street seems to pick up momentum for its journey northwards. The slope downhill and the gentle curve draw the traveller along the street in the absence of any one particular focal point, until Kirkgate House becomes visible. Pilrig Church acts as a pivot to this curve helping to add to the momentum. The Foot of the Walk with its set back to the west gives the impression of another elongated square like that at Bernard Street, and provides a sense of arrival. The gently curving form of the street is accentuated by the greenways, heavy white lines and raised central reservation. Many of the side streets retain their setts which reflect the different colours of sandstone in the buildings giving an 'integrity' to the townscape and helping to slow traffic.



Leith
Conservation Area
Character Appraisal

A hard continuous edge is given to the east by almost uniform and repetitive tenements. These continue to form traditional perimeter blocks around common greens down the side streets. These are given life by the local communities and the variety of goods and services on offer in ground floor premises.

The side streets to the east are mainly residential, but several include churches or a school and just to the edge of the area are completely taken up by a park such as at Iona / Sloan Streets. One exception to this block form is Smith's Place, the focus of which is the splendid decorative and pedimented villa by James Smith.

The development pattern, building types and uses on the west side are more diverse. Tenements are still the predominant form, but they show much greater variety in their design, heights, building lines, roofscapes and ages which in many cases look much earlier than that to the east. In places tenements are interspersed with town houses or smaller tenements well set back with front gardens to the street. Middlefield is a small Georgian mansion which has development in its original front garden and the corner tenement into Pilrig Street is followed by Georgian villas gently stepping down the hill towards Pilrig Park.

Casselbank Street with its mix of Turkish and gothic inspired architecture is set against more Georgian survivals. This demonstrates the importance of the building line and the perimeter block as organising elements in the development pattern and shows, in contrast to the formal and planned development of Smith's Place, how an informal and almost romantic architecture can also produce significant townscape.

Leith Walk is a busy urban thoroughfare and the main road linking the centre of Edinburgh to the old burgh of Leith. It has a strongly directional character, rising gently from the Foot of the Walk, with linear vistas. It is terminated to the north by the tower block of the New Kirkgate development which contrasts with the visual scale of the bay fronted Georgian building at the Foot of the Walk which forms the foreground.



Smith's Place



Casselbank Street

Landmarks

The Foot of Leith Walk, where four roads and a pedestrian route meet, is an important arrival point in the Conservation Area and a lively commercial and social focal point. The bronze statue of Queen Victoria, which stands in a central position in the area of open space with a low bow fronted Georgian block as a backdrop, is one of Leith's principal landmarks.

Kirkgate House, despite its camouflaged outline, towers over the Foot of the Walk making it appear out of context with its surroundings. Pilrig Church with its cascading roofscapes to Pilrig Street and its spire and eastern facade which terminate Iona Street are as good as the set pieces in some of the city's better known locations. Less dominant, but with the reflection of a different culture, the accentuated roofscapes and distantly familiar timber belfry of the Ukrainian Catholic Church gives added interest to Dalmeny Street.

The spiky Gothic spire of Pilrig and Dalmeny Street Church, approximately halfway down Leith Walk, is a conspicuous and important landmark at what was the old boundary between the City of Edinburgh and the former Burgh of Leith. A slight curve in the street line at Pilrig prevents a continuous vista along the full length of the street.



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. 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 Leith 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 Leith 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 Leith 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 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. See Guidance on Householder Permitted Development Rights 2012.

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 Leith 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;
- 23 The extension or alteration of an industrial building or a warehouse;

- 24 Development carried out on industrial land for the purposes of an industrial process;
- 25 The creation of a hard surface within the curtilage of an industrial building or warehouse;
- 35 Development on operational land by statutory undertakers in respect of dock, pier, harbour, water transport, or canal or inland navigation undertakings;
- 38 Development by statutory undertakers for the purpose of water undertakings;
- 39 Development by public gas supplier; and
- 40 Development by electricity statutory undertaker.

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. 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. 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.

Landscape and Scenery

Local Nature Sites and Protected Species

Archaeology (historical map)

Leith's archaeology contains some of Scotland's best urban archaeological deposits and historic buildings. Recent excavations within its historic core have established evidence for a pre-burgh (pre 1128) settlement and for the development of the town and port from 12th century to the present day.

The wealth of archaeological remains and artefacts has aided the understanding of medieval domestic life. Due to Leith's role as a port and its importance in the development of trade, there is a vast legacy of industrial and maritime artefacts still visible including cranes, dry docks and warehouses.



Management - Pressures and Sensitivities

The following pressures are associated with development proposals which conservation area designation, together with 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.

Townscape

The quality of the townscape is a critical factor in the enhancement of the conservation area. It is essential that the traditional townscape character is preserved and enhanced, and that a high quality, sustainable and vibrant environment is created for present and future communities. Respect for design should be demonstrated in the way new buildings are inserted into the framework of the existing townscape; on the one hand respecting its scale and form while on the other producing contemporary architecture of the highest quality.

Public Realm

The public realm of Leith offers a wealth of streets, squares and spaces, gardens and pedestrian spaces which act as a setting for the historic buildings and make an important contribution to the architectural character of the area. However, many of

these would benefit from improvement. There are also few linkages available to the Port of Leith, and integration is essential between the port and the tenemental heartland.

Public realm improvements should take account of a range of issues including; transport movement, pedestrian flow, street furniture, lighting and landscape quality.

The main objective is to ensure that the public realm is regarded and understood as an historic element of the Leith Conservation Area, and that any alterations to it take the historical and cultural significance of the public realm into consideration.

Architectural Character

Leith's architectural character with both civic and commercial institutions reflects its former independence and maritime history. The historical and architectural importance of Leith is reflected in the concentration of statutorily listed buildings in the area. However, many historic buildings are no longer used for their original purpose, require extensive repairs and are vacant or under utilised.

Generally, a low priority is given to ongoing building maintenance and repair which is exacerbated due to the levels of multiple ownership. More detailed historic building issues include: stone work deterioration,

missing architectural details (such as railings and decorative stone enhancement), poorly executed mortar repairs, leaking rainwater goods and structural movement. The quality of alterations to shop fronts, extensions, dormers and other minor alterations needs to be improved.

Important heritage features, within Leith, range in scale from small streetscape items such as bollards, rail lines and quay walls to larger scale structures. These should be integrated into developments providing a valuable contribution to the identity and quality of the public realm.

Activities and Uses

Leith is an intensively developed urban area with a multiplicity of land use activities co-existing with the predominant residential use. It contains a full range of social, commercial and community facilities, and performs an important shopping and service role for people working and living in the area.

There has been a substantial reduction in Leith's traditional manufacturing and port related industries around which its growth was based. However, industry remains an important land use in Leith, and is now spread across a more diverse base with increasing growth in the service and technology sectors.

Leith

Conservation Area

Character Appraisal

Community

Residential uses, within mainly traditional tenement property and with retail uses on the ground floors, predominate. However, some recent development has seen the erosion of such mixed uses and a creation of single-use zones of shopping, business and housing.

It is important to support the vitality and viability of Leith Walk, the Foot of the Walk and Great Junction St as a retail and commercial centre. Environmental improvements and repairs within and around the shopping area are required to help create a safer and more attractive shopping environment.

High traffic volumes threaten the character of the Conservation Area particularly of Bernard Street, Commercial Street, Great Junction Street and Ferry Road. New development should incorporate safe access by a range of means of transport options. The design of development can assist in altering the relative attractiveness of different transport modes and in encouraging means of access other than by private car. In considering the design of development, priority should be given to providing convenient access for pedestrians and cyclists. The intrusive effect of car parking should also be sensitively controlled.

Community regeneration involves building strong, safe and attractive places. The quality of houses, shops, commercial premises, community facilities, local parks, green spaces, play areas, roads and pavements directly impact on the image and sense of comfort and safety.

Recent, high value new development has attracted people on higher than average incomes whose lifestyles are in contrast to many local residents living in the tenemental heartland. A critical concern for local people and business is about "closing the gap" to ensure that the whole community benefits, from increased investment, in a sustainable and balanced way. In particular, there is evidence through public consultations of the priority need to ensure a continuing sense of place and belonging, one in which old traditions remain alongside the new in a mixed, balanced and sustainable community.

Natural Heritage

The Water of Leith Walkway and Corridor is central to the Conservation Area and important for its natural heritage, open space and recreational value. It is designated as an Urban Wildlife Site and is an important habitat for a wide range of flora and fauna. The Firth of Forth coastline

is recognised for its natural heritage importance, in providing important open space and in the setting of the Conservation Area. The extensive area of open space at Leith Links the local parks and green space within the urban area are also important for their seclusion, historic context, recreational and natural heritage value. The existing tree groups and specimens are particularly important to the character of the Conservation Area.

The Forth coastline is generally recognised for its natural heritage importance and in many parts provides important open space. The Port of Leith separates the Conservation Area from a direct relationship with the estuary. The outer shoreline is protected as both an Urban Wildlife Site in Edinburgh and as a Site of Special Scientific Interest (SSSI) nationally. Special Protection Area (SPA) and Ramsar status, that give it European/ International importance for its wintering bird populations and wetlands, reinforce the SSSI designation. Under this designation proposals are being drawn up for the creation of a tern colony within the western harbour area.

Port of Leith

Forth Ports is the statutory Harbour Authority for the Firth of Forth and performs a number of functions as prescribed by legislation including overseeing the safety of navigation and licensing of all works between the tidal limits inland and the mouth of the Firth.

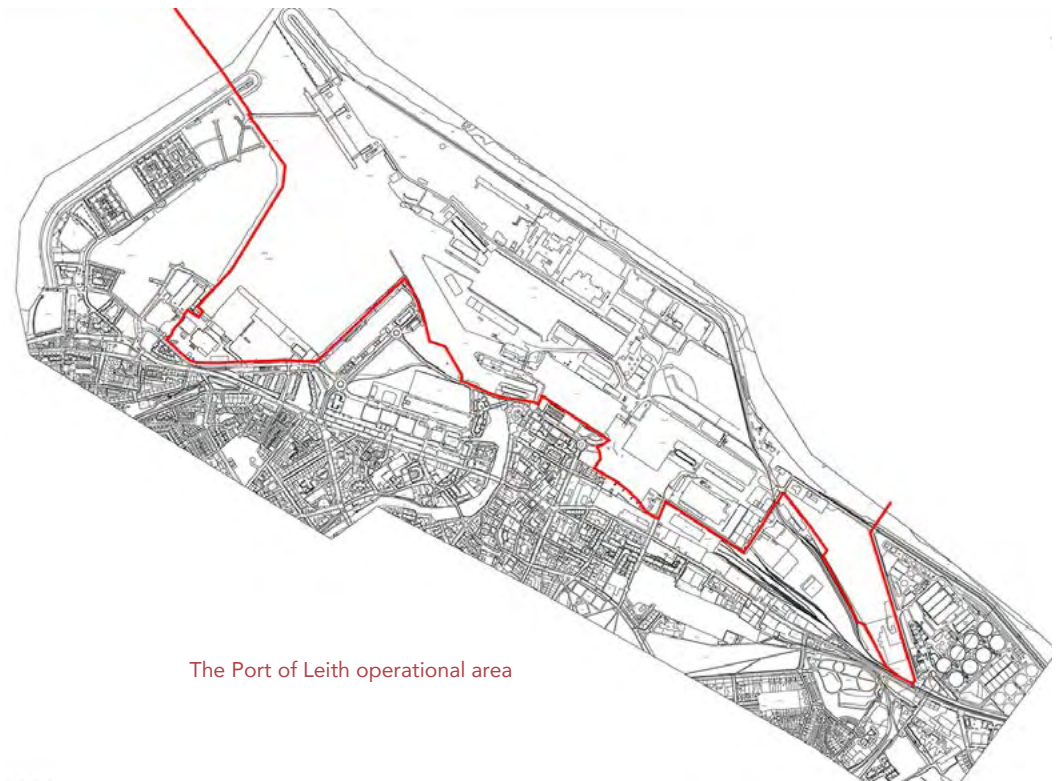
The Port of Leith has been in existence since the 14th Century and Leith has been shaped and grown up around the Port, helping to give it the history and character it has today. The Port has had to adapt over years to the changing economy and has been successful in doing this and making it a key asset for both Edinburgh and Forth Ports.

Forth Ports Limited has a clear strategy to continue as an infrastructure business and has stated its commitment to the continued operation of the Port of Leith as a port infrastructure operation, utilising its operational estate in its entirety for port operational uses. The City of Edinburgh Council and Forth Ports Ltd are committed to working in partnership. This approach will enable the economic benefits to be realised from the Port of Leith's unique assets supporting the local Leith, wider City economies and beyond.

Forth Ports Ltd will continue to function as a port operation infrastructure organisation. The Port requires flexibility to deliver the best service it can for its customers. This relates to both land usage as well as cargo handling services. The port estate is well utilised and despite some perceptions that there are large areas of land lying empty, this is not the case. Land within the Port will continue to be fully utilised for port use. These areas include the main port estate, Britannia Quay and Seafield. All these areas are important to the port operation and will continue to remain in industrial use.

Over recent years the Port of Leith has experienced an increase in activity, with 2014 being recorded as its most successful year in recent times. The Port hosts some 500-600 vessel calls per year and handles around 1 million tonnes of cargo. The Port of Leith is responsible for 533 (full time equivalent) jobs and supports the provision of local goods and services. In addition, the Port of Leith provides 'free' berth to the Royal Yacht Britannia. Through port enabled projects it generates in the region of £133M GVA per annum and 1,556 (full time equivalent) jobs.

The Port of Leith is the largest impounded deepwater port in Scotland of which Imperial Dock is a key infrastructure asset. This allows it to handle vessels which cannot be handled elsewhere within the country and underlines how important the Port is at a national level. It accommodates and can handle a broad range of requirements. A key strength is its flexibility, which allows it to respond to a range of markets.



The Port of Leith operational area

Management - Opportunities for Planning Action

The Council recognises that the Leith Conservation Area is a living environment that will continue to adapt and develop. Conservation area status does not mean a prohibition on development. The Council will carefully manage change to ensure that the character and appearance of conservation areas are safeguarded and enhanced. The following are the main aims within the conservation area:

- To ensure that the historic and architectural character of listed buildings in the Leith Conservation Area is maintained, there is a presumption against demolition. Alterations should not harm the elements that contribute to the special interest of the building and its setting.
- To promote new high quality architecture which is sympathetic to the historic character, reflects and interprets the particular qualities of its surroundings, and responds to and reinforces the distinctive patterns of development, townscape, landscape, scale, materials and quality in the Leith Conservation Area.
- To ensure that historic street patterns, open spaces, associated landscaping and materials are maintained, protected and enhanced, and that any alterations give due consideration to the historical and cultural significance of the public realm.

- To require the highest standards of materials and workmanship for all works associated with the built heritage.
- Materials and techniques should respect traditional practice.



Leith

Conservation Area

Character Appraisal

Leith Inner Harbour

The ancient Port of Leith and in particular the Old Inner Harbour, dating from 1143 was the most significant harbour in Scotland for centuries. The original layout of the four Inner Harbour basins remains unchanged, other than the introduction or replacement of bridges and the infilling of associated dry docks, some of which are designated Ancient Monuments. While a number of buildings that faced onto the basins have been demolished a significant number of historically important properties remain, many listed and in good condition.

The regeneration of the area, further enhanced by the recent improvements carried out on the south Shore, has reinforced the Inner Harbour basins as the focus of this part of central Leith.

The Water of Leith is an important corridor for wildlife and supports a rich diversity of flora and fauna. The Inner Harbour basins are home to many water birds and the river otters are regular visitors to the basins.

The closure of the tidal flow of the Water of Leith in 1968 has contributed significantly to silting of the harbour basins with the consequent increased risk of flooding, which has noticeably risen in recent years. Silting and the construction of bridges

mean that the basins are no longer navigable - existing barges have been brought in by crane. These, together with the adjacent overgrown trees and uncontrolled parking, block the view of the water and restrict public use of the harbour side along the length of the North Shore, much to the detriment of the many quality restaurants opposite. There are, therefore, concerns that the character and amenity of the area will be adversely affected further by any increase in the number of fixed barges in the Inner Harbour basins or other inappropriate developments.

Sources

Buildings of Scotland: Edinburgh. J. Gifford, C. McWilliam & D. Walker, Penguin, 1984.

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Old Leith at Leisure. J. S. Marshall, Edina Press, Edinburgh, 1976.

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The Life and Times of Leith. J. S. Marshall, John Donald, Edinburgh, 1985.

The Sculptured Stones of Leith. D. H. Robertson, Reid & Sons, Leith, 1851.

The Story of Leith. J. Russell, London, 1925.

The Water of Leith. Ed. S. Jamieson, The Water of Leith Project Group, 1984.

Traditions of Trinity and Leith. J. M. Wallace, John Donald, Edinburgh. 1985

Leith

Conservation Area

Character Appraisal



Leith

Conservation Area Character Appraisal

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Planning Committee

10.00am, Thursday 3 December 2015

Inverleith Conservation Area Character Appraisal Final Version

Item number	8.3
Report number	
Executive/routine	Executive
Wards	Almond

Executive summary

The Inverleith Conservation Area Character Appraisal has been revised to reflect changing circumstances, community comments and to produce a more user-friendly document.

The document has resulted from a programme of engagement with local community groups and individuals. Detailed comments, concerns and suggestions have been reflected in the final version, which is presented here for approval.

Links

Coalition pledges	P40
Council outcomes	CO19, CO23, CO26
Single Outcome Agreement	SO4

Inverleith Conservation Area Character Appraisal Final Version

Recommendations

- 1.1 It is recommended that the committee approves the attached final version of the Inverleith Conservation Area Character Appraisal and the proposed amendments to the boundary of the Conservation Area.

Background

- 2.1 On 26 February 2015, the Planning Committee approved the revised Inverleith Conservation Area Character Appraisal, in draft, for consultation.

Main report

Consultation process and results

- 3.1 An exhibition was held at Stockbridge Library between 10 - 28 August 2015 and there a drop-in session, staffed by the planning service, was held on 12 August. Web-based information was also circulated via Twitter and the Council Consultation Hub.
- 3.2 The consultation generated nine responses. Six responses were from individuals and three from amenity groups (Stockbridge and Inverleith Community Council, the Inverleith Society, and Warriston Residents Association). Appendix 1 lists the comments received and explains how these have been taken into account in the final version of the document.
- 3.3 The majority of respondents considered that the revised appraisal reflected the overall special character of Inverleith very or fairly well. 66% of respondents considered that the draft appraisal described the detailed elements of Inverleith's character well or fairly well. Detailed comments focused on concerns regarding boundary changes and the suggested inclusion of more detailed guidance on development issues.
- 3.4 The Committee previously noted that it was not considered appropriate to delete most of the areas proposed for removal from the conservation area. However, following the consultation, it is recommended that the following amendments are made in order to produce a tighter boundary to the Conservation Area (these are shown on page 30 of the appraisal):

- Werberside – Removal of the western half of the recent residential development to the north of Fettes College which has no clear connection with the Conservation Area.
 - The removal of the interwar and post-war developments to the East of Inverleith Row (Warriston Gardens/Warriston Drive, Eildon Terrace) which have a different architectural character from the core areas of the Conservation Area and have little visual or physical interaction with the core area.
 - The removal of Warriston Cemetery and Crematorium - the cemetery is an important historic graveyard, but is geographically separated from the Conservation Area. The cemetery is also Category 'A' listed which ensures its ongoing protection.
 - Removal of the strip of development to the north of Ferry Road. The characters of the two sides of Ferry Road are different and this area relates more to the developments to the north, in Trinity, than to the character of Inverleith. The better examples of villa development here are already protected by listing.
- 3.5 The Character Appraisal is a statement of the nature and form of the Conservation Area. Detailed information for development management is included in a range of other planning guidance. It is, therefore, not considered appropriate to include more detailed guidance on development issues in the appraisal.
- 3.6 The interactive version of the appraisal document is attached at Appendix 2. This includes maps showing the boundary amendments which are subject to approval by the Committee. The boundary amendments will require to be advertised in the Scotsman and Edinburgh Gazette. This process will be completed by the end of 2016.

Measures of success

- 4.1 Publication of the finalised appraisal.
- 4.2 Formal re-designation of the conservation area including the revised boundary.
- 4.3 Better-informed design and decision-making, helping to protect the character of the area.

Financial impact

- 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.

Risk, policy, compliance and governance impact

- 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 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

- 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

- 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

- 9.1 The consultation draft of the revised Inverleith Conservation Area Character Appraisal was produced as a result of close engagement with local community groups.
- 9.2 The draft appraisal was published on the Council website and advertised via the web and social media, and local community events.
- 9.3 An exhibition was held at Stockbridge Library between 10 - 28 August 2015 and there a drop-in session, staffed by the planning service, was held on 12 August. Web-based information was also circulated via Twitter and the Council Consultation Hub. An on-line SurveyMonkey questionnaire was set up to receive feedback on the draft appraisal.

Background reading/external references

Report to Planning Committee of 27 February 2015, Inverleith Conservation Area – Review of Conservation Area Character Appraisal

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

John Bury

Acting Director, Services for Communities

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Links

Coalition pledges	P40. Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city's built heritage.
Council outcomes	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. CO26. The Council engages with stakeholders and works in partnership to improve services and deliver on agreed objectives.
Single Outcome Agreement	SO4. Edinburgh's communities are safer and have improved physical and social fabric.
Appendices	1. Consultation responses. 2. Inverleith Conservation Area Character Appraisal – final version.

Appendix 1

CONSULTATION RESPONSES

Responses are shown in italics.

Inverleith Society

Comments

The Society considers that boundary anomalies should be identified, and clear and robust statements of the conservation priorities should be included.

The Society considers that the current designated area includes substantial clusters of properties where conservation area polices are irrelevant.

Boundary changes are recommended in line with the comments by the Society.

The Society considers that consideration ought to be given to the inclusion of both the Broughton High School and Police HQ sites to the South of Carrington Road within the Conservation Area.

The Broughton High School and Police HQ sites to the South of Carrington Road have no direct relationship to the character of the Conservation Area.

The Society is also concerned about a lack of consistency in planning decisions and considers that more detailed guidance should be included in the Character Appraisal.

The Character Appraisal is a statement of the nature and form of the Conservation Area. Detailed information for development management is included in a range of other planning guidance.

Stockbridge and Inverleith Community Council

Comments

The appraisal gives a good general description of the area.

Noted.

Hope that a map showing the Conservation Area and interesting photographs will be inserted in the document.

The final appraisal has a full range of maps and images.

The importance of maintaining the open space nature of the area needs to be emphasised. It needs to be saved from piecemeal development.

There needs to be something that emphasises that a building cannot be removed to allow larger modern developments.

Use examples of unsuitable development added onto buildings or infilled in the area to illustrate your points.etc.

The importance of open space around Canonmills Bridge needs to be stated explicitly if we have any hope of keeping the open aspects of the area

The Character Appraisal is a statement of the nature and form of the Conservation Area. Detailed information for development management is included in a range of other planning guidance.

There is a lot of good information, but it needs to be stronger - it should say that Article 4 directions will be asked for.

There are current Article 4 Direction Orders for the Conservation Area.

Warriston Residents Association

Comments

The recent case of proposed flats on Canonmills Bridge at the site of the Earthy shop and restaurant shows something is not working right in this "conservation area".

This relates to a specific application. The Character Appraisal is a statement of the nature and form of the Conservation Area. Detailed information for development management is included in a range of other planning guidance

Individuals

Werberside/Rocheid Park, Ettrickdale/Liddesdale Place, Warriston Drive/Eildon Terrace, areas to the north of Ferry Road between Boswall Drive and Clark Avenue, Warriston Cemetery and Crematorium, the buildings to the north of Ferry Road should be removed from the Conservation Area.

See response above to comments made by the Inverleith Society.

Ongoing damage to Grade A listed properties by excessive vibration mainly caused by speeding heavy road transport/ buses.

This is not a matter for the character appraisal.

Arboretum Road, Inverleith Place, and Inverleith Terrace are generally quiet, pleasant roads aside from some occasional rat-runners.

Noted.

Could there be slightly more emphasis on traffic management.

Traffic management is mentioned in the character appraisal, but is not a matter for detailed consideration in the appraisal.

The appraisal makes too little of the open spaces. While mentioned, there seems to be little in place to protect them.

The importance of open spaces in the Conservation Area is emphasised in the appraisal.

The appraisal should be drafted with applicants of planning permission in mind. It should be far more specific about the elements that must be kept, both character and architecture

The Character Appraisal is a statement of the nature and form of the Conservation Area. Detailed information for development management is included in a range of other planning guidance



Inverleith

Conservation Area

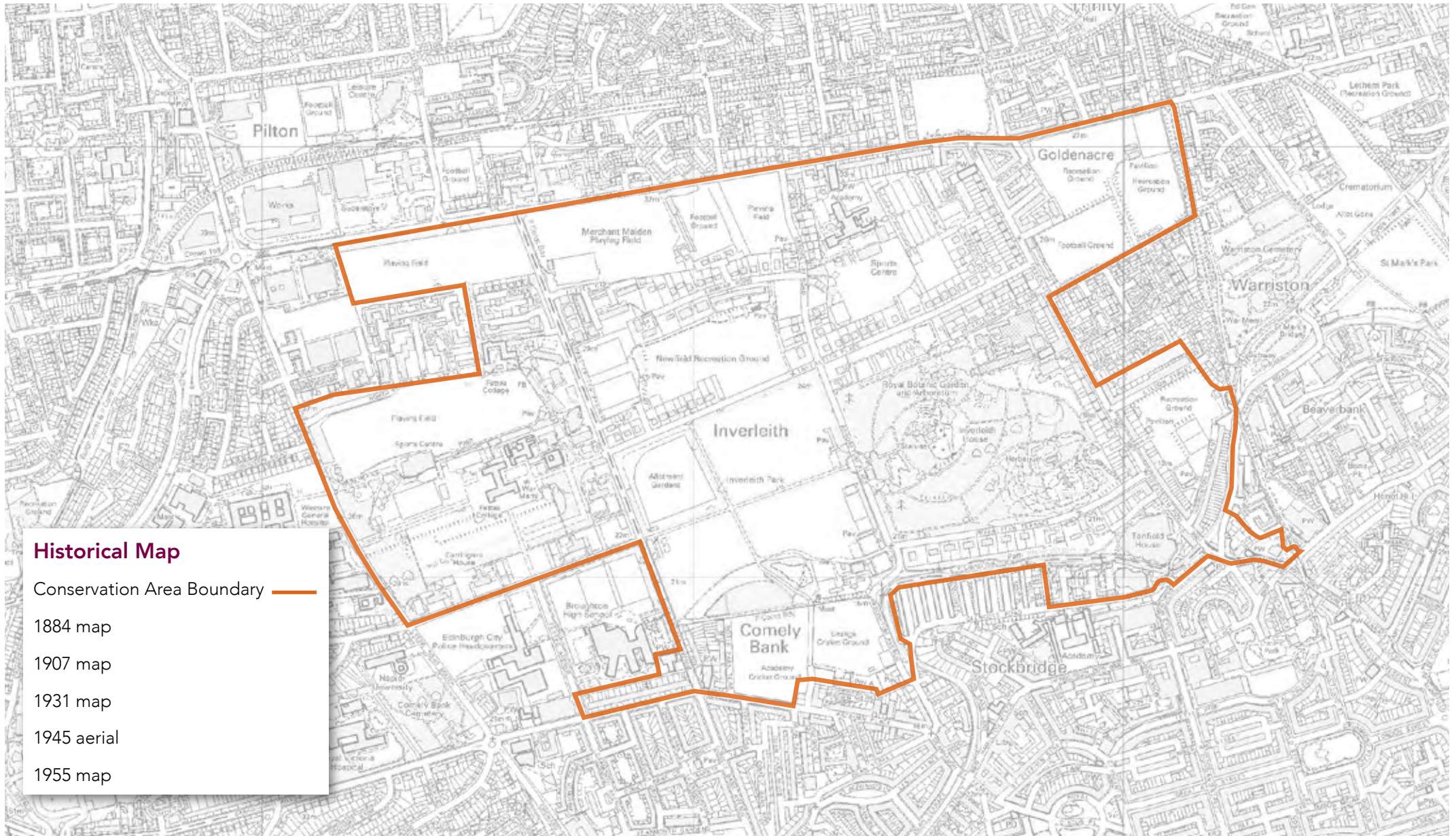
Character Appraisal

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Inverleith
Conservation Area
Character Appraisal



Historical Map

Conservation Area Boundary —

1884 map

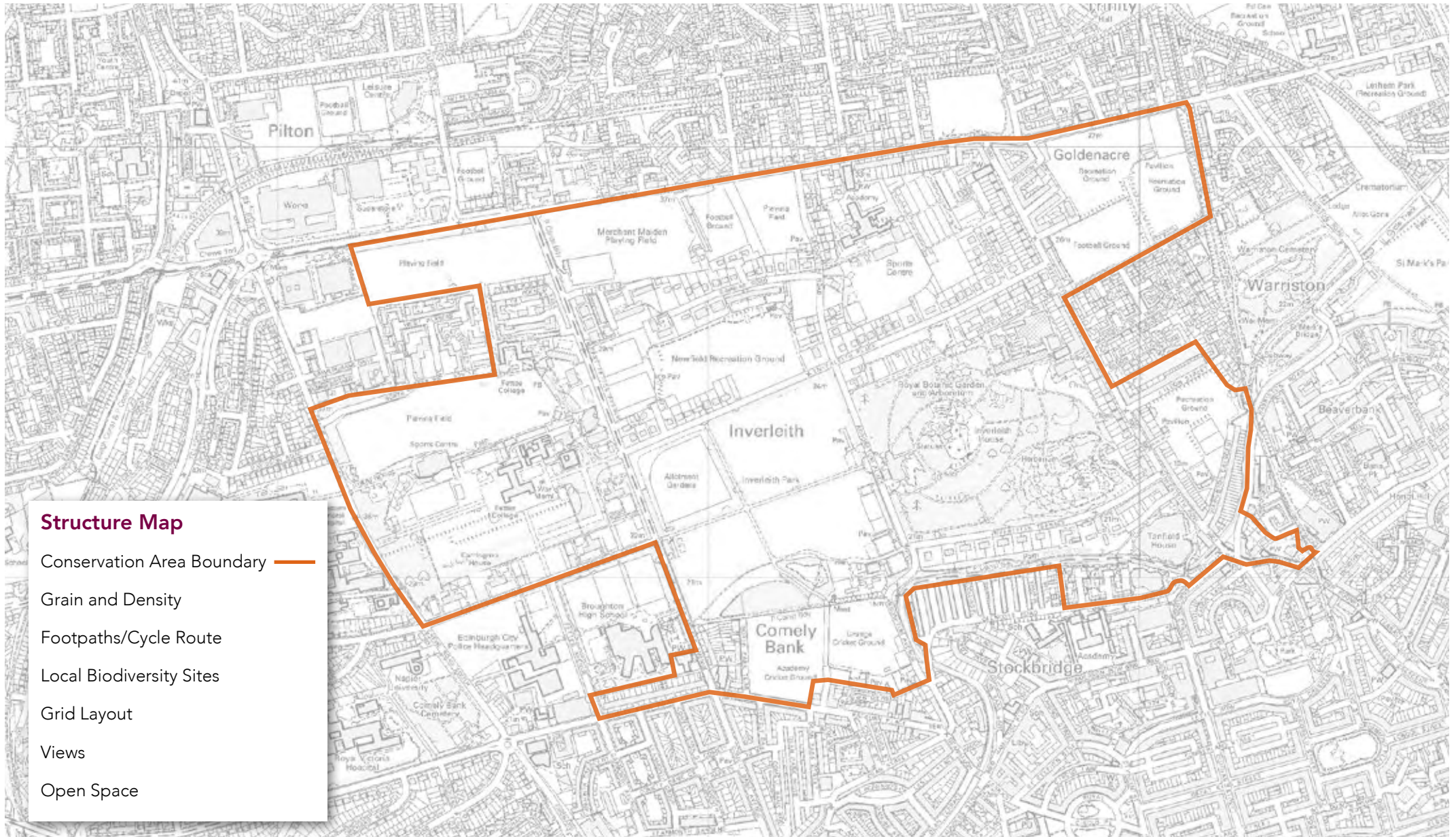
1907 map

1931 map

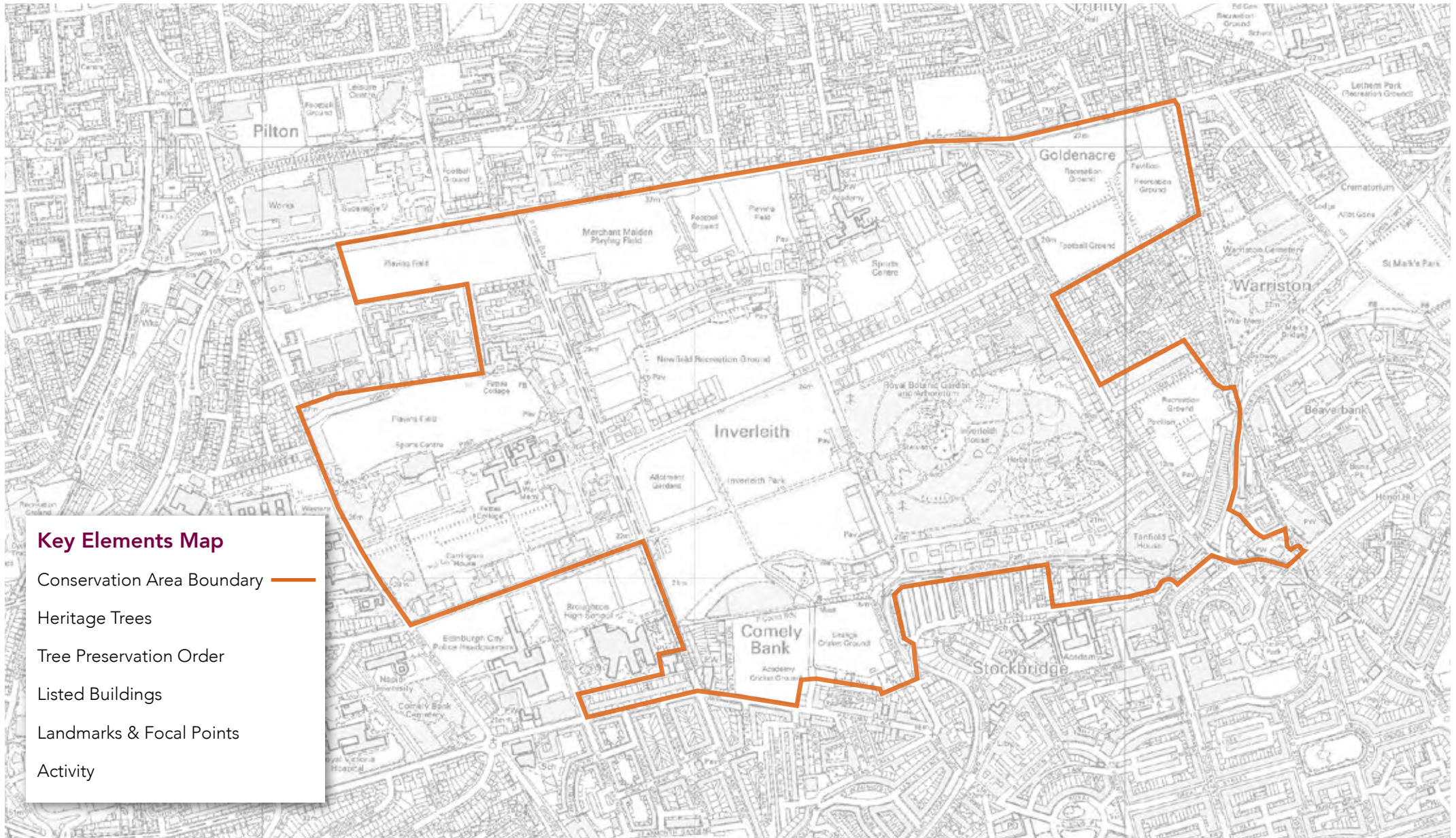
1945 aerial

1955 map

Inverleith
Conservation Area
Character Appraisal



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Summary information

Location and boundaries

The Inverleith Conservation Area is located to the north of the New Town Conservation Area, 1.5 kilometres north of the city centre and covers an area of 232 hectares.

The conservation area is bounded by Ferry Road to the north, the western boundary of Fettes College, Warriston Gardens/Inverleith Row/Eildon Street and Comely Bank/Water of Leith/Glenogle Road to the south. The boundary includes Fettes College, Inverleith Park, the Royal Botanic Garden and Tanfield.

The area falls within Inverleith, Forth and Leith Walk wards and is covered by the Stockbridge/Inverleith, Trinity and New Town/Broughton Community Councils. The population of Inverleith Conservation Area in 2011 was 4887.

Dates of designation/amendments

The conservation area was originally designated in October 1977. The boundary was amended in 1996 and again in 2006 to exclude areas which no longer contributed to the character of the conservation area. A conservation area character appraisal was published in 2006, and a management plan in 2010. The Stockbridge Colonies were removed from the Inverleith Conservation Area boundary in 2013 to form a separate conservation area. Article 4 Directions were approved in 1996. The content of the management plan has been integrated into, and superseded by, this appraisal.

Statement of significance

Inverleith Conservation Area is characterised by landscaped open spaces, surrounded by development dating principally from the early 19th to the mid-20th century. The quality and variety of spaces for recreational and sporting use, with their cumulative scenic qualities and views across the city, are the area's most significant feature. High quality, primarily residential buildings in a restricted palette of traditional, natural materials, laid out in a street pattern, density and form reflecting the adjacent open spaces, complement the scenic characteristics.

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Acknowledgements

This document has been produced with the assistance of Stockbridge and Inverleith Community Council and the Inverleith Society.



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. www.gov.scot/Publications/2004/12/20450/49052

How to use this document

The analysis of Inverleith’s character and appearance focuses on the features which make the area special and distinctive. This is divided into two sections: ‘Structure’, which describes and draws conclusions regarding the overall organisation and macro-scale features of the area; and ‘Key elements’, which examines the smaller-scale features and details which fit within the structure.

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. The ‘Management’ section outlines the policy and legislation relevant to decision-making in the area. Issues specific to Inverleith are discussed in more detail and recommendations or opportunities identified.

Inverleith Conservation Area Character Appraisal



Historical origins and development

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

Origins

The name Inverleith may come from the British or Gaelic *inver* and *leith*, the lower basin of or the mouth of Leith, although some documents refer to 'Inner Leith'.

Inverleith is mentioned in 1128 in David's charter founding Holyroodhouse, and associates the name with the place that was to become North Leith. However, the estate charters in 1315-21 place the centre of the medieval Inverleith estate close to the site of the present Inverleith House. The Inverleith estate was acquired by the Rocheid family in 1665, and the present Inverleith House was built in 1774 for James Rocheid. The farm which occupied much of the estate was reorganised into North and South Inverleith Mains during 18th century improvements.

Estates development

With the opening of Canonmills Bridge in 1767, Inverleith Row developed as a key link between the city and Ferry Road, the route linking the Port of Leith with Queensferry. Development started in the south-east corner of the Inverleith and Warriston estates, west of Canonmills Bridge, beginning in 1807 with Warriston Crescent, following the curve of the Water of Leith. The road from Stockbridge into the Fettes estate of Comely Bank was developed with a new terrace of houses in 1817.

The relocation of the Botanic Garden to Inverleith in the 1820s stimulated development of Georgian villas along its eastern and northern edges on Inverleith Row and Inverleith Place. These villas represent some of the earliest suburban houses in Edinburgh. Development was inhibited at the south end by the nearby industries of Tanfield.

During the 19th century, feuing of single house plots continued westwards and northwards around the developing blocks of open space at Inverleith Park, Fettes College and the numerous sports grounds. The busier junctions at the north and south ends of Inverleith Row were developed in the later 19th century with tenement blocks with ground floor shops.

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Parks, gardens and institutions

The Royal Botanic Garden began as a Physic Garden on a small site near Holyrood Palace in 1670. By 1676, it occupied an area where the north-east corner of Waverley Station now stands and was known as the Town Garden. The Royal Botanic Garden received a Royal warrant as early as 1699, and in 1763 moved again to Leith Walk in the grounds of what was the old Trinity Hospital.

Constantly outgrowing its various locations, it finally moved to a new site on the east side of Inverleith House between 1823 and 1824. The move from Leith Walk was carried out by William McNab, supervised by the Professor of Botany Robert Graham, and involved the transplanting of some large specimen trees. In 1877 the government and the City bought Inverleith House and its policies from the Fettes Trust and added them to the Botanic Garden. The extension was opened in 1881.

The present day layout results from a reorganisation of the plant collection made in 1889 by the then Regius Keeper Sir Isaac Bayley Balfour, although successive improvements followed. A wealth of plant material brought back by collectors, such as Forrest Ludlow and Sheriff from Asian expeditions, helped to establish the Botanic Garden as a major centre for taxonomic research.

Grounds at Tanfield, alongside the Water of Leith, were developed for industry in the early 19th century. Works were erected in the 1820s for two companies manufacturing gas from whale oil. The Oil Gas Company premises was later converted to Tanfield Hall which hosted the historic first General Assembly of the Free Church of Scotland in 1843. The former printing works on the site was later incorporated in the development of the Standard Life Offices.



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Fettes College was established in 1870 through a legacy of £166,000 gifted by Sir William Fettes, merchant and underwriter, to provide a school for needy children. The Scottish Baronial-French Gothic masterpiece was designed by David Bryce, the principal Victorian country house architect of Scotland, with sculptures by John Rhind. The grounds were laid out by Archibald Campbell-Swinton and were enclosed with iron fences by David Bryce in 1874.

Open fields at the north end of Inverleith Row and along Ferry Road were used as nursery gardens during the 19th century. These were later converted to playing fields, in the ownership of many of Edinburgh's prominent schools.

South Inverleith Mains Farm to the west of the Botanic Garden was bought by the City from the Rocheid family in 1889. It was rapidly developed into Inverleith Park with the construction of paths, roadways and drainage, greenhouses, a pavilion, boating pond, gymnasias, bowling greens, tennis courts, and golf courses.

The Grange Club and Edinburgh Academy cricket grounds in Raeburn Place hosted the first ever rugby match between Scotland and England in 1871. Stewart Melville's ground on Ferry Road was Scotland's home ground for rugby from 1899 to 1925 when the Scottish Rugby Union moved to Murrayfield.



Fettes College 1800s



Special Characteristics

Structure

- Landscaped spaces dominate the area, contrasting with surrounding, denser development.
- The substantial amount of open space allows panoramic views across to the city skyline.
- The conservation area is characterised by playing fields, a public park and the Royal Botanic Garden.
- The urban form comprises a finger-like development pattern, with some denser development to the east and around the margins.
- The predominant character is one of large Victorian houses in large plots, with Georgian villas and terraces to the east of the area.
- The street layout follows a loose grid pattern with wide streets.

Topography

The conservation area lies on a south facing slope rising to a ridge formed by Ferry Road which forms the northern boundary.

Setting

Different periods of the city's development frame the conservation area: the New Town to the south, Leith Walk to the east and 20th century suburban development to the west and north. In long-range views towards the conservation area its green character stands out against the more uniformly built-up surroundings.

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Views

The conservation area is characterised by panoramic views from various locations southward to the skyline features of Edinburgh. These views are made possible by the gentle slope down from Ferry Road, long straight streets, generally low-rise built form and significant areas of open space. Views from high points in Inverleith Park and the Royal Botanic Garden are filtered through the framework of their perimeter trees and avenues. In addition, the sports grounds at Eildon Street allow views across to Arthur's Seat.

Framed localised views are also important to the conservation area. The main examples are views of the towers of Fettes College northward along Fettes Avenue and west along Inverleith Place; and south along East Fettes Avenue to the rising tenemental structures of Comely Bank.

Landscape character

The quality and variety of spaces for recreational, sporting and memorial use, with their cumulative scenic qualities and views across the city, are the area's most significant features. The open space provides an attractive green setting to the built environment and a high quality townscape. The scale of many open spaces is generous enough to accommodate trees of large proportions to form a landscape structure of a scale appropriate to the buildings.

Development pattern

The built fabric of the area forms a finger-like development pattern, framing and overlapping the areas of open space. The pattern reflects historic ribbon development outwards from the city centre and peripheral cores of Stockbridge and Canonmills. The concentration of institutional and open/recreational ownership and use preserved the character of the open spaces and forced development around their edges. Later infill residential areas of a more suburban character appear along the eastern edge of the conservation area and to the north of Fettes College.



Grain and density

Density in the conservation area is generally very low with linear strips of single dwellings, either terraced or detached villas in generous garden plots, framing large blocks of open space. Although building styles vary, the plot density and pattern of single dwellings remains relatively consistent through the different construction phases across the area.

The area to the east of Inverleith Row is more densely developed with terraces and maisonettes. Similarly, later development around the perimeters of playing fields at the north-western side of the conservation area tends to be higher in density, in flatted blocks.

Streets

The street layout follows a loose grid pattern surrounding large blocks of open space. Some of the streets are very wide and developed on a single side. Others are enclosed, not by buildings, but by the visually-permeable edges of playing fields or public open space, often lined with trees, stone boundary walls and railings. These features, combined with the open space and private garden ground, emphasise the spaciousness of the area.

The area is generally very permeable and legible due to the grid pattern of wide streets combined with open spaces allowing visual connections and easily identifiable routes. The Water of Leith Walkway and cycleway routes on the disused railway network provide access to areas further afield.

Spaces

The open spaces in the conservation area vary greatly in their character, function and ownership, and cumulatively dominate the character of the conservation area. As a result it contains the most open space of any conservation area in the city.

The area is layered with sports fields and grounds associated with private schools and clubs. Those along the northern boundary of the conservation area consist of flat expanses of grass with few trees, and provide panoramic views from Ferry Road south across to the Edinburgh skyline.



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Other sports grounds such as Grange Cricket Club are not easily visible behind their high stone boundary walls, but provide an important break in the surrounding building line and an open, green backdrop to the streetscape. Different open spaces are visually linked by lines of trees, enclosed views and gaps in the built form surrounding them to create an overall dominant, open landscape character. The Fettes College grounds provide a picturesque, wooded setting to the listed school building and substantial grass playing fields to the north.

The most significant of the accessible open spaces are Inverleith Park and the Edinburgh Royal Botanic Garden, each with a markedly different character.

Inverleith Park consists of neatly maintained, mostly flat open grass parkland with a strong framework of mature trees on its perimeter and along its striking avenues. The space is well defined by hedging, perimeter iron railings and grand gated entrances.

The Royal Botanic Garden is contained by walls or railings on all four boundaries and includes part of the former policies of Inverleith House. The east side of the Garden is level, but rises steeply to the hill on which Inverleith House stands, from where there is a panoramic view of the Edinburgh skyline. The site includes extensive outdoor planting of mainly non-native species (although one section is devoted to native flora), glasshouses containing exotic species, an exhibition hall, cafés, shop and visitor facilities. Its primary role is in botanical and horticultural research, but the garden is also a major public amenity and has an important role in education.

The garden is divided into a number of character areas, including the Heath Garden, Rock Garden, Peat Garden, Woodland, Arboretum, Herbaceous Border and Demonstration Gardens. These various areas have plant collections from wide ranging origins and climatic regions, including many specimens of rare plants and world famous plant collections such as the Dawson Chinese garden. Three substantial ponds of different character with streams and waterfalls leading to each, combined with wetland areas provide habitats for aquatic and marsh plants. Overall the Gardens have an estimated living plant collection of some 14,000 plant groups. The Botanic Garden's listing on the Inventory of Gardens and Designed Landscapes confirms its national historical, horticultural and architectural importance and outstanding significance. The Garden is open daily and has approaching 800,000 visitors a year.



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Key elements

- Georgian and Victorian dwellings of restricted height, generous scale and fine proportions.
- The variety of architectural forms and styles contribute to the overall character.
- Unusual building types such as historic estate houses, educational buildings, churches and landscape features add to the area's interest.
- Fettes College dominates the skyline.
- A common palette of traditional, natural materials gives the area a sense of uniformity.
- Spacious streets, with some surviving traditional detailing and boundaries.
- The predominance of recreational open spaces and parkland uses.
- The contrast between activity in Inverleith Row and the general tranquility in other areas.
- The concentration of educational establishments.

Scale

The predominant built character consists of large Victorian houses in substantial gardens. Georgian villas and terraces occur on the eastern side of the conservation area. Residential properties are mostly of two to three storeys, sometimes with attics or basements. The tenements of Inverleith Row and Goldenacre, and later flatted blocks in the west of the area, generally have four storeys. Wide roads and pavements, and the open landscapes spread through the area, give a sense of openness and generosity of scale.



Building types and styles

The architectural character is dominated by rows of Georgian, Victorian and Edwardian villas and terraces. The villa streets are complemented by the profusion of mature trees, extensive garden settings, stone boundary walls and spacious roads. The villas are in a considerable variety of architectural styles, unified by the use of local building materials - sandstone and slate. Many of the large Victorian houses in Inverleith Place have been converted into flats.

This prevailing villa pattern breaks down at the north end of Arboretum Road and the north side of Kinnear Road, with a variety of twentieth century, low-density development in the form of bungalows.

From the south side of Kinnear Road and westwards, flatted blocks dating from the early twentieth century onwards become more common. Often of three to four storeys, these denser blocks make use of their height to allow views over the open spaces to the south. The playing fields in this area, therefore, tend to be characterised by taller, denser boundary development than those of the eastern side of the conservation area.

Two of the original estate houses of the area, Inverleith House and East Warriston House, survive in new uses and both remain the focus of their respective grounds. Inverleith House, now offices, gallery and café, dominates the central mound in the Royal Botanic Garden. The House is a severe mansion of three storeys and basement with a broad elliptical bow staircase and pedimented entrance porch. East Warriston House of 1818 was converted into Warriston Crematorium in 1928-29 by Lorimer & Matthew. The south side was completely remodelled with tall arched windows and a south east cloister. The north west cloister is part of Esme Gordon's modern extensions of 1967.

South Inverleith Mains farm also survives, converted to offices within the maintenance yard of Inverleith Park. The park also contains interesting built features including a memorial fountain (1900) in the form of a granite obelisk and formal north and east gates of 1891 by Sydney Mitchell.

The Royal Botanic Garden houses a unique and self-contained collection of buildings, notably the range of palm houses and glass houses dating between 1834 and the 1970s; the Laboratories (1909), an octagonal classroom and museum building (1848-51), the former Royal Caledonian Horticultural Society Hall (1842), the Herbarium and Library (1960-64) and the more recent additions of the John Hope Gateway and Alpine House (2009 and 2013).



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The Baronial presence of Fettes College is outstanding within the conservation area in terms of its size and architectural distinction. Built in a mix of Scottish Baronial and French Gothic styles, with distinctive soaring spires and turrets, it consists of a three storey block with tall central tower and smaller flanking towers. The architectural composition forms a stunningly romantic symmetrical feature which dominates this part of the north west city skyline, with its massive central tower centred on Fettes Avenue.

Ancillary buildings to the school uses in the area are another distinctive feature of the conservation area. These include gates, lodges, boarding houses and sports pavilions. Fettes College in particular contains a very distinguished collection of associated buildings in a variety of dates and styles, ranging from the David Bryce gates, railings and boarding houses of the 1870s, in an Anglicised baronial style with canted bays and barge boarded gables, to the 1967 William Kininmonth dining hall.

The following churches add to the architectural character of the area:

- St James Episcopal, Inverleith Row (1888) in a Gothic style in red Corsehill stone by R. Rowand Anderson.
- St Serf's, at the corner of Ferry Road and Clark Road (1901) in a Decorated Gothic style with polygonal apse to the east.
- St Stephen Comely Bank (1901), red sandstone with Neo-Perpendicular detail by J.N. Scott and A. Lorne Campbell.
- Former First Church of Christ, Scientist, Inverleith Terrace (1910-11) in a tall and compact Scots Romanesque style by Ramsay R. Traquair, based on Old St Giles at Elgin. Now offices.
- True Jesus Church, East Fettes Ave (1907-8), Neo-Romanesque former St Luke's Parish Church by P. Macgregor Chalmers.



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Landmarks

The spires of Fettes College add a distinctive feature to the city skyline, and provide the most prominent landmark feature in the conservation area.

Vertical features on a smaller scale, including the numerous churches and the Palm House of the Royal Botanic Gardens, act as important local markers.

Materials and details

A common palette of traditional, natural materials gives the area a sense of uniformity. However, the variety of treatments, dressings and decoration allows variety and a sense of changing tastes and technologies over time.

The earliest terraces and houses of the Georgian period, at Inverleith House and the developments in the south-east corner of the conservation area, tend to be fairly severe in treatment. Surfaces are in rubble or polished ashlar with simple, rectilinear dressings to openings and a strong vertical and horizontal rhythm of window openings, parapets and chimney stacks. The larger villas along the west side of Inverleith Row also have a strict symmetrical character but often with more showy architectural detail such as double-height pilasters, classical doorpieces, Venetian windows or ornate pediments with ball or obelisk decorations.

Most six-over-six pane sash and case glazing survives, along with historic doors and fanlights. Very few dormers have been introduced to break the regular rooflines. Front boundaries are generally formed by tall cast iron railings around areas in the terraces, or dwarf walls with low railings (often replaced in simplified form since the Second World War) to front gardens in the villas.

The later Victorian tenement blocks in Inverleith Row and Goldenacre retain the simple material treatment of the earlier development but with added features of applied Classical decoration or canted bay windows and plate glass glazing. A good collection of historic shopfronts survives in this area.

West of Inverleith Row, the typical villa development of the conservation area consists of single or paired houses of a very generous scale in sandstone rubble or ashlar with slated roofs. Two common types prevail: simpler, more classically-inspired styles and more ornate, picturesque styles. The classical types often have shallow roofs, pedimented



doorpieces, asymmetrical bay windows and cast-iron brattishing to rooflines. The latter type are reminiscent of Arts and Crafts architecture with steeply pitched roofs, complex roof forms with gables, bay or oriel windows, exposed rafter ends and half-timbered detail. Red sandstone is common for main walling and detailing, as well as the blond Craigleith type stone, more typical of Edinburgh. Red or yellow clay cans and six-over-one pane glazing are common in both types.

The earlier examples of flatted blocks in Kinnear Road maintain the materials and detailing of the nearby earlier villa development. Later examples around the northern end of East Fettes Avenue vary more widely, often incorporating traditional features but applied over larger-scale blocks. More recent, late twentieth and early twenty-first century examples tend to be more contemporary in character, using some traditional materials such as sandstone in cladding but modern in detail and form.

Trees and gardens

The significant open spaces contrast between the heavily wooded or parkland character of Inverleith Park, the Royal Botanic Garden, and Fettes College, and the remaining open space in use as playing fields which are largely treeless apart from perimeter planting.

Trees in private gardens also make a significant contribution to the landscape character of the area, with particularly fine, mature examples in Inverleith Place and Inverleith Terrace. Many streets have the character of tree-lined avenues although strictly these trees are mostly located within property adjoining the footway, rather than being street trees, within the public realm.

Streetscape

Broad, generous streets are typical of the area, sometimes with surprisingly narrow footways. This is a reminder of their historic role as broad carriage drives but can lead to a feeling of car and parking dominance where road markings and junction details are not sensitively handled. Surfacing materials are mostly modern but there are some surviving whin kerbs, setts at junctions and channels, and horronisation. Royston Terrace, Inverleith Place Lane and Inverleith Terrace Lane retain the majority of their setted surfaces. Most of Inverleith Row is paved in grey concrete slabs in a large, rectangular format and staggered bond, emulating traditional flags. The majority of street furniture is of modern, generic design but a few historic postal pillar boxes remain in place.



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Footways are generally bounded by stone dwarf walls and gate piers with railings and/or hedges. Boundaries are generally low or visually permeable, enhancing the sense of spaciousness of the streets. Some excellent historic ironwork survives, particularly around Fettes College and the Georgian terraces of Inverleith Row/Warriston Crescent. The northern edge along Ferry Road has a slightly bleaker character, dominated by heavier traffic. The road is bounded by taller boundary walls than those common elsewhere, topped with high ball-stop fencing to playing fields.

Activity

Recreational open space and parkland uses predominate with a fringe of good quality residential uses. The conservation area contains some of the most attractive areas of open space in the city. The Royal Botanic Garden is an important recreational area and Scotland's national botanic garden, providing a centre for research, education, and the conservation of plant life from across the world. Inverleith Park accommodates a variety of uses and activities including sports pitches and club pavilions, bowling greens, allotment gardens, a play area, a boating pond containing a wetland area, Council offices and depot. The playing fields in the conservation area cater for various sporting activities. The Water of Leith valley and the disused railway network are used extensively as an area for play, walking, jogging and dog exercising.

Fettes College is one of the premier public schools in Scotland with a reputation for academic and sporting excellence.

The general environment of most of the area is of high amenity and serenity. However, this is in contrast to Inverleith Row, the main through route, which is a place of activity in terms of social and commercial uses, and which carries northbound traffic from the city centre to the busy artery of Ferry Road. The southern end of Inverleith Row houses a cluster of speciality shops, while Goldenacre, an area of tenements with shops at the ground floor, is the main retail centre of the conservation area.



Management

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. 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 Inverleith Conservation Area 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.

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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 Inverleith Conservation Area are:

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

Listed buildings ENV 2-4

Conservation areas ENV 5-6

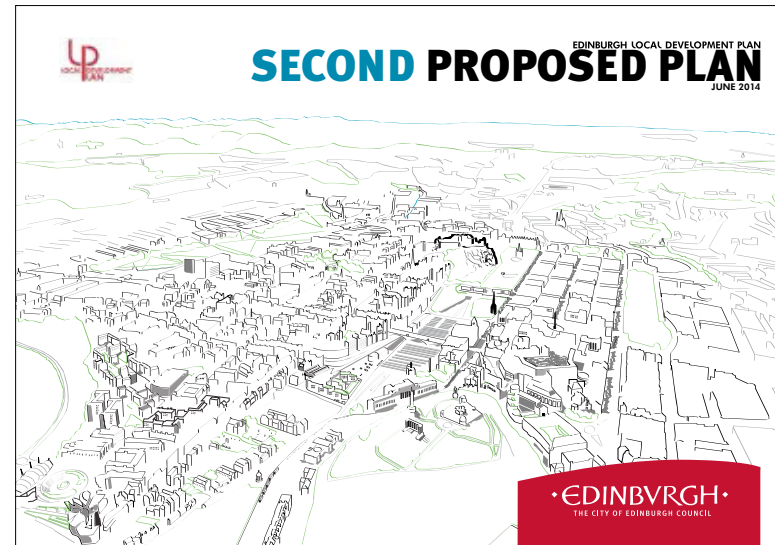
Historic gardens and designed landscapes ENV 7

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 Inverleith Conservation Area are:

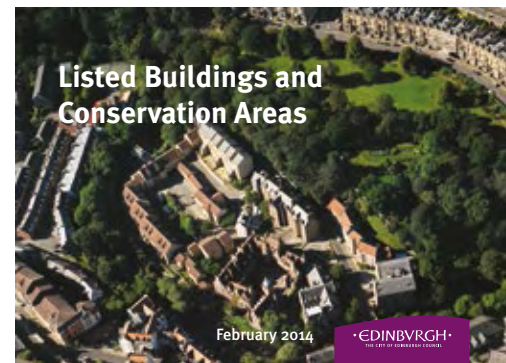
- *Guidance for Householders*
- *Guidance for Businesses*
- *Listed Buildings and Conservation Areas*
- *Developer contributions and affordable housing*
- *Edinburgh Design guidance*
- *Communications Infrastructure*
- *Street Design Guidance – in draft, published May 2014*

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. Inverleith 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 a public gas supplier.
- 40 Development by an electricity statutory undertaker.
- 41 Development required for any tramway or road transport undertaking.

Trees

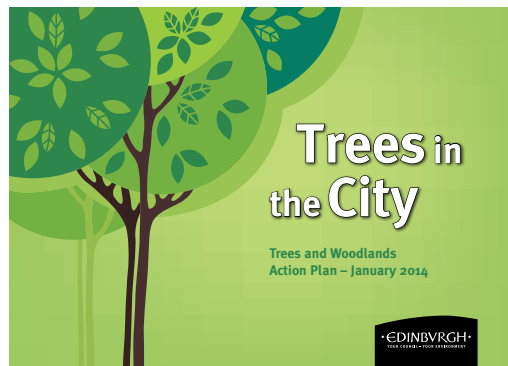
Trees within conservation areas are covered by the Town and Country Planning (Scotland) Act 1997 as amended by the Planning (etc) Act 2006. This Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 75mm at a point 1.5m above ground level. The planning authority must 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).

Tree Preservation Orders are made under planning legislation to protect individual and groups of trees considered important for amenity or because of their cultural or historic interest. When assessing 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. Tree Preservation Orders apply in Eildon Terrace.

Trees in the city contains a set of policies with an action plan used to guide the management of the Council’s trees and woodlands.

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’s rich parkland landscape and open spaces give it a high amenity and biodiversity value. The area is protected by a range of local and national landscape and natural heritage designations.



The Royal Botanic Garden is included in the National Inventory of Gardens and Designed Landscapes for its national significance as the second oldest botanic garden in the UK, hosting a vast plant collection and interesting architectural features. Landscapes of regional or local importance in the area are Fettes College and Tanfield. Inverleith Park and the Royal Botanic Garden comprise the Inverleith Special Landscape Area (SLA).

The roof garden of the former Standard Life building at Tanfield is a good example of how green roof technology can mitigate the effects of development in a sensitive area in terms of biodiversity, visual and Sustainable Urban Drainage System issues.

Local nature conservation: The Water of Leith corridor, the former railway line and the Royal Botanic Garden are local nature conservation sites forming part of a wider wildlife corridor network. These are recognised for their nature conservation, amenity and recreational value. They link many other important sites allowing otherwise isolated populations to survive natural and other fluctuations and are of city wide as well as local importance.

A river habitat survey of the Water of Leith was undertaken in 2002 as baseline data for the preparation of the Water of Leith Flood Prevention Scheme. This survey provides details of the botanical and species interest of adjacent habitats. The survey shows that as well as woodland cover there are small pockets of botanical interest along the stretches of the river within the conservation area. There are signs of mammals and these are favourable stretches of the river for foraging bats, with potential roosts in trees and stone buildings and bridges. A significant problem along the river in this area is the invasive species Japanese Knotweed. Measures are in place for its eradication although a long term programme is required to keep it under control.

The disused railway network is used extensively as a cycling and walking resource. Mature woodland is found along some sections and scrub dominated by goat willow and birch has grown up in others. These habitats provide important cover and nest sites for many species of birds while providing safe feeding areas for winter visitors. Mammals such as badgers, foxes and hedgehogs use the network extensively for both travelling between larger sites and for breeding. Development is the most serious threat to these sites with dumping of garden refuse and other household waste being a problem in some sections.



Inverleith
Conservation Area
Character Appraisal

Within the **Royal Botanic Garden** the most important natural assets are the vegetation and seed heads providing food and shelter for its bird population. Hawfinches visit regularly during winter as do Redwings and Fieldfare. Plentiful nectar plants attract many species of butterfly and other insects. Water features throughout the garden are used by breeding wildfowl such as Mallard, Moorhen and Coot with occasional visits from others, most notably swans. There is also a large breeding population of frogs.

Further information on landscape and biodiversity:

[Biodiversity in Edinburgh](#)

[Edinburgh Landscape and Scenery](#)

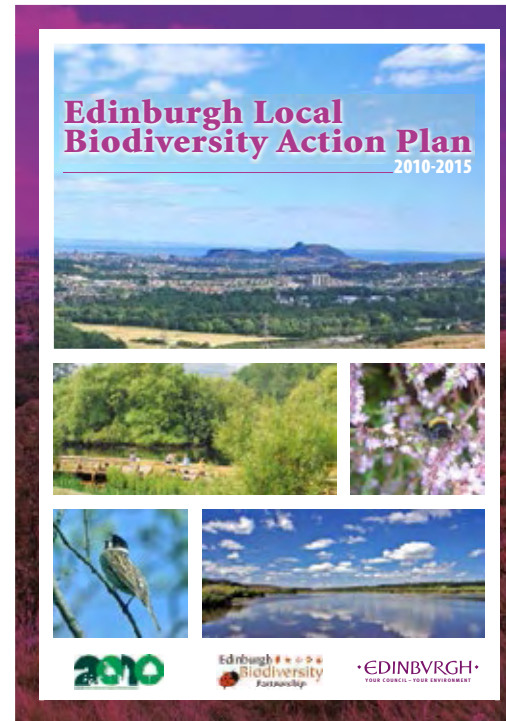
[Local Nature Sites and Protected Species](#)

Archaeology

Inverleith largely consisted of estates in agricultural use prior to significant development starting in the early 19th century. Its south-eastern edges, adjacent to the New Town, contained a cluster of industrial uses relating to the Water of Leith and its associated mill lade. The area may therefore contain the remains of a range of post medieval sites and uses including lades, weirs, mills, factories and gas works; brewing and distilling; farming structures and activities such as steadings, horse mills; nurseries, ponds and quarry sites. Railway infrastructure remains at the eastern edge of the conservation area where the Edinburgh, Perth and Dundee Railway passed through Warriston.

Remains of these structures may survive below existing development, although the extent of their survival is currently unknown. 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.

There are no scheduled monuments located within Inverleith Conservation Area.



Pressures and sensitivities

The following pressures are associated with development proposals which conservation area designation, together with 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.

Townscape

The area is characterised by a high proportion of open spaces which provides the green setting to the surrounding built environment. The most important of these are the Royal Botanic Garden and Inverleith Park but a significant contribution is also provided by school playing fields. In recent years, a number of grass playing fields have been converted to artificial playing fields with associated installation of floodlighting and changes to boundary treatments. There may be pressure for more of these types of developments.

Another pressure on the setting of open spaces is the erection of contemporary flat roof flatted developments on or adjacent to existing playing fields, such as on Bangholm Terrace, Kinnear Road and Fettes Avenue. These types of developments contrast with the traditional appearance of the area and there may be continuing pressure for such development proposals, justified on the basis that they represent a significant improvement from the existing site. This justification could have a negative cumulative effect on the character and setting when viewing development proposals after completion.

Recommendations:

Due to the large number of artificial playing surfaces in the conservation area, there will be a presumption against any further proposals for such development.

Where developments are intended on school campuses, playing fields or other substantial green spaces, such development will require to be placed in the context of an overall masterplan for future change of the site. Schools and other major landowners are encouraged to have a long term strategy in place to constructively manage land release or playing fields conversion as oppose to ad hoc management. See also: Opportunities for Development.



Inverleith
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Character Appraisal

Respect for design should be demonstrated in the way that new buildings are to be inserted within existing townscape framework; respecting the scale, form and producing architecture of highest quality. Development proposals should consider the overall effect created by successive developments to ensure that the character and setting of parks and green spaces, and key views, are not eroded.

Proposals for artificial lighting will be assessed in terms of local development plan policy and Scottish Government guidance, Controlling Light Pollution and Reducing Lighting Energy Consumption (2007). Bad neighbour development involving artificial lighting which will affect residential property will be advertised in terms of Schedule 2 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.

Architectural Character

The area is characterised by the rows of Georgian, Victorian and Edwardian villas and terraces in a variety of styles, with the use of local building materials as a unifying quality. Contemporary developments through new-build and extensions have mainly utilised non-traditional materials that could threaten the character of the area if used indiscriminately or excessively. Multiple such developments in close proximity can have a negative cumulative effect on character.

Recommendations:

The 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.



Natural Heritage

The area contains some of the most attractive areas of open space in the city, with each having a markedly different character. There is a need to ensure that the landscape, natural and wildlife heritage of the conservation area are protected, acknowledged and understood as integral elements of the conservation area's value.

Recommendation:

Developments should take account of The Edinburgh Biodiversity Action Plan objectives for urban green space and ensure that the identity and quality of the landscape, and its natural and wildlife elements, are not eroded or damaged.

Opportunities for development

Small-scale development opportunities for infill or replacement may arise within the area, and will be considered in terms of the relevant guidance.

No sites within the conservation area are identified for significant housing or other development through local development plans. Development on a significant scale is unlikely to take place within the conservation area. However it is recognised that ad-hoc development has changed the character of parts of the conservation area over time, particularly at the peripheries of private open spaces and playing fields, and further pressure for this type of development may arise in future.

Where developments are intended on school campuses, playing fields or other substantial green spaces, such development will require to be placed in the context of an overall masterplan for future change of the site. Schools and other major landowners are encouraged to have a long term strategy in place to constructively manage land release or playing fields conversion as oppose to ad hoc management.

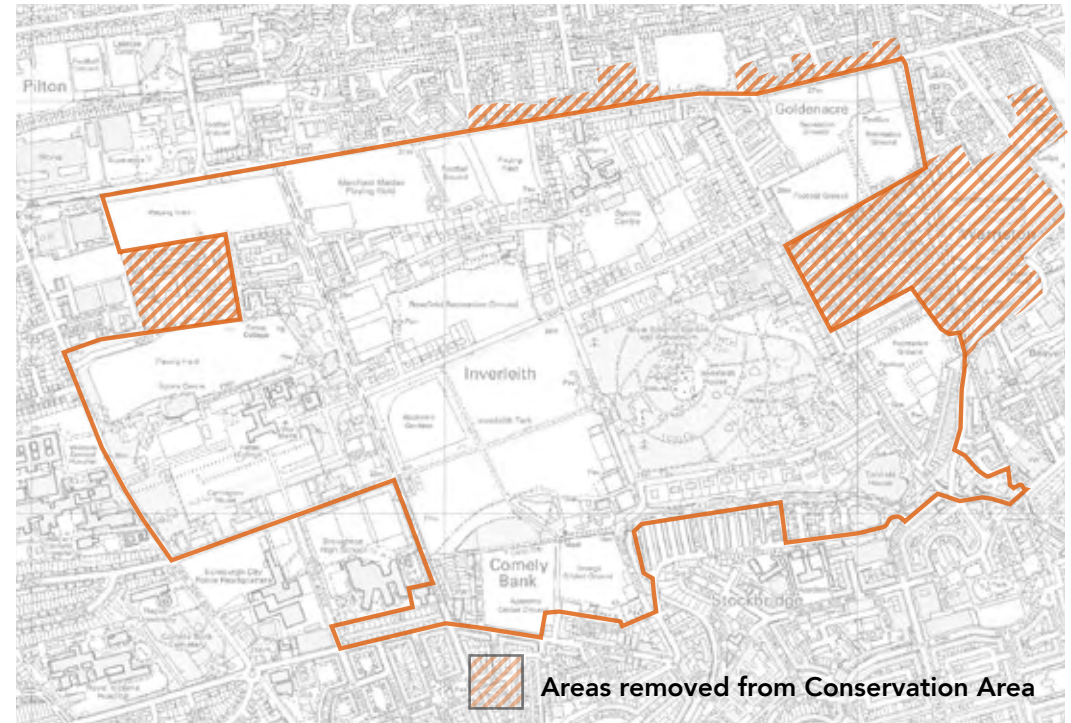


Opportunities for planning action

Conservation area boundaries

The following amendments have been made to produce a tighter boundary to the Conservation Area:

- Werberside – Removal of the western half of the recent residential development to the north of Fettes College which has no clear connection with the Conservation Area.
- The removal of the interwar and post-war developments to the East of Inverleith Row (Warriston Gardens/Warriston Drive, Eildon Terrace) which have a different architectural character from the core areas of the Conservation Area and have little visual or physical interaction with the core area.
- The removal of Warriston Cemetery and Crematorium - the cemetery is an important historic graveyard, but is geographically separated from the Conservation Area. The cemetery is also Category 'A' listed which ensures it's ongoing protection.
- Removal of the strip of development to the north of Ferry Road. The character of the two sides of Ferry Road are different and this area relates more to the developments to the north, in Trinity, than to the character of Inverleith. The better examples of villa development here are already protected by listing.



Opportunities for enhancement

Roads and transport

Road safety, traffic management and parking are identified as priority issues in the Inverleith Neighbourhood Plan along with enhanced walking and cycling opportunities. The unique characteristics of the streetscape of the area should be protected and enhanced in any roads and transport proposals. Interventions should be planned and designed taking account of their broader context in order to reinforce the sense of place. This will also involve minimising visual clutter, avoiding generic, 'off-the-peg' solutions, and protecting traditional surfacing materials and design details.

Natural environment

Similarly, enhancing the walking and cycling environment provides an opportunity to promote the unique and valuable open space and landscape characteristics of the area. The aims of the Edinburgh Biodiversity Action Plan should be considered in any enhancement proposal throughout the area.



Sources

Print

Harris, Stuart, *The Place Names of Edinburgh*, Steve Savage, 2002

Gifford, J., McWilliam, C. and Walker, D., *The Buildings of Scotland: Edinburgh*, Penguin, 1984

Web

Canmore (RCAHMS) online database

City of Edinburgh Council, Inverleith Park Management Plan 2010-14

Edinburgh Biodiversity Action Plan

Edinburgh Skyline Study

Inverleith Neighbourhood Partnership, Inverleith Community Plan 2011-2014

Inverleith Society

Peter McGowan Associates, Edinburgh Survey of Gardens and Designed Landscapes, 2007-2009

PAN 71, Conservation Area Management

Scottish Government, Controlling Light Pollution and Reducing Lighting Energy Consumption, 2007

Inverleith

Conservation Area

Character Appraisal

Planning Committee

10:00am, Thursday, 3 December 2015

Scottish Government – Review of Planning System

Item number	9.1
Report number	
Executive/routine	Executive
Wards	All

Executive summary

The Scottish Government recently announced that the planning system would be reviewed and has set up a panel to consider evidence from stakeholders. This report provides a response on behalf of the Council as Planning Authority.

Links

Coalition pledges	
Council outcomes	CO25
Single Outcome Agreement	

Scottish Government – Review of Planning System

Recommendations

- 1.1 It is recommended that the Committee:
- agrees the Appendix to this report as the Council's written evidence in relation to the Scottish Government Review of Planning; and
 - agrees that the Convener provides oral evidence on behalf of the Council in relation to any hearing sessions, if appropriate.

Background

- 2.1 In September 2015, the Scottish Government announced its Programme for Government 2015-16. This included a commitment to review the planning system. It also includes a number of related topics such as accelerating housebuilding and land reform.
- 2.2 In order to take forward the review, the Scottish Government has set up a panel (the Panel) chaired by Crawford Beveridge, with Petra Biberbach (PAS - formerly Planning Aid for Scotland) and John Hamilton (Scottish Property Federation) as the other panel members.
- 2.3 The Panel has invited written evidence of up to 1500 words from any interested parties. The evidence is to be submitted by 1 December 2015.

Main report

History of the Planning System

- 3.1 In considering how the planning system should be changed, it is appropriate to look briefly at how it has evolved. Legislation relating to planning first started to emerge in the UK in the early part of the 20th Century, and was driven largely as a result of the impacts of industrialisation and the resulting urban development patterns and pollution.
- 3.2 The Town and Country Planning (Scotland) Act 1947 is often regarded as the legislation that delivered the modern planning system and many of the key tenets of it remain in place today. It was this piece of legislation that introduced overall controls on the right to develop land and required land owners to apply to local authorities for planning permission. It also introduced the requirement to prepare forward plans and, as such, introduced the 'plan-led' system.

- 3.3 While planning legislation specific to Scotland had been in place long before devolution, the Scotland Act 1998 made it clear that Planning was a matter for the Scottish Parliament.

The Current Planning System

- 3.4 The current legislation in place is the Town and Country Planning (Scotland) Act 1997, as amended by the Planning, etc (Scotland) Act 2006. This legislation provides the powers available to planning authorities and sets out their duties in terms of Planning.
- 3.5 The Scottish Planning Policy 2014 (SPP) sets out the Scottish Government's policy on planning. The principle policies within the document are 'sustainable economic growth' and 'placemaking' and describe how the development planning processes and development management processes should be used to deliver these objectives. While the outcomes sought from the planning system have changed over the years, it is debatable whether the legislative provisions have changed sufficiently to ensure these outcomes can be delivered.

The Purpose of the Review

- 3.6 The purpose of the review is described in the 'Programme for Government 2015-16' as follows:

"We will review the operation of the planning system in Scotland, identifying the scope for further reform with a focus on delivering a quicker, more accessible and efficient planning process, in particular increasing delivery of high quality housing developments. Our aims are to:

- Ensure that planning realises its full potential, unlocking land and sites, supporting more quality housing across all tenures and delivering the infrastructure required to support development.
- Streamline, simplify and improve current systems and remove unnecessary blockages in the decision-making process.
- Ensure that communities are more engaged in the process.
- Continue to meet our statutory and international obligations in protecting and enhancing Scotland's nature and environment."

- 3.7 The Scottish Government has announced that the review will focus on six key issues. These are as follows:

- Development planning;
- Housing delivery;
- Planning for infrastructure;
- Further improvements to development management;
- Leadership, resourcing and skills; and
- Community engagement.

Key Issues for Edinburgh

- 3.8 All of the issues set out above are relevant in Edinburgh. The city is at the heart of the regional economy and benefits from inward investment and economic growth. These are advantages that are not necessarily experienced in other areas of Scotland or elsewhere in the UK. However, they present their own challenges and the planning system is of key importance in delivering sustainable growth.
- 3.9 Proposed written evidence, from an Edinburgh perspective, is provided on each of the 'key issues' outlined above in the Appendix to this report. Those of critical local importance are 'housing delivery', 'planning for infrastructure', community engagement' and 'resources'. The response from the Council is focussed particularly on these elements.

Measures of success

- 4.1 To have influenced the review and the resulting changes to the planning system.

Financial impact

- 5.1 There are no direct financial impacts as a result of this report.

Risk, policy, compliance and governance impact

- 6.1 The report represents a positive action being taken by the Council in relation to overall Council objectives in terms of securing better outcomes for Edinburgh.

Equalities impact

- 7.1 There are no negative equalities impacts as a result of this report.

Sustainability impact

- 8.1 There is no sustainability impact as a result of this report.

Consultation and engagement

- 9.1 No consultation has been undertaken in relation to the preparation of this report.

Background reading/external references

Scottish Government - Programme for Government 2015-15

<http://www.gov.scot/About/Performance/programme-for-government>

Review of the Scottish Planning System

<http://www.gov.scot/Topics/Built-Environment/planning/Review-of-Planning>

Scottish Planning Policy

<http://www.gov.scot/Publications/2014/06/5823>

John Bury

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Links

Coalition pledges

Council outcomes

CO25 the council has efficient and effective services that deliver on objectives.

Single Outcome Agreement

Appendices

City of Edinburgh Council Written Evidence

REVIEW WRITTEN EVIDENCE

1. Development planning

Development Planning is very important and should be retained in a new system. It provides a means of setting out how an area should grow or change and allow local communities and local authorities to influence and agree what should happen in their areas. The value of this should be recognised.

The advantage of a multi-tiered approach is that it allows for policy and direction from Scottish Government in terms of the National Planning Framework to be embodied in Strategic Development Plans (where required) and then for the Local Development Plans to set out where and how development is delivered. However, the current system is arguably not fit for purpose. The Council's experience through preparation of the SDP and LDP is that people often find it to be a complex and confusing process.

The plan-making process needs to be simpler with better alignment between plan tiers. Suggested changes are as follows:

- The Strategic Development Plan tier should be more closely tied to the production and updating of the National Planning Framework. While Joint Regional Committees could still develop proposed plans and the evidence base, this would be a lighter process with more focused public participation. The ownership of this tier of planning would rest in partnership with Scottish Government and public participation would be delivered (as appropriate) at the local level.
- LDPs would be the level that the 'how' and 'where' would be discussed with local communities, although the plans would need to conform to government/strategic targets. This, in turn, may allow for LDPs and related Action Programmes to have a stronger focus on delivery and placemaking.
- LDP Examinations should also be reviewed and should not necessarily be required as a matter of course. If the lead for strategic planning was to lie with the Scottish Government, then Local Development Planning should be in the ownership of Local Authorities. The role of examinations could be limited to call in by Scottish Government where there was a concern about compatibility with the NPF/Strategic Plan.

2. Housing delivery

The planning system can make land available for housing through the development plan and can influence the quality and density of housing through more detailed policies. In doing this, the planning system can also contribute to sustainable economic growth and can deliver placemaking and regeneration. The use of developer contributions can also assist in delivering the infrastructure requirements (although not always in full) associated

with new housing development. The Council's affordable housing policy has facilitated land that has allowed over a thousand affordable homes to be delivered.

However, the delivery of housing is not solely related to availability of land in terms of development plan allocations and planning permissions. The interests and intentions of both land owners and housebuilders are of equal relevance and in many cases are the reasons that land is not developed. There are also examples of initiatives such as the National Housing Trust that has secured the delivery of housing in circumstances where the market alone has been unable to deliver. A number of key points are as follows:

- The key to improving the quality and scale of housing delivery is closer alignment of spatial planning with decisions on public sector expenditure. In this regard, the Government Land Reform agenda and its provisions for site acquisition should be considered in relation to planning review objectives.
- The planning system could be more efficient, as described above; although even in its current form it does not represent a barrier to housing delivery. The Council's Housing Land Audit (HLA) 2015 (provided as background evidence) includes an analysis of the factors affecting the housing land supply and its effectiveness. There is no real assessment required in the current process of whether it is land that is the limiting factor or other factors such as finance or infrastructure requirements. The definitions and methodology in the Planning Advice Note 2/2010 (Affordable Housing and Housing Land Audits) need to be revised to address this.
- The actions flowing from an HLA should relate to more than just the allocation/granting of additional housing sites. Consideration should also be given to whether intervention in the form of infrastructure investment, compulsory purchase or additional investment in public sector led housing development should be made. This could also be tied to a 'brownfield first' approach.

3. Planning for infrastructure

The role of planning authorities should be seen as leading in these matters but close working with infrastructure providers is required. Action Programmes although relatively new are proving to be a useful mechanism through which infrastructure requirements can be understood amongst service providers and local government and the Scottish Government. They should also be the vehicle through which delivery mechanisms are agreed. The Council has prepared a financial assessment of its LDP and associated Action Programme and reported it to the Council's Finance and Resources Committee (provided as a background paper).

In line with the above, a review of the circular to allow more flexible use of developer contributions and longer periods for retaining them should be pursued. If a region wide or citywide infrastructure programme has been prepared and agreed by Scottish Government, through the relevant Action Programme, this should allow for more innovative funding models to be developed and would reduce the risk to the public purse in front funding infrastructure.

The ability to deliver infrastructure in advance of or with development has the potential to speed up the delivery of development.

4. Development management

The Development Management system is important in terms of delivering placemaking objectives and ensuring that proposals are in the public interest. The system needs to be efficient and should not be burdened with unnecessary administrative tasks.

The current system includes numerous permission types and lots of time is involved in dealing with smaller more administrative tasks such as 'prior approvals' or 'prior notifications' where there is little or no scope for added value. Consideration should be given to a simplified permission process with many of the current tasks that fall to local planning authorities removed and replaced with requirements for individuals or companies to self-certify that works are permitted development etc. The scope of permitted development rights should be reconsidered and possibly extended.

The key focus of the development management process should be on more significant development proposals, where detailed assessment is required to ensure that proposals are in the public interest. The role of the system should be to add value to development proposals.

5. Leadership, Resourcing and Skills

There can be better linkages made between spatial plans and community planning. Planning officials in Edinburgh have the skills and qualifications required to deliver a good service across a wide range of development types and on wider project work.

The fee system is a positive in that it assists with the resourcing of the service. However, there are a number of areas of work that do not currently incur a fee such as Listed Building Consent and pre-application advice or where these fees are not proportionate to the resource required, such as for major development. Heads of Planning Scotland undertook a costing exercise and for Edinburgh this showed that the average cost to the Council of a listed building application was £441 and we deal with over a thousand of these applications every year.

The ability to charge a fee against all consent processes and charge where additional services are provided is central to being able to provide a proactive planning service.

6. Community engagement

It is of vital importance that the public engage with the planning system and in Edinburgh there is currently a great deal of participation. However, that does not mean that no improvement is required. The planning process should be about actively seeking community engagement. The suggestions, made above, about simplifying the process should make it easier for people to engage with. Similarly, making the ownership of different parts of the process clear, should make it more transparent and accountable.

While it may seem counter-intuitive to be less prescriptive about requirements to notify and consult local communities, doing so may have the benefit of making community

engagement more focussed and genuine rather than a procedural requirement. Consideration should be given to a more focussed set of consultation requirements with a general onus placed upon local authorities to engage actively with local communities. Better linking of spatial planning with community planning may form the basis for better discussions with local communities about how their local areas should change over time. Extending appeal rights within the context of the current system would almost certainly slow down the planning process. However, it may be possible to provide a more general right for any party to request an appeal but that grounds for an appeals are dramatically reduced. The introduction of a Planning Tribunal with a remit to provide scrutiny to local decision making but restricted to procedural propriety and reasonableness, rather than reconsidering the planning merits of a particular proposal, could provide more parity and should be considered in reviewing the planning system.

Planning Committee

10.00am, Thursday, 3 December 2015

Corporate Performance Framework: Performance to September 2015

Item number	10.1
Report number	
Executive/routine	Executive
Wards	All

Executive summary

This report provides an update on Planning and Building Standards performance against strategic outcomes and performance targets. The report is presented in accordance with the Council's Performance Framework approved by the Corporate Policy and Strategy Committee in June 2015. In addition, the report sets out the Scottish Government's response to the Council's Planning Performance Framework report for 2014-15, as well as an overview of performance covering the period to September 2015.

Links

[Coalition pledges](#)
[Council outcomes](#)
[Single Outcome Agreement](#)

Corporate Performance Framework: Performance to September 2015

Recommendations

- 1.1 It is recommended that the Planning Committee:
 - (a) notes the performance for the period to September 2015; and
 - (b) notes the Planning Performance Framework feedback from the Scottish Government.

Background

- 2.1 The [‘Review of political management arrangements’](#) report to the City of Edinburgh Council, on 24 October 2013, approved a number of revisions to committee business. It was agreed by Council that performance monitoring, review, and scrutiny will be led by the Executive Committees on a bi-annual basis with oversight by the Corporate Policy and Strategy Committee.
- 2.2 This report provides an update on Planning and Building Standards performance against the strategic outcomes and performance targets for the period April to September 2015.
- 2.3 This report also sets out Scottish Government’s feedback on the Council’s Planning Performance Framework submission for 2014-2015.
- 2.4 The report then reviews the current Service Plan 2015-2016 in the light of the Scottish Government feedback received, current performance and the changing priorities of the Service.

Main report

- 3.1 The Council’s Business Plan for 2015-18 is built around a single vision for the city, shared with all partners. To deliver this vision, Council services focus their work around three, overlapping strategic themes. These themes define the priorities for Council services and set out the commitment to improve quality of life, ensure economic vitality and build excellent places.
- 3.2 The Council’s Performance Framework is set out in the diagram in Appendix 1 and takes account of the Council’s vision for the city, and the three strategic themes which guide the work of all services. Across all these themes, the

Council is committed to providing best value for the people of Edinburgh and to deliver lean and agile services.

- 3.3 This report provides a performance update on Planning and Building Standards outcomes under the Council strategic themes: to ensure economic vitality and to build excellent places.
- 3.4 The corporate dashboard in [Appendix 1](#) provides an overview of performance in meeting these outcomes to September 2015. This illustrates that the performance target is being achieved for householder developments whilst non-householder and listed building applications have not achieved their targets for the year to date. Remedial actions are discussed in terms of the current Service Plan section below.

Planning Performance Framework

- 3.5 The Scottish Government has reviewed our Planning Performance Framework (PPF) 2014-2015 against the 15 performance markers – see Appendix 2. Heads of Planning Scotland (HOPS) has also produced wider feedback on the more qualitative issues and case studies, through the SOLACE benchmarking group arrangements.
- 3.6 The feedback report illustrates that our initiatives to deliver continuous improvement are recognised and our efforts to meet Scottish Government priorities are clear. The underlying challenges in improving application decision times remain but the PPF seeks to present a more balanced view of the quality of service we provide, particularly in pre-application advice, customer relations, and project management through processing agreements.
- 3.7 The two red ratings for the PPF 2014-2015, are for the Local Development Plan (LDP) and Development Plan Scheme. Due to the Plan's examination programme, it is unlikely that it will be adopted by the 31 March 2016 deadline for the next PPF report. The Development Plan Scheme was red as further evidence was required to illustrate the project management of the LDP process.
- 3.8 The four amber ratings relate to markers for decision making timescales, legacy cases, advice to support applications and continuous improvement.
- 3.9 Progress on decision making timescales is summarised as follows.
 - a) Major Developments performance has been improving over the last three years: average decision making timescales have substantially decreased from 81.6 weeks in 2012-13 to 26.5 weeks in 2014-15 against a Scottish average of 46.4 for 2014-15.
 - b) Local (non-householder) developments have shown a slight downward trend from 10.5 weeks in 2012-2013 to 11.6 in 2014-2015, but is still above the Scottish average of 12.9 in 2014-2015.

- c) Householder developments have also shown a slight downward trend from 6.9 in 2012-2013 to 7.7 in 2014-15, which is similar to the Scottish average of 7.5 for 2014-2015.
- 3.10 Progress on resolving legacy cases to clear the backlog over the past year was acknowledged and further progress is set out below. Planning Committee recently approved procedures to try and prevent new legacy cases being created. These are likely to show a more positive outcome in next year's PPF, and will have positive implications for the average decision making timescales too.
- 3.11 The marker on regular and proportionate policy guidance is amber due to one area relating to validation guidance. The Scottish Government recognises that work is ongoing in this area. The validation process is to be the subject of a lean review and this will lead to revised guidance to make it clearer to our customers what is needed when they submit a planning application.
- 3.12 The marker on continuous improvement summarises overall progress and has been discussed with the Council's benchmarking partners. Both the Scottish Government and benchmarking partners recognise good progress in service improvement and a good range of ambitious commitments for the year ahead. To maintain momentum, there is a clear priority to focus on decision making timescales as well as ensuring our Service Plan priorities continue to reflect the needs of service users and will contribute to improving our 'RAG' status in next year's PPF.

Service Plan 2015-2016 – Six Month Update

- 3.13 Monitoring of the Planning and Building Standards Service Plan 2015-2016 shows progress towards the performance targets. Initiatives to promote placemaking (reported to Planning Committee in October 2015), and to improve customer engagement (reported separately to this Committee meeting), are on target. The use of lean reviews of statutory processes to improve service delivery is underway and will focus on priority areas of Building Standards and Validation in the next few months.
- 3.14 The public examination of the Local Development Plan is still expected to report by end February 2016 and whilst the process can be streamlined for the adoption stages, it is not anticipated that it can be adopted by end of March 2016.
- 3.15 Since April 2015, the focus on legacy cases, (dormant applications over 3 years old,) has reduced the number of cases from 203 to 168 outstanding, with 15 intention to withdraw letters issued and legal agreement cases being reported to the Development Management Sub Committee for a decision. This will impact on the application decision making timescales for this year but clearing the backlog is a priority, as highlighted in the PPF.
- 3.16 Application decision making timescales are also impacted by the 5% increased volume of applications over the April – September period this year; and the need

to refine consultation procedures with other services. That said, it is encouraging to note the householder planning application target has been exceeded in the period to end September (92%) and performance on the non-householder applications (67.6%), whilst still below target, is improving from its lowest point of 53.9% in Q1 2014.

- 3.17 Building Standards performance against the Scottish Government targets has declined over the last six months, due to a combination of a 17% increase in applications and an increase in the complexity of the workload due to a greater number of major developments underway in the city. Staff overtime has been used to cover recruitment shortages in the interim. A change in Building Standards regulations and fee increases from October 2015 resulted in a huge spike in warrant applications received (almost five times the monthly average) which will have temporary repercussions for processing these warrants in accordance with the Scottish Government target timescales. This is recognised to be a temporary issue across all Scottish local authorities and is being addressed locally by an action plan which contains measures discussed with representatives of agents as service users.

Measures of success

- 4.1 This report provides detail on Council performance against delivery planning outcomes for the period to September 2015.

Financial impact

- 5.1 The financial impact is set out within the Council's Performance Framework.

Risk, policy, compliance and governance impact

- 6.1 Risk, policy, compliance and governance impact is integrated within the Council's Performance Framework.

Equalities impact

- 7.1 Reducing poverty, inequality and deprivation is integrated within the Council's Performance Framework.

Sustainability impact

- 8.1 The sustainability impact is set out within the Council's Performance Framework.

Consultation and engagement

9.1 Priorities and outcomes have been developed in consultation with stakeholders.

Background reading/external references

Background reading / external references

The [Council's Performance Framework](#) approved by Corporate Policy and Strategy Committee on 9 June 2015.

John Bury

Acting Director of Services for Communities

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Links

Coalition pledges	P40 - Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city's built heritage
Council outcomes	CO05 - Business growth and investment
Single Outcome Agreement	
Appendices	Appendix 1: Corporate Dashboard – Performance to September 2015 Appendix 2: Planning Performance Framework Performance Markers Report

Appendix 1: Corporate Dashboard - Performance to September 2015

Vision for our city

Edinburgh is a thriving, sustainable capital city in which all forms of deprivation and inequality are reduced

Strategic themes

Improve quality of life

Ensure economic vitality

Build excellent places

Deliver lean and agile Council services

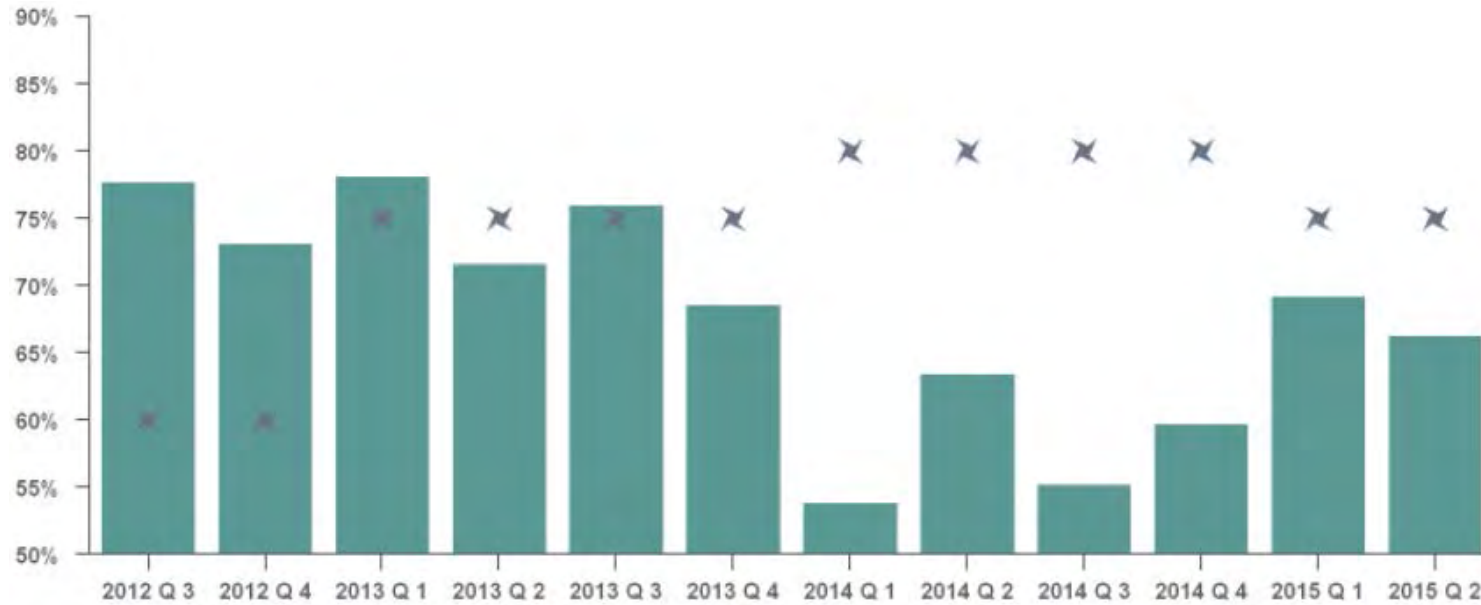
% of major application decisions within target



	2012 Q3	2012 Q4	2013 Q1	2013 Q2	2013 Q3	2013 Q4	2014 Q1	2014 Q2	2014 Q3	2014 Q4	2015 Q1	2015 Q2
Actual	100%	80%	100%	85.7%	54.5%	50%	80%	50%	70.8%	62.5%	29%	100%
Target	75%	75%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%

Notes:
None

● % of non-householder planning applications dealt with within 2 months

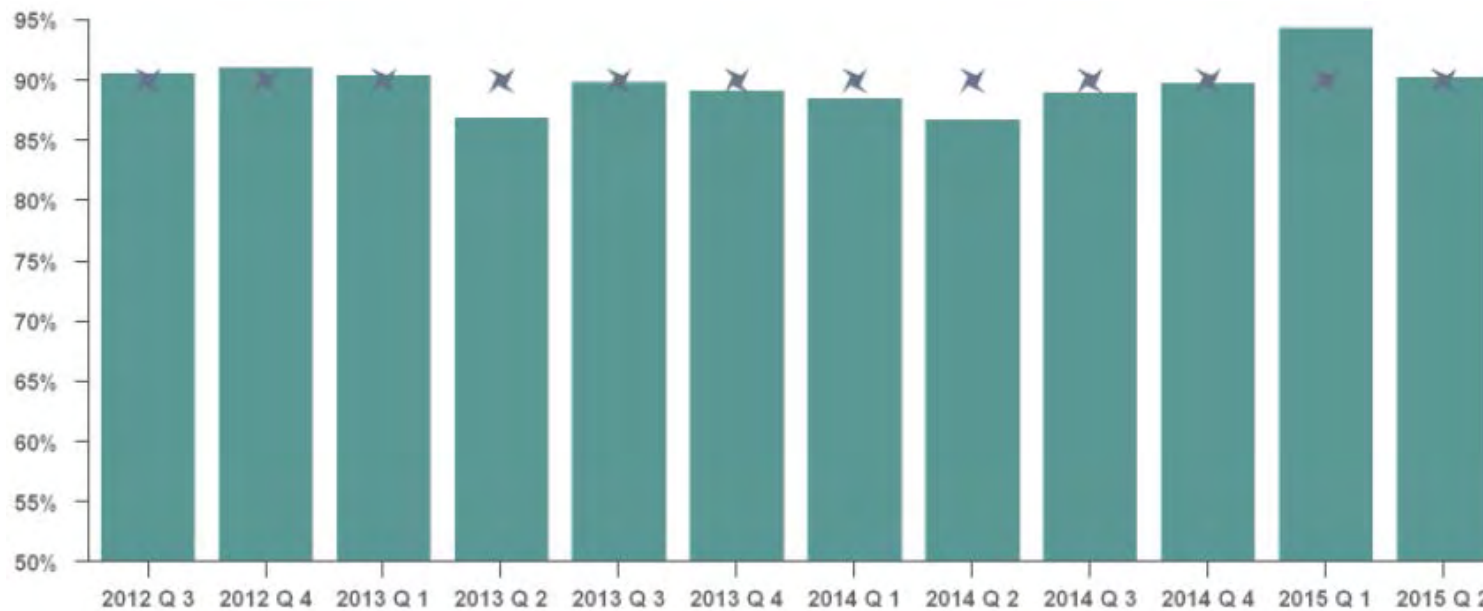


	2012 Q3	2012 Q4	2013 Q1	2013 Q2	2013 Q3	2013 Q4	2014 Q1	2014 Q2	2014 Q3	2014 Q4	2015 Q1	2015 Q2
Actual	77.7%	73.1%	78.1%	71.6%	76%	68.6%	53.9%	63.4%	55.2%	59.7%	69.2%	65.9%
Target	60%	60%	75%	75%	75%	75%	80%	80%	80%	80%	75%	75%

Notes:

Performance has been affected by an increase in the number of non-householder applications received, a 17% increase on the same period in 2014/15 and the relative complexity of many of those applications. A programme of remedial measures is being implemented through channel shift, lean reviews and recruitment although the impacts may not be evident immediately.

% of householder planning applications dealt with within 2 months



	2012 Q3	2012 Q4	2013 Q1	2013 Q2	2013 Q3	2013 Q4	2014 Q1	2014 Q2	2014 Q3	2014 Q4	2015 Q1	2015 Q2
Actual	90.6%	91.1%	90.5%	86.9%	89.9%	89.2%	88.5%	86.8%	89%	89.8%	94.4%	90%
Target	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%

Notes:
None

Appendix 2: PERFORMANCE MARKERS REPORT 2014-15

Name of planning authority: **City of Edinburgh Council**

The High Level Group on Performance agreed a set of performance markers. We have assessed your report against those markers to give an indication of priority areas for improvement action. The high level group will monitor and evaluate how the key markers have been reported and the value which they have added.

The Red, Amber, Green ratings are based on the evidence provided within the PPF reports. Where no information or insufficient evidence has been provided, a 'red' marking has been allocated.

No.	Performance Marker	RAG rating	Comments
1	Decision-making: continuous reduction of average timescales for all development categories [Q1 - Q4]	Amber	<p>Major Developments</p> <p>A slight improvement in decision making timescales from 27.9 to 26.5 over the year, which is still better than the national average of 46.4 weeks.</p> <p>RAG = Green</p> <p>Local (Non-Householder)</p> <p>Timescales have lengthened slightly from 10.7 weeks last year to 11.6 weeks this year, however this is still quicker than the national average of 12.9 weeks.</p> <p>RAG = Amber</p> <p>Householder Development</p> <p>Timescales have lengthened slightly from 7.5 weeks to 7.7 weeks, this now takes you to slightly longer decision times than the national average of 7.5 weeks.</p> <p>RAG = Red</p> <p>TOTAL RAG = Amber</p>
2	<p>Processing agreements:</p> <ul style="list-style-type: none"> offer to all prospective applicants for major development planning applications; and availability publicised on website 	Green	<p>Processing agreements continue to be offered for all major applications.</p> <p>20 out of 33 major applications subject to a processing agreement with 80% meeting the timescales set out. Good evidence of using agreements for local developments as well.</p> <p>Availability and template published on website.</p>

3	<p>Early collaboration with applicants and consultees</p> <ul style="list-style-type: none"> • availability and promotion of pre-application discussions for all prospective applications; and • clear and proportionate requests for supporting information 	Green	<p>You have increased the number of applications which were subject to pre-application discussions from 23% up to 36%. You have indicated that you will be refocusing the pre-app service to focus on major and complex local applications with guidance produced for more straightforward applications.</p> <p>You have provided good evidence of the approach you take to ensure that information requests are clear and proportionate for applicants for instance through the convening of case conferences.</p>
4	<p>Legal agreements: conclude (or reconsider) applications after resolving to grant permission</p> <ul style="list-style-type: none"> • reducing number of live applications more than 6 months after resolution to grant (from last reporting period) 	Green	<p>Timescales improving for major applications, taking on average 29.8 weeks compared to 33.4 weeks last year. Local applications with a legal agreement have increased to 33.1 weeks from 25.7 weeks last year. Both remain quicker than the national average.</p> <p>You have committed to reviewing current practice to help speed up the process however, you have noted that you are content to hold applications until applicants are ready to sign a legal agreement.</p>
5	<p>Enforcement charter updated / re-published within last 2 years</p>	Green	<p>Charter published August 2013</p>
6	<p>Continuous improvement:</p> <ul style="list-style-type: none"> • progress/improvement in relation to PPF National Headline Indicators; and • progress ambitious and relevant service improvement commitments identified through PPF report 	Amber	<p>You have reduced the time taken to decide major applications however the time taken to decide both local and householder applications has increased. You have a good record of providing pre-application discussions and using processing agreements. However your LDP is out of date.</p> <p>You have completed the majority of your commitments for last year and have made a good range of ambitious commitments for the year ahead.</p>
7	<p>Local development plan less than 5 years since adoption</p>	Red	<p>Both local plans are over 5 years old.</p>
8	<p>Development plan scheme – next LDP:</p> <ul style="list-style-type: none"> • on course for adoption within 5 years of current plan(s) adoption; and • project planned and expected to be delivered to planned timescale 	Red	<p>Your LDP will not be adopted within the required 5 year timescale and has been delayed by the requirement to consult on a second proposed plan.</p> <p>You have provided a good explanation of the processes you have gone through however you have provided little evidence of your approach to project managing the LDP</p>

			process.
9	Elected members engaged early (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i>	n/a	
10	Cross sector stakeholders* engaged early (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i> <i>*including industry, agencies and Scottish Government</i>	n/a	
11	Regular and proportionate policy advice produced on: <ul style="list-style-type: none"> • information required to support applications; and • expected developer contributions 	Amber	<p>You have produced validation guidance which covers supporting information requirements. You intend to extend this guidance to provide clarity on requirements for different types of applications.</p> <p>RAG = Amber</p> <p>Your LDP Action Programme outlines infrastructure requirements and you have 2 planning obligations officers who are involved in the application process from the outset.</p> <p>RAG = Green</p>
12	Corporate working across services to improve outputs and services for customer benefit (for example: protocols; joined-up services; single contact arrangements; joint pre-application advice)	Green	<p>You have a range of protocols in place with other council services and other new ones close to finalisation. You have provided good examples of working with the Edinburgh Biodiversity partnership, flooding and environmental assessment colleagues and collaboration through the Edinburgh 12 initiative. You have also convened a LDP Action Group which brings together a range of cross service stakeholders.</p>
13	Sharing good practice, skills and knowledge between authorities	Green	<p>You have provided a range of examples of sharing good practice on subjects such as social media. You also engage in a number of groups and forums including the Edinburgh Civic Forum and Edinburgh Developers Forum who were both invited to provide feedback on your previous PPF report. You have mentioned that you participate in benchmarking and regular liaison with Glasgow City Council and your SOLACE benchmarking groups.</p>

14	<p>Stalled sites / legacy cases: conclusion or withdrawal of old planning applications and reducing number of live applications more than one year old</p>	Amber	<p>You have cleared 66 cases within the last year however, there are a high number (203) of cases remaining. It is noted that a new process has been implemented in the current year and we look forward to hearing about the impact this has had in your next report.</p>
15	<p>Developer contributions: clear and proportionate expectations</p> <ul style="list-style-type: none"> • set out in development plan (and/or emerging plan); and • in pre-application discussions 	Green	<p>Your LDP action programme details the infrastructure requirements for allocated sites alongside costings, responsibility for delivery, funding options and contribution requirements.</p> <p>RAG = Green</p> <p>Officers are involved early on in the process to set out any potential developer contributions and you have increased this resource to 2 officers.</p> <p>RAG = Green</p>

CITY OF EDINBURGH COUNCIL
Performance against Key Markers

Marker		2012-13	2013-14	2014-15
1	Decision making timescales			
2	Processing agreements			
3	Early collaboration			
4	Legal agreements			
5	Enforcement charter			
6	Continuous improvement			
7	Local development plan			
8	Development plan scheme			
9	Elected members engaged early (pre-MIR)	N/A	N/A	N/A
10	Stakeholders engaged early (pre-MIR)	N/A	N/A	N/A
11	Regular and proportionate advice to support applications			
12	Corporate working across services			
13	Sharing good practice, skills and knowledge			
14	Stalled sites/legacy cases			
15	Developer contributions			

Overall Markings (total numbers for red, amber and green)

	Red	Amber	Green
2012-13	2	4	7
2013-14	1	5	7
2014-15	2	4	7

Decision Making Timescales (weeks)

	2012-13	2013-14	2014-15	2014-15 Scottish Average
Major Development	81.6	27.9	26.5	46.4
Local (Non-Householder) Development	10.5	10.7	11.6	12.9
Householder Development	6.9	7.5	7.7	7.5

Planning Committee

10am, Thursday 3 December 2015

Appointments to Outside Bodies: Edinburgh World Heritage

Item number	11.1
Report number	
Executive/routine	
Wards	City Centre, Inverleith, Corstorphine/Murrayfield, Meadows/Morningside, South Side/ Newington

Executive summary

Council is being asked to appoint a member to the Board of Edinburgh World Heritage.

Links

Coalition pledges	P40
Council outcomes	CO19, CO26
Single Outcome Agreement	SO4

Report

Appointment to Outside Bodies: Edinburgh World Heritage

Recommendations

- 1.1 To make an appointment to sit on the Board of Edinburgh World Heritage Trust.

Background

- 2.1 Cllr Perry was appointed as the Council's representative on the board of Edinburgh World Heritage Trust for the period 2012 - 2017. He has stepped down and a vacancy now exists.

Main report

- 3.1 Edinburgh World Heritage is a Charitable Trust working with the Council and Historic Environment Scotland to support and promote the Edinburgh Old and New Towns World Heritage Site. Council funding is provided to carry out projects and grant assisted conservation work.
- 3.2 Following Cllr Perry's resignation from the Board, a vacancy exists. The Council currently has up to two director places on Board but chooses only to use one. Council is now asked to appoint a representative as a director on the Board until 2017. A second representative could also be appointed should Council be minded to do this.

Measures of success

- 4.1 Appointment of a member to the Board of Edinburgh World Heritage.

Financial impact

- 5.1 None

Risk, policy, compliance and governance impact

- 6.1 The Council funds Edinburgh World Heritage to the sum of £48,750. A position on the Board satisfies appropriate governance standards and represents a commitment by the Council to this partnership.
- 6.2 Edinburgh World Heritage Trust is a private company limited by guarantee. It is also a registered charity. Directors have statutory directors' duties. The company has limited liability. If the board appoints a director as a member of the company, members are obliged to contribute £1 to the assets of the company in the event it is wound up.

6.3 The Council decision was delegated on 24th May 2012, to the Planning Committee, for the appointment of a representative to the Edinburgh World Heritage Trust Board, for the remainder of the current administration to 2017.

Equalities impact

7.1 There are no predicted negative impacts on equalities.

Sustainability impact

8.1 There are no predicted negative impacts on sustainability.

Consultation and engagement

9.1 No consultation is involved in this process.

Background reading/external references

Report to Council - 24 May 2012:

http://www.edinburgh.gov.uk/download/meetings/id/35511/item_41_appointments_to_outside_bodies_for_20122017

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Links

Coalition pledges	P40 – Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city’s built heritage.
Council outcomes	CO19 – Attractive Place 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. CO26 – The Council engages with stakeholders and works in partnership to improve services and deliver on agreed objectives.
Single Outcome Agreement	SO4 – Edinburgh’s communities are safer and have improved physical and social fabric.
Appendices	None