

Planning Committee

10am, Thursday 3 December 2015

Old and New Towns of Edinburgh World Heritage Site Monitoring Report

Item number	8.1
Report number	
Executive/routine	Executive
Wards	City Centre, Inverleith, Corstorphine/Murrayfield, Meadows/Morningside, South Side/ Newington

Executive summary

A responsibility of inscription as a World Heritage Site is to monitor its state of conservation. This report includes a series of indicators that measure the changes and trends across the Site. The overall conclusion is that the general state of conservation is good and sound management processes are in place. However, there will continue to be challenges in safeguarding the values of the site and supporting sustainable economic growth. The information gathered in this report will be used to help inform the next Management Plan.

This report advises Committee of the results of the sixth Monitoring Report for the World Heritage Site aligned with the priorities set out in the 2011 – 2016 Management Plan and Action Plan.

Links

[Coalition pledges](#)

[Council outcomes](#)

[Single Outcome Agreement](#)

Old and New Towns of Edinburgh World Heritage Site: Monitoring Report 2013 - 2015

Recommendations

- 1.1 It is recommended that the Committee notes the content of this report.

Background

- 2.1 The monitoring of the state of conservation of the World Heritage Site is an obligation that follows inscription on the UNESCO World Heritage List.
- 2.2 Every six years, the World Heritage Committee requires State Parties (via UK Government) to submit a report on the application of the World Heritage Convention. Monitoring Reports form part of the management cycle and evaluation, and are focussed on providing an evaluation of the state of the Site.
- 2.3 Outcomes of the Monitoring Report are incorporated in an Action Plan, which breaks down the Management Plan into actions. Appropriately carried out, monitoring is critical to the decision-making process of the World Heritage Committee, the Site's management and to anyone with an interest in the Site.

Main report

- 3.1 The Monitoring Report is produced by the City of Edinburgh Council on behalf of the Edinburgh World Heritage Site Steering Group. This includes representation from Historic Environment Scotland, the City of Edinburgh Council and Edinburgh World Heritage (EWH). It requires input and sign-off from the Steering Group partners, and requires co-ordination with the EWH Annual Review. It focuses on the changes within the Site throughout the monitoring period. The values that make the Site worthy of World Heritage Site designation are affected by numerous factors reflecting the complexity of managing a dynamic city centre. The report covers the period from April 2013 to August 2015. The previous report covered April 2011 to March 2013. The reason for including the second quarter of 2015 in this monitoring cycle relates to the production of the next Management Plan; preparation for the plan has commenced and the review period should capture monitoring information during this period. The next Plan will cover 2017 to 2021.
- 3.2 The indicators used to monitor the Site fall under two headings:

- Management of the World Heritage Site, which covers condition of the built environment, protective policies and day-to-day management issues; and
 - Development in the World Heritage Site, which looks at changes in the built environment, public realm improvements, commercial development and conservation projects.
- 3.3 It is essential to ensure that the Site remains a confident and thriving capital city centre and balancing the sometimes competing interests of its communities and its cultural and economic life remains one of the challenges of its management. The monitoring period has not been one of significant change. The range of indicators was reviewed at the time of the 2009 to 2011 Monitoring Report to capture the particular characteristics of the Old and New Towns of Edinburgh World Heritage Site and this forms the basis of this report. The main outcomes that can be drawn from this period remain similar to those drawn out in 2011 to 2013, and cover the following:
- Involvement in the major application process at the earliest stage continues;
 - The Edinburgh 12 initiative has emerged seeking to progress major developments in a number of long-term gap sites within the city, many of which are within the World Heritage Site boundary;
 - The on-going commitment to working with owners of Buildings At Risk;
 - The on-going commitment to contributing to a quality built environment through public realm projects;
 - The ongoing learning and outreach projects that reach beyond the boundaries of the Site;
 - Notably, tramworks have been completed within this period and construction impacts on pedestrian footfall have lessened.
- 3.4 The Periodic Report to UNESCO was submitted in July 2013. The findings were discussed at the 39th meeting of the World Heritage Committee in July 2015. No issues specific to the Old and New Towns of Edinburgh World Heritage Site were raised by the Committee.
- 3.5 World Heritage Sites have an obligation to ensure that their outstanding universal value is being maintained and interpreted to the public. This reporting cycle acknowledges the upturn in the economy and consequent increase in activity in the city centre. Overall the state of conservation of the site is good but there have been and will continue to be tensions in addressing some of the development issues in the world heritage site. There are, however, sound processes in place which involve external stakeholders such as the Edinburgh Urban Design Panel and the Edinburgh Development Forum. The information

will be used to help inform the next Management Plan and will be fed into the next cycle of periodic reporting.

Measures of success

- 4.1 The Monitoring Report demonstrates stability in the State of Conservation of the World Heritage Site.

Financial impact

- 5.1 There are no financial implications associated with this report.

Risk, policy, compliance and governance impact

- 6.1 The Monitoring Report is a UNESCO requirement. It allows an assessment of the impact on a range of factors affecting the built and natural environment. A degree of risk would follow from not carrying out monitoring in terms of feedback to the World Heritage Centre on the State of Conservation.

Equalities impact

- 7.1 The aim of managing the World Heritage Site is to preserve and enhance the quality of the area. This has the potential to improve the quality of life and supports sustainable communities. There are no predicted negative impacts on equalities.

Sustainability impact

- 8.1 The management of the historic environment contributes directly to sustainability in a number of ways. These include the unique quality of historic environments which provide a sense of identity and continuity. Long term monitoring will assist in improving the quality of the built and natural environment and have a positive impact on sustainability.

Consultation and engagement

- 9.1 Data for the Monitoring Report was derived from a range of Council sources and other organisations, including Edinburgh World Heritage.

Background reading/external references

[The Old and New Towns of Edinburgh World Heritage Site Management Plan 2011-2016](#)

John Bury

Acting Director of Services for Communities

Contact; Jenny Bruce, World Heritage Site Co-ordinator

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.
Single Outcome Agreement	SO4 – Edinburgh’s communities are safer and have improved physical and social fabric.
Appendices *	Appendix 1 The Old and New Towns of Edinburgh World Heritage Site Monitoring Report 2013 - 2015

The Old and New Towns of Edinburgh

World Heritage Site Monitoring Report 2013 - 2015



Executive Summary

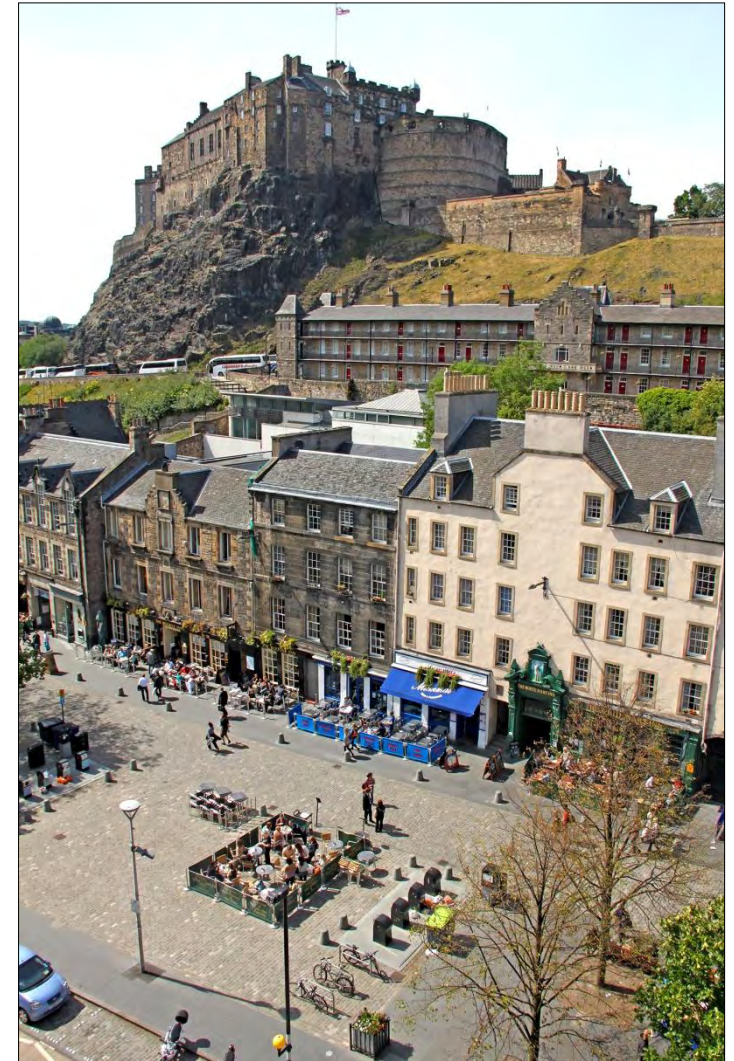
This report covers the period from April 2013 to August 2015. The production of this Monitoring Report is a requirement under UNESCO's terms of inscription for a World Heritage Site. Within are presented a series of updates for the Old and New Towns of Edinburgh World Heritage Site (henceforth 'the Site' for this summary), based around two main themes – the *management* of the World Heritage Site, and *developments* that have taken place within it.

In terms of *management*, the day-to-day challenges remain complex. The Site is a functioning city centre, subject to the problems that can create in cleanliness, traffic management and quality of life. It is also a major tourist destination, drawing visitors from across the globe.

There are major changes happening to the suite of planning guidance that covers the Site, with both regional and local tiers due for replacement. A positive note concerns the new Edinburgh Local Development Plan, where the policies that regulate developments within the Site are being retained as is. There is also an ongoing review process for Conservation Area character appraisals, although thus far none that cover the Site have been looked at.

In terms of *development*, the last few years have seen a flurry of changes as the wider economy continues to recover.

The *Edinburgh 12* initiative has progressed a number of long-term gap sites, many of which are within the Site, towards more productive uses. Alongside the economic benefits associated with new developments, many will arrive with new publicly-accessible spaces and improvements to the existing streetscape.



View of Edinburgh Castle and the Grassmarket



New student accommodation, South College Street



'New Waverley' development, the Canongate

Outside of these, a number of other major projects have either been completed or are in progress at the time of writing. These include the University of Edinburgh's new student accommodation village along Holyrood Road, the award-winning refurbishment of Advocate's Close, and the redevelopment of the Cowgate site destroyed in the 2002 fire.

Also of note is the completion and opening of the first line of the Edinburgh Tram project. With four stops within the Site, the route enters at the Haymarket end, progresses along West Maitland Street, Shandwick Place and Princes Street, and travels around St Andrew Square to the terminus at York Place. The extension to Leith is currently being considered, and whilst no timetable is currently set, this will likely add a fifth stop at the Leith Walk boundary of the Site.

There have also been a number of noteworthy conservation projects and public realm improvements undertaken, designed to improve not just the physical appearance of associated properties and streets, but also their economic performance.

The breadth of projects completed since the publication of the last report - public, private and third sector - illustrates the continuing strength of the Old Town and New Town World Heritage Site in a number of ways - as a commercial centre, as a lynchpin of civic life, and as a centre of government and education. This diversity also highlights the implicit tension of trying plan for this multitude of roles in a compact city centre with a limited number of development opportunities. This will continue to provide a challenge moving forward.

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Introduction

Monitoring the state of conservation in a World Heritage Site is an obligation that follows an inscription on the UNESCO (the United Nations Educational, Scientific & Cultural Organisation) World Heritage List.

Every six years, the World Heritage Committee requires State Parties to submit a report on the application of the World Heritage Convention. Monitoring reports form part of the management cycle, and are focused on providing an evaluation of the condition of the Site. Outcomes from the Monitoring Report inform the action plan, which translates the World Heritage Site Management Plan into actions. Appropriately carried out, monitoring is critical to the decision making process of the World Heritage Committee, the Site's management and to anyone with an interest in the Site.

The monitoring exercise requires the ongoing collection of data for analysis and interpretation. The methodology requires the selection of monitoring indicators, which are tailored to a particular site. The indicators used will vary from site to site to recognise the Outstanding Universal Value (OUV) of different World Heritage Sites.

The managers of the Old and New Towns of Edinburgh World Heritage Site (ONTEWHS) - Edinburgh World Heritage, Historic Environment Scotland and the City of Edinburgh Council - have developed the monitoring methodology over the years since the World Heritage inscription in December 1995. This experience contributed to the development of the International Council on Monuments and Sites of the United Kingdom (ICOMOS UK) Toolkit for World Heritage Site Monitoring Indicators, which forms the basis of this report.



Coates Crescent, New Town

◆ EDINBURGH ◆

THE CITY OF EDINBURGH COUNCIL



EDINBURGH WORLD HERITAGE



This report was produced by the City of Edinburgh Council on behalf of the Old and New Towns of Edinburgh World Heritage Site Steering Group. It focuses on the state of conservation, Outstanding Universal Value, authenticity and integrity of the Site. Those values are affected by numerous factors due to the complexity of a living city.

The scope of the monitoring indicators, therefore, includes the state of the social, physical and economic environment. It also looks at the effectiveness of actions and strategies aimed at the sustainable safeguarding of the site.

The report covers the period from March 2013 – August 2015. Previous monitoring reports have covered the period back to 2004/5.



Royal Bank of Scotland Building, St Andrew Square

Section A

Management of the World Heritage Site



1 / Protective Policies

Protection of the ONTEWHS is covered by a number of documents, incorporating regional and local government publications, and guidance directly from the Edinburgh World Heritage Trust (EWHT).

Planning Policy and Other Development Guidance

The Steering Group prepares the [World Heritage Site Management Plan](#). The purpose of this document is to provide a framework for development and change within the ONTEWHS, so as to maintain its Outstanding Universal Value. The objectives highlighted in the Management Plan form the basis for the [Edinburgh World Heritage Action Plan](#), which provides a fluid system to monitor projects taking place in the Site.

At the regional planning level, [the South East Scotland Strategic Development Plan 2032](#) (SESPlan) was approved in 2013, replacing the previous Edinburgh and the Lothians Structure Plan. It makes reference to conserving our built and natural heritage; including protection for the ONTEWHS in Policy 1B. The second SESPlan is currently under development, and the policy will be revised in that context.

At the local level, the 2010 [Edinburgh City Local Plan](#) is scheduled to be replaced by the [Edinburgh Local Development Plan](#) (ELDP) in 2016. The second iteration of this plan is currently under examination by Scottish Ministers, ahead of final adoption and implementation. Two key aspects concerning the WHS are being carried forward to the new ELDP unchanged.

The first of these is Policy ENV1. This covers development within the ONTEWHS, and what is considered appropriate.

THE SPATIAL STRATEGY: DEVELOPMENT PRINCIPLES

Local Development Plans will:

- Ensure that there are no significant adverse impacts on the integrity of international, national and local designations and classifications, in particular National Scenic Areas, Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest and Areas of Great Landscape Value and any other Phase 1 Habitats or European Protected Species;
- Ensure that there are no significant adverse impacts on the integrity of international and national built or cultural heritage sites in particular World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Royal Parks and Sites listed in the Inventory of Gardens and Designed Landscapes;
- Have regard to the need to improve the quality of life in local communities by conserving and enhancing the natural and built environment to create more healthy and attractive places to live;
- Contribute to the response to climate change, through mitigation and adaptation; and
- Have regard to the need for high quality design, energy efficiency and the use of sustainable building materials.

SES Plan Policy 1B

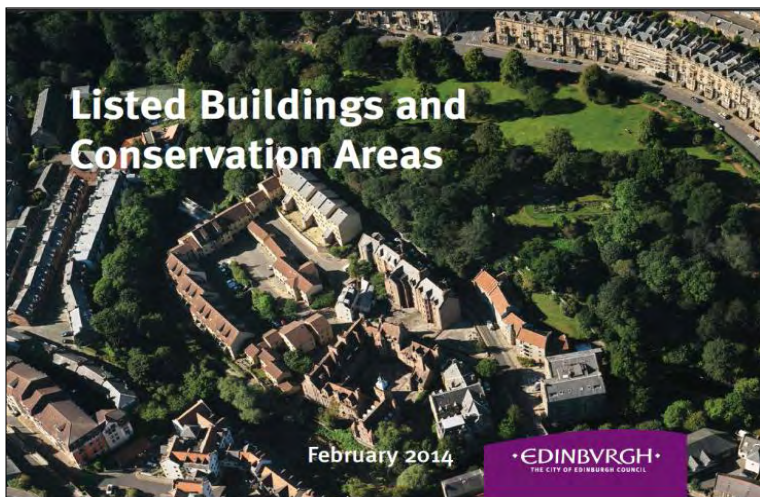
Development which would harm the qualities which justified the inscription of the Old and New Towns of Edinburgh as a World Heritage Site or would have a detrimental impact on the Site's setting will not be permitted.

- 158 This policy requires development to respect and protect the outstanding universal values of the World Heritage Site and its setting. Setting may include sites in the immediate vicinity, viewpoints identified in the key views study and prominent landscape features throughout the city.

LDP2 Policy ENV1



Edinburgh Design Guidance



Listed Building & Conservation Area Guidance

The second is the status of the World Heritage Site Management Plan. Under both the current and proposed plans, it may be used as a material planning consideration, giving it potential impact on the development process.

Supporting Planning Guidance

The distinctive characteristics of the ONTEWHS are referenced in both the latest [Edinburgh Design Guidance](#) (2013) and [Listed Buildings and Conservation Areas](#) (2014) documents. These resources highlight the key considerations that must be accounted for when considering how new developments could impact on the WHS.

Conservation Areas & Listed Buildings

The ONTEWHS is protected by seven adjoining conservation areas, and around 75% of buildings within the Site are category A, B or C listed.

Both the current Edinburgh City Local Plan and new Edinburgh Local Development Plan contain policies to preserve and enhance these listed buildings, monuments, areas of special archaeological, architectural or historic interest etc.

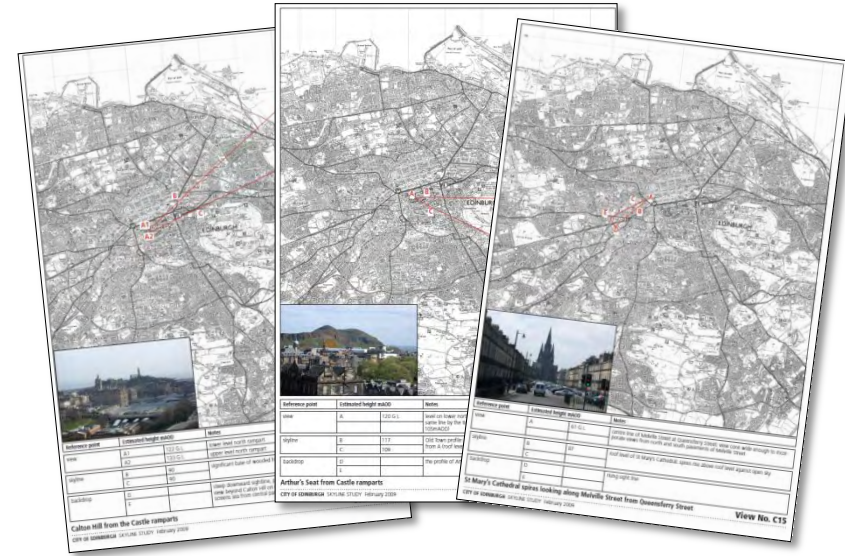
Additionally, each individual conservation area also has a character appraisal, offering further understanding at a level more locally-responsive.

Skyline & Kew Views

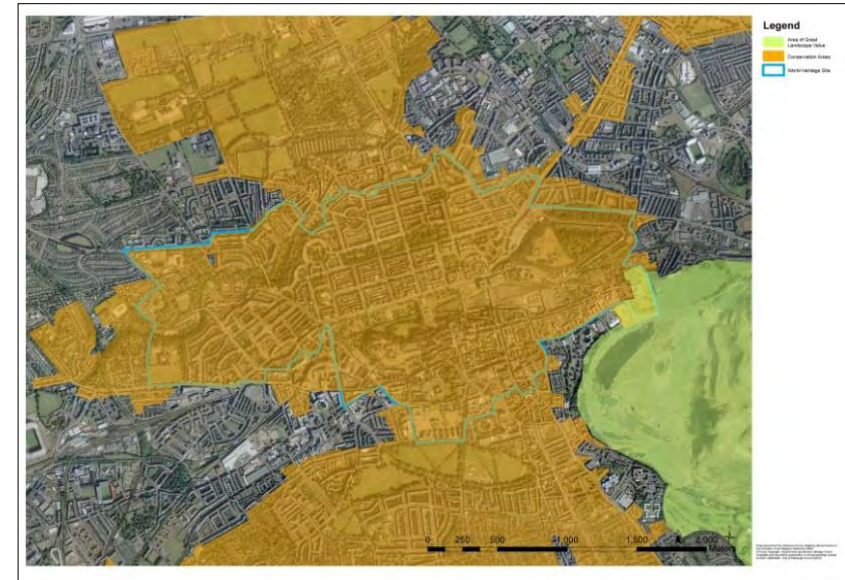
Protection of the city's skyline is covered by the Edinburgh Design Guidance (Section 1.3, pp. 22-26). Special mention is made of the ONTEWHS within the wider city, with a number of protected views of landmark buildings and topographical features highlighted. There is a general presumption against development that will either impact negatively on key views or intrude on prominent features on the skyline.

Buffer Zone

No formal buffer zone has been designated. The setting of the ONTEWHS is protected by the combination of the guidance for the protection of key views (through the Edinburgh Design Guidance) and the seven conservation areas which make up the World Heritage Site.



Key Views from Locations in the WHS, Noted in Edinburgh Council's Skyline Study.



World Heritage Site Boundary with Statutory Designations

Conservation Area	Original designation	Most recent Designation	Other Changes
Coltbridge and Wester Coates (part)	10-04-1987	09-03-2007	Extended 29-03-1996
Dean (part)	20-02-1975	09-03-2007	Extended 13-10-1977, 29-03-1996
Marchmont, Meadows and Bruntsfield (part)	09-01-1987	29-03-1996	29-03-1996 extended to former Marchmont CA 28-09-2007 extended to Bruntsfield
New Town (part)	13-10-1977	08-12-1995	08-12-1995 amended, I ncorporates former St. Andrew and Calton CAs
Old Town (part)	20-09-1977	29-03-1996	Amendments: 14-03-1980, 25-02-1983, 12-09-1986
South Side (part)	18-10-1975	29-03-1996	Amended 25-02-1983 Extended 12-06-1987
West End (part)	14-03-1980	08-12-1995	None

Conservation Areas Which Cover the Edinburgh WHS



Rose Street, New Town Conservation Area

2 / Condition of the Built Environment

Scheduled Ancient Monuments, archaeology, conservation areas, listed buildings and their state of repair are all important aspects of our national and local identity. They contribute to our history and education, tourism, sustainability, local distinctiveness, place making and quality of life. They form a finite and non-renewable resource, containing unique information and reflecting the lives of people who have lived in Scotland over the past 10,000 years.

Conservation Areas

The Edinburgh World Heritage Site incorporated either all or part of seven conservation areas, out of the forty nine citywide, during this monitoring period. Along with their status and associated character appraisals, they form a material consideration, allowing for the potential implication on the conservation area to be considered in the determination of planning applications. This allows for greater protection of the ONTEWHS through more robust planning controls. Details of the relevant conservation areas are listed in figure 2.2 opposite.

The documentation supporting a number of conservation areas is currently under a process of review. However, it is not expected that any of the areas covering the ONTEWHS will be examined in the immediate future.

SAM Index Number	Scheduled Monument	Classification	Grid Reference	Condition Survey *	
				Date	Condition
90127	Edinburgh Abbey Strand	Secular	NT268739		N/A
90130	Edinburgh Castle	Secular	NT249734		N/A
90132	Edinburgh, Palace of Holyroodhouse	Secular	NT269739		N/A
2901	Edinburgh Town Wall, Flodden Wall and Telfer Wall, Heriot Place	Secular	NT253732	23.02.1999	2
3013	Edinburgh Town Wall, Drummond Street to Pleasance	Secular	NT261733	23.02.1999	2
3012	Edinburgh Town Wall, Johnston Terrace to Grassmarket	Secular	NT252733	23.02.1999	4
10805	Holyrood Abbey and Palace Gardens	Secular	NT269739		N/A
10801	Queen Mary's Bath and Privy Garden	Secular	NT267739		N/A

List of Scheduled Ancient Monuments in the WHS (source: Historic Scotland)

* condition survey relates to non-listed items only

Scheduled Ancient Monuments

Historic Environment Scotland is responsible for surveying Scheduled Ancient Monuments throughout Scotland. There are eight Scheduled Ancient Monuments within the ONTEWHS, all of which contribute to the site's historic importance. These are shown in the table on the left.

There has been no change to the number and condition of monuments in the WHS since the previous monitoring report (2011 to 2013).

Strategy for addressing

4. Management of Scheduled Monuments

4.1 Many scheduled monuments are stable and require little attention, but some may benefit from simple changes in landuse which ensure no inadvertent damage occurs over the long term. Others may benefit from more proactive management which sometimes requires access to specialist conservation skills.

4.2 Once a monument is scheduled, the prior written consent of Scottish Ministers is required for most works, including repairs. Any person carrying out unauthorised works, or allowing unauthorised works to be carried out on a scheduled monument, is committing a criminal offence.

4.3 There is no legal obligation on an owner to preserve and maintain a scheduled monument. However, Historic Scotland encourages active management of monuments and can help by offering advice, grants and by entering into agreements. Historic Scotland's Ancient Monuments Grants programme provides financial assistance to help preserve and maintain monuments, and in some cases to present them to the public. 4.4 Historic Scotland's Field Officers visit scheduled monuments and their owners on a regular basis. They check the condition of the site, offer advice on monument management and try to ensure that everyone with a current interest in the site knows about its protection

KEY- Condition

1. Optimal
2. Generally satisfactory but with minor localised problems
3. Generally satisfactory but with significant localised problems
4. Generally unsatisfactory with major localised problems
5. Extensive problems



Princes Street, New Town



Usher Hall

3 / Day to Day Management Issues

One of the unique qualities of the Old and New Towns of Edinburgh ONTEWHS is that it forms part of a vibrant and living capital city centre; it is the centre of governance for Scotland and it drives the economy of a wider region of over half a million people.

Edinburgh's city centre is the retail destination for South East Scotland, a major financial and business services district, and home to a university with a global student base. The city is also a major tourist destination; tourists are drawn by both the historic nature of the city, including the ONTEWHS, and the plethora of arts festivals that take place.

At the same time, the existing retail and commercial uses are being challenged by new forms of out-of-town development. This can lead to changing patterns of use in certain spaces.

All these aspects can make for challenging day-to-day maintenance and management. Some of those topics will be explored in this section.

Footfall Monitoring

Footfall monitoring provides a sense of how intensively the ONTEWHS is used.

Data is recorded from a number of locations across the ONTEWHS. For ease of understanding, the data has been broken down into three geographic zones, covering the New Town, Old Town and West End areas.

Year-to-year comparison is difficult for a number of reasons. Counting periods are not always consistent, e.g. due to a change in counters over February 2012, the data for that year covered only a 330 day period. Counting locations also change, especially in areas where infrastructure works are ongoing, leading to gaps in data or new locations appearing.

Taking these factors into consideration, footfall levels as recorded are broadly stable. There is a slight decline across most locations monitored in the longer term, but with the inconsistencies in the data collection it is hard to draw firm conclusions from this. Consideration will be given to using other measures going forward.

*A complete set of current data can be found in **Appendix 1**.*

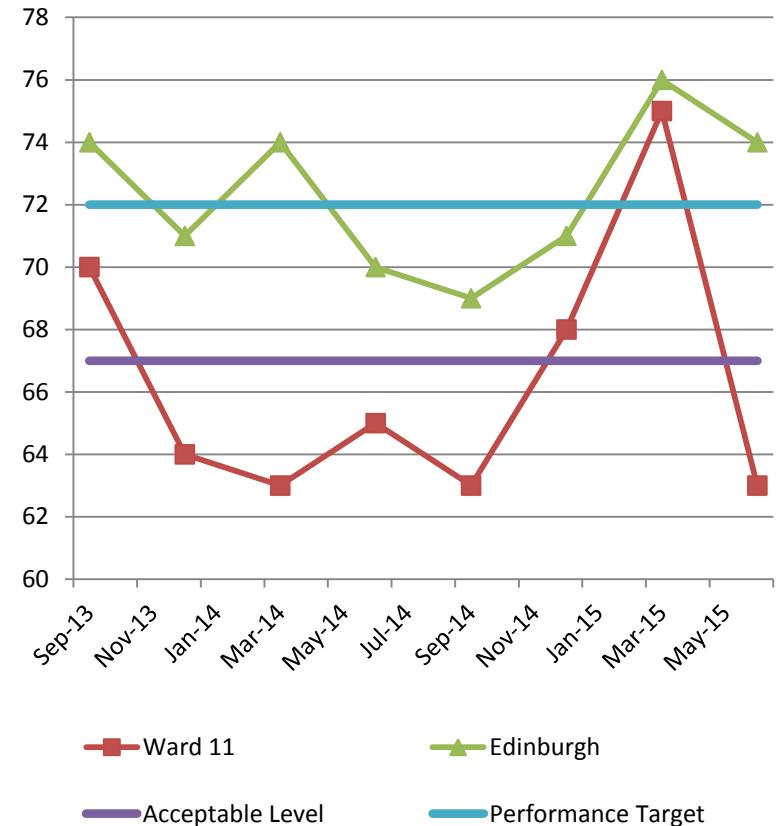
Street Cleanliness

There is no specific street cleanliness monitoring data for the ONTEWHS over the last two years so data from the City of Edinburgh Council's Ward 11, which covers the majority of the WHS, has been used.

Ward 11 produces lower scores of street cleanliness when compared to Edinburgh as a whole, falling to 63 at its lowest point.

Of note is the rapid increase in the level of street cleanliness across the board in March 2015, with Ward 11 scoring 75, above the performance target of 72. This is a largely a result of the targeted action which has taken place on the Royal Mile which enforces a 'spring clean' every year, co-ordinated by the council, and involving local community members.

Street cleanliness in Ward 11 (WHS) against Edinburgh as a whole, alongside acceptable and performance targets.





George Street, New Town



The Mound

Despite this peak in performance scores for the ONTEWHS area in March 2015, cleanliness in the site is generally below par. Analysis of this data carried out by Keep Scotland Beautiful in September 2015 attributes approximately 90% of this to cigarette litter.

The high level of footfall in the city centre, especially during summer and winter festival months, the focus of pubs and clubs in the area and the challenges of cleaning a mediaeval streetscape are all thought to contribute to this lower level of street cleanliness.

4 / The Natural Environment

The natural environment throughout the ONTEWHS is a crucial factor in its *Outstanding Universal Value*. The underlying geodiversity is an integral part of its environment. The landscape of the ONTEWHS is fundamentally shaped by the crag and tail feature that comprises the castle rock and the Royal Mile. The valleys surrounding either side of the castle rock also contribute to the distinct landscape of central Edinburgh.

Environmental Planning Policies

There is statutory protection of historic gardens and landscapes as part of the Edinburgh City Local Plan. This provides protection of the gardens in the ONTEWHS, and the impact on them as a result of a planning application will be a planning consideration.

There has been no change to sites recorded in the Inventory of Gardens and Designed Landscapes in Scotland situated within the ONTEWHS since the 2011-13 Monitoring Report. The content of policy ENV6 remains, but has been renamed as policy ENV7 in the second proposed Edinburgh Local Development Plan.

These sites are: Dean Cemetery, New Town Gardens and Palace of Holyroodhouse.

Development will only be permitted where there is no detrimental impact on the character of a site recorded in the Inventory of Gardens and Designed Landscapes, or upon component features which contribute to its value. Elsewhere, adverse effects on historic landscape features should be minimised. Restoration of Inventory sites and other historic landscape features is encouraged.

163 This policy aims to protect sites included in the national Inventory of Gardens and Designed Landscapes (shown on the [Proposals Map](#)) and other historic landscape features elsewhere across the Council area. An understanding of how the landscape has evolved can help inform a development proposal. A historical landscape appraisal may be requested from applicants to allow full assessment of the implications of development and identify restoration opportunities.

LDP2 Policy ENV7



Dunbar's Close Gardens, Old Town



Calton Hill.

Local Nature Conservation Sites (Local Biodiversity Sites)

Local authorities through the Local Plan process designate Local Nature Conservation Sites. In 2006 Scottish Natural Heritage published guidance “Establishing and Managing Local Nature Conservation Site Systems in Scotland”, providing an explicit purpose for Local Nature Conservation Sites, namely “to identify biodiversity and geodiversity of at least local importance, and to assist efforts to protect and enhance these interests”. The guidance recommends use of consistent methodology and nomenclature.

Designations have been reviewed and the resulting Local Biodiversity Sites and Geodiversity Sites form part of the proposed Edinburgh Local Development Plan.

There are currently two Local Nature Conservation Sites in the World Heritage Site: the Water of Leith Valley and Calton Hill. The proposed Edinburgh Local Development Plan also includes the addition of castle rock crag and tail feature as a Geodiversity site.

Local Landscape Designations

Local Landscape Designations are defined by local authorities through the development plan process with a view to safeguarding areas of regional or local landscape importance from inappropriate development. Different nomenclature and methodologies used in designations throughout Scotland were identified by Scottish Natural Heritage and Historic Environment Scotland in Guidance on Local Landscape Designations (2005) as a matter to be corrected.

The current Local Landscape Designations are reviewed in conjunction with the development plan cycle. Existing designations will be replaced with the more consistently defined Special Landscape Areas (SLAs). Twenty-two candidate Special Landscape Areas were approved by the Planning Committee for inclusion in the Second Proposed Edinburgh Local Development Plan which was submitted to Scottish Ministers on 29 May 2015 for examination.

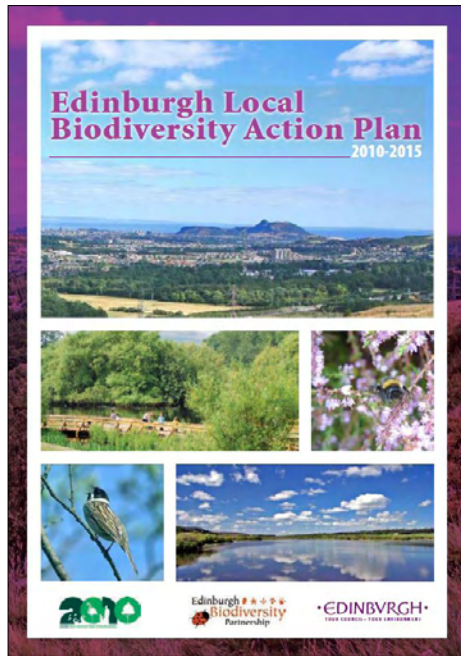
There are five candidate Special Landscape Areas in the World Heritage Site: Water of Leith, Castle Rock, Princes Street Gardens, Calton Hill, Holyrood (part of the Grounds of the Palace of Holyroodhouse).



Water of Leith, Special Landscape Area



Holyrood Palace



Edinburgh Local Biodiversity Action Plan



Swift bricks

Tree Preservation Order (TPO)

Trees are protected through the Town and Country Planning (Scotland) Act 1997, (Tree Protection Orders – Section 160), and Planning conditions (Section 159). Tree Preservation Orders (TPOs) are identified by local authorities to protect individual trees, groups of trees or areas of woodland which make a significant contribution to the local landscape or townscape. As of 2013, there are 6 TPOs in the World Heritage Site. There are no new Orders in the World Heritage Site since the previous monitoring report.

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

Swift Conservation in the Built Environment

The Edinburgh Local Biodiversity Action Plan 2010-2015 contains a priority action for swifts: that suitable new development includes artificial swift nest sites ('swift bricks') to counteract the ongoing loss of nest sites.

The Council **is** keen to promote within development sites the inclusion of swift bricks. Developers are encouraged to consider the inclusion of swift bricks within their developments and should be considered integral to the design

Flood Prevention Scheme

Flooding poses a threat to the City, including parts of the ONTEWHS, principally at Dean Village and Stockbridge. To address this concern the Council promoted a Water of Leith Flood Prevention Scheme in April 2003 and secured planning permission for such in 2004. A Flood Prevention Order was confirmed by Scottish Ministers following a public local inquiry in 2007. A revised planning permission that addressed issues arising from the public inquiry was secured in 2008.

Owing to the limited availability of funding for the project as a whole the Council took the decision in late 2009 to progress the flood prevention scheme in phases. Implementation of Phase 1 of the scheme commenced in 2011 and comprised flood defence works at Bonnington, St Mark's Park, Warriston, Stockbridge Colonies and Veitch's Square; areas which lie outwith the WHS. The works were complete by end August 2013 at a cost of circa £29m.

Due to budget constraints the Phase 2 scheme was reconfigured and an amended Phase 2 scheme for the Murrayfield/Roseburn area was developed. A small allowance has been set aside as part of the Phase 2 budget for local protection measures in relation to the deferred works at Coltbridge, Damside, Belford and the Edinburgh Sports Club

The anticipated budget for the Murrayfield/Roseburn area is circa £25.5m. Tenders for the construction were received from prequalified bidders at the start of July 2015. These tenders are now under evaluation with the intent to award the construction contract during November 2015; shortly thereafter preparatory work relocating utilities will start. Phase 2 is outwith the World Heritage Site.

Funding has not yet been identified for Phase 3 of the Flood Prevention Scheme which comprises defences at Balgreen, Gorgie, Saughton, Longstone, and on the Murray Burn at its confluences with the Water of Leith).



Water of Leith Walkway

Water of Leith

The valley of the Water of Leith is a river corridor that runs through the Site and is within a short walking distance of the city centre. It contains the original mill settlements of Bell's Mills, the village of Dean and part of Stockbridge. It is managed, conserved and enhanced through the work of the Water of Leith Conservation Trust. The Trust promotes education and recreation and works with volunteers and community groups to deliver over 50 river clean-ups and habitat improvement tasks annually. The Trust produced the first 10-year [Management Plan](#) for the Water of Leith in 2010. It includes actions to deliver environmental improvements, whilst balancing the needs of all stakeholders and user groups.



Water of Leith

Section B

Development in the World Heritage Site



5/ Changes in the Built Environment

Listed Building Changes within the ONTEWHS

Listed buildings are those that are considered to have historic and/or architectural importance. A direct comparison of the volume of listed buildings provides a useful method of assessing the historic nature of either smaller areas or larger cities. Edinburgh, for instance, has the highest number of listed items of any Scottish city, a considerable proportion of which are within the ONTEWHS; around 75% of buildings within the WHS are either category A, B, or C-listed.

<u>Additions</u>				<u>Removals</u>			
Listing Category	2013	2014	2015	Listing Category	2013	2014	2015
A	0	0	1	A	-1	0	0
B	4	1	2	B	-1	-1	-4
C	1	3	1	C	-1	-4	-1

Chart showing number of additions & removals in each category

72% of the A Listed items in Edinburgh are located within the ONTEWHS, as are 33% of grade B, and 12% of grade C listed items. This concentration of listed items and buildings adds to the essential character of the WHS and provides additional protection to the site through the planning controls applied to listed buildings.

World Heritage Site Listed Items

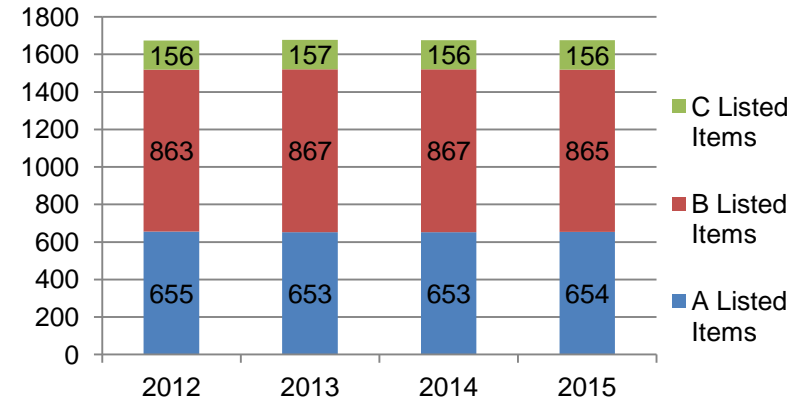


Chart Showing Number of Listed Items in Each Category



BHS Princes Street, Category B Listed Building



Old High School Edinburgh Medieval 'Knight's Grave'

Archaeology Projects in the WHS

Between 2013 and 2014, twenty six (12 & 14 respectively) programmes of archaeological investigation were undertaken across the Old & New Town of Edinburgh World Heritage Site. These ranged from set piece excavations to watching briefs and historic building recording exercises. This work was undertaken principally in response to archaeological conditions attached to planning consents, following advice from the City of Edinburgh Council Archaeology Service (CECAS) of which the following projects stand out.

Projects in 2013

Old High School Yards

Between March and May 2013 excavations undertaken revealed for the first time the remains of Edinburgh's Dominican Friary established in 1260 and demolished in 1560's as part of the reformation. Although the majority of the site and burials were preserved in situ over 90 burials were excavated including a burial plot of a noble family which was marked by a decorated 13th century grave slab with cross and sword, indicating the burial of a knight. In addition new evidence relating to the original 16th century High School was unearthed.

Calton Hill

A detailed survey was undertaken of a buried Mausoleum for Herman Lyon, a prominent late 18th century Jewish Merchant who died in 1795. This survey provided the first accurate plan and survey of this important monument and will assist in its protection.

Canongate

Excavations at the corner of Old Tollbooth Wynd and Calton Road unearthed the remains of the 1761 Canongate Poorhouse, the remains of six burials from the Canongate burial ground attached to the Canongate Kirk opened in 1691 and medieval garden and midden deposits dating back to the 12th century.

Projects in 2014

Canongate

As part of the redevelopment of Edinburgh University's Holyrood Rd North Campus, a large scale urban excavation was undertaken. This revealed a complex series of deep water-logged deposits, dating back to the foundation of the burgh in the 12th century. Most significant was the discovery of the remains of the early medieval burgh ditch running parallel with Holyrood road and the remains of a large scale Tannery dating to the 13/14th century comprising several large stone tanks and wooden barrels used to process leather.



*Medieval Tanning Tanks Under Excavation CFA
Canongate, Edinburgh*

Buildings at Risk

Register for Scotland



Police box on the BARR, corner of the Pleasance and the Cowgate

Buildings at Risk









The National Performance Framework (NPF) is the Scottish Government's system for monitoring and assessing its activity against a number of key objectives. Within this, a National Indicator has been established for the historic environment to improve the state of Scotland's historic buildings, monuments and environment.

Each of the indicators and targets within the NPF requires a single measure. In the case of the historic environment, the measure which has been selected is a decrease in the percentage of 'A' listed buildings recorded as 'at risk' on the Buildings at Risk Register (BARR). This is monitored on a city-wide basis.

Overall, the percentage of Edinburgh's A- Listed buildings on the Buildings at Risk Register is less than half of the Scottish city average.

Buildings at Risk Register (BARR)

There are 32 items listed on the Buildings at Risk Register at present, this is broken down into categories of listing below:

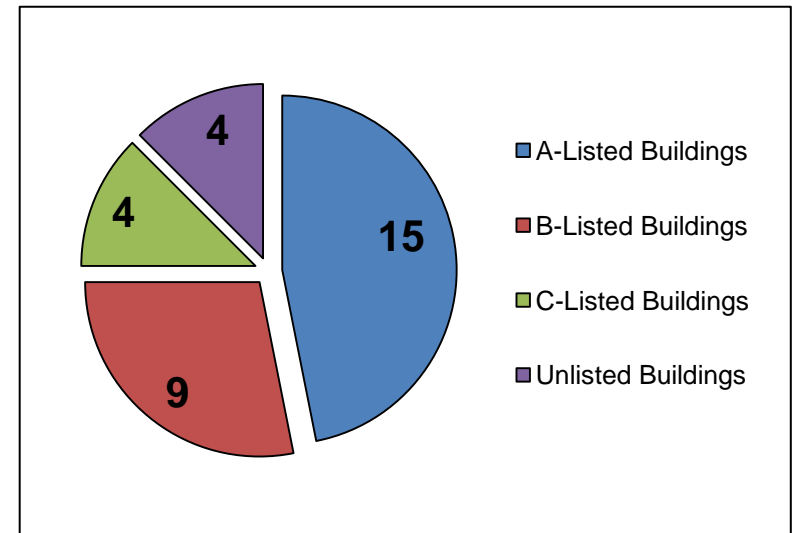
Buildings Status	Number of Buildings in World Heritage Site	
Critical Risk		(1)
High Risk		(4)
Moderate Risk		(11)
Low Risk		(13)
Minimal Risk		(1)
Restoration of Building in Progress		(5)
Buildings Removed from the At Risk Register (Since 2011)		(16)
Demolished Buildings (Since 2011)		(4)

The above table shows the number of buildings in the WHS in each category of building status

Buildings Status on the BARR at Present (August 2015)

16% of the buildings at risk in the ONTEWHS are either in a critical or high risk condition; this represents 5 buildings. One of these buildings is A listed. The remainder are either B/C listed or unlisted.

Since 2011, 16 buildings have been brought back into use and removed from the buildings at risk register and four have either been demolished or are in the process of demolition. Restoration is currently in progress on five at risk buildings throughout the ONTEWHS.



Breakdown of Listed Buildings of High/Critical Risk on the BARR Located Within the WHS.



Waverley Bridge Public Realm Improvements



Waverley Station, Market Street Entrance

6/ Public Realm Improvements

The quality of the public realm within the ONTEWHS is important in contributing to a quality built environment, particularly in a vibrant city where the heritage site is so heavily used both by pedestrians, cyclists and vehicular traffic.

The focus for 2013-2015 has been on developing design proposals for improvements to the public realm in streets and spaces within the city centre that were put on hold to allow tram works to be completed.

Key developments in the city centre have emerged such as the new plans for the St James Centre and improvements to the public realm at Haymarket and West Register Street. The details will deliver considerable improvements to the public realm.

Waverley Station

Network Rail completed long awaited improvements to Waverley Station which include: replacing the 34,000m² station roof with clear, strengthened glass, a new Market Street entrance, refurbishing the station concourse and main building exterior, improving facilities for passengers and improvements to Platforms 8 and 9, including new canopies and station furniture.

Works are complete on Waverley Bridge to improve the streetscape, with the addition of high quality paving materials and new lighting, leading to the completion of the improvements to Market Street.

West End Princes Street

The West End at Princes Street is now being transformed with support from, and working with, local businesses to remove unwanted street clutter and improve the quality of these key public spaces.

Initial restoration work has been completed at West End Princes Street with the implementation of a high quality footpath and reconfiguration of the gardens. The original walls are now undergoing restoration with funding from EWH. There are further landscape improvements planned for this area.

'New Waverley'

Development is well underway at the 'New Waverley' site. The development will provide a new public square and improvements to existing streets in the area around the new development site.

Castle Hill

There have been significant surface improvements on Castle Hill which retains the original materials and street features with the addition of a shared space to improve the pedestrian environment / walking in the often overcrowded pathway leading up to the castle.



Paving Improvements and Restored Walls at Coates Gardens, West End Princes Street.



Surface Improvements on Castle Hill



Advocates Close, Old Town.

Advocates Close

The regeneration of Advocates Close has resulted in improvements to the old closes, with repaired paving and lighting. Alongside these improvements to the existing public realm, a link has been created to the News Steps, allowing direct access from the close to St Giles' Street and Market Street.

Cowgate

Works have been completed at the Cowgate / South Bridge gap site, derelict since fire destroyed the tenement there in December 2002. The regeneration of this site includes new closes and a central courtyard, creating a new pedestrian link between the Cowgate, South Bridge and Guthrie Street.

Scott Monument

Design proposals are being developed to reinvent the lighting of the Scott Monument. Additionally following the 200 year anniversary celebrations of Sir Walter Scott's Waverley, honorary quotes are being displayed on boards along the walkways in Waverley Station.

St Andrew Square

The council is working with Standard Life Investments as part of its development on the south side of St Andrew Square to bring the next phase of the public realm improvements to the square.



Internal Courtyard at the Cowgate Fire Site

Bus Shelters

There is a major programme to replace bus shelters across the ONTEWHS and wider city centre. A map showing all those due for replacement [can be found here](#). These works are underway.

Princes Street

The installation of new high quality sandstone paving was coordinated with the opening of the Apple store and Motel One hotel at the east end of Princes Street, forming the first phase of improvements to this key retail street.

The paved area outside Frasers at the west end of Princes Street is set to become the focus for public art installations. The first project features a miniature version of the iconic Kelpies sculpture, created by artist Andy Scott. These were on display over the summer of 2015.



New Bus Shelter Design on Princes Street



The Kelpies Sculpture at the West End of Princes Street



Tram Approaching Princes Street Stop



Tram Departing from St Andrew Square Stop

Edinburgh Tram Project

The Edinburgh Tram works commenced in 2008, and an operational service, from Edinburgh Airport to York Place commenced on 31st May 2014 at 5am. The tram line is 14km long with fifteen stops, four of which are within the WHS, and a fifth (the Haymarket interchange) on the border.

Results of the First Year

Figures released in summer 2015 show approximately 4.92 million passenger journeys in the first year of operations - around 370,000 ahead of the pre-launch target. In 2014, Lothian Buses also reported an uplift in its overall patronage year on year, indicating that public transport usage in Edinburgh may generally be on the increase.

Edinburgh Trams received a 95% overall customer satisfaction rating following an independent UK wide survey by Passenger Focus and operated with 99% service reliability. These reliability and satisfaction levels are among the top performing public transport operators in the UK

Possible extensions

No decisions about a potential extension of the line were taken during this monitoring period (to August 2015). However, an outline business case for possible extension to Leith/Granton was submitted in June 2015. This proposed extension will likely result in a further tram site either in or on the boundary of the ONTEWHS, at the southern end of Leith Walk.

The proposed line to south east Edinburgh, which would likely have an impact in the WHS along the South Bridge / Nicolson Street corridor has not been progressed.

7/ Commercial Development in the ONTEWHS

Edinburgh 12

The *Edinburgh 12* is an initiative introduced by the City of Edinburgh Council in 2013 to help progress strategically important gap sites across Edinburgh's city centre. These 12 sites could potentially offer 1.5 million sq ft of office space and 1,650 homes within the next five years. Ten of the sites are located either within or are on the boundary of the ONTEWHS. This section examines the current status of these projects.

New Waverley

Work is underway on the first part of 'New Waverley' development. This site, between the Canongate and Calton Road in the heart of the Old Town, was formerly home to a bus depot. The project also includes properties along the Canongate, the Canongate Venture, a former council vehicle depot, sites along Calton Road, and the arches at Jeffrey Street / East Market Street. A mixed use development, it includes residential accommodation, office space, three new hotels, retail and leisure facilities, and a new publicly accessible square.

Donaldson's College

Formerly an orphan hospital and school for the deaf and now Category A listed, planning permission has been granted to restore and redevelop the building to form sixty three flats, construct seventy two new flats around the grounds, convert existing gatehouses to two further homes, and improve the landscaping, parking provision and access.



Edinburgh 12: City Centre Development Opportunities Report.



Donaldson's College



Quatermile Apartments



Quatermile

Dewar Place

Located on the site of a now decommissioned power station on the boundary of the ONTEWHS, this site faces numerous challenges. The City of Edinburgh Council has entered into a dialogue with Scottish Power to discuss alternative uses and help fund new public realm.

The Haymarket

This site is also situated on the boundary of the ONTEWHS, and was formerly used as a carpark. Work is under way on a mixed use development, taking advantage of the proximity to a prominent transport hub. The completed development will deliver 340,000 sq ft of office space, 54,000 sq ft of leisure and retail space; a 168 bed ‘aparthotel’, a 190 bed hotel, alongside new public realm and increased permeability in the area.

8-20 King Stables Road

Formerly a council depot, a public consultation was held in June 2015, displaying a mixed use scheme that included a hotel, post-graduate student accommodation, apartments, an arts cafe, workshops and public realm improvements. A further event will be held in October 2015.

Quatermile

Formerly the Royal Infirmary of Edinburgh and overlooking the Meadows, the Quatermile is a mixed-use development (offices, homes, retail) designed by Foster and Partners. Development has been ongoing for several years now; most recently work has commenced on converting the Sidney Mitchell buildings to a residential use, with ground floor commercial and a new central thoroughfare connecting westwards.

Former Royal High School

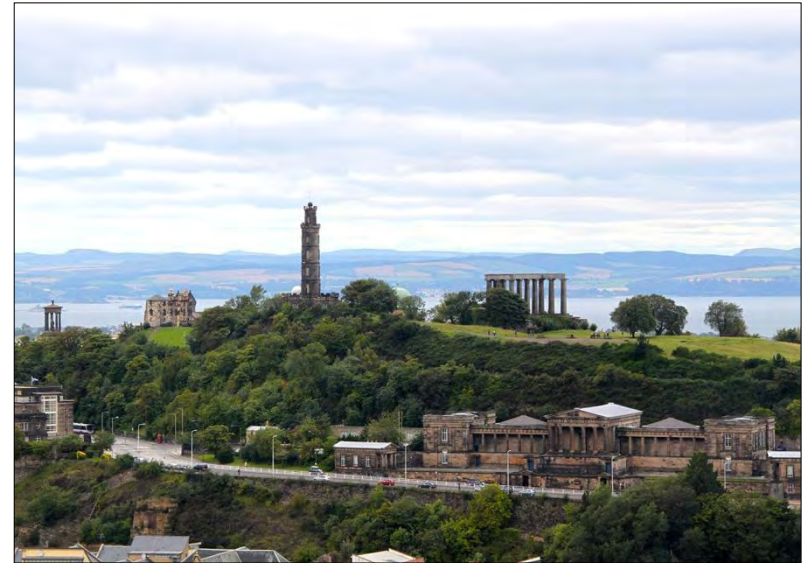
The opportunity for redevelopment of the former Grade A listed school, originally designed by Thomas Hamilton, has sparked considerable interest. Applications for planning permission and listed building consent have been submitted proposing a “world class” hotel development on site, and pre-application discussions proposing a change of use to provide new premises for the St Mary’s Music School are underway.

St Andrew Square

The vacant former Scottish Provident office building has now been demolished, and redevelopment is underway. This will deliver Grade-A office space, retail units and residential flats. Completion is estimated for 2017, and Standard Life Investments are due to set to occupy the office space. Additionally, around 50% of the retail space has been pre-let.

St James Quarter

This £850 million project to redevelop the St James Shopping Centre, King James Hotel and New St Andrew’s House will deliver approximately 50,000sqm of retail space; 14,000sqm of food and drink space; 3,000sqm of leisure space; a 210-bedroom hotel; a 52-bedroom apart-hotel; 143 residential units; parking and ancillary elements. Planning permission was granted over the summer of 2015 and work is expected to begin in early 2016. Whilst the redevelopment of the site is supported, some details of the scheme have raised concerns over their impact on the skyline and the OUV of the World Heritage Site.



View of The Royal High School and Calton Hill

St Andrew Square Development Underway



View of the Cowgate Fire Site Replacement Building from Blair Street

India Buildings

The former municipal registry office at the top of Victoria Street, it is now owned by Jansons. A consultation notice was submitted in May 2015, proposing a development anchored around a new hotel, with additional commercial, retail and leisure facilities. There are also proposals to extend down into the Cowgate side of the building, incorporating the Cowgatehead Free Church.

Other Notable Developments Within the ONTEWHS

Cowgate Fire Site

This site, where South Bridge crosses the Cowgate, was destroyed by a fire in 2002. Redevelopment began in 2012 and was completed in early 2014, and a hotel, alongside restaurant and retail units fronting onto both South Bridge and Cowgate, now occupies the site. The development also includes a publicly-accessible central courtyard, which provides access between the Cowgate, South Bridge and Guthrie Street.

10-15 Princes Street (former Woolworths building)

This building was extensively refurbished between 2012 and 2014. The ground floor retail element was retained, and the redundant office space above was turned into a new hotel. The capacity of the building was expanded by an additional storey but the historic façade was otherwise retained.

Advocate's Close

This award winning development, situated in the heart of the Old Town, was designed by Morgan McDonnell Architects and completed in 2013. The development comprises commercial units, a restaurant, 7,500 Sq.Ft. of office space, a bar/bistro and serviced apartments. Additionally the development has had a positive impact on the public realm, creating a new link between the High Street and Market Street, with a new route opened to the News Steps.

Market Street Hotel

Subject to a legal agreement, planning permission was granted in June 2015 for a new hotel on the site of 4-8 Market Street, between the City Arts Centre and St Christopher's Inn. Around half the site is empty, and the rest is occupied by a parking garage built in the 1930s but derelict for around forty years. This structure is not listed and will be demolished as part of the redevelopment. The plans also include improvements to Craig's Close, and a new courtyard accessible to residents of Anchor Close.

Holyrood Road Student Village

Edinburgh University is in the process of developing a new student village along Holyrood Road, adjacent to Moray House. The site, previously occupied by teaching buildings, is being redeveloped to house around 900 postgraduate students in purpose-built accommodation. It will also include new pedestrian links between Holyrood Road and the Canongate. The first stage of the project will open in September 2015, and the second in September 2016.



Holyrood Road Student Village



View of Advocates Close from Princes Street



Grassmarket Community Project Building

26-31 Charlotte Square

These properties are owned by Fordell Estates, the largest single property owner on Charlotte Square. These properties, a collection of historic townhouses on the south side of Charlotte Square, were acquired from the National Trust for Scotland in November 2010. This now-completed development sees the buildings refurbished and rebranded into Grade-A office space. Part of this process involved extending the buildings and creating a new facade on Hope Street Lane, replacing an existing warehouse building considered redundant.

Rents were beginning to fall in Charlotte Square, as it struggled to compete with alternative, purpose built, open plan office space elsewhere in Edinburgh. The aim of this redevelopment was to counter this trend, returning Charlotte Square to its former position as one of the pre-eminent business addresses in Edinburgh.

86 Candlemaker Row

This extension to the Greyfriar's Kirkhouse was completed in early 2013, and is now home to the Grassmarket Community Project. Nestled between Greyfriars Kirkyard and the shops at the bottom of Candlemaker Row, the development incorporates a canteen, kitchen, workshop, community hall, offices and residential units. It has won a number of awards for its innovative use of a marginal urban gap site.

6/ Conservation Projects in the ONTEWHS

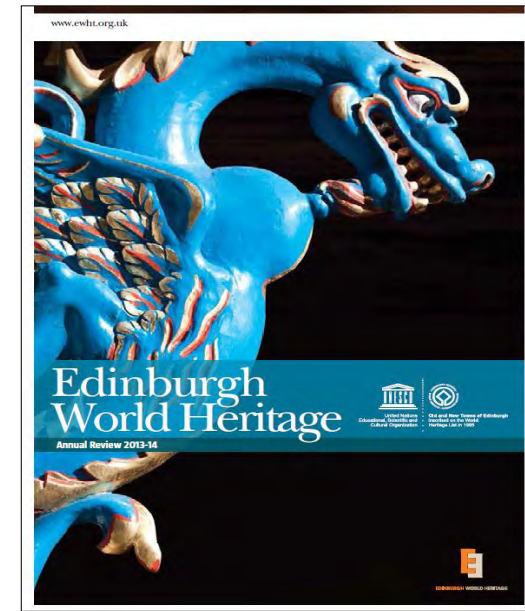
Edinburgh World Heritage (EWH)

EWH works to conserve and enhance the WHS with funding allocated by the City of Edinburgh Council, Historic Scotland and through donations from charitable trusts, businesses and the public. Around 80% of the funds the Trust receives are used to fund awards to property owners under the Conservation Funding Programme, to protect and improve the ONTEWHS. The remaining 20% is spent on EWH initiated public realm projects.

Unlike other grants given, EWH grants to private and commercial owners are generally repayable on the sale or transfer of the building. So far approximately £2 million of repayable grants have been awarded, which over time will all be re-invested in the other buildings. This represents the careful long term stewardship of scarce public funds.

The projects undertaken by EWH contribute to keeping traditional skills alive; they also have regenerative benefits to the ONTEWHS. EWH also carry out research work to highlight issues facing the ONTEWHS as well as its economic benefits and energy efficiency in historic buildings.

A World Heritage Site Management Plan is prepared by the City of Edinburgh Council, EWH and Historic Scotland. The most recent version was published in October 2011 and an Action Plan was published in February 2012. Both focus on the notion of the sustainable management of a living city, striving to strike a balance between four key elements; the heritage of the site; the people of the site; visitors; and economic development.



EWHT Annual Review 2013-14

EWH make use of part of their funding to support conservation projects throughout the WHS.

Throughout the 2013-14 financial years, **EWH has awarded £179,384 in grants.**

This initial public investment acts as a catalyst for leveraging in funds from other private sources such as property owners, donations, grants and sponsorship, while giving others confidence to invest in their buildings.

2013-2014 - £179,384 (grants), total investment £971,563
(£5 total levered for every £1 invested)



Shop Front Improvements at West Maitland Street



13 Elm Row Shop Front Restoration

EWH publish [Annual Reviews](#), the latest being 2013-14. These cover EWH's contribution to the WHS and projects it has supported, some of which are listed below:

West Maitland Street

Throughout the year, EWH worked with the owners and tenants of businesses on West Maitland Street, to develop a major scheme of shop front improvements. The street is important as it forms one of the main gateways to the World Heritage Site, and is also on the route of the new tram. Background research was conducted into the history of the street, to assess the significance of what survives and to help with the detailed planning of future renovations. The scheme will be very complex, involving many different owners and tenants and types of work, but will bring great economic benefits - not only to this part of the city but to the ONTEWHS as a whole.

Elm Row

No. 13 Elm Row was designed in 1821 by the architect William Playfair, as part of his master plan for the area around Calton Hill.

The EWH funded conservation project saw the building restored back to its original Georgian appearance, by rebuilding the first floor. The project started with the removal of paintwork from the exterior, and the reinstatement of the stone cornice. The final stage was particularly complex as it involved major structural work, to replace the single large window with traditional sash and case.

This type of project will be a priority for EWH over the next few years, as shop fronts play a very important role in the city's historic character, and even a single high-quality example can make a significant improvement to the streetscape.

Quaker Meeting House

In August 2013, EWH announced a grant of £32,400 to help restore community rooms at the Quaker Meeting House on Victoria Terrace.

The building dates to 1865 and was built for the United Original Secession Church as part of the Victoria Street development. The Category-B listed building is a well used community facility, with rehearsal rooms and meeting spaces for youth groups and grassroots organisations. It is also an important Fringe venue, hosting a wide variety of acts each year.

The EWH grant helped to enable the replacement of decayed 1980s windows with a more appropriate and energy efficient design. The replacements have slender frames, hiding the window behind the stonework as the architect originally intended. As the windows are so inconspicuous, this also allowed for slim-line double glazing to be fitted, enhancing the thermal performance of the building.

St Mary's Episcopal Cathedral

In August 2013, EWH announced a grant of £27,339 towards improvements to the grounds surrounding St Mary's Episcopal Cathedral.

The gothic cathedral was designed by Victorian architect Sir George Gilbert Scott, and its three spires form a key part of the city's skyline, but the grounds of the cathedral are in need of some improvements. The work was planned in two phases, with the first focused on the north-west corner of the grounds. Here an area of tarmac has been grassed, landscaped and opened up as publicly accessible green space. The EWH grant enabled the repair and refurbishment of the original cast-iron railings, and the reinstatement of a beautifully carved stone pillar terminating the railings at the west door of the Cathedral.



St Mary's Cathedral



25 Learmonth Terrace

Learmonth Terrace

No. 25 Learmonth Terrace is one of the finest Victorian townhouses in Edinburgh, and in 2013 work started on a major EWH funded conservation project.

Maintaining and developing traditional skills such as masonry is crucially important for the upkeep of Scotland's traditional buildings, and projects such as Learmonth Terrace are key to sustaining and increasing that skilled work force.

The EWH grant has conserved the elaborate exterior of this Category-A listed building, including stonework repairs, conservation of the decorative front door, and repairs to the cast-iron gutters and downpipes. The scale and intricacy of the exterior decoration has been a challenge for the masons, who were not only repairing detailed carvings by hand but in many cases reconstructing entire sections of the decorative scheme. Exceptional care has been taken to preserve the existing stone work while seamlessly replacing damaged architectural features.

Selected References

Whilst writing this report, discussions were had with Edinburgh Council employees, Historic Scotland and Edinburgh World Heritage Trust in order to collate the relevant and up to date information and data. Additional documents, listed below, were also used to supplement the information provided to us by these individuals:

- [Old and New Towns of Edinburgh Site Management Plan](#)
- [Old and New Towns of Edinburgh Site Action Plan](#)
- [EWHT Annual Review 2013-2014](#)
- [SES Plan](#)
- [Edinburgh Local Development Second Proposed Plan](#)
- [Buildings at Risk Register](#)
- [The Skyline Report](#)
- [Edinburgh 12 Bulletin](#)
- <http://www.thehaymarketedinburgh.com/> (The Haymarket)
- <http://www.edinburghnews.scotsman.com/news/developer-eyes-hotel-plan-for-ex-wedding-venue-1-3476759> (India Buildings)
- <http://www.edinburgharchitecture.co.uk/Quartermile> (Quartermile)
- (<http://www.edinburghnews.scotsman.com/news/75m-st-andrew-square-scheme-to-go-ahead-1-3320381>) (St Andrew Square)
- <https://citydev-portal.edinburgh.gov.uk/portal/getEdmDoc?docid=562923987> (Charlotte Square)

Appendix 1 – Footfall Monitoring results

Old Town

Location	Weekly Footfall 2010	Weekly Footfall 2011	Weekly Footfall 2012*	Weekly Footfall 2013	Weekly footfall 2014
Grassmarket (Costume Haha)	70,407	-	-	-	-
Grassmarket (Grassmarket Hotel)	-	-	61,642	59,884	58,238
High Street (Bella Italia)	82,005	83,249	83,606	74,660	81,108
High Street (Radisson Hotel)	103,166	-	-	-	-
South Bridge (Latest News)	37,748	-	-	-	-
South Bridge (Offbeat Clothing)	68,749	-	-	-	-

Notes;

*1 – High Street (Bella Italia) covered a 218 day period only.

West End

Location	Weekly Footfall 2010	Weekly Footfall 2011	Weekly Footfall 2012	Weekly Footfall 2013	Weekly footfall 2014*
Lothian Road (B&L)	46,873	-	-	-	-
Lothian Road (Pizza Hut)	51,828	-	-	-	-
Shandwick Place (Specsavers)	63,459	84,815	-	-	-
Shandwick Place (Lothian Buses)	73,307	-	39,063	32,917	31,115

Notes;

*1 – Shandwick Place (Lothian Buses) covered a 21 week (January through May inclusive) period only

New Town

Location	Weekly Footfall 2010	Weekly Footfall 2011	Weekly Footfall 2012*	Weekly Footfall 2013**	Weekly Footfall 2014
George Street (Dome)	64,950	60,835	-	-	-
George Street (Whistles)	51,642	-	-	-	-
George Street (FCUK)	-	-	85,216	77,451	74,192
George Street (Natwest)	-	-	59,708	48,635	55,131
George Street (Rohan)	34,980	-	-	-	-
Leith Walk (Vittoria)	-	52,458	-	51,531	50,118
Princes Street (Carphone Warehouse)	225,390	-	-	-	-
Princes Street (House of Fraser)	175,300	-	-	-	-
Princes Street (M&S)	256,171	258,379	214,600	248,848	250,827
Princes Street (Next)	174,300	-	-	-	-
Rose Street (Black & Lizars)	90,632	-	-	-	-
Rose Street (Tiso)	-	-	59,857	56,660	52,695
Rose Street (Jenners)	-	-	59,287	96,914	90,751
South St Andrew Street (McDonalds)	-	-	-	105,385	109,434
St Andrew Square (Harvey Nichols)	90,212	-	-	-	-

Notes;

*1 - Leith Walk (Vittoria) covered a 213 day period; Rose Street (Jenners) covered a 211 day period.

*2 – Both Leith Walk (Vittoria) and South St Andrew Street (McDonalds) covered a 31 week (June to December inclusive) period only