

## Edinburgh Skyline Study: Report on Consultation

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**Planning Committee**  
**4 October 2007**

### **1. Purpose of report**

- 1.1 To report back to Committee on the feedback that the Skyline Project received during the consultation period and to report on the next steps that will be taken to progress the study.

### **2. Summary**

- 2.1. Edinburgh is a capital city with a strong cultural life and a successful modern economy, with continuing pressures for development and change. With an outstanding built heritage, it nevertheless is not a 'museum piece' but a complex city which must be allowed to develop and modernise in ways which ensure that the historic legacy is conserved, enhanced and added to. Key views and skylines are fundamental to the city's image and the potential impact of any proposed development on these key views needs to be well understood.
- 2.2. Landscape consultants Colvin and Moggridge were appointed to review the existing policy on high buildings and come forward with a mechanism for updating skyline guidance. This review formed part of a report called The Edinburgh Skyline Study. The report identified essential features that make up the particular identity of the city. It then identified key views to those essential features and developed a methodology to allow the impact of development on those views to be assessed.
- 2.3. Since the Draft Edinburgh Skyline Study was presented to Committee on 5 October 2006, the Council has carried out an extended consultation exercise with the public and stakeholders to obtain their views on the report's content, and in particular the key views included within it. This consultation process has allowed the public to feed any comments directly back. In light of the comments received there is the opportunity to produce a final series of agreed views and provide further details on how the information on key views can feed into an electronic GIS tool for individuals, both internal and external to the council involved in the future development of the city. In addition, guidance will be developed for the Development Management Handbook to ensure the key views are safeguarded.

### **3. Main Report**

#### **Background**

- 3.1. The last comprehensive analysis of Edinburgh's skyline was carried out in 1968 by William Holford Associates. It is a measure of the value of that piece of work that it has lasted for almost 40 years in a changing planning environment. However, it is timely for that work to be reviewed and for a more contemporary approach to be adopted. A number of factors suggested that the time was right to take a fresh look at the city's skyline and its key views:
- after a period of limited growth, the city has recently been growing physically and economically;
  - there have been expectations of increasing densities in order to support a revival in urbanism and to make the most of urban land to protect the green belt. This is pushing building heights higher;
  - very significant levels of growth are coming on stream along the Waterfront;
  - there has been an international revival in the fashion for high buildings.
- 3.2 The concern was that cumulatively, or individually, these factors could lead to the development of buildings that might have an adverse impact on the unique skyline of the city. It is therefore important for the city to ensure that it has policies and guidelines in place that set out the Council's aspirations for the protection of key views and ensure that the planning officials have the necessary methodology to hand to allow them to make informed recommendations.
- 3.3 To this end, consultants Colvin and Moggridge were appointed to review existing guidance and put forward modifications, both in terms of what was controlled and how it might be controlled. A steering group comprising representatives from Scottish Enterprise Edinburgh and Lothian, Edinburgh World Heritage, Historic Scotland and CEC Planning (including the City Design Leader) worked with the consultants to develop their thinking.
- 3.4 The approach developed by the consultants was based on identifying the key views within the city that provide a visual connection to the key built and natural landmark features and landscapes within and surrounding Edinburgh, making the city legible. In identifying views, the consultants developed a methodology based on the intrusion of any development into the 'skyspace' that surrounds key features in the townscape. In order to do this, the consultants defined for each viewpoint the bottom of the skyspace in front, to the sides and beyond key features. From this, it was possible to establish the height at which new development at any given location would begin to be visible from the identified viewpoints, and so have an effect on the perception of those features most strongly associated with the image of Edinburgh. There are other areas of the city where development can pierce the 'skyspace' without impacting on key views. The methodology for safeguarding the iconic image of Edinburgh, based

on establishing the view plane, width and height above Ordnance Datum for each key view, results in a complex geometry of protection when all the views are considered together and was therefore not part of the consultation process.

### **The Consultation Process**

- 3.5 As stated in the previous report, the original purpose of the consultation was threefold. Firstly, to explain the approach adopted and show that it is not just views to the castle that are important, but also views such as those to the Forth. Secondly, to ensure that the consultants have captured all the key views. Thirdly, to see if the consultation process might produce a ranking of views. Certain views, for instance, might be seen as inviolable, while others may be seen as being more robust and able to absorb or even be enhanced by new interventions.
- 3.6 The consultation period began in February and concluded with a debate in the National Museum's Lecture Theatre at the end of June. It sought public and stakeholder feedback on the study's first three chapters where the city's five essential features and 40 or so key views were identified. In focusing on this first section of the study there was an opportunity to obtain a greater breadth of response which may not have otherwise been possible. More abstract notions such as what the skyline means to identity were able to be addressed. It also allows the Council to fix the key views before developing guidance to safeguard them.
- 3.7 The exhibition toured a number of the city's key shopping destinations and was located for a week in each of the Gyle, Cameron Toll and Ocean Terminal shopping centres. Within the City Centre the exhibition was displayed in the planning reception at Waverley Court, the Central Library (where there was also a power point presentation running on loop), and both the Edinburgh World Heritage and RIAS offices. To address any queries or comments on the study, the exhibition was staffed by a planning officer three afternoons a week, including Saturday. Throughout the remainder of the week postcards were made available at the exhibition that asked three questions about the study. As part of the exhibition's display there were also contact details such as telephone number and e-mail address that members of the public could send comments to and also request paper and CD copies of the draft report. Information regarding the exhibition was also advertised on the homepage of both the internal and external council websites with a webpage at [www.edinburgh.gov.uk/skyline](http://www.edinburgh.gov.uk/skyline) providing dates and locations for the exhibition.
- 3.8 In addition to the exhibition, there were also a number of events held to allow organisations and community representatives to comment on the study. The events included a private display of the exhibition and a presentation by the Council's Design Leader on the study for members of Architecture and Design Scotland (A+DS). An evening exhibition display staffed by a planning officer was held in the Edinburgh World Heritage office which was attended by key community members from the City Centre.

3.9 To mark the conclusion of the consultation stage of the study, a Skyline Debate was organised in the National Museum of Scotland's Lecture Theatre. The event began with a presentation from Hal Moggridge, the consultant, and Malcolm Fraser, architect. These two presentations were followed by a debate that was structured in a 'Question Time' format with a series of guest panellists on stage that included the two presenters, the Council's Design Champion, Sir Terry Farrell and a planning officer. The debate discussion was guided by questions that had been sent in by the audience members invited to the event. The audience included members of the public who had originally showed an interest in the project during the exhibition, local community council members, city councillors, city architects and developers and many other individuals from private and public organisations operating within the City.

### **Consultation Responses**

- 3.10 The vast majority of responses to the exhibition via e-mail, postcard or in person were of a positive nature. These are listed in Appendix 1, together with Council responses. Many people mentioned that they tend to overlook the views of Edinburgh's skyline and that having seen the exhibition will take more notice of such views. Although many considered identifying all the key views in Edinburgh a worthwhile exercise, a number thought it almost impossible to achieve a satisfactory result, as there are innumerable valued views and glimpses as you move around and through the city.
- 3.11 There was a minority of individuals who were more sceptical of the process. Such opinion ranged from a perception that the Council was seeking endorsements to undertake a programme of new high rise developments to the Council's perceived desire to put a complete halt to any new development. A number of people linked the timing of the exhibition with the Quartermile development, noting that the exhibition had included no views looking north from the Meadows.
- 3.12 Many of the individuals who were positive about the exhibition were satisfied with the views that had been identified as 'key' to the city. There were few additional views suggested that more than one individual identified. Where that occurred, it was often views associated with current development proposals, such as the Quartermile Development and views looking eastwards along the coastline dominated by the 'iconic' gas holder in Granton. The essential features identified were almost universally supported.
- 3.13 The biggest single issue emerging from the consultation related to the Quartermile development where several people considered it impacted adversely on views from the Meadows. While the purpose of the study is not to focus on developments, it was considered appropriate to add an additional key view from the Meadows/Bruntsfield Links to the castle.

3.14 Three additional key views have been added as a result of the consultation process. These are:

- Views from the Meadows/Bruntsfield Links to the castle
- Views from Waverley Bridge to the castle
- Views from the South Side to Salisbury Crags

3.15 Appendix 2 maps out all the key views. The original views identified in the 1968 Halford Report are in blue, additional views identified through the study are in red and the three views added as a result of the consultation are in black. Photographs of all the key views are in Appendix 3. While the report emphasises key views there are many 'local' views that are also important and need to be considered when development is proposed.

3.16 A number of people mentioned the Forth Bridges as being part of the city's identity. It is recognised that the bridges, especially the rail bridge, have iconic status and should therefore be considered. It is therefore proposed to carry out an additional study of views to the Forth Bridges, *where they are intervisible with the city*. The results of this will be reported back to the Committee.

3.17 The Skyline exhibition has been successful in informing the public of the work completed by the consultants. It has also been effective in raising people's awareness of how important the skyline is to Edinburgh. It is considered that the exhibition has provided a baseline of awareness that will ensure the next part of the process is widely understood by the public.

#### **Future Progress**

3.18 Three specific tasks will be taken forward as a result of the work to date:

- Further work will be done on defining views that are intervisible between the city and the Forth Bridges (see 4.12 above)
- Colvin and Moggridge will continue to have involvement in the project by providing assistance in the setting up of a GIS mapping tool. They will look to develop a mechanism to import the 'skyspace' information onto the UNIFORM system so that any development falling within a viewing cone will automatically register as a constraint on the system. The tool will become an information facility for case officers informing them of when new developments are being built in a location, and of a height which impacts upon the key views identified by the study.
- Additional guidance on the protection of the skyline will be developed as part of the Development Management Handbook. This will be reported, in draft, to a later Committee.

**4. Financial Implications**

- 4.1. The continued use of Colvin and Moggridge as consultants will be contained within the Department's revenue budget.

**5. Recommendation**

- 5.1. It is recommended that the Committee approves the views mapped out in Appendix 2 as key views.



**Andrew M Holmes**  
**Director of City Development**

26.9.07.

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**Appendices**      Appendix 1: Consultation responses  
Appendix 2: Map of key views  
Appendix 3: Thumbnail of key views

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**Wards affected**      All

**Background Papers**      Report to Planning Committee 5 October 2006: Edinburgh Skyline Study: The Identification and Protection of Key Views

## APPENDIX 1: CONSULTATION RESPONSES

No.	Name/ Organisation	Five essential features/ any additional comments	Council Response
<b>ORGANISATIONS</b>			
1.	GVA GRIMLEY LLP, For and on behalf of Henderson Global Investors Ltd	In this regard, we would like to take this opportunity to emphasise that new buildings can make a positive contribution to the City skyline and enhance views, particularly where existing buildings detract from these. The opportunity to enrich Edinburgh's skyline should therefore be acknowledged within emerging policy. In addition, emerging skyline policy should take due account of existing supplementary planning guidance already approved by the City Council for development sites throughout the city, ensuring a consistency of approach is maintained.	Noted. The purpose of the consultation exercise was to agree key views. Protection of views will be the subject of a further report and further consultation.
2.	A+DS	<p><b>1 General Comments</b> We are generally supportive of the study and the exhibition and commend the City of Edinburgh Council for carrying out this important exercise. Raising awareness of the importance of views into and out of the city is critical in protecting Edinburgh's skyline, in safeguarding its World Heritage status and in guiding future development within the city. In taking forward the study into its next stage there some aspects that we feel should be given further consideration.</p> <p><b>2 Exhibition</b> The study is by its very nature visual, and we feel that an opportunity has been missed in creating a more interactive and three-dimensional exhibition to engage the public. We would encourage the Council to explore opportunities for collaborating with artists in future projects and to explore possibilities for co-sponsorship to help fund exhibitions such as this. We would support the Council in their aspiration to commission a physical and / or 3D computer model of Edinburgh, which would seem an invaluable tool in assessing the existing views in and out of the city and for analysing the potential impact of future developments on Edinburgh's skyline.</p> <p><b>3 Views</b> The exhibition highlights critical views into the city centre from its peripheries. However, it is equally important to examine views out of the city and into the wider landscape as well as views into the city from the wider landscape. The way in which these views are illustrated should also reflect how the city is viewed from different modes of transportation, and we feel that the study is somewhat static at the moment in this respect. We would encourage the Council to expand their study to include these critical viewpoints.</p> <p><b>4 Integration with other Studies</b> We recognise that the skyline strategy is only one part of a wider study for analysing the city and shaping its future development. It should be seen as part of a co-ordinated vision for Edinburgh's future, incorporating other studies and policy guidance. For instance, combining this study with an analysis of the Edinburgh Transport System may identify nodal points where pressure for development and therefore high-rise buildings, may be anticipated.</p> <p><b>5 Skills / Education</b> We support the Council in their bid to seek funding to increase the skills of their staff, to allow them to make better value judgements based on the output of the study and to avoid adopting a negative 'rule book mentality' towards future development within the city.</p> <p><b>CONCLUSION</b> We support the Council in commissioning this important study. However, we feel the approach could be more adventurous and we would encourage the council to seek additional funds to allow more creative and engaging exhibitions in the future. In developing the study to the next stage, we would encourage the Council to bring together work on other aspects of the city to allow a coordinated vision for the development of Edinburgh. We recognise that the increased skills of staff are vital in making value judgements for the future growth of the city, and we support the Council in their bid to secure additional funding to allow this.</p>	<p>Noted. The purpose of the consultation exercise was to agree key views. Protection of views will be the subject of a further report and further consultation.</p> <p>Noted</p> <p>The study covers both views into and out of the city centre. The aim is to agree key public views which are, largely, static views.</p> <p>Noted</p> <p>Noted - the Council has expanded its design skill base in order to address such issues.</p> <p>Noted</p>

No.	Name/ Organisation	Five essential features/ any additional comments	Council Response
<b>ORGANISATIONS</b>			
3.	Cockburn Association	<p>1. The Association welcomes the emphasis on the traditional sea level approach view of the city skyline along the Forth. This is apparent not only from the Zeebrugge-Rosyth ferry, but also for airborne travellers approaching Turnhouse. Safeguarding the clarity and continuity of expression of the four contour level lines in all new development viewed from this Forth corridor is critical to conserving the familiar and essential image and identity of the city, and of its place within the regional Geddesian Valley Section.</p> <p>2. There is a lack of emphasis given to the serial approach views of the city along the Soutra corridor from the East and the Bathgate Hills from the West.</p> <p>3. No apparent recognition of the outstanding importance of Calton Hill as the birthplace of the term and concept of the Panorama.</p>	<p>Noted</p> <p>Noted</p> <p>Calton Hill is identified as one of five essential features that give the city its identity.</p>
<b>INDIVIDUALS</b>			
1.	David G Sibbald	I have just visited the exhibition at the World Heritage Offices in Charlotte Square - and having walked back to my office in Walker Street across Queensferry Street - there is an important view at the crossing of Melville Street/Randolph Mews - particularly looking north west along Queensferry Street towards the Dean Bridge - whereby the sloping topography of the road - down to the bridge - the view across the Dean Village, the trees of the Buckingham Terrace Gardens then focus on the church spire and the distance in the horizon.	This view has been identified by the study. (See key view 20)
2.	D. A. Ryle	The views from the Meadows over to the Castle have not been given nearly enough prominence. Permission was recently given for an eleven storey block of flats on the Quartermile site. The flats going up already seem to conflict with the objectives of the good exhibition and surely the planning committee should have waited for this important study.	The Quartermile development was the subject of public consultation 5 years ago where matters of height and massing were assessed. This study will give those making judgements an additional tool to assess the impacts of development on key views. However any judgement of the scheme should await its completion.
3.	Edmund Rooney	Views of Edinburgh from the Forth are possibly as important as any views within the city itself, and are very sensitive to any waterfront development. There are already a number of prominent buildings in Leith and along the shore towards Granton / Cramond which detract from this (e.g. Ocean Terminal itself, being large, square and white) - any more will make nonsense of your efforts to protect views within the city. (article <a href="http://edinburghnews.scotsman.com/index.cfm?id=508892007">http://edinburghnews.scotsman.com/index.cfm?id=508892007</a> )	Views from the Forth are enjoyed by a limited number of people and are currently not considered as critical as views from other parts of the city.
4.	Iain Bell	The view of Old Town and Arthur's Seat from North Bridge. I've seen a lot of people pause to take photographs from here, I feel that this view is devalued considerably by Jury's Hotel.	This is an important view but better covered by key view 2.
		The view of the Castle and the Scott Monument from Waverley Bridge. This can be regarded as a "key view" as it is often the very first view of the city experienced by thousands of visitors as they leave Waverley station.	<b>NEW VIEW</b> This view will be included as a key view in the final study ( <b>key view 38</b> )
		A personal favourite is the view toward Calton Hill from Inverleith Row just before the bridge at Canonmills (spoiled by St James's Centre, of course).	Key views 8 and 9 cover this view.
5.	Jet Cameron	I am particularly interested in view 23. I think this is a really impressive view as you can see Arthur's Seat which varies so much when the weather changes. I think a lot of people value it as it is quite often commented on by people walking in the park or those folk watching teams playing on the pitches there. I would love if this view could be protected as the distance to Arthur's Seat really gives you a sense of where you are and the scale of Edinburgh. Seeing the fields and Arthur's Seat behind gives a feeling of being in the country while still being in the city. This is something that should be valued and saved in our compact city. (images included)	Noted

No.	Name/ Organisation	Five essential features/ any additional comments	Council Response
6.	Joe Madden	I am very concerned that the proposed building of a school on Portobello Park would destroy the skyline View 23, (the view across Portobello Park to Arthur's Seat).	Noted
7.	Dr. John Byrom	<p>Having visited the skyline exhibition and website, our committee were very disappointed to find that the final two chapters of the consultants' report, and presumably including their conclusions, were missing. Our own conclusions are as follows:</p> <p>1. The general guidelines of the Holford Report not only should continue to stand, but should be greatly tightened to curb the kind of insidious incremental height increases represented most recently by the Old Royal Infirmary skyline intrusions on the Old Town's Crag and Tail profile.</p> <p>2. For the same reason as above, we reject any suggestion that a 30 storey point block in Leith could be accommodated without being crassly in competition with Edinburgh Castle and its heritage profile.</p> <p>3. The exhibition's search for significant views we find unhelpful. Edinburgh has so many significant views to and from high ground, that planning cannot take a Central London attitude to height development control. Every application should be treated on its merits, within the Holford Guidelines, so that it is contained and subservient to the skylines of adjoining high ground.</p>	<p>The draft report was released without the conclusions to ensure that public consultation focused on confirming the key views.</p> <p>1. The purpose of the consultation exercise was to agree key views. Protection of views will be the subject of a further report and further consultation.</p> <p>2. This study will lead to a more informed assessment of any such proposal.</p> <p>3. Every development will be judged upon its own merits. This study will assist in assessing the impact of any proposal on identified and agreed key views.</p>
8.	John McCurdy	<p>1. Important to ensure that the sweeping view of the Old Town from Holyrood Palace up to the castle, as seen from Regent Road by the Burns Monument, is fully preserved. Safeguarding a unique Edinburgh Panoramic and protecting a number of other High Street views seen from various vantage points across the city.</p> <p>2. There are many other less obvious vantage points that need to be preserved. To ensure that such views are not inadvertently lost through thoughtless development, all development proposals must be subject to a robust skyline test.</p> <p>3. The council made a right mess allowing the quartermile towers on the Old Infirmary site. Every effort should now be made to preserve the still-unspoiled views from Middle Meadow Walk, looking east over the Meadows towards Salisbury Crags and Arthur's Seat.</p> <p>4. Quartermile development is a salutary lesson on how not to look after the Edinburgh Skyline. In future the council must give greater weight to the views of its own citizens rather than the usually narrower, self-serving interests of developers.</p> <p>5. Just as important of the skyline is the quality of building on that skyline. The City Council has a very poor record of maintaining the quality of architecture inherited from the previous generations. Every new building approved by the council over the past twenty years has been bleakly bland and unimaginative - the kind of bog-standard, glass and concrete structures to be found in any other UK city. The view of the Castle, Old Town and the Pentlands from the Botanic Gardens and from the nearby Inverleith Park just above the pond.</p>	<p>The view as described from Calton Hill has been identified.</p> <p>Noted. Guidance on the protection of the skyline will follow this consultation process.</p> <p><b>NEW VIEW</b> This view will be included as a key view in the final study (<b>key view 39</b>). It is recognised that views from Brunt field links/Meadows to the castle are important and will be picked up in a new key view. The Quartermile development was subject to a public consultation exercise where matters of height and massing were assessed. The development should be judged on completion. The City Council has invested in increasing its staff with urban design skills in recent years. It also has a Design Champion and a Design Leader to encourage a higher quality of development. This is covered by key view 8</p>
9.	Jon Mengham	Clearly a useful start but it in no way addresses the core problem of defining what it is that "marrs" or "destroys" the skyline.	It was not the intention of the study to define of what "marrs" or "destroys" the skyline, but to identify essential features and key views. Guidance on protection of views will follow.

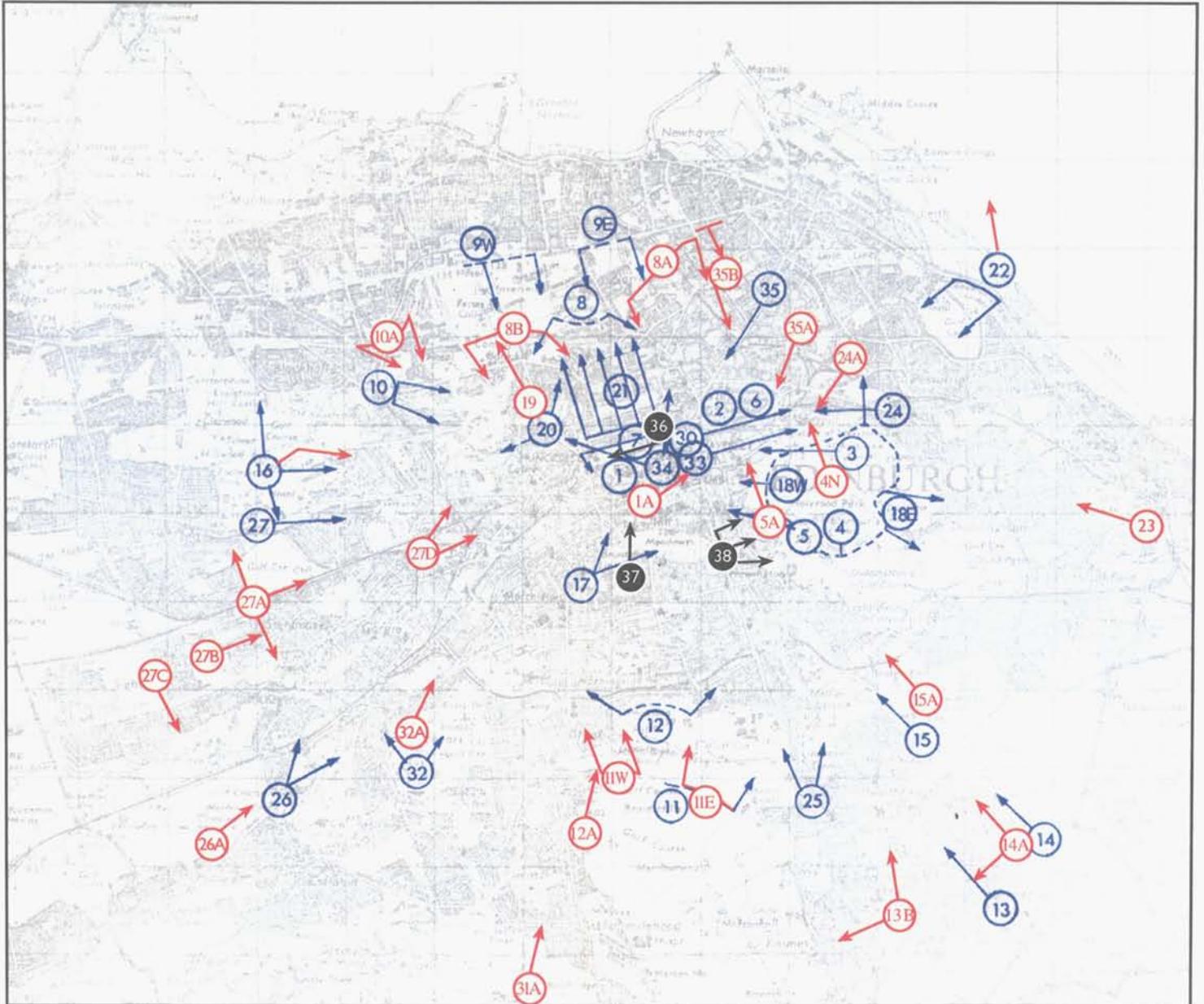
No.	Name/ Organisation	Five essential features/ any additional comments	Council Response
10.	Judith C. Parsons	<p>1. Like the landscape architects carrying out the study I love the view of the Firth of Forth, glimpsed down through the new town, below eyelevel. Often the water is a brilliant blue, and the fact you look down towards it gives a feeling of excitement, as you feel 'perched' at the top of a long slope.</p> <p>2. I thought this was really good. You were fortunate to be able to employ Colvin and Moggeridge, an esteemed Landscape practice – which I noted, built on work carried out by Holfords, I think it was. It is rare that Landscape Architecture, or the skills of Landscape Architects, gets a public forum, in which to demonstrate their skills and concerns. I think the skyline in Edinburgh is one of the factors that makes Edinburgh a 'Special Place', and makes it possible to see and understand its unique topography and development, and the Council is absolutely right to try to protect that.</p>	<p>Noted</p> <p>Noted</p>
		<p>The only other thing I would comment on, was whether the consultants had considered views when arriving by train? Coming in from the west, you see the city at a distance, and then quite suddenly, you get really neck-craning views of the castle, and the castle rock, followed by close up views of Princes Gardens and its boundary. Emerging from Waverly Station, one of my favourite views, anywhere, is the Scott Monument and then the Old Town on the left and the New Town on the right, gradually revealing themselves. The views of the glacial u-shaped valley are splendid from here, and from the bridges, the Mound and so on.</p>	<p>The view from Waverley Bridge, on emerging from the station, will be added. (See Key View 38)</p>
11.	Lynn Sylvester	<p>Both photos are taken from Milton Road, the first looking towards Arthur's Seat, the second giving the beautiful coastal view of the Forth and Fife beyond as seen by everyone approaching Edinburgh.</p>	<p>Noted – important local views.</p>
12.	Mark Harding	<p>Craiglea Campus off Craighouse Road looking towards the Castle and Arthur's Seat. The grounds before reaching the golf course are used extensively by dog walkers and for recreation generally. The Bus Stop there is a halt point for the 23, 17 and other bus routes. The area is also a viewing point for spectators of the firework displays held at the Castle. The view of both the Castle and Arthur's Seat is a real asset for the quality of life for people in the area. (check Key View 32)</p>	<p>This view is important and is covered by the viewing cone of key view 32.</p>
13.	Mrs M F Cracknell	<p>I wish to draw attention to the way the derelict government building just west of the St. James' Centre dominates the skyline (Eastend) when viewed from the Botanic Gardens / Inverleith Park - it is apparently taller than the Castle Rock (perspective illusion!?!). Also the roof of Waverley Station ruins Princes Street. - I moved to Edinburgh in 2003 so have a "fresh" view.</p>	<p>Noted</p>
14.	Morven Robertson	<p>On seeing the changes that are proposed for Portobello Park we would strongly recommend (given Edinburgh's position as a World Heritage Site) that the present views over the park and golf course should be maintained. The present Portobello High School is already an eyesore the skyline. If the new school is built on the park, at a higher level than the present High School, even a four storey building would be detrimental to the views of Arthur's Seat.</p>	<p>Noted. This is covered by key view 23</p>
15.	Richard Philips	<p>1. It must be acknowledged that new buildings can make a positive contribution to the City skyline and enhance views, particularly where existing sites and buildings detract from these. The opportunity to enhance the Edinburgh's skyline with new buildings should not be precluded in any policy;</p>	<p>It is recognised that new buildings can make a positive contribution to the skyline. However, this stage of the process is about defining and agreeing the key views.</p>
		<p>2. Any policy guidance should take into account existing Council policy. For instance, it should take into account the Council approved Caltongate Masterplan which encourages development in this area and sets guideline heights for new buildings.</p>	<p>Noted</p>
16.	Rachael	<p>1. Firth of Forth, Pentlands</p> <p>2. Very comprehensive, and as such, often difficult to analyse for this purpose (eg. Clearer layout of map and views useful)</p>	<p>These are identified as being important.</p> <p>Noted</p>

No.	Name/ Organisation	Five essential features/ any additional comments	Council Response
17.	Simon Antrobus	The report identifies views northwards across the Forth from Cramond but makes no mention of the striking view eastwards along the coast from there, stretching towards Granton and dominated by the iconic gas holder. I realise the future of the gasholder is in doubt and it provokes love or hate in equal measure, but it is an integral part of the Edinburgh skyline. If the St Pancras gas holders in London can be listed and preserved, I see no reason why the Granton holder cannot similarly survive.	This is considered to be an important local view but not a key view.
18.	Stephanie Green, Edinburgh	I would like to draw your attention to the view from the Craighouse Campus, Napier University of Edinburgh Castle and Arthur's Seat, the Firth of Forth over to Fife coast and even on this side up to Berwick Law on fine days. This is a magnificent panoramic view and deserves to be protected. So many students enjoy this view and locals - since the grounds are open to the public.	This view is important and is covered by the viewing cone of key view 32.
19.	Trevor	1. I agree with the features shown. They reflect what most people see as quintessentially Edinburgh. 2. Granton Gasworks should be turned into a circular low level block of flats and no more tower blocks should be allowed anywhere in the city.	Noted  Comment noted but this is about essential features and key views at this stage.
20.	ANON	I'd also like to see mention of the spectacular views of the Craggs available from the Pleasance. These are all the more striking because of their unexpected nature, bursting into sight only at the junctions with Beaumont Place, Carnegie Street and Brown Street before being hidden again by the buildings lining the Pleasance.	<b>NEW VIEW</b> These view will be included as a key view in the final study ( <b>key view 40</b> )
21.	ANON	Nearly all I think this skyline is pretty good. Calton Hill - First Observatory - Monolith to Dugald Stewart - City Observatory - Hume Monument - Playfair - Martyrs - National monument - Calton Jail - Governors house and more.	Noted
22.	ANON	No, there are no views from the south. These could be compromised by development in Leith	A number of views have been identified from the south including panoramic views from Blackford Hill.
23.	ANON	The view of Edinburgh from the Forth would be destroyed by the proposed 100m high "landmark" tower at Leith. We do not have to parochially envy and copy what other, very different, cities such as Manchester have. Please, no gherkins!	Views from the Forth have not been included at this stage.
24.	ANON	1. More could have been made of Pentlands Backdrop (Than view 27c) 2. If they no longer brew at Fountainbridge do they still need the modern chimney (?), which spoils views of castle from Kingsknowe	As well as views from the north of the city, views 16, 27A, 27D, 26A 13B and 4 have the Pentlands as a backdrop. Noted
25.	ANON	It's not just buildings that obscure views, Street signs can do. As you walk down Dundas Street on the RHS there is a huge road sign that obscures the sudden glimpse of the Forth that appears.	The council have recently released a document called Edinburgh Standards for Streets which seeks to rationalise signage within the city's streets.
26.	ANON	Across meadows from south to castle	Agreed. This will become a new key view (see Key View 39)
27.	ANON	Grassmarket to Castle	This is considered to be an important local view but not a key view.
28.	ANON	No view NORTH from Meadows- a main recreation area for the citizens. The appalling altered skyline by the new Quartermile should never have got passed the planners. Far too massive	This will be included in a new key view (See Key View 39)
29.	ANON	A view from the Lochrin Basin showing the work done with the Castle in the background.	This is considered to be an important local view but not a key view.
30.	ANON	From the Braid Hills looking north towards Blackford Observatory across to Arthur's Seat	This is covered by key view 11

	Name	View Description	Council Response
31.	ANON	View missed is from Regent Road just before St. Andrew House looking west over Waverley Station	This is covered by key view 2.
32.	ANON	View from Pilrig St. "up the walk"	This is covered by key view 35
33.	ANON	From St. Mary's Cathedral (or London Road) down Leith Walk	This is a locally significant view but not considered a key view.
34.	ANON	View of Edinburgh from the Firth of Forth when approaching Edinburgh from the Rosyth Ferry.	Views from the Forth have not been included at this stage.
35.	ANON	You must take in the view of the city from the Braid Hills, from the 3rd hole on golf course no. 2	This is covered by key views 11 and 12
36.	ANON	The Two Bridges	<b>It is recognised that the Forth bridges are linked to the identity of Edinburgh. A separate study will be carried out to identify the intervisibility of the Bridges and Edinburgh.</b>
37.	ANON	Not many views of residential areas and from walls along the canal	In general terms, the residential areas are not critical to the identity of the city in terms of key views.
38.	ANON	Down Braid Hills (northwards) to the castle	This is covered by key views 11 and 12a
39.	ANON	Queensferry Road down to Fettes College	This is covered by key view 19
40.	ANON	Portobello beach much improved since I went as a kid	Noted, but this is not considered a key view.
41.	ANON	The view down the Cowgate	The views of the Forth and East Lothian Countryside are limited from along the Cowgate
42.		The views from the Braids hills seemed to have been missed. Edinburgh is just so wonderful.	This is captured in key views 11 and 12a
43.	ANON	The view towards the Forth from George Street	This is covered by key view 21
44.	ANON	The view from the top of middle Meadow Walk across the Meadows was one of the most beautiful in one of the most beautiful cities in the world. It is being ruined by the impingement of the Quartermile development.	The view from Middle Meadow Walk is largely of the former hospital buildings. Views to the castle are better from Bruntsfield Links where an additional key view will be added. (Key View 39)
45.	ANON	View along Waterloo Place between council offices and Howies restaurant, between buildings towards Leith Walk	This is not considered to be a key view.
46.	ANON	The view from the south of the meadows looking north across the meadows	This will be included in a new key view (See Key View 39)
47.	ANON	The view from the south -west of Bruntsfield links looking north-east.	This is cover by key view 17
48.	ANON	The view from the top of Liberton Brae looking north	Key view 25 captures this view
49.	ANON	Arthur's Seat from view 23 is not often considered as important for the residents of the city. This view should be preserved.	Noted
50.	ANON	View 23 over Portobello Park would be jeopardised by the proposal to build a school on Portobello Park. This view must be preserved.	Noted
51.	ANON	View 23, the view across Portobello Park to Arthur's Seat, is one of the views the council is consulting on. This view was not identified in the original 1968 report which has formed the basis for Edinburgh's policy about protecting its unique skyline but has now been identified by planners as one worthy of consideration for protection. The map also shows the view from the 1968 report looking north across the Park from Milton Road towards the Firth of Forth. Take a look at these views and you will realise how they would be destroyed by a four storey building. We think they should both be protected. If you agree, please comment on the draft report and insist that these views are protected.	Noted

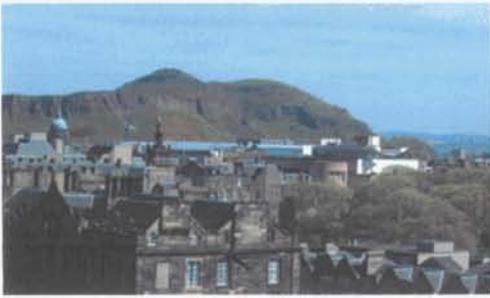
	Name	View Description	Council Response
52.	ANON	The view from Hanover Street at the George Street junction, looking down Dundas Street and over the Forth to Fife.	These views are identified in key view 21
53.	ANON	View from Riccarton Mains Road just above Heriot Watt (Pity about the Sighthill flats!)	While this is viewpoint provides a good long distance view of the castle, it is not considered a key view.
54.		I hope the views are not limited to the scope of the photos, e.g. the panorama of the Edinburgh Skyline from the Botanical Gardens is far greater than the photo in the exhibition.	Noted. The nature of the panoramic view is important.
55.	ANON	1. Water should be one of the features 2. Views of the Forth from Strategic points	Views to the Forth from the city centre are identified as critical.
56.	ANON	Seaside	See above.
57.	ANON	1. Very focussed on City Centre. Blackford Hill and Corstorphine very Prominent as well  2. Very inward looking - views out to coast and Pentlands given less emphasis. How much cognisance will be given to the impact of high-rise coastal development on Edinburgh's skyline.	1. Prominent as viewing platforms and locally very important but not as iconic as key elements. 2. Views 21 and view 33 look across to the Forth from the new town and the Royal Mile, respectively and views 4, 26, 13b, 27c and 14 look south towards the Pentlands.
58.	ANON	I think it's important to retain views of the sea- this is especially important in view of planned developments at the waterfront from Granton and Leith. Recent views of the sea from Tolcross / Bruntsfield have been blocked by new development at the canal. Let's not do the same with the views of the sea from the City Centre.	These views are identified in view 21
59.	ANON	Viewpoint 30 needs to be pursued and enhanced by the Caltongate scheme. At present Mountgrange have not taken this into account.	Noted
60.	ANON	1. I Think Edinburgh's coastal location is important. So I would put the sea in the top 5  2. I would have preferred a 3D model. Maybe made in removable sections so that you could put your eye down to building line	It is a feature of great value and sightlines to the sea are included in key views.  This is a valid suggestion however financially prohibitive for the purpose of the exhibition.
61.	ANON	1. Don't think Calton Hill is crucial. Princes Street? Meadows? Rest of 7 hills? 2. Cost of consultants? Surely virtual imaging can simulate the potential effects of new development so planning committee could then advise and decide. Knowledgeable and caring subjectivity is cheaper and superior to pseudo objectivity via consultancy process.	Calton Hill has been identified as an essential feature in the city. The consultants are very well respected as a result of similar work undertaken in London. This does not remove the need for professional assessment.
62.	ANON	Water of Leith	This feature is of a considerable local value but has a limited impact on the city skyline.
63.	ANOM	It is ironic that you are seeking on preserving the skyline when the planning dept. is at the same time permitting development that is ruining one of the most beautiful cities in the world.	This consultation is about key views. General comment on the operation of the Planning is not accepted.

# Appendix 2



-  holford views
-  additional Colvin and Moggridge views
-  additional consultation views

## Appendix 3: Key Views



no.01 looking E .jpg



no.01 looking S.jpg



no.01A looking NE.jpg



no.02 looking N .jpg



no.02 looking SW .jpg



no.03 .jpg



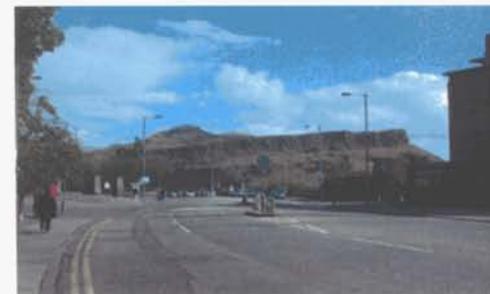
no.04 .jpg



no.05 .jpg



no.05A .jpg



no.06 .jpg



no.07 looking E.jpg



no.07 looking S .jpg



no.07 looking W .jpg



no.08.jpg



no.08A.jpg



no.08B.jpg



no.09E.jpg



no.09W .jpg



no.10 .jpg



no.10A.jpg



no.11E .jpg



no.11W .jpg



no.12 .jpg



no.12A .jpg



no.13.jpg



no.14.jpg



no.14A.jpg



no.15.jpg



no.15A.jpg



no.16.jpg



no.17.jpg



no.18E.jpg



no.18W.jpg



no.19.jpg



no.20.jpg



no.21.jpg



no.22.jpg



no.23.jpg



no.24 .jpg



no.24A.jpg



no.25.jpg



no.26.jpg



no.26A.jpg



no.27.jpg



no.27A.jpg



no.27B.jpg



no.27C.jpg



no.27D.jpg



no.30.jpg



no.31A.jpg



no.32.jpg



no.32A.jpg



no.33.jpg



no.34 looking North.jpg



no.34 looking NW.jpg



no.35.jpg



no.35A.jpg



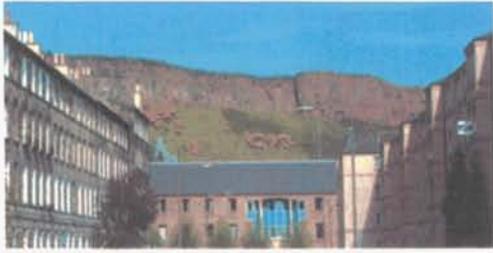
no.35B.jpg



no.36.JPG



no.37.jpg



no.38.tif