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Notice of meeting and agenda

Planning Local Review Body (Panel 2)

10.00 am Wednesday, 31st May, 2023

Hybrid Meeting - Dean of Guild Court Room / Microsoft Teams

This is a public meeting and members of the public are welcome to watch the webcast live on the Council's website.

Contacts

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1. Appointment of Convener

1.1 The Local Review Body is invited to appoint a Convener from its membership.

2. Order of Business

2.1 Including any notices of motion and any other items of business submitted as urgent for consideration at the meeting.

3. Declaration of Interests

3.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

4. Minutes

4.1 Minute of the Local Review Body (Panel 2) – 3 May 2023 – 9 - 22 submitted for approval as a correct record.

5. Local Review Body - Procedure

5.1 Note of the outline procedure for consideration of all Requests for 23 - 26 Review

6. Requests for Review

6.1 16 (GF) Albany Street Edinburgh - Change of Use from residential to short-term let (in retrospect) - application no. 22/04261/FUL.

27 - 62

- (a) Notice of Review and Supporting Documents
- (b) Letters of Representation

Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and holding one or more hearing sessions on specific matters.

6.2 28 Drumsheugh Gardens, Edinburgh - Office extension to rear of building - application no. 22/01288/FUL.

63 - 84

- (a) Notice of Review and Supporting Documents
- (b) Letters of Representation

Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.

6.3 305 Easter Road, Edinburgh - Change of Use from residential to short-term let - application no. 22/04410/FUL.

85 - 120

- (a) Notice of Review and Supporting Documents
- (b) Letters of Representation
- (c) Further Reps

Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.

7. Extracts of Relevant Policies from the Edinburgh Local Development Plan

121 - 144

Extracts of Relevant Policies from the Edinburgh Local Development Plan for the above relevant cases

Local Development Plan Online

The relevant policies of the National Planning Framework 4

Edinburgh Local Development Plan Policy Des 12 (Alterations and Extensions)

Edinburgh Local Development Plan Policy Del 2 (City Centre)

Edinburgh Local Development Plan Policy Env 1 (World Heritage Sites)

Edinburgh Local Development Plan Policy Env 3 (Listed Buildings - Setting)

Edinburgh Local Development Plan Policy Env 6 (Conservation Areas - Development)

Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)

Edinburgh Local Development Plan Policy Tra 2 (Private Car Parking)

Edinburgh Local Development Plan Policy Tra 3 (Private Cycle Parking)

8. Non-Statutory Guidance

8.1

The Relevant Scottish Planning Policy – Sustainable
Development Principles

145 - 390

Guidance for Businesses

Guidance for Householders

Listed Buildings and Conservation Areas

The New Town Conservation Area Character Appraisal

The Old Town Conservation Area Character Appraisal

The Colonies Conservation Area Character Appraisal

Managing Change in the Historic Environment: Guidance on the principles of listed building consent.

Managing Change in the Historic Environment - External Fixtures

Managing Change in the Historic Environment - Extensions

Managing Change in the Historic Environment: Setting

Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act)

Note: The above policy background papers are available to view on the Council's website www.edinburgh.gov.uk under Planning and Building Standards/local and strategic development plans/planning guidelines/conservation areas, or follow the links as above.

Nick Smith

Service Director, Legal and Assurance

Membership Panel

Councillor Alan Beal, Councillor Chas Booth, Councillor Euan Hyslop, Councillor Amy McNeese-Mechan and Councillor Joanna Mowat.

Information about the Planning Local Review Body (Panel 2)

The City of Edinburgh Planning Local Review Body (LRB) has been established by the Council in terms of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008. The LRB's remit is to determine any request for a review of a decision on a planning application submitted in terms of the Regulations.

The LRB comprises a panel of five Councillors drawn from the eleven members of the Planning Committee. The LRB usually meets every two weeks, with the members rotating in two panels of five Councillors.

This meeting of the LRB is a Hybrid Meeting - Dean of Guild Court Room / Microsoft Teams

Further information

Members of the LRB may appoint a substitute from the pool of trained members of the Planning Committee. No other member of the Council may substitute for a substantive member. Members appointing a substitute are asked to notify Committee Services (as detailed below) as soon as possible

If you have any questions about the agenda or meeting arrangements, please contact Blair Ritchie, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, Tel 0131 529 4085, email blair.ritchie@edinburgh.gov.uk.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to the Council's online Committee Library.

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Unless otherwise indicated on the agenda, no elected members of the Council, applicant, agent or other member of the public may address the meeting.

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Minutes

The City of Edinburgh Planning Local Review Body (Panel 2)

10.00 am, Wednesday 3 May 2023

Present: Councillors Beal, Booth, Hyslop and Mowat.

1. Appointment of Convener

Councillor Mowat was appointed as Convener for item 4.

Councillor Beal was appointed as Convener for items 5 - 8.

2. Planning Local Review Body Procedure

Decision

To note the outline procedure for consideration of reviews.

(Reference – Local Review Body Procedure, submitted)

3. Minutes

To approve the minute of the Local Review Body (LRB Panel 1) of 22 March 2023 as a correct record.

4. Request for Review – 47 Shandwick Place, Edinburgh

Details were submitted of a request for change of use from Class 1 to Class 3 with ancillary hot food take away and installation of rear mounted kitchen extract flue at 45 - 47 Shandwick Place, Edinburgh. Application Number. 22/02672/FUL.

At the meeting on Wednesday 22 February 2023, it was agreed to continue consideration of the matter for further information from the applicant regarding the potential impact of noise and ventilation on neighbouring properties, the impact of the NPF4 policies 27 and 28, and for a site visit.

The site was visited on 22 March 2023.

The request was considered by the City of Edinburgh Planning Local Review Body (LRB) at a meeting on Wednesday 3 May 2023.

Assessment

At the meeting on 3 May 2023, the LRB had been provided with copies of the notice of review, including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling and additional information.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were 01-07, Scheme 1 being the drawings shown under the application reference number 22/02672/FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it to determine the review.

The LRB in their deliberations on the matter, considered the following:

1) The development plan, including the relevant policies of NPF4 and the Edinburgh Local Development Plan, principally:

NPF policy 27 – City, town, local and commercial centres

NPF4 policy 28 - Retail

Edinburgh Local Development Plan Policy Des 1 (Design Quality and Context)

Edinburgh Local Development Plan Policy Des 12 (Alterations and Extensions)

Edinburgh Local Development Plan Policy Env 6 (Conservation Areas - Development)

Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)

Edinburgh Local Development Plan Policy Ret 9 (Alternative Use of Shop Units - Primary Frontages in the City Centre in Town Centres)

Edinburgh Local Development Plan Policy Ret 11 (Alternative Use of Shop Units in Other Locations)

City Centre Shopping and Leisure Supplementary Guidance - Policy CC 4

Relevant Non-Statutory Guidelines.

The New Town Conservation Area Character Appraisal

Guidance for Listed Buildings and Conservation Areas

- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- It was advised that since the application had been refused and submitted as a Local Review, legislative circumstances had changed. Following the coming into force of the Town and Country Planning (General Permitted Development and Use Classes) (Scotland) Miscellaneous Amendment Order 2023 on 31 March 2023, former use classes Retail – class 1 and Professional Services – class 2 were now combined into one class – Class 1A.
- In addition, it was now permitted to change from Class 1A to Class 3 Food and Drink, provided the use would not be situated below any part of a dwelling, or it would result in the change of use of a building or a building unit which was within 1 metre of a residential property.
- Hot food takeaways reman sui generis, but the hot food takeaway element of this change of use was ancillary to the main food and drink function.
- The effect of this change resulted in the change of use of the premises in question now being Permitted Development and not requiring planning permission.
- However, the flue still require consent as it was a change to the external appearance of the premises within a Conservation Area.
- Clarification was asked about residential property. It was confirmed which
 properties were residential and that they were some distance away from the
 property in question.
- It was confirmed that the Panel were considering the flue and impact assessment, on that basis, one panel member was content to grant the application.
- Regarding the discussion at the site visit about a noise impact assessment, would that be appropriate as the actual change of use was permitted development?
- It was confirmed that the change of use was permitted development and therefore it would be unreasonable to ask for a noise survey. The Panel should be assessing the appearance of the flue in terms of the impact on the Conservation Area. Regarding the noise amenity, it would not be possible to control that through planning permission, because the use did not require consent. Noise would be an issue for Environmental Protection. It might be possible to condition it with NR25.
- If the Panel were to impose a condition and if the if report came back confirming that there might be detrimental noise impact and how could this be dealt with, the Panel should make a decision at this meeting. The Report of Handling and the Presentation suggested it was not proportionate.

- If the Panel were to impose a condition, could they specify that noise should not exceed a certain level?
- It was confirmed that if the Panel were to apply a condition, they would not ask for a noise impact assessment as well. If the flue became operational and it was breaching noise levels, then Environmental Health could become involved. The standard noise condition could be applied stating that the noise would not exceed NR25.
- It was thought that the site visit was useful, although it was difficult to see the back of this building, however, it was useful to see the surrounding residential properties. The flue would probably not impact on residential amenity. Therefore, the Panel should apply a suitable condition and grant the application.

Having taken all the above matters into consideration, the LRB determined to overturn the decision of the Chief Planning Officer and granted planning permission, subject to conditions, for the reasons that there were Changes to the Town and Country Planning General Permitted Development and Use Classes Scotland Miscellaneous Amendment Order 2023 which came into force on the 31 March 2023. The proposed change of use was now permitted development and did not require planning permission. The proposed flue is acceptable in this location and will not have an adverse impact on the character and appearance of the conservation area in compliance with NPF4 policy 7.

Decision

To not uphold the decision by the Chief Planning Officer and to grant planning permission, subject to conditions.

Reasons:

There were Changes to the Town and Country Planning General Permitted Development and Use Classes Scotland Miscellaneous Amendment Order 2023 which came into force on the 31 March 2023. The proposed change of use was now permitted development and did not require planning permission. The proposed flu was acceptable in this location and would not have an adverse impact on the character and appearance of the conservation area in compliance with NPF4 policy 7.

Condition

 The design and installation of any plant, machinery or equipment should be such that any associated noise complied with NR25 when measured within any nearby living apartment, and no structure borne vibration was perceptible within any nearby living apartment.

Reason

1. In order to safeguard the amenity of neighbouring residents and other occupiers.

(References – Planning Local Review Body (LRB) of Wednesday 22 February 2023 (item 8); Decision Notice, Notice of Review, Report of Handling and supporting documents, and additional information submitted).

5. Request for Review – 30 Almond Green, Edinburgh

Details were submitted for a request for a review for change of use from residential to short term let (in retrospect) at 30 Almond Green Edinburgh. The entire property was currently used, and had been for the last 8 months, for short term lets. Application Number. 22/04846/FUL.

Assessment

At the meeting on 3 May 2023, the LRB had been provided with copies of the notice of review, including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions. It was highlighted to the Panel that the description in the Report of Handling was incorrect. A correct site description was provided and the Panel were asked to disregard the description in the Report of Handling.

The plans used to determine the application were 01 - 02, Scheme 1 being the drawings shown under the application reference number 22/04846/FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it to determine the review.

The LRB in their deliberations on the matter, considered the following:

1) The development plan, including the relevant policies of the NPF4 and Edinburgh Local Development Plan, principally:

NPF4 policy 30 Tourism

Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)

Edinburgh Local Development Plan Policy Tra 2 (Private Car Parking)

Edinburgh Local Development Plan Policy Tra 3 (Private Cycle Parking)

Edinburgh Local Development Plan Policy Del 2 (City Centre)

2) Relevant Non-Statutory Guidelines.

Guidance for Businesses

3) The procedure used to determine the application.

4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- The proposed change of use from residential to short term let would cause an impact on residential amenity, but of a minimal nature. From a planning perspective, the Panel could not take into account the management of the property but was there might be an argument for a personal permission being granted.
- It was confirmed that personal consent should only be used in extreme circumstances, according to Scottish Government Guidance for compassionate reasons, such as disability requirements. Permission went with the building, not with the applicant, who could potentially operate 365 days a year. The Panel had to ask if this was an appropriate use in this location.
- It was asked about reasons about refusal as NPF4 had since come into effect and it was thought that the Panel should uphold the officer's decision and perhaps include NPF4 Policy 30 b) iii and e) ii.
- It was confirmed that the appropriate paragraphs of NPF4 Policy 30 could be included, if required.
- The applicant stated that the property was a considerable distance from the city centre, however, this was a very residential neighbourhood, the proposed use was inappropriate and the guidance and policy was clear. On this basis, the Panel should uphold the officer's recommendations.
- There was sympathy with the applicant, as there were no complaints from neighbours, and it was a well-run establishment. But this was a residential area, planning permission went with the property, the applicant might sell the property at a future date and new management might take over. The Panel had to determine the application in planning terms and should refuse the application.
- It was agreed to uphold the officer's decision. This property was in a residential area and the proposal represented a change of use, and it should return to residential use.

Having taken all the above matters into consideration, and although there was some sympathy for the applicant, the LRB were of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Chief Planning Officer.

Decision

To uphold the decision by the Chief Planning Officer to refuse planning permission.

Reasons for Refusal:

The proposal was contrary to the Development Plan and NPF4 Policy 30 Tourism, paragraphs b) iii and e) ii, and LDP Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of the property as a short stay let would result in the loss of residential accommodation and would have a materially detrimental effect on the living conditions and amenity of nearby residents.

(Reference – Decision Notice, Notice of Review, Report of Handling and supporting documents, submitted)

6. Request for Review – 4A Cumberland Street North-West Lane, Edinburgh

Details were submitted for a request for a review for retrospective change of use from flatted dwelling to short term let at 4A Cumberland Street North-West Lane, Edinburgh. Application Number. 22/04795/FUL.

Assessment

At the meeting on 3 May 2023, the LRB had been provided with copies of the notice of review, including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were 01 - 02, Scheme 1 being the drawings shown under the application reference number 22/04795/FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it to determine the review.

The LRB in their deliberations on the matter, considered the following:

1) The development plan, including the relevant policies of the NPF4 and Edinburgh Local Development Plan, principally:

NPF4 policy 30 Tourism

Edinburgh Local Development Plan Policy Env 1 (World Heritage Sites)

Edinburgh Local Development Plan Policy Env 3 (Listed Buildings - Setting)

Edinburgh Local Development Plan Policy Env 6 (Conservation Areas - Development)

Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)

Edinburgh Local Development Plan Policy Tra 2 (Private Car Parking)

Edinburgh Local Development Plan Policy Tra 3 (Private Cycle Parking)

Edinburgh Local Development Plan Policy Del 2 (City Centre)

Relevant Non-Statutory Guidelines.

Guidance for Businesses

Managing Change in the Historic Environment – Setting

Managing Change in the Historic Environment: Interim Guidance on the principles of listed building consent

- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- Confirmation was requested if there was access to the shared corridor of the block.
- It was confirmed that there was access directly into the living /dining room of the premises. There was also access from the communal hallway. With reference to the layout plan, it could be seen there was a main door to the wider block which would also provide access into the premises.
- There was sympathy for the applicant as it was a well-managed property.
 However, on planning grounds, there would be potential for there to be impact
 on the residential buildings and there was access to the common stair and there
 was a private garden. There would be significant impact on amenity. There was
 also NPF4 to be considered and the potential loss of residential accommodation.
 The Panel should therefore uphold the officer's decision.
- The property had shared access, there was the potential for noise impact and impact on neighbouring amenity. The Panel should base their decision on planning grounds, and as it was in breach of a number of policies, the decision should be to uphold the officer's recommendations.
- The property was in a residential location and the proposed retrospective change of use was in breach of policy guidelines.

Having taken all the above matters into consideration and although there was some sympathy for the applicant, the LRB were of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Chief Planning Officer.

Decision

To uphold the decision by the Chief Planning Officer to refuse planning permission.

Reasons for Refusal:

The proposal was contrary to the Development Plan and NPF4 Policy 30 Tourism, paragraphs b) iii and e) ii, and LDP Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of the property as a short stay let would result in the loss of residential accommodation and would have a materially detrimental effect on the living conditions and amenity of nearby residents.

(References – Decision Notice, Report of Handling, Notice of Review and supporting documents, submitted).

7. Request for Review – 89 (Flat 20) Holyrood Road, Edinburgh

Details were submitted of a request for a review for change of use from private residential to short term commercial letting at Flat 20, 89 Holyrood Road, Edinburgh. Application Number. 22/04909/FUL.

Assessment

At the meeting on 3 May 2023, the LRB had been provided with copies of the notice of review, including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were 01 - 02, Scheme 1 being the drawings shown under the application reference number 22/04909/FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it to determine the review.

The LRB in their deliberations on the matter, considered the following:

1) The development plan, including the relevant policies of the NPF4 and Edinburgh Local Development Plan, principally:

NPF4 policy 30 Tourism

Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)

Edinburgh Local Development Plan Policy Tra 2 (Private Car Parking)

Edinburgh Local Development Plan Policy Tra 3 (Private Cycle Parking)

The Draft National Planning Framework 4 Policy 30(e)

NPF4 Sustainable Places Tackling the climate and nature crises Policy 1.

NPF4 Productive Places Tourism Policy 30 (e).

NPF4 Historic Assets and Places Policy 7.

Relevant Non-Statutory Guidelines.

Guidance for Businesses

- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- Could it be confirmed that an application was granted in same block for a certificate of lawfulness rather than a planning application?
- It was confirmed that a certificate of lawfulness may have been granted in the same block. It was also advised that if evidence is provided that a use has been operating for 10 years, a certificate of lawfulness could be applied for, which confirmed the use was lawful.
- This application for the proposed change of use from private residential to short term commercial letting, was noticeable by the large level of objections, therefore, there seemed to be some problems in this block from short term lets.
- The nature of these objections referred to the issues the applicant was trying to overcome. There were amenity issues, there were no reasons for an exemption to policy, it was a residential flat and this use could represent a loss of use of residential accommodation. The Panel should uphold the officer's decision and impose the relevant provision of NPF4 Policy 30.
- The applicant had stated that as one of the flats in the block had received permission, that this one should be as well. However, there was no case for using precedence as an argument when considering planning applications, and this other property had been operating for 10 years, therefore it had de facto permission. It was necessary to consider this application on its own merits and to also add NPF4 Policy 30, b) iii on tourism-related development.
- There was agreement with this viewpoint, with the addition of the relevant paragraph of NPF4 Policy 30, and that the Panel should refuse the application.
- It was agreed that this was a permanent change of use, there might be a change of management in future, and it was in breach of planning policy in terms of LDP Policy Hou 7. Therefore, the Panel should uphold the officer's recommendations.

Having taken all the above matters into consideration, the LRB were of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Chief Planning Officer.

Decision

To uphold the decision by the Chief Planning Officer to refuse planning permission.

Reasons for Refusal:

The proposal was contrary to:

- Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this dwelling as a short stay let would have a materially detrimental effect on the living conditions and amenity of nearby residents.
- 2. National Planning Framework Policy 30(e) and (b) iii in respect of Local Amenity and Loss of Residential Accommodation, as the use of this dwelling as a short stay let would result in an unacceptable impact on local amenity and the loss of a residential property had not been justified.

(References – Decision Notice, Report of Handling, Notice of Review and supporting documents, submitted).

8. Request for Review – 178 Pleasance, Edinburgh

Details were submitted of a request for a review for change of use from residential to short-term holiday accommodation at 178 Pleasance, Edinburgh. Application Number. 22/05431/FULSTL.

Assessment

At the meeting on 3 May 2023, the LRB had been provided with copies of the notice of review, including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were 01A, 02 Scheme 1 being the drawings shown under the application reference number 22/05431/FULSTL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it to determine the review.

The LRB in their deliberations on the matter, considered the following:

1) The development plan, including the relevant policies of the NPF4 and Edinburgh Local Development Plan, principally:

NPF4 policy 30 Tourism

Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)

Edinburgh Local Development Plan Policy Tra 2 (Private Car Parking)

Edinburgh Local Development Plan Policy Tra 3 (Private Cycle Parking)

The Draft National Planning Framework 4 Tourism Policy 30 (e).

2) Relevant Non-Statutory Guidelines.

Guidance for Businesses

- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- Whether all the surrounding properties were residential.
- It was confirmed that this was a residential development, but it was unclear if there were any other neighbouring short-term lets.
- It was clear that on the floor plan, the neighbouring property would have an
 adjacent bedroom and there were other bedrooms above in the top floor flats.
 There was the potential for noise impact in the front garden next to the adjacent
 bedroom window, and the potential impact on amenity would be significant.
 Therefore, the Panel should uphold the officer's recommendations.
- There was sympathy for the applicant as there was student accommodation opposite, but the majority of this side of the street was residential. There was also a significant difference between noise from student accommodation and that produced by short-term lets. There would be significant noise impact and it might be appropriate to add NPF4 Policy 30 b) iii, as it would impact on the community.
- This situation was more finely balanced, it was not a property being used solely for short-term lets and there was a flexibility of use that the applicant had detailed. The economic benefit argument came in, the individual had bought this property to enable them to stay in the city and it did create economic benefit. However, the Panel had to weigh that against amenity impact and with the other policy provisions. This was not as straightforward as the previous applications, but on balance, the Panel should uphold the officer's recommendations and refuse the application.

 There was agreement with this viewpoint and some sympathy, as there was student accommodation opposite, however, there would be significant impact on residential amenity.

Having taken all the above matters into consideration, and although there was some sympathy for the applicant, the LRB were of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Chief Planning Officer.

Decision

To uphold the decision by the Chief Planning Officer to refuse planning permission.

Reasons for Refusal:

The proposal was contrary to:

- Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this dwelling as a short stay let would have a materially detrimental effect on the living conditions and amenity of nearby residents.
 - 3. National Planning Framework 4 Policy 30 e) and b) iii, in respect of Local Amenity and Loss of Residential Accommodation, as the use of this dwelling as a short stay let would result in an unacceptable impact on local amenity and the loss of a residential property had not been justified.

(References – Decision Notice, Report of Handling, Notice of Review and supporting documents, submitted).



City of Edinburgh Planning Local Review Body (the LRB)

General

- 1. Each meeting of the LRB shall appoint a Convener. A quorum of a meeting of the LRB will be three members.
- 2. The Clerk will introduce and deal with statutory items (Order of Business and Declarations of Interest) and will introduce each request for review.
- 3. The LRB will normally invite the planning adviser to highlight the issues raised in the review.
- 4. The LRB will only accept new information where there are exceptional circumstances as to why it was not available at the time of the planning application. The LRB will formally decide whether this new information should be taken into account in the review.
 - The LRB may at any time ask questions of the planning adviser, the Clerk, or the legal adviser, if present.
- 5. Having considered the applicant's preference for the procedure to be used, and other information before it, the LRB shall decide how to proceed with the review.
- 6. If the LRB decides that it has sufficient information before it, it may proceed to consider the review using only the information circulated to it. The LRB may decide it has insufficient information at any stage prior to the formal decision being taken.
- 7. If the LRB decides that it does not have sufficient information before it, it will decide which one of, or combination of, the following procedures will be used:
 - further written submissions;
 - the holding of one or more hearing sessions; and/or
 - an accompanied or unaccompanied inspection of the land to which the review relates.
- 8. Whichever option the LRB selects, it shall comply with legislation set out in the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013 (the Regulations).
 - The LRB may hold a pre-examination meeting to decide upon the manner in which the review, or any part of it, is to be conducted.

If the LRB decides to seek further information, it will specify what further information is required in a written notice to be issued to the applicant, Chief Planning Officer and any interested parties. The content of any further submissions must be restricted to the matters specified in the written notice.

In determining the outcome of the review, the LRB will have regard to the requirements of paragraphs 11 and 12 below.

9. The LRB may adjourn any meeting to such time and date as it may then or later decide.

Considering the Request for Review

10. Unless material considerations indicate otherwise, the LRB's determination must be made in accordance with the development plan that is legally in force. Any un-adopted development plan does not have the same weight but will be a material consideration. The LRB is making a new decision on the application and must take the 'de novo' approach.

11. The LRB will:

- Identify the relevant policies of the Development Plan and interpret any provisions relating to the proposal, for and against, and decide whether the proposal accords with the Development Plan;
- identify all other material planning considerations relevant to the proposal and assess the weight to be given to these, for and against, and whether there are considerations of such weight as to indicate that the Development Plan should not be given priority;
- take into account only those issues which are relevant planning considerations;
- ensure that the relevant provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 are assessed when the review relates to a listed building and/or conservation area; and
- in coming to a determination, only review the information presented in the Notice of Review or that from further procedure.
- 12. The LRB will then determine the review. It may:
 - uphold the officer's determination;
 - uphold the officer's determination subject to amendments or additions to the reasons for refusal;
 - grant planning permission, in full or in part;
 - impose conditions, or vary conditions imposed in the original determination;
 - determine the review in cases of non-determination.

Procedure after determination

- 13. The Clerk will record the LRB's decision.
- 14. In every case, the LRB must give notice of the decision ("a decision notice") to the applicant. Every person who has made, and has not withdrawn, representations in respect of the review, will be notified of the location where a copy of the decision notice is available for inspection. Depending on the decision, the planning adviser may provide assistance with the framing of conditions of consent or with amended reasons for refusal.
- 15. The Decision Notice will comply with the requirements of regulation 22.
- 16. The decision of the LRB is final, subject to the right of the applicant to question the validity of the decision by making an application to the Court of Session. Such application must be made within 6 weeks of the date of the decision. The applicant will be advised of these and other rights by means of a Notice as specified in Schedule 2 to the regulations.





Mrs Wishart. GF 16 Albany Street Edinburgh EH1 3QB

Decision date: 11 January 2023

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013

Change of Use from residential to short-term let (in retrospect) At GF 16 Albany Street Edinburgh EH1 3QB

Application No: 22/04261/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 13 September 2022, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reason for Refusal:-

1. The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this dwelling as a short stay let will have a materially detrimental effect on the living conditions and amenity of nearby residents.

Please see the guidance notes on our <u>decision page</u> for further information, including how to appeal or review your decision.

Drawings 01, 02A, represent the determined scheme. Full details of the application can be found on the <u>Planning and Building Standards Online Services</u>

The reason why the Council made this decision is as follows:

The proposal will have a materially detrimental effect on the living conditions and amenity of nearby residents and therefore it does not comply with LDP policy Hou 7. There are no material considerations that outweigh this conclusion. The proposal is unacceptable.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact James Armstrong directly at james.armstrong@edinburgh.gov.uk.

Chief Planning Officer

PLACE

The City of Edinburgh Council

NOTES

- 1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.
- 2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

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Report of Handling

Application for Planning Permission GF 16 Albany Street, Edinburgh, EH1 3QB

Proposal: Change of Use from residential to short-term let (in retrospect)

Item – Local Delegated Decision Application Number – 22/04261/FUL Ward – B11 - City Centre

Recommendation

It is recommended that this application be **Refused** subject to the details below.

Summary

The proposal will have a materially detrimental effect on the living conditions and amenity of nearby residents and therefore it does not comply with LDP policy Hou 7. There are no material considerations that outweigh this conclusion. The proposal is unacceptable.

SECTION A – Application Background

Site Description

The application site is a two bedroom, ground floor flat located on the northern side of Albany Street. The property is accessed via a communal stair.

Albany Street is of mixed character, featuring residential, office and other commercial uses. Public Transport links are highly accessible from the site.

The application property is part of a category A listed building, 8-16 (Even Nos) Albany Street, Including Railings. LB28229, 13/09/1964.

The application site is located within the New Town Conservation Area, Old and New Towns of Edinburgh World Heritage Site, and the New Town Gardens and Dean Historic Garden Designed Landscape.

Description Of The Proposal

The application is for a retrospective change of use from Residential to Short Term Let (STL) (sui-generis). No internal or external physical changes are proposed.

Supporting Information

- Supporting Statement
- Photographs

Relevant Site History

No relevant site history.

Other Relevant Site History

No other relevant site history was identified.

Consultation Engagement

Historic Environment Scotland

Publicity and Public Engagement

Date of Neighbour Notification: 11 January 2023

Date of Advertisement: 23 September 2022

Date of Oite Nations 22 Contember 2022

Date of Site Notice: 23 September 2022

Number of Contributors: 2

Section B - Assessment

Determining Issues

Due to the proposals relating to a listed building(s) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- a) Is there a strong presumption against granting planning permission due to the proposals:
 - (i) harming the listed building or its setting? or
- (ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?
- b) If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

If the proposal is in accordance with the development plan the determination should be to grant planning permission unless material considerations indicate otherwise?

If the proposal is not in accordance with the development plan the determination should be refuse planning permission unless material considerations indicate otherwise?

In the assessment of material considerations this report will consider:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material consideration due to the development plan being over 5 years old:
- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals harm the listed building and its setting?

The following HES guidance is relevant in the determination of this application:

- Managing Change in the Historic Environment: Guidance on the principles of listed buildings
 - Managing Change in the Historic Environment: Setting

Managing Change in the Historic Environment: Interim Guidance on the principles of listed building consent sets out the principles for assessing the impact of a development on a listed building.

Managing Change in the Historic Environment: Setting sets out the principles that apply to developments affecting the setting of historic assets or places including listed buildings and conservation areas. It includes factors to be considered in assessing the impact of a change on the setting.

There are no external or internal alterations proposed. As such, the proposal will not have an adverse impact on or cause harm to the listed building. The setting of the listed building and the setting of neighbouring listed buildings will be unaffected by the proposal.

Conclusion in relation to the listed building

The proposal harms neither the listed building, its setting or the conservation area. It is therefore acceptable with regard to Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

b) The proposals harm the character or appearance of the conservation area?

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states:

"In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The New Town Conservation Area Character appraisal states:

"The New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions."

Conclusion in relation to the conservation area

The proposals comply with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

c) The proposals comply with the development plan?

The development plan comprises the Strategic and Local Development Plans. The relevant Edinburgh Local Development Plan 2016 (LDP) policies to be considered are:

- LDP Environment Policy, Env 1, Env 3, and Env 6.
- LDP Delivering The Strategy Policy, Del 2.
- LDP Housing Policy, Hou 7.
- LDP Transport Policies, Tra 2 and Tra 3.

Listed Buildings and Setting

The impact on the setting of the listed building and on the setting of neighbouring listed buildings has been assessed in section a) above which concluded that this would be preserved.

The proposal complies with LDP Policy Env 3.

Conservation Area

The impact on the character and appearance of the conservation area has been considered above in b). It was concluded that the change of use would preserve the character and appearance of the conservation area.

The proposal complies with LDP Policy Env 6.

Proposed Use

The application site is situated in the urban area and city centre as defined in the adopted Edinburgh Local Development Plan (LDP).

The main policy that is applicable to the assessment of STLs is LDP Policy Hou 7 (Inappropriate Uses in Residential Areas), which seeks to protect residential amenity.

The non-statutory Guidance for Businesses states that an assessment of a change of use of dwellings to STCVA will have regard to:

- The character of the new use and of the wider area:
- The size of the property;
- The pattern of activity associated with the use including numbers of occupants, the period of use, issues of noise, disturbance and parking demand and
- The nature and character of any services provided.

In connection to short stay commercial leisure apartments it states, "The Council will not normally grant planning permission in respect of flatted properties where the potential adverse impact on residential amenity is greatest".

The application property shares its access to the street with other properties via a communal stair. There is a moderate degree of activity in the immediate vicinity of the property at any time.

The impact of the STL use on neighbouring residents living outside of the communal stair is acceptable given the background noise levels from uses that exist within the vicinity of the application property. However, the impact on those living within the stair is not. The use of the property as an STL would introduce an increased frequency of movement to the flat. The proposed two bedroom short stay use would enable visitors to arrive and stay at the premises for a short period of time on a regular basis throughout the year in a manner dissimilar to that of permanent residents. There is no guarantee that guests would not come and go frequently throughout the day and night and transient visitors may have less regard for neighbours' amenity than individuals using the property as a principal home. The additional servicing that operating a property as an STL requires compared to that of a residential use is also likely to result in an increase in disturbances, further impacting on neighbouring amenity, increasing disturbance in the stair.

This would be significantly different from the ambient background noise that neighbouring residents might reasonably expect and will have a significantly detrimental effect on the living conditions and amenity of nearby residents.

Paragraph 220 of the LDP acknowledges that tourism is the biggest source of employment in Edinburgh, providing jobs for over 31,000 people. Whilst there is not a specific LDP policy relating to the jobs created through the required care, maintenance and upkeep of STL properties, the economic benefits are a material planning consideration.

The proposal will provide accommodation for tourists and individuals visiting the city, within an area of mixed use. The proposal will not prejudice or inhibit the activities of any nearby employment use. It will not adversely affect the vitality of the city centre and its role as a strategic business centre, regional shopping centre and capital city.

Whilst the application complies with LDP Policy Del 2, it does not comply with LDP Policy Hou 7.

World Heritage Site

The proposed change of use to a short stay let does not affect the reasons for the inscription of the World Heritage Site.

The proposal complies with LDP Policy Env 1.

Parking Standards

There is no vehicle parking and no cycle parking. Zero parking is acceptable as there is no parking requirements for STLs. Cycles could be parked inside the property.

The proposals comply with LDP Policies Tra 2 and Tra 3.

Conclusion in relation to the Development Plan

TThe proposal does not comply with LDP Policy Hou 7, as the change of use of this property to an STL would materially harm neighbouring amenity. The proposal does not comply with the Development Plan.

d) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

SPP - Sustainable development

Scottish Planning Policy (SPP) is a significant material consideration due to the LDP being over 5 years old. Paragraph 28 of SPP gives a presumption in favour of development which contributes to sustainable development. Paragraph 29 outlines the thirteen principles which should guide the assessment of sustainable development.

The proposal complies with all thirteen principles outlined within paragraph 29 of the SPP. The proposal will therefore contribute to sustainable development.

Emerging policy context

The Revised Draft National Planning Framework 4 was laid before the Scottish Parliament on 08 November 2022 for approval. As it has not completed its parliamentary process, only limited weight can be attached to it as a material consideration in the determination of this application.

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to Representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. At this time little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

A summary of the representations is provided below:

2 objections

0 in support

0 neutral

material considerations

- Impact on neighbouring residential amenity. Addressed in Section C.
- Impact on the World Heritage Site's special characteristics of history and place, and its community. Addressed in Section C.
- Impact on traffic congestion. The change of use will not result in significant change to traffic congestion in the local area.
- Impact on refuse and recycling facilities. Suitable refuse and recycling facilities are provided.

non-material considerations

- Loss of residential accommodation.

Overall conclusion

The proposal does not comply with LDP Policy Hou 7, as the change of use of this property to an STL would materially harm neighbouring amenity. There are no material considerations that outweigh this conclusion.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Conditions

Reasons

Reason for Refusal

1. The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this dwelling as a short stay let will have a materially detrimental effect on the living conditions and amenity of nearby residents.

Background Reading/External References

To view details of the application go to the Planning Portal

Further Information - Local Development Plan

Date Registered: 13 September 2022

Drawing Numbers/Scheme

01, 02A

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: James Armstrong, Assistant Planning Officer E-mail:james.armstrong@edinburgh.gov.uk

Appendix 1

Consultations

NAME: Historic Environment Scotland COMMENT: No comments or objections.

DATE: 26 September 2022

The full consultation response can be viewed on the Planning & Building Standards Portal.

Comments for Planning Application 22/04261/FUL

Application Summary

Application Number: 22/04261/FUL

Address: GF 16 Albany Street Edinburgh EH1 3QB

Proposal: Change of Use from residential to short-term let (in retrospect)

Case Officer: Local1 Team

Customer Details

Name: Lord Cockburn Association

Address: 1 Trunks Close, 55 High Street, Edinburgh EH1 1SR

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application appears to relate to a shared residential stair. This application has been brought to our attention by a Cockburn stakeholder. It is our view that in this residential shared stair context the proposed change of use is not in accordance with Policy Housing 7 'Inappropriate Uses in Residential Areas' as it would have a materially detrimental effect on the living conditions of other residents of the main door accessed residential stair, and so should not be permitted.

In addition, the proposed change of use is not supportive of either Scottish Government Housing policy on More homes - "everyone has a quality home that they can afford and that meets their needs" or Scottish Planning Policy on "socially sustainable places" and "supporting delivery of accessible housing".

Comments for Planning Application 22/04261/FUL

Application Summary

Application Number: 22/04261/FUL

Address: GF 16 Albany Street Edinburgh EH1 3QB

Proposal: Change of Use from residential to short-term let (in retrospect)

Case Officer: Local1 Team

Customer Details

Name: Dr The Architectural Heritage Society of Scotland

Address: 15 Rutland Square, Edinburgh EH1 2BE

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The AHSS Forth & Borders Cases Panel has examined the proposals for the change of use to short-term let in an A-listed subdivided townhouse within the New Town Conservation Area, and objects.

- 1) The proposals only relate to one property within the converted townhouse, which is accessed from a shared stair. This would have a detrimental impact on the residential amenity of neighbouring properties, and limits the future of the flats not included within the application.
- 2) The change of use would contribute to the unsustainable growth of the short term let (STL) sector in Edinburgh. The economic benefits of tourism for Edinburgh are clear, and we celebrate the role that our architectural heritage plays in this sector. However, the current rising rate of STLs threatens the sense of place and community which are part of the city's attraction, and this is especially acute in the World Heritage Site.
- 3) Scottish Government Research has highlighted the links between STLs and the negative impacts of reduced availability of affordable housing, congestion and reduced quality of life through noise and disturbance (People, Communities and Places, October 2019, pp. iv-v)
- 4) With particular reference to architectural heritage the responsibility for the care and maintenance of communal areas and aspects of joint responsibility in listed buildings and conservation areas is diminished by the increase of short-term occupants.

The change of use does not respect the special characteristics of history and place reflected in the building's designation and location in the World Heritage Site, and would increase the negative impacts caused by the growth of STLs in Edinburgh.

The proposals contradict Edinburgh Council's Local Development Plan policies DES1 (Sense of place), DES5 (amenity of neighbours/refuse and recycling facilities), ENV 4 (Risk of unnecessary

damage to historic structures), and HOU7 (Materially detrimental effect on the living conditions of nearby residents). We therefore object to the application.		





Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE

100597311-004

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details				
Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) Applicant Applicant Applicant				
Applicant Details				
Please enter Applicant de	tails			
Title:	Mrs	You must enter a Building Name or Number, or both: *		
Other Title:		Building Name:	GF	
First Name: *	Ella	Building Number:	16	
Last Name: *	Wishart	Address 1 (Street): *	16(GF) Albany Street	
Company/Organisation		Address 2:		
Telephone Number: *		Town/City: *	EDINBURGH	
Extension Number:		Country: *	United Kingdom	
Mobile Number:		Postcode: *	EH1 3QB	
Fax Number:				
Email Address: *		ı		

Site Address Details			
Planning Authority:	City of Edinburgh Council		7
Full postal address of the site (including postcode where available):			
Address 1:	GF		
Address 2:	16 ALBANY STREET		
Address 3:	BROUGHTON		
Address 4:			
Address 5:			
Town/City/Settlement:	EDINBURGH		
Post Code:	EH1 3QB		
Please identify/describe	e the location of the site or sites		
Northing	674443	Easting	325645
Description	of Proposal		
Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: * (Max 500 characters)			
This application is made to authorise the continued use of the dwelling house for short-term lets. No physical works are involved. Maximum number of guests is 4. Entry, including timing, is strictly controlled and a street key-box is not used. An electronic noise and occupancy monitoring device is installed			
Type of Application			
	n did you submit to the planning authority	/? *	
Application for planning permission (including householder application but excluding application to work minerals).			
Application for planning permission in principle.			
☐ Further application. ☐ Application for approval of matters specified in conditions.			
— дриовноп погарр	novan on matters specified in continuitions.		

What does your review relate to? *			
☒ Refusal Notice.			
Grant of permission with Conditions imposed.			
No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.			
Statement of reasons for seeking review			
You must state in full, why you are a seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)			
Note: you are unl kely to have a further opportunity to add to your statement of appeal at a la all of the information you want the decision-maker to take into account.	ter date, so it is essential that you produce		
You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.			
SEE STATEMENT IN SUPPORT OF REVIEW IN SUPPORTING DOCUMENTS SECTION			
Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *	⊠ Yes □ No		
If yes, you should explain in the box below, why you are raising the new matter, why it was new your application was determined and why you consider it should be considered in your review.			
SEE SUPPORTING DOCUMENT: Reasons for additional matters Summary: (a) To clarify why reasons given for refusal are not applicable. (b) Not set out earlier because officer didn't raise as a concern and given support of neighbours and pre-existing use, it was not imagined that these would be cited as reasons for refusal. (c) Should now be considered to ensure a fair and reasonable decision			
Please provide a list of all supporting documents, materials and evidence which you wish to set to rely on in support of your review. You can attach these documents electronically later in the			
Statement in Support of Review Reason for additional matters raised APPENDICES 1. Photographs of vestibule and interior 2. List of occupants 1867 to 2023 3. Valuation roll entry, showing GF 16 Albany Street, Self-Catering Unity 4-bedroom valuation 4. Email from Assessors department, confirming entry on the roll 2010 to 2020 5. Description of property monitoring tools in operation 6. Photograph of door to first floor flat and landing 7. Letter Mrs M. Goodson 8. Letter Mr A. Anderson			
Application Details			
Please provide the application reference no. given to you by your planning authority for your previous application.	22/04261/FUL		
What date was the application submitted to the planning authority? *	13/09/2022		
What date was the decision issued by the planning authority? * 11/01/2023			

Review Proced	lure	
process require that further required by one or a combin	decide on the procedure to be used to determine your review and may information or representations be made to enable them to determine the nation of procedures, such as: written submissions; the holding of one of the subject of the review case.	e review. Further information may be
	a conclusion, in your opinion, based on a review of the relevant informa rther procedures? For example, written submission, hearing session, sit	
-	dure (or combination of procedures) you think is most appropriate for the a if you wish the review to be a combination of procedures.	e handling of your review. You may
Please select a further proc	edure *	
Holding one or more hear	ring sessions on specific matters	
Please explain in detail in you will deal with? (Max 500 ch	our own words why this further procedure is required and the matters se aracters)	et out in your statement of appeal it
A hearing may assist in cleffective	larifying how and why the measures to prevent disturbance and any loss	s of amenity to neighbours are
	Review Body appointed to consider your application decides to inspect the	
_	from a road or public land? *	X Yes
Is it possible for the site to b	pe accessed safely and without barriers to entry? *	🛛 Yes 🗌 No
Checklist – Ap	plication for Notice of Review	
	ng checklist to make sure you have provided all the necessary informat n may result in your appeal being deemed invalid.	ion in support of your appeal. Failure
Have you provided the nam	e and address of the applicant?. *	X Yes ☐ No
Have you provided the date review? *	and reference number of the application which is the subject of this	⊠ Yes □ No
	on behalf of the applicant, have you provided details of your name whether any notice or correspondence required in connection with the u or the applicant? *	☐ Yes ☐ No ☒ N/A
Have you provided a statem	nent setting out your reasons for requiring a review and by what of procedures) you wish the review to be conducted? *	X Yes ☐ No
require to be taken into accordant a later date. It is therefore	, why you are seeking a review on your application. Your statement mus ount in determining your review. You may not have a further opportunity e essential that you submit with your notice of review, all necessary infor ew Body to consider as part of your review.	to add to your statement of review
Please attach a copy of all of	documents, material and evidence which you intend to rely on hich are now the subject of this review *	⊠ Yes □ No
planning condition or where	ates to a further application e.g. renewal of planning permission or modife it relates to an application for approval of matters specified in conditional er, approved plans and decision notice (if any) from the earlier consent.	
Declare - Notic	ce of Review	
I/We the applicant/agent ce	rtify that this is an application for review on the grounds stated.	
Declaration Name:	Mrs Ella Wishart	
Declaration Date:	10/04/2023	









USE AND OCCUPATION OF 16 ALBANY STREET, EH1 3QB

1867 - 1908 Lodgings

Managed by Anna Douglas, a widow.

1909 - 1914 Greenside Young Women's' Christian Association

Providing young women with services including accommodation, educational and vocational classes, prayer circles and social gatherings.

Then for four years the house was vacant.

1918 - 1923 James and Jessie Thomson

Edinburgh School of Natural Therapeutics

1924 - 1981 Royal Artillery Association and Club

Social club for members and former members of The Royal Artillery

1981 - 2001 Alastair Forbes Brown - Use not known

2001 - 2020 Ronald Faulkner - Self-catering accommodation

2020 - 2021 Euan James Faulkner (son of Ronald Faulkner) - Self-catering accommodation and occupied preparatory for sale

2021 – 2023 Ella and Robert Wishart – Self-catering accommodation

Sources

1867 to 1981 Extract from

albany street edinburgh 20thcentury

albany street edinburgh 20thcentury - 16 Albany Street (google.com)

1981 to 2023: from title deeds

subject to confirmation from Registers of Scotland

Valuation

Search Again by Address

Enter Address

Q

Search Again by Property Reference Number

Enter Reference Number

Download Document

About Valuations

View Relevant Practice Note 2

Valuation Sheet 2017 Revaluation

Ref No.:

118A31516(GF)

Description:

SELF CATERING UNIT

Property Address:

(GF), 16 ALBANY STREET, EDINBURGH, EH1 3QB

Primary Practice Note:

Self Catering Units 2

Final Value:

£12,000



Lothian Valuation Joint Board 17A South Gyle Crescent Edinburgh EH12 9FL

Building

Building	Property Class	Location Code	Bed Count	Adjusted Total Bed Spaces	Bed Space Rate	Bed Space Value
SELF-CATERING ACCOMMODATION	FLAT - VERY GOOD	EDINBURGH SECONDARY	4	4	£3,000	£12,000
TOTAL			4	4		£12,000

Effective Date:

01/04/2017

Final Value	£12,000
NAV/RV	£12,000
Effective Date	01/04/2017

Please note that this is for information only and should not be reused or sold. This has been prepared solely for the purposes of Non-Domestic Rating and should not be used for any other purpose. It remains the property of the Assessor for Lothian.

The above valuation is an on-line version of the individual valuation adapted to fit a standard presentation. This means that the valuation in some instances is not an exact replica of the calculation done the Assessor.

warranty is given and neither the Assessor for Lothian nor Lothian Valuation Joint Board accepts responsibility for any loss sustained as a result of any inaccuracy in the information given.

Grany enquiries or notification of change, please contact enquiries@lothian-vjb.gov.uk or telephone 0131 344 2500.

From: Caris Hood

Sent: Thursday, March 30, 2023 10:23 AM

To:

Subject: 16 ALBANY STREET, EDINBURGH EH1 3QB,

Good morning,

Thank you for your email.

I do apologise for the delay in responding to you.

I can see the property was first assessed as a self-catering unit from the 1^{st} of April $2010 - 1^{st}$ of April 2011. It was then inserted onto the Council Tax List from the 1^{st} of April $2011 - 25^{th}$ of June 2011 and then reinserted back onto the Valuation Roll as a self-catering unit from the 25^{th} of June $2011 - 1^{st}$ of February 2020. It has been on the Council Tax list since then.

Unfortunately our system does not clarify when the Royal Artillery Association and Club ended, however I would assume it ended on the 1st of April 2010 as this is the date the self-catering took over.

I do hope the above satisfies, however if you require any further information please don't hesitate to ask.

Kind regards

Caris

Caris Hood | Property Assistant | Valuation Section | Central Division | | LOTHIAN VALUATION JOINT BOARD | 17a South Gyle Crescent, Edinburgh, EH12 9FL |

Notes on Monitoring and control systems

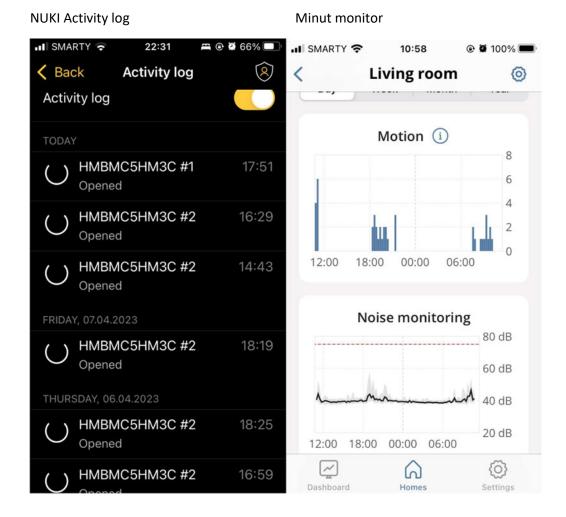
Door entry is controlled by a system called "Nuki"

It is a Keyless electronic door lock system working from a visitor's smart phone

Further information can be found at https://nuki.io.en

Noise and movement monitoring employs a device that measures decibels and movement provided by Minut.

Further information is available at https://minut.com





16 Albany Street First Floor Flat Edinburgh EH1 3QB

28th March 2023

City of Edinburgh Council Planning Department

To whom it may concern

Reference: Application No: 22/04261/FUL 16(GF) Albany Street, Edinburgh EH1 3QB

I am the owner and occupier of the flat on the first floor of 16 Albany Street.

The ground floor flat, now owned by Mrs Ella and Mr Robert Wishart, has been used by them and the previous owner as self-catering accommodation on short lets over several years. Second Appendix

It has caused no difficulty or detriment to amenity.

I have no objection to Mrs and Mr Wishart continuing to use their flat for selfcatering accommodation and to the granting of planning consent for change of use to Short-Term Letting.

Yours faithfully

Thave no objection to Mrs and Mr Wishart continuing to use their flat for self-Melaule Googsou's strong and to the granding of planning consent for change of usa

and Mr Robert Wishart, has been used ting accommodation on short lats over

16 Albany Street Second Floor Flat Edinburgh EH1 3QB

28th March 2023

City of Edinburgh Council Planning Department

To whom it may concern

Reference: Application No: 22/04261/FUL 16(GF) Albany Street, Edinburgh EH1 3QB

I own the flat on the second floor of 16 Albany Street.

Mr and Mrs Wishart bought the ground floor flat in September 2021. Since then, they have been providing self-catering holiday accommodation.

There have been no problems associated with the holiday accommodation. There is no disturbance of any kind when guests stay or enter or leave the building. In fact, it is not possible to tell on the top floor when people enter or leave the ground floor of the building.

The previous owner, Mr Faulkner, was also providing holiday accommodation over many years without any nuisance or other problems.

Mr and Mrs Wishart have made a point of ensuring that the hallway on the ground floor is clean and well looked after, including replacing hall light units that were not working. They obviously wish to offer a high standard of accommodation for their guests which improves the general amenity of the property.

I have no objection to Mrs and Mr Wishart continuing to use their flat for selfcatering accommodation and to the granting of planning consent for change of use to Short-Term Letting.

Yours faithfully



Matters not previously raised

- a) New material is presented to explain more clearly why the concerns stated in the refusal decision are not in the specific and particular circumstances of this application applicable and do not represent a real and present problem.
 - The information demonstrates that the risks of disturbance and detriment to amenity of neighbours are effectively substantially mitigated to such an extent as to remove them as a real cause for concern
- b) This was not raised with the officer before the application was determined as the issue was not raised as a concern by the officer and the applicant did not imagine it would be considered as a reason to refuse the application, given that the applicant knew it to be a FACT that:
 - 1) Both neighbours had no objection to the application (now confirmed in writing);
 - 2) The previous owner has been using the flat for the provision of holiday accommodation over many years without any disturbance to the neighbours;
 - 3) The sound of people entering and leaving the building and walking through the hallway to the door of the apartment is not heard either inside the ground floor apartment or the apartments on the two upper floors;
 - 4) There are good and effective measures in place to monitor noise and control movement;
 - 5) In order to maintain the high standards expected and required for premium quality holiday accommodation, the applicant has undertaken maintenance of the hallway, and provided attractive décor and furnishings, all in consultation with the neighbours, so as to improve the hallway and **enhance** the amenity of the shared parts of the property
- c) This material and information should now be considered as part of the review to ensure that a fair and reasonable decision is made, based on the actual circumstances and facts as they exist at the property rather than presumptions that, while reasonable in the absence of knowledge of the particular circumstances, do not coincide with the actual circumstances and facts.

Statement in support of a request to Review an application for planning permission

Application Number 22/04261/FUL

Retrospective planning permission for a change of use from residential (flatted dwelling-house) to a short term let (short term commercial visitor accommodation)

1. Background

- 1.1 The reason given for refusal of planning permission can be broken down into three parts:
- That the proposal would have a materially detrimental impact upon the living conditions of nearby residents;
- That the proposal would have a materially detrimental impact on the amenity of nearby residents; and,
- That the proposal is therefore contrary to Local Development Plan Policy.
- 1.2 The Applicants submit that the delegated decision does not fully take account of the material considerations that should be taken into account in making the decision including:
- The nature and operational characteristics of the proposed use;
- The fact and degree to which the property is used for short term lets;
- The historic use of the property;
- The quality and character of the surrounding area;
- The nature and source of objections to the proposal;
- Impact on the living conditions and amenity enjoyed by neighbours; and
- The degree to which conditions can mitigate any concerns about impact on amenity.

2. The nature and operational characteristics of the proposed use.

2.1 A *sui generis* use stands to be considered on the operational characteristics specific to the proposal. Edinburgh City Council's non statutory guidance for businesses states:

"The change of use from a residential property to short term commercial visitor accommodation may require planning permission.

In deciding whether this is the case, regard will be had to:

- The character of the new use and of the wider area;
- The size of the property;
- The pattern of activity associated with the use including numbers of occupants, the period of use, issues of noise, disturbance and parking demand; and
- The nature and character of any services provided".

- 2.2 Whilst this Non-Statutory Guidance is phrased as deciding whether or not planning permission is required rather than whether it should be granted it is nevertheless a material consideration in determining this particular application.
- 2.3 The property is a modest (approx. 80.7 m2) ground floor flatted dwellinghouse with two bedrooms. It can accommodate a maximum of 4 persons and is let on that basis. The nature of the accommodation provided is of a high standard and can reasonably be described as being at the luxury end of quality that might be expected of a short term let. (See photographs at Appendix 1) This is reflected in the tariff that those letting the property are expected to pay.
- 2.4 The property is accessed via a common hallway. A stairway from the hall services the upper floor flatted dwellinghouses. The Applicant maintains the hall to a high standard in order that it reflects the standard of the accommodation provided. Visitors access the property via the hallway. They do not use the stairway and therefore do not impinge upon the privacy of the upper floors.
- 2.5 The Applicant recognises that noise must be controlled and has installed an occupancy and noise monitoring system that can be accessed remotely. There have been no issues with neighbours regarding noise or disturbance from use of the property for short term visitor accommodation (see below).
- 2.6 The Applicants also employ an electronic door entry system (Nuki) that enables and records entry to the property. The Applicants can therefore demonstrate, factually, that the pattern of movement is no greater than and may even be less frequent than movements to and from the property if it was occupied as a dwellinghouse. The pattern of movements is normally entry upon arrival, exit in the morning presumably for the purposes of sightseeing around Edinburgh, entry early evening then exit presumably for the purposes of say finding a local restaurant, then entry again before bed. On many days of the year, there is no movement in or out of the flat at all. Guests are unfailingly courteous and well behaved. The suggestion that this pattern of movement causes disturbance does not stand scrutiny.
- 2.7 Finally it is worth considering the reason why the property is attractive to short term visitors. It is of a significantly high standard of accommodation and is located in the historic New Town of Edinburgh and within walking distance of Edinburgh's tourist attractions. A short-term visit to Edinburgh is usually a part of a longer-term visit to Scotland. If no permissions are to be granted for short term commercial visitor accommodation in Edinburgh the diversity of accommodation available to visitors will suffer and may result an adverse impact on the tourist driven economy of Edinburgh.

3. The fact and degree to which the property is used for short term lets.

3.1 The property is used as both a second home and for the for the purpose of short term lets. The split between use as a second home and use for short term commercial accommodation is currently 52/48. In 2022 the property was used as short-term commercial accommodation for 174 nights. The average length of stay was just over 3 nights.

4. The historic use of the property.

- 4.1 Historically the property has been used as a "lodging house" and from 1924 to 1981 as a "social club" (see appendix 2). The property was purchased by the Applicant and her husband in August 2021. The flat had previously been used as a holiday let from at least 2010 to 2020.
- 4.2 The Non-Domestic Valuation roll records the property as being a commercial "self-catering unit" with four beds for a period of more than 10 years prior to the property being purchased by the Applicants (see Appendix 3 & 4). This is new information not known to the Applicant prior to submission of the application which was only made because the Applicant was advised that it is a requirement of the Licensing Authority that operators of short-term commercial visitor

accommodation obtain planning permission. It may therefore be possible for the Applicant to claim established use. The views of the planning authority would be welcome in this respect.

5. The quality and character of the surrounding area.

- 5.1 The Report of Handling of the application states that "Albany Street is of mixed character, featuring residential, office and other commercial uses" and that it is "situated in an urban area and the city centre as defined by the adopted Edinburgh City Local Development Plan." The report fails to mention that the other commercial uses include hotels, bars, restaurants and a gym. It does, however go on to conclude that the impact on the amenity of neighbouring residential properties of short-term commercial visitor accommodation is acceptable.
- 5.2 The reason for refusal is therefore solely grounded on the impact of the proposal on the two residential properties accessed via the communal hallway.

6. The nature and source of objections to the proposal.

- 6.1 Whilst the Applicant fully accept that representations received by the planning authority on an application for planning permission are material to its consideration of that application appropriate weight needs to be given as to the source and nature of the representations made. In this instance the representations are from lobby groups and broad in nature and not specific to the application before the Council as planning authority. The Report of Handling gives weight to the objection based upon impact on neighbouring residential amenity but as stated above concludes that given the quality and character of the surrounding area the impact on the amenity of neighbouring residential properties of short-term commercial visitor accommodation is acceptable.
- 6.2 The persons living in the neighbouring properties accessed from the hallway leading to the stairs did not object. This should be of no surprise to the Review Body. Generally, where neighbours do not object to a proposal or indeed find it acceptable, they will seldom submit representations. Appropriate weight should be applied to the fact that the immediate neighbours did not object. It would be reasonable to conclude that the immediate neighbours have not experienced and do not anticipate that their living conditions and amenity are affected.
- 6.3 Since receiving the Report of Handling the Applicant's neighbours have submitted written representations, copied to both the Applicant and the Council as planning authority, as to the impact of use of the ground floor flat for short term commercial visitor accommodation on their living conditions and amenity (see Appendix 7 & 8). This confirms that there is no adverse impact on their living condition or upon the amenity and enjoyment of their properties.

7. Impact on the living conditions and amenity enjoyed by neighbours.

- 7.1 The Applicant has sought advice as to what is meant by living conditions and understand this to mean "the circumstances affecting the way in which people live, especially with regard to their well-being". There may be a different definition in planning law or guidance, however the Applicant has been unable to find such a definition.
- 7.2 Use of the property as short term commercial visitor accommodation does not impact upon the essential utilities serving the building, nor does it impact upon the fabric of the building in a manner that might affect individual or collective wellbeing.
- 7.3 Notwithstanding the Applicant has taken steps to monitor and control both movements and noise. The Applicant is prepared to attest that noise and disturbance from use of the ground floor hallway cannot be heard from the first or second floor flats and that furthermore noise and disturbance from use of the hallway cannot be heard from within the application property. This is confirmed by the recent representations submitted by the neighbours.
- 7.4 The Applicant assumes that the reference to amenity is to residential amenity. So far as the Applicant is aware residential amenity is not defined in planning law but is used to refer to the character of an area and elements that contribute to the overall enjoyment of an area. The Report of

Handling clearly concludes that the proposal does not adversely impact on the amenity of the surrounding area but solely on the amenity of the two flatted dwellinghouse accessed from the hallway and stair serving them.

7.5 The Applicant submits that when assessing the impact of use of the property for the purposes of short-term commercial visitor accommodation the following material considerations should be taken into account:

- Privacy how does/would the proposed use affect privacy levels of two properties. The
 Applicant submits that use of the hallway by persons accessing the ground floor property has
 only minimal impact on the privacy of the occupants of the upper floors.
- Overbearing affects would the nature and operational characteristics of the proposed use
 result in an oppressive environment. The Applicant submits that the nature and operational
 characteristics of the proposed use as managed by them does not have an overbearing impact
 on the occupants of the upper floors. Any change in management can be mitigated by a
 condition requiring that any permission should inure for the benefit of the Applicant only
 thereby protecting the occupant of the upper floors from the impact of a change in ownership.
- Noise and disturbance would the proposed use result in unacceptable levels of noise and disturbance. The Applicant submits that any impact arising from noise or disturbance can be controlled by the imposition of conditions and limitation on the number of days in a calendar year the property can be used for the purposes of short-term commercial visitor accommodation.
- Design how does the design of the building impact upon a reasonable standard of amenity. The
 Applicants submit that the design of the building, in particular the substantial ceiling heights, the
 thickness of the barrier between ceiling and upper floor, ground floor hallway and stair leading
 to the upper floors mitigates against any adverse impact on residential amenity (see Appendix
 6).

8. Is the proposal contrary to Development Plan Policy and can concerns about impact on living conditions and amenity be mitigated by conditions?

- 8.1 The determining issue is whether the proposal accords with the development plan and if it does not are there any material considerations that support approval, including where appropriate the mitigation of impacts by the imposition of conditions.
- 8.2 The Report of Handling states that "the proposal does not comply with LDP Policy Hou 7, as the change of use of this property to an STL would materially harm neighbouring amenity. The proposal does not comply with the Development Plan".
- 8.3 LDP Policy Hou 7 is titled "Inappropriate Uses in a **Residential** Area". The Report of Handling notes at Section A (Site Description) that Albany Street is of **mixed** character, featuring residential, office and other commercial uses. The adjoining property, Kingsford House 14 Albany Street is dedicated to the provision of Serviced Offices, Co-working and Meeting Rooms. The report notes at page 5 that the proposal will provide accommodation for tourists and individuals visiting the city, within an area of **mixed** use.
- 8.4 Within LDP Policy Hou 7 at paragraph 234 it is explained that the intention of the policy is <u>firstly</u>, to preclude the introduction or intensification of *non-residential* uses **incompatible** with *predominantly* residential areas.
- 8.5 The Applicant submits that:

- a. Albany Street is not a *predominantly* residential area, but rather, as stated in the Report of Handling, an area of **mixed** use.
- b. The history of the property, and in particular its use as a self-catering unit since at least 2010, demonstrates that its use as a Short Term Let has not proved to be incompatible with the area and moreover, the proposal does not represent an introduction or intensification of non-residential use, but rather a continuation of an existing use that has caused no problem. and therefore, in this regard, the proposal is not contrary to LDP Policy Hou 7.
- 8.6 The Applicant notes that the Report of Handling states that loss of residential accommodation is not a material consideration.
- 8.7 Within LDP Policy Hou 7 at paragraph 234 it is further explained that the intention of the policy is secondly, to prevent any further deterioration in living conditions in more mixed-use areas which nevertheless have important residential functions.
- 8.8 The Applicant submits that:
 - a. The proposal does not represent a further deterioration in living conditions, either for the area or for the residents of the two flatted properties on the upper floors of the building as the proposal represents a continuation of an existing use that has caused no problem.
 - b. The enhanced property management arrangements (monitoring of noise, number of people and door entry control) along with improved maintenance of the common hallway fully addresses and deals with concern about a deterioration in living conditions.
 - and therefore, in this regard as well, the proposal is not contrary to LDP Policy Hou 7.
- 8.9 The Applicant is aware that the notes on the justification for Hou 7 state that any change of use of residential properties to commercial uses can have a detrimental impact on the amenity of residents particularly where there is a high density of people occupying a building with communal areas.
- 8.10 The Applicant further submits that the occupancy level of the building in three flats cannot be reasonably described as high density.
- 8.11 The Report of Handling states that the Guidance for Business states in relation to short term commercial visitor accommodation that the Council "will not normally grant planning permission in respect of flatted properties where the adverse impact on residential amenity is greatest".
- 8.12 The use of the phrase "not normally" in statutory planning policy and guidance is generally accepted to mean that there will be instances dependent upon the material considerations where permission will be granted, usually but not always, subject to conditions.
- 8.13 The Applicant submits that on balance, and taking full account of the matters and material considerations set out above, planning permission should in this instance be granted subject to conditions.

Should the Review body agree, the Applicant suggests the following conditions be applied:

- 1. That the permission shall inure for the benefit of the Applicant only.
- 2. That the property may only be used for the purpose of short-term visitor accommodation for not more than 180 days in any one calendar year.
- 3. That the applicant shall install and shall at all times maintain in working order a suitable occupancy and noise monitor and shall ensure that noise levels from the property and the hallway shall not exceed 80db.





Atom TPM. Thomson House 4A Forth Street Edinburgh EH1 3LD The Scottish Salmon Company. 28 Drumsheugh Gardens Edinburgh EH3 7RN

Decision date: 28 June 2022

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013

Office extension to rear of building. At 28 Drumsheugh Gardens Edinburgh EH3 7RN

Application No: 22/01288/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 31 March 2022, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Conditions:-

Reason for Refusal:-

- 1. The proposal is contrary to the non-statutory guidance on Listed Buildings and Conservation Areas as it would cover more than 50% of the rear elevation, forming an over-dominant addition to the building and adversely affecting its character.
- 2. The proposal is contrary to LDP policy Env 4 Listed Buildings Alterations and Extensions as it would result in the loss of historic fabric.

Please see the guidance notes on our <u>decision page</u> for further information, including how to appeal or review your decision.

Drawings 01-03, represent the determined scheme. Full details of the application can be found on the <u>Planning and Building Standards Online Services</u>

The reason why the Council made this decision is as follows:

The proposal does not comply with the local development plan and associated guidance. The proposal is unacceptable in terms of scale, form and massing and would adversely impact on the listed building and conservation area. There are no material considerations that outweigh this conclusion.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Murray Couston directly at murray.couston@edinburgh.gov.uk.

Chief Planning Officer

PLACE

The City of Edinburgh Council

NOTES

- 1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.
- 2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

Application for Planning Permission 28 Drumsheugh Gardens, Edinburgh, EH3 7RN

Proposal: Office extension to rear of building.

Item – Local Delegated Decision Application Number – 22/01288/FUL Ward – B11 - City Centre

Recommendation

It is recommended that this application be **Refused** subject to the details below.

Summary

The proposal does not comply with the local development plan and associated guidance. The proposal is unacceptable in terms of scale, form and massing and would adversely impact on the listed building and conservation area. There are no material considerations that outweigh this conclusion.

SECTION A – Application Background

Site Description

B listed, John Lessels, built 1877. Part of 4-storey and basement terrace comprising unified façade of 2-bay townhouses in plain classical style with main-door and common stair flats behind. Listing date: 14/12/1970; listing reference: LB28676.

Description Of The Proposal

Planning permission is sought for a rear extension to an office.

Supporting Information

None submitted.

Relevant Site History
No relevant site history.
Other Relevant Site History

Consultation Engagement

No consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 1 April 2022

Date of Advertisement: 8 April 2022 Date of Site Notice: 8 April 2022 Number of Contributors: 1

Section B - Assessment

Determining Issues

Due to the proposals relating to a listed building(s) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- a) Is there a strong presumption against granting planning permission due to the proposals:
 - (i) harming the listed building or its setting? or
- (ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?
- b) If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

If the proposal is in accordance with the development plan the determination should be to grant planning permission unless material considerations indicate otherwise?

If the proposal is not in accordance with the development plan the determination should be refuse planning permission unless material considerations indicate otherwise?

In the assessment of material considerations this report will consider:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material consideration due to the development plan being over 5 years old;
- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals harm the listed building and its setting?

The following HES guidance is relevant in the determination of this application:

Managing Change: Extensions

The proposal would result in more than 50% of the rear elevation being covered by the extension. This would impact on the ability to read the listed building. The slapping to facilitate the proposal would result in the loss of historic fabric. The proposal does not have special regard to historical architectural features and will therefore adversely impact on the special architectural and historic interest of the listed building.

Conclusion in relation to the listed building

The proposal will impact on the special architectural or historic interest of the listed building and is not acceptable with regards to Section 59 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997.

b) The proposals harm the character or appearance of the conservation area?

As noted above, the proposed extension would cover more than 50% of the rear elevation. This would result in an incongruous addition that would adversely impact the character and appearance of the conservation area.

Conclusion in relation to the conservation area

The proposal does not have regard to the desirability of preserving or enhancing the character or appearance of the conservation area. The proposal is not acceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997.

c) The proposals comply with the development plan?

The development plan comprises the Strategic and Local Development Plans. The relevant Edinburgh Local Development Plan 2016 (LDP) policies to be considered are:

- LDP Environment policies Env 4 and Env 6
- LDP Design policy Des 12

The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration that is relevant when considering policies Env 4 and Env 6.

Scale, form and massing

The extension would span the entire width of the property. This is contrary to the Council's guidance on listed buildings and conservation areas which states that extensions should not cover more than 50% of the rear of property. The proposal would not be compatible with the existing building with regards to scale and form. The proposal does not comply with policy Des 12.

Listed building and conservation area

This has been addressed above. The proposal does not comply with policies Env 4 and Env 6 or the non-statutory 'Listed Buildings and Conservation Area' guidance.

Conclusion in relation to the Development Plan

The proposal is not acceptable with regards to scale, form and massing and would adversely impact on the listed building and conservation area.

d) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

SPP - Sustainable development

Scottish Planning Policy (SPP) is a significant material consideration due to the LDP being over 5 years old. Paragraph 28 of SPP gives a presumption in favour of development which contributes to sustainable development. Paragraph 29 outlines the thirteen principles which should guide the assessment of sustainable development.

The proposal does not comply with Paragraph 29 of SPP, specifically principles 3 and 10.

Emerging policy context

The Draft National Planning Framework 4 is being consulted on at present and has not been adopted. As such, little weight can be attached to it as a material consideration in the determination of this application.

While City Plan 2030 represents the settled will of the Council, it has not yet been submitted to Scottish Ministers for examination. As such, little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

One letter of objection has been received. A summary of the representations is provided below:

material considerations

- loss of historic fabric: this has been addressed above;
- width of extension: this has been addressed above;

Conclusion in relation to identified material considerations

The proposal is not acceptable with regards to the above.

Overall conclusion

The proposal does not comply with the local development plan and associated guidance. The proposal is unacceptable in terms of scale, form and massing and would adversely impact on the listed building and conservation area. There are no material considerations that outweigh this conclusion.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reason for Refusal

- 1. The proposal is contrary to the non-statutory guidance on Listed Buildings and Conservation Areas as it would cover more than 50% of the rear elevation, forming an over-dominant addition to the building and adversely affecting its character.
- 2. The proposal is contrary to LDP policy Env 4 Listed Buildings Alterations and Extensions as it would result in the loss of historic fabric.

Background Reading/External References

To view details of the application go to the Planning Portal

Further Information - Local Development Plan

Date Registered: 31 March 2022

Drawing Numbers/Scheme

01-03

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Murray Couston, Planning Officer E-mail:murray.couston@edinburgh.gov.uk

Appendix 1

Consultations

No consultations undertaken.

Comments for Planning Application 22/01288/FUL

Application Summary

Application Number: 22/01288/FUL

Address: 28 Drumsheugh Gardens Edinburgh EH3 7RN

Proposal: Office extension to rear of building.

Case Officer: Local1 Team

Customer Details

Name: Dr The Architectural Heritage Society of Scotland

Address: 15 Rutland Square, Edinburgh EH1 2BE

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The AHSS Forth and Borders Cases Panel has examined the proposal for the rear extension of a B-listed former townhouse by John Lessels, circa 1877 in the New Town Conservation Area, and we object:

No internal or external photographs are provided within the application, so it is impossible to assess the impact the rear demolitions will have on the listed building.

The proposed slapping between the kitchen and new extension is excessive, and results in the unjustified loss of historic fabric in the form of stone wall and three historic timber windows.

The proposed full-width extension is excessive in size, and contrary to Edinburgh Council Guidance for Listed Buildings and Conservation Areas (Feb 2019), which states "Extensions [to listed buildings] should not normally exceed 50% of the width of any elevation". The rear of the property is particularly visible as there is no garden wall, so the extension would be freely visible from Lynedoch Place Lane.

No details are provided on the proposed extension windows and glazing. These should be formed in an appropriate material (not PVC or composite) and glazing should be slimline, in line with Council Guidance (above).

No details are included on the balustrade surrounding the patio area. Again, these would be visible from Lynedoch Place Lane, and should be of suitable design and materials for the listed building setting in a conservation Area and World Heritage Site.

These elements of the proposal fail to preserve or enhance the special architectural character of

the listed building or the conservation area, contradict Edinburgh Council guidance and conflicts with the Local Development Plan policies ENV 4 & ENV 6. We therefore object to these proposals.



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE

100543310-005

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.					
Applicant or Agent Details					
Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)					
Agent Details					
Please enter Agent details	S				
Company/Organisation:	Atom TPM				
Ref. Number:	2512	You must enter a Bu	uilding Name or Number, or both: *		
First Name: *	Atom	Building Name:	Thomson House		
Last Name: *	ТРМ	Building Number:	4a		
Telephone Number: *	0131 557 8470	Address 1 (Street): *	Forth Street		
Extension Number:		Address 2:			
Mobile Number:		Town/City: *	Edinburgh		
Fax Number:		Country: *	Scotland		
		Postcode: *	EH1 3LD		
Email Address: *	mail@atom-tpm.com				
Is the applicant an individu	ual or an organisation/corporate entity? *				
☐ Individual ☒ Organisation/Corporate entity					

Applicant Details				
Please enter Applicant	details			
Title:		You must enter a B	uilding Name or Number, or both: *	
Other Title:		Building Name:		
First Name: *		Building Number:	28	
Last Name: *		Address 1 (Street): *	Drumsheugh Gardens	
Company/Organisation	Scottish Salmon Company	Address 2:		
Telephone Number: *		Town/City: *	Edinburgh	
Extension Number:		Country: *	Scotland	
Mobile Number:		Postcode: *	EH3 7RN	
Fax Number:				
Email Address: *				
Site Address	Details			
Planning Authority:	City of Edinburgh Council			
Full postal address of the site (including postcode where available):				
Address 1:				
Address 2:				
Address 3:				
Address 4:				
Address 5:				
Town/City/Settlement:				
Post Code:				
Please identify/describe the location of the site or sites				
Land to the rear of 28 Drumsheugh Gardens at the access from Lynedoch Place Lane.				

Description of Proposal
Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: * (Max 500 characters)
Proposed erection of low level basement Sun-room to form staff facilities for welfare improvement and to allow for increased circulation space due to Covid-19 future restrictions
Type of Application
What type of application did you submit to the planning authority? *
Application for planning permission (including householder application but excluding application to work minerals).
Application for planning permission in principle.
Further application.
Application for approval of matters specified in conditions.
What does your review relate to? *
⊠ Refusal Notice.
Grant of permission with Conditions imposed.
No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.
Statement of reasons for seeking review
You must state in full, why you are a seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)
Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.
You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.
The proposed development is a low level Basement Extension to form a Sunroom. It cannot be seen from any adjoining access roads; it cannot be seen from most neighbouring properties and its massing is minimal in relation to the existing terraced Townhouses. The design is sympathetic to the rear stonework and is treated in such a manner that it enhances the poor quality rear elevation. It is providing improved Staff Facilities that allows improved circulation to meet future Covid-19 restrictions
Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *
If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)
Overall it is felt that this development is an improvement to the existing setting, it is not outwith Planning Policy that allows development enhancement of Grade B Listed buildings and is more than consistent with previous examples of nearby permitted historical development. On that basis the Applicant wishes the decision to be reviewed.

Please provide a list of all supporting documents, materials and evidence which you wish to see to rely on in support of your review. You can attach these documents electronically later in the	
Supporting Statement including photographic examples of already rear Extension developr	ments to Grade B Townhouses nearby
Application Details	
Please provide the application reference no. given to you by your planning authority for your previous application.	22/01288
What date was the application submitted to the planning authority? *	24/03/2022
What date was the decision issued by the planning authority? *	28/06/2022
Review Procedure	
The Local Review Body will decide on the procedure to be used to determine your review and process require that further information or representations be made to enable them to determ required by one or a combination of procedures, such as: written submissions; the holding of inspecting the land which is the subject of the review case.	ine the review. Further information may be
Can this review continue to a conclusion, in your opinion, based on a review of the relevant ir parties only, without any further procedures? For example, written submission, hearing session of the relevant in parties only, without any further procedures? For example, written submission, hearing session of the relevant in parties only.	
In the event that the Local Review Body appointed to consider your application decides to ins	spect the site, in your opinion:
Can the site be clearly seen from a road or public land? *	X Yes No
Is it possible for the site to be accessed safely and without barriers to entry? *	X Yes No
Checklist – Application for Notice of Review	
Please complete the following checklist to make sure you have provided all the necessary in to submit all this information may result in your appeal being deemed invalid.	formation in support of your appeal. Failure
Have you provided the name and address of the applicant?. *	🛛 Yes 🗌 No
Have you provided the date and reference number of the application which is the subject of the review? *	nis 🛛 Yes 🗌 No
If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with review should be sent to you or the applicant? *	
Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *	X Yes No
Note: You must state, in full, why you are seeking a review on your application. Your stateme require to be taken into account in determining your review. You may not have a further oppo at a later date. It is therefore essential that you submit with your notice of review, all necessar on and wish the Local Review Body to consider as part of your review.	rtunity to add to your statement of review
Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *	X Yes No
Note: Where the review relates to a further application e.g. renewal of planning permission or planning condition or where it relates to an application for approval of matters specified in corapplication reference number, approved plans and decision notice (if any) from the earlier con	nditions, it is advisable to provide the

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name:

Declaration Date:



Applicant: Scottish Salmon Company

Address: 28 Drumsheugh Gardens, Edinburgh, EH3 7RN Project: Proposed Sunroom Staff Facilities Extension

Planning Ref: 22/01288/FUL

SUPPORTING STATEMENT

The proposed development is a low level Basement Extension to form a Sunroom. It cannot be seen from any adjoining access roads; it cannot be seen from most neighbouring properties and its massing is minimal in relation to the existing terraced Townhouses. The design is sympathetic to the rear stonework and is treated in such a manner that it enhances the poor quality rear elevation and stonework. It is providing improved Staff Facilities based on significant investment by a leading sustainable Scottish business, that allows for break-out and improved circulation needed in the event of future Covid-19 restrictions.

Most importantly this development is generally concealed as it is built between existing high boundary walls and existing adjacent extensions to the rear and cannot be seen from the rear Lynedoch Place Lane, as illustrated in the 3D model drawings included in Appendix I.



Rear View showing existing wing walls that conceal development



In addition to this there are significant number of nearby examples where by full elevation extensions have taken place, such as the Bonham Hotel and from No. 22 to 27 Drumsheugh Gardens. A collection of example photographs showing these adjacent extensions are enclosed.



24 Drumsheugh Gardens - rear View



22 Drumsheugh Gardens - Rear View



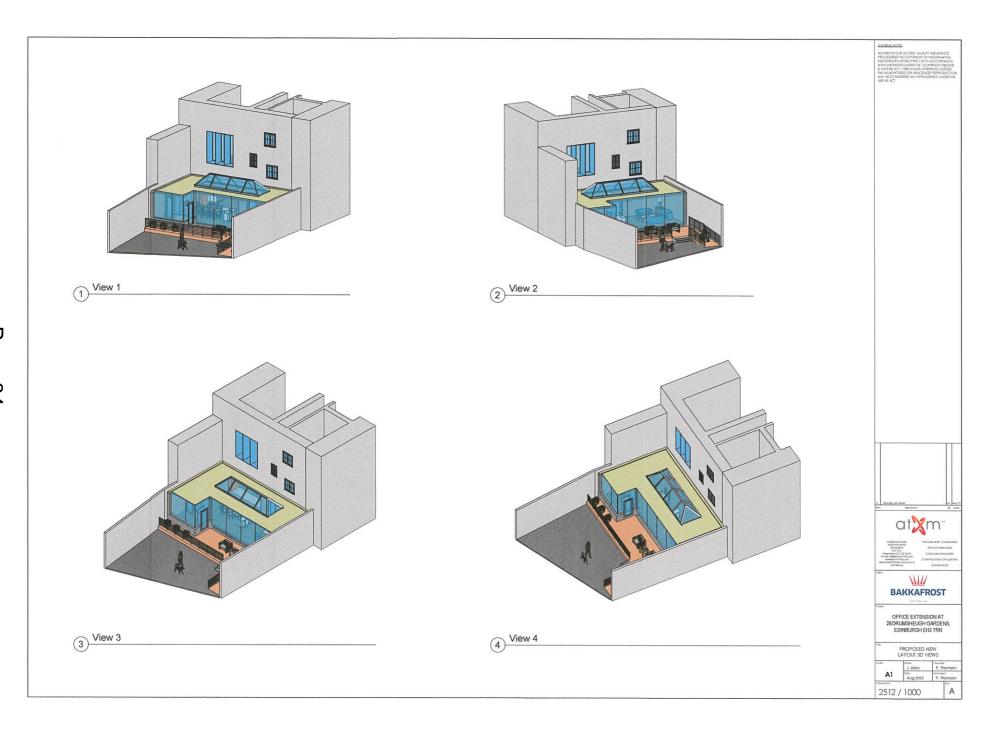


Bonham Hotel - Rear View

Overall it is felt that this development is an improvement to the existing setting, it is not outwith Planning Policy that allows development enhancement of Grade B Listed buildings and is more than consistent with previous examples of nearby permitted historical development. On that basis the Applicant wishes the decision to be reviewed.



APPENDIX I





OESIS LTD. FAO Kodippili Parakramawansha 305 Easter Road Edinburgh EH6 8LH

Decision date: 10 January 2023

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013

Change of Use from residential to short-term let At 305 Easter Road Edinburgh EH6 8LH

Application No: 22/04410/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 27 September 2022, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reason for Refusal:-

1. The proposal is contrary to Policy Hou 7 of the adopted Edinburgh Local Development Plan, in respect of Inappropriate Uses in Residential Areas. The use of the property as a short stay let will have a materially detrimental effect on the living conditions and amenity of nearby residents.

Please see the guidance notes on our <u>decision page</u> for further information, including how to appeal or review your decision.

Drawings 01 - 02, represent the determined scheme. Full details of the application can be found on the Planning and Building Standards Online Services

The reason why the Council made this decision is as follows:

The proposal will have a materially detrimental effect on the living conditions and amenity of nearby residents. It does not comply with LDP Policy Hou 7. There are no material considerations that outweigh this conclusion.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Benny Buckle directly at benny.buckle@edinburgh.gov.uk.

Chief Planning Officer

PLACE

The City of Edinburgh Council

NOTES

- 1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.
- 2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

;;

Report of Handling

Application for Planning Permission 305 Easter Road, Edinburgh, EH6 8LH

Proposal: Change of Use from residential to short-term let

Item – Local Delegated Decision Application Number – 22/04410/FUL Ward – B12 - Leith Walk

Recommendation

It is recommended that this application be **Refused** subject to the details below.

Summary

The proposal will have a materially detrimental effect on the living conditions and amenity of nearby residents. It does not comply with LDP Policy Hou 7. There are no material considerations that outweigh this conclusion.

SECTION A – Application Background

Site Description

The application site relates to a two-bedroom flat at 305 Easter Road. Fronting Easter Road on the second floor. Access is gained via a private main door from Easter Road. The property has access to a communal garden via a secondary access through the neighbouring tenement at 303 Easter Road.

Description Of The Proposal

The application is for retrospective planning permission for the change of use from residential to short term let.

Supporting Information

Planning Statement

Relevant Site History

No relevant site history.

Other Relevant Site History

Consultation Engagement

No consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 28 September 2022

Date of Advertisement: Not Applicable **Date of Site Notice:** Not Applicable

Number of Contributors: 3

Section B - Assessment

Determining Issues

This report will consider the proposed development under Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling material considerations for not approving them?

If the proposals do not comply with the development plan, are there any compelling material considerations for approving them?

In the assessment of material considerations this report will consider:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material consideration due to the development plan being over 5 years old;
- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals comply with the development plan?

The Development Plan comprises the Strategic and Local Development Plans. The relevant Edinburgh Local Development Plan 2016 (LDP) policies to be considered are:

- Local Development Plan Housing Policy, Hou 7.
- Local Development Plan Transport Policies, Tra 2 and Tra 3
- Local Development Plan Delivering the Strategy Policy Del 2

The non-statutory Guidance for Business is a material consideration that is relevant when considering LDP Policy Hou 7 and the Edinburgh Design Guidance is a material consideration when considering LDP Policies Tra 2 and Tra 3.

Principle of development

The application site is situated in the Urban Area, as defined in the LDP.

The main policy that is applicable to the assessment of short term lets is LDP Policy Hou 7 (Inappropriate Uses in Residential Areas), which seeks to protect residential amenity.

The non-statutory Guidance for Businesses states that an assessment of a change of use of dwellings to STCVA will have regard to:

- The character of the new use and of the wider area:
- The size of the property;
- The pattern of activity associated with the use including numbers of occupants, the period of use, issues of noise, disturbance and parking demand; and
- The nature and character of any services provided.

Paragraph 220 of the LDP acknowledges that tourism is the biggest source of employment in Edinburgh, providing jobs for over 31,000 people. Whilst there is not a specific LDP policy relating to the jobs created through the required care, maintenance and upkeep of STL properties, the economic benefits are a material planning consideration.

The application property is located on Easter Road. The character of the immediate area is predominately residential. Access to the property is gained via a private entrance from Easter Road. The property has access to a communal garden that is gained via the communal access of the neighbouring tenement. This access to the communal garden and shared stair well increases the effects that guests could have on the immediate residential amenity.

The use of the property as a STL would introduce an increased frequency of movement to the flat. The proposed short stay use would enable visitors to arrive and stay at the premises for a short period of time on a regular basis throughout the year in a manner dissimilar to that of permanent residents. There is no guarantee that guests would not come and go frequently throughout the day and night and transient visitors may have less regard for neighbours' amenity than individuals using the property as a principal home. The additional servicing that operating a property as an STL requires compared to that of a residential use is also likely to result in an increase in disturbances, further impacting on neighbouring amenity.

The immediate proximity to neighbouring residential flats, creates a situation where such a use would bring additional noise and disturbance beyond what would be acceptable within a residential area.

The proposal will have a materially detrimental effect on the living conditions and amenity of nearby residents. Therefore, it does not comply with LDP policy Hou 7.

Parking standards

There is no off street car parking available within the site and no immediate on street parking available nearby. The site is accessible by public transport via tram, train and bus.

The proposals comply with the LDP Policies Tra 2 and Tra 3.

Conclusion in relation to the Development Plan

The proposal does not comply with LDP Policy Hou 7 as the change of use of this property to a short-term visitor let would materially harm neighbouring amenity.

d) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

SPP - Sustainable development

Scottish Planning Policy (SPP) is a significant material consideration due to the LDP being over 5 years old. Paragraph 28 of SPP gives a presumption in favour of development which contributes to sustainable development. Paragraph 29 outlines the thirteen principles which should guide the assessment of sustainable development.

The proposal complies with all thirteen principles outlined within paragraph 29 of the SPP. The proposal will therefore contribute to sustainable development.

Emerging policy context

The Revised Draft National Planning Framework 4 was laid before the Scottish Parliament on 08 November 2022 for approval. As it has not completed its parliamentary process, only limited weight can be attached to it as a material consideration in the determination of this application.

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to Representations made, to be submitted with the Proposed Cityplan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. At this time little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

The application received three objections. A summary of the representations is provided below:

material considerations

- The use is not in accordance with the Local Development Plan as the proposal would detrimentally affect the residential amenity of the immediate residents within the communal square. This has been discussed within section 'A'
- Concern that the property has access to a communal stairwell and garden. This has been discussed within section 'A'

non-material considerations

• A change of use to short term let would remove a residential property from housing market. There currently is no policy against loss of housing.

Overall conclusion

The proposal does not comply with the relevant policy of the development plan as it would have a materially detrimental effect on the living conditions and amenity of nearby residents. It does not comply with the objectives of SPP, as it will not contribute towards sustainable development and a sustainable community. There are no material considerations that outweigh this conclusion.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following; **Conditions**

Reasons

Reason for Refusal

1. The proposal is contrary to Policy Hou 7 of the adopted Edinburgh Local Development Plan, in respect of Inappropriate Uses in Residential Areas. The use of the property as a short stay let will have a materially detrimental effect on the living conditions and amenity of nearby residents.

Background Reading/External References

To view details of the application go to the Planning Portal

Further Information - Local Development Plan

Date Registered: 27 September 2022

Drawing Numbers/Scheme

01 - 02

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Benny Buckle, Assistant Planning Officer E-mail:benny.buckle@edinburgh.gov.uk

Appendix 1

Consultations

No consultations undertaken.

Comments for Planning Application 22/04410/FUL

Application Summary

Application Number: 22/04410/FUL

Address: 305 Easter Road Edinburgh EH6 8LH

Proposal: Change of Use from residential to short-term let

Case Officer: Local1 Team

Customer Details

Name: Abi Lewis

Address: 315 Easter road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Edinburgh already has too many air bnb short term type lets and these push out and

price out the local community.

Comments for Planning Application 22/04410/FUL

Application Summary

Application Number: 22/04410/FUL

Address: 305 Easter Road Edinburgh EH6 8LH

Proposal: Change of Use from residential to short-term let

Case Officer: Local1 Team

Customer Details

Name: Ms Morven Crumlish

Address: 338/4 Easter Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objecting on the basis that Easter Road is a residential area and permanent holiday lets are detrimental to the area as they limit the number and type of residential properties for people who live here or wish to live here.

Comments for Planning Application 22/04410/FUL

Application Summary

Application Number: 22/04410/FUL

Address: 305 Easter Road Edinburgh EH6 8LH

Proposal: Change of Use from residential to short-term let

Case Officer: Local1 Team

Customer Details

Name: Mr Andrew Hay

Address: 301 Easter Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing this comment today to object to the planning application to change the use of 305 Easter Road from a residential property to a short-term let. My reasons are set our below.

1. Safety - I am deeply concerned about the potential rise in anti-social behaviour and noise that this change of use may bring. Whilst my ground floor home does not share a stair with the concerned property, it does neighbour their communal back garden, only separated by a wall half a metre high. I am concerned that guests, who do not live in the area and may not have any sense of responsibility or attachment to it, unwittingly disturb current residents by making noise in what is currently a quiet and relaxing space.. The applicant is currently advertising the use of the garden on their listing at -

https://www.airbnb.co.uk/rooms/653180953855867610?_set_bev_on_new_domain=1665592575_ NjczNWRIOWRjZjdh&source_impression_id=p3_1666199846_dWAjGBIPc%2F35E5Pr and this has concerned me of late.

- 2. Shared door access to the stair- Although the property's main entrance is on the street, the property currently has access to the stair through a door in the residence to give it access to the garden, which the applicant is advertising the use of. There have been numerous reports in the last few years of the disturbances that can be caused by short-term guests having access to the stair and it concerns me that this may lead to tension within the local community due a risk of increasing anti-social behaviour.
- 3. Property type/area I believe the change of use to a short-term let is completely inappropriate when the local area and community is taken in to consideration. One the strategic aims of the Edinburgh Local Development Plan is to "help create strong, sustainable and healthier communities, enabling all residents to enjoy a high quality of life." The residents of the properties

305 Easter Road surrounds is largely made up of working professionals and families and a strong, friendly sense of community is already in place here. A short-term let seriously risks the cohesion of this and the change of use would ultimately worsen the quality of life of the community.

I earnestly implore you to reject this application for a Change of Use.

Many thanks

Andrew Hay



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE

100623959-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details				
•	n agent? * (An agent is an architect, consultation in connection with this application)	ant or someone else ac	ting ☑ Applicant ☐Agent	
Applicant Det	ails			
Please enter Applicant de	tails			
Title:	Mr	You must enter a Buil	lding Name or Number, or both: *	
Other Title:		Building Name:		
First Name: *	Kodippili	Building Number:	305	
Last Name: *	Parakramawansha	Address 1 (Street): *	Easter Road	
Company/Organisation	OESIS LTD	Address 2:		
Telephone Number: *		Town/City: *	Edinburgh	
Extension Number:		Country: *	United Kingdom	
Mobile Number:		Postcode: *	EH6 8LH	
Fax Number:				
Email Address: *				

Site Address	Details		
Planning Authority:	City of Edinburgh Council		
Full postal address of the	site (including postcode where availab	ole):	_
Address 1:	305 EASTER ROAD		
Address 2:	ALBION		
Address 3:			
Address 4:			
Address 5:			
Town/City/Settlement:	EDINBURGH		
Post Code:	EH6 8LH		
Please identify/describe t	he location of the site or sites	1	007040
Northing	675404	Easting	327040
Description o	f Proposal		
	ion of your proposal to which your revi nended with the agreement of the planr		ould be the same as given in the
	a main door two bedroom flat. It was us s application is to change its use to a sl		tail shop. It was converted into a
Type of Appli	cation		
What type of application	did you submit to the planning authority	/? *	
Application for planning permission (including householder application but excluding application to work minerals). Application for planning permission in principle. Further application. Application for approval of matters specified in conditions.			
piiodaoii ioi appic	1aut. 2 opcomos in constitució.		

What does your review relate to? *			
Refusal Notice.			
Grant of permission with Conditions imposed.			
No decision reached within the prescribed period (two months after validation date or a	ny agreed extension) – c	leemed refusa	al.
Statement of reasons for seeking review			
You must state in full, why you are a seeking a review of the planning authority's decision (o must set out all matters you consider require to be taken into account in determining your reseparate document in the 'Supporting Documents' section: * (Max 500 characters)			
Note: you are unl kely to have a further opportunity to add to your statement of appeal at a la all of the information you want the decision-maker to take into account.	ater date, so it is essentia	al that you pro	duce
You should not however raise any new matter which was not before the planning authority a the time expiry of the period of determination), unless you can demonstrate that the new ma time or that it not being raised before that time is a consequence of exceptional circumstance.	tter could not have been		
Our business does not impact the local amenities/living conditions of residents. Being a resident to the communal corridor & staircase so guests cannot access the common garden or oth businesses operating on Easter Road, it is not entirely residential. None of the objections experienced but hypothetical concerns, The 6 comments posted appear to be from 3 people.	ner shared areas. There by neighbours is persor	are already nal issues they	
Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *	X	Yes No	
If yes, you should explain in the box below, why you are raising the new matter, why it was r your application was determined and why you consider it should be considered in your review			fore
New matters are raised in response to exaggerated/inaccurate claims made in the six neign which are duplicates of other comments and most of which restate the same ideas. They two criteria for refusal in the Development Plan: An unacceptable impact on local amenity area; or The loss of residential accommodation where such loss is not outweighed by den	also show that our case or the character of a ne	is outwith the ghbourhood o	pr
Please provide a list of all supporting documents, materials and evidence which you wish to to rely on in support of your review. You can attach these documents electronically later in the			intend
- Booking.com advertisement(No longer advertise on AirBnB). The 'garden view' (NOT gar removed to avoid confusion 'House Rules' - our 'quiet hours' policy and other measures Direct responses to concerns raised by neighbours - (showing that most if not all concerns unfounded) - Evidence of other businesses in the area that collaborate with us - demonstrate.	to reduce the impact on are immaterial, exagge	neighbours rated, and	
Application Details			
Please provide the application reference no. given to you by your planning authority for your previous application.	22/04410/FUL		
What date was the application submitted to the planning authority? *	27/09/2022		
What date was the decision issued by the planning authority? *	10/01/2023		

Review Proce	dure	
process require that further required by one or a comb	will decide on the procedure to be used to determine your review and may er information or representations be made to enable them to determine the bination of procedures, such as: written submissions; the holding of one or is the subject of the review case.	e review. Further information may be
	to a conclusion, in your opinion, based on a review of the relevant informa further procedures? For example, written submission, hearing session, sit	
In the event that the Loca	Review Body appointed to consider your application decides to inspect the	ne site, in your opinion:
Can the site be clearly see	en from a road or public land? *	🛛 Yes 🗌 No
Is it possible for the site to	be accessed safely and without barriers to entry? *	🛛 Yes 🗌 No
Checklist – A	pplication for Notice of Review	
	wing checklist to make sure you have provided all the necessary informat tion may result in your appeal being deemed invalid.	ion in support of your appeal. Failure
Have you provided the na	ame and address of the applicant?. *	X Yes ☐ No
Have you provided the da review? *	ate and reference number of the application which is the subject of this	⊠ Yes □ No
	g on behalf of the applicant, have you provided details of your name d whether any notice or correspondence required in connection with the you or the applicant? *	☐ Yes ☐ No ☒ N/A
	ement setting out your reasons for requiring a review and by what n of procedures) you wish the review to be conducted? *	⊠ Yes □ No
require to be taken into ac at a later date. It is therefor	full, why you are seeking a review on your application. Your statement must count in determining your review. You may not have a further opportunity ore essential that you submit with your notice of review, all necessary inforview Body to consider as part of your review.	to add to your statement of review mation and evidence that you rely
	ll documents, material and evidence which you intend to rely on) which are now the subject of this review *	⊠ Yes □ No
planning condition or whe	elates to a further application e.g. renewal of planning permission or modifere it relates to an application for approval of matters specified in conditionaber, approved plans and decision notice (if any) from the earlier consent.	
Declare - Not	ice of Review	
I/We the applicant/agent of	certify that this is an application for review on the grounds stated.	
Declaration Name:	Mr Kodippili Parakramawansha	
Declaration Date:	09/04/2023	

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6 Separate beds, 2 baths -Leit...

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Unique places to stay

Reviews

Boutique Edinburgh Apartme...

9 1.5 miles from centre

7 Good

KAYAK

Page 103

priceline.com

agoda

....

Rentalcars.com

Beautiful, Traditional 2 Bedro...

Become an affiliate

Car hire

Flight finder

9.2 Superb

9 1.4 miles from centre

OpenTable

Modern 2 Bedroom Apartem...

Coronavirus (COVID-19) FAQs

About Booking.com

6.5 Review score

Booking.com for Business

OESIS House Rules

Welcome to our OESIS!

We hope you enjoy your stay with us. To ensure your trip goes smoothly, we have put together some rules and guidelines below.

- ♣ We want you to have a good time enjoying your stay at OESIS. But please note only guests registered at check-in can stay at the property. Parties/events are not permitted.
- ♣ Please have a look at the inventory provided and inform us if you find anything is missing or not in working order. We will try our best to fix it.
- ♣ Treat furniture and other items at OESIS with care so that other guests after you can have a quality holiday here.
- ♣ Please keep the noise level to minimum although this OESIS is your gateway to Edinburgh and a relaxing holiday, to our neighbours, this building is their home. Quiet hours are 10:00 pm to 10:00 am
- ♣ Sorry, we can't allow any pets as we won't be able to accommodate future guests with allergies if pets are allowed.
- ♣ OESIS is a no smoking establishment. Thank you for not using any tobacco products including e-cigarettes.
- ♣ Unfortunately, we do not have parking at OESIS premises.

- ♣ When you leave the premises, please make sure all windows and doors are securely closed and locked.
- ♣ Please use the appropriate bins for your food and general waste. We would appreciate if you clean up before checking out using the cleaning products provided.
- ♣ Please make sure you switch off lights, and any electrical appliances when you go out - we're an eco-friendly holiday home.
- ♣ We or our representatives reserve the right to enter the property at any time to undertake essential maintenance or for inspection purposes.
- ♣ If you run into any issues, we are just a phone call away at 07401630723
- **♣** Below are the emergency numbers for Edinburgh:

o Electricity: 0800 40 40 90

o Power cut: 105

Gas leaks: 0800 111 999
 Scottish Water: 0800 0778 778
 Flood line: 0345 988 1188

o NHS24: 111

o Crime stoppers: 0800 555 111

 Police Scotland: in an emergency call 999. For non-emergencies call 101

We hope you will have a relaxing stay at OESIS and enjoy the beautiful city of Edinburgh....

Pink Eco Clean

326 Easter Road Edinburgh EH6 8JT

07/02/2023 13:57

SVR 1

36.00

0.00

CUSTOMERS TICKET/RECEIPT - PREPAID

23	PCS	3
3 x Bed set TOTAL AMOUNT PAID:	36.0 36.0	
PAID BY: -		

CHANGE: -

Card



Thank you for your custom

Pink Eco Clean

326 Easter Road Edinburgh EH6 8JT

22/11/2022

10:31

SVR 1

CUSTOMERS RECEIPT



2 x Bed set TOTAL AMOUNT PAID: 20.00 20.00

PAID BY: -

Card

20.00

CHANGE: -

0.00

Pink Eco Clean

326 Easter Road Edinburgh EH6 8JT

14/12/2022

14:54

SVR 1

CUSTOMERS TICKET/RECEIPT - PREPAID

PCS 1 60.00 1 x landry service TOTAL AMOUNT PAID: 60.00

PAID BY: -

Card 60.00

CHANGE: -0.00



Thank you for your custom

Pink Eco Clean

326 Easter Road Edinburgh EH6 8JT

12/01/2023

14:53

CUSTOMERS RECEIPT



1 x bed set TOTAL AMOUNT PAID:

10.00 P 0.00

ITEMS MARKED 'P' ABOVE HAVE BEEN PREPAID

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INVOICE INV0086

DATE

28 Nov 2022

DUE DATE 10 Dec 2022

BALANCE DUE GBP £90.00

BILL TO

Oesis UK Ltd

DESCRIPTION		RATE	QTY	AMOUNT
Airbnb Clean 20 November 2022 25 November 2022 27 November 2022		£30.00	3	£90.00
	TOTAL			£90.00
	BALANCE DUE		GE	3P £90.00

Payment Details Account Details:

-Account Name: ABLife Limited



INVOICE INV0101

DATE 6 Jan 2023

DUE DATE 16 Jan 2023

BALANCE DUE GBP £240.00

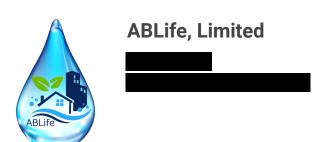
BILL TO

Oesis UK Ltd

DESCRIPTION		RATE	QTY	AMOUNT
Airbnb Clean		£30.00	8	£240.00
1 December 2022				
2 December 2022				
9 December 2022				
10 December 2022				
11 December 2022				
18 December 2022				
20 December 2022				
28 December 2022				
	TOTAL			£240.00
	BALANCE DUE		GBF	£240.00

Payment Details Account Details:

-Account Name: ABLife Limited



INVOICE INV0125

DATE 31 Jan 2023

DUE DATE 10 Feb 2023

BALANCE DUE GBP £60.00

BILL TO

Oesis UK Ltd

DESCRIPTION		RATE	QTY	AMOUNT
Airbnb Clean 8 January 2023 15 January 2023		£30.00	2	£60.00
	TOTAL			£60.00
	BALANCE DUE		GE	3P £60.00

Payment Details Account Details:

-Account Name: ABLife Limited



ABLife, Limited

INVOICE INV0150

DATE 28 Feb 2023

DUE DATE 10 Mar 2023

BALANCE DUE GBP £120.00

BILL TO

Oesis UK Ltd

DESCRIPTION		RATE	QTY	AMOUNT
Airbnb Clean 3 February 2023 5 February 2023 11 February 2023 12 February 2023		£30.00	4	£120.00
	TOTAL			£120.00
	BALANCE DUE		GBF	£120.00

Payment Details Account Details:

-Account Name: ABLife Limited



INVOICE INVO181

DATE 31 Mar 2023

DUE DATE 10 Apr 2023

BALANCE DUE GBP £90.00

BILL TO

Oesis UK Ltd

DESCRIPTION		RATE	QTY	AMOUNT
Airbnb Clean 12 March 2023 18 March 2023 25 March 2023		£30.00	3	£90.00
	TOTAL			£90.00
	BALANCE DUE		GB	P £90.00

Payment Details Account Details:

-Account Name: ABLife Limited

As a preliminary point, we would like to draw the local authority's attention to the underlined phrases which shows that what appears to be a large response to our planning permission request in fact appears to be the views of only three people – one of whom (Mr Hay) does not even reside in the same flat as our property. Clearly this in itself shows that the response is exaggerated – this point is compounded when considering the concerns raised and their immateriality.

Ms Abi Lewis's (and anonymous exact duplicate's) comment:

"Edinburgh already has too many air bnb short term type lets and these push out and price out the local community."

Lewis' concern is directed at the concept of short-term lets in the abstract – not our specific business. There are no other such businesses operating from 305 Easter Road, and though there are businesses operating in that area more broadly, our acquisition of the property was not done in competition with any local resident attempting to purchase the property. Given this, as stated below, that our business has the most minimal impact on local residents, it is unclear how our continued business could "push out and price out" local residents. Both complaints are simultaneously vacuous and unfounded and thus clearly cannot form the basis of a refusal for planning permission.

Ms Morven Crumlish (and anonymous exact duplicate's) comment:

"Objecting on the basis that Easter Road is a residential area and permanent holiday lets are detrimental to the area as they limit the number and type of residential properties for people who live here or wish to live here."

Again, the comment is directed are short-term lets in the abstract. As stated above, our property was not bought in competition with local residents and further it has the most minimal impact on local residents. Rather than a detriment, our business acts as an economic benefit to the local area as we collaborate with the laundrette across the road and with a local private cleaner. We also encourage our guests to use public transport (the bus stop directly in front of our property) and the tram system once it is completed.

Mr Andrew Hay's <u>twice submitted</u> comment: I am writing this comment today to object to the planning application to change the use of 305 Easter Road from a residential property to a short-term let. My reasons are set our below.

1. Safety - I am deeply concerned about the potential rise in anti-social behaviour and noise that this change of use may bring. Whilst my ground floor home does not share a stair with the concerned property, it does neighbour their communal back garden, only separated by a wall half a metre high. I am concerned that guests, who do not live in the area and may not have any sense of responsibility or attachment to it, unwittingly disturb current residents by making noise in what is currently a quiet and relaxing space. The applicant is currently advertising the use of the garden on their listing at -https://www.airbnb.co.uk/rooms/653180953855867610?_set_bev_on_new_domain=1665 592575

jczNWRIOWRjZjdh&source_impression_id=p3_1666199846_dWAjGBlPc%2F35E5Pr and this has concerned me of late.

Firstly, as Mr Hay himself admits, this deep concern is only potential – even in his mistaken understanding of the operation of our business. The link he has helpfully provided only shows that we had advertised a 'garden view' from our property's windows – 'view' not to be mistaken for 'access'. There has never been garden access advertised nor will there be, and this is supported again by Mr Hay's admission that his concern is potential – if we had intended to allow guests to access the garden, then at least some of the many guests who have stayed with us since last September would have accessed the gardens. None have – as they cannot.

But to limit such future confusion we have removed the advertisement of a 'garden view' from our page.

Further, our property, though shown to have corridor access on the floorplans, does not allow such access to guests as that door is kept permanently locked. As such, the concern is not only potential but entirely unfounded as guests cannot ever access shared corridors much less shared garden space — especially not the shared garden space of someone living in another flat. Furthermore, our house rules (also uploaded) have always included 'quiet hours and a reminded that guests must be courteous to residents and ensure that they do not create too much noise. Therefore, even the potential for anti-social behaviour is very small, and the reality is that there has never been such trouble from our guests.

2. Shared door access to the stair- Although the property's main entrance is on the street, the property currently has access to the stair through a door in the residence to give it access to the garden, which the applicant is advertising the use of. There have been numerous reports in the last few years of the disturbances that can be caused by short-term guests having access to the stair and it concerns me that this may lead to tension within the local community due a risk of increasing anti-social behaviour.

As addressed above, though the property has access to the shared corridor and we as property owners could technically access the corridor, that door is kept permanently locked and access to shared areas is never given to guests. Though previous concerns may have been raised by other previous businesses – we are not those previous other businesses. Mr Hay's concern is thus immaterial.

3. Property type/area - I believe the change of use to a short-term let is completely inappropriate when the local area and community is taken into consideration. One the strategic aims of the Edinburgh Local Development Plan is to "help create strong, sustainable and healthier communities, enabling all residents to enjoy a high quality of life." The residents of the properties 305 Easter Road surrounds are largely made up of working professionals and families and a strong, friendly sense of community is already in place here. A short-term let seriously risks the cohesion of this and the change of use would ultimately worsen the quality of life of the community. I earnestly implore you to reject this application for a Change of Use. Many thanks Andrew Hay

It is again unclear how the specific change of use of our property and our business could be a detriment to such a cohesive community as clearly, we do not impact upon the local community as our guests are entirely removed from the residents. This, like the previous four comments,

seem to be an objection to short-term lets in the abstract. However, abstract concerns are not a criteria for the rejection of a change of use application under the Edinburgh Local Development Plan policies. Policy 30 sets out two potential reasons:

i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

Regarding i), there is clearly nothing 'unacceptable' about our business which does not in any way impact directly or demonstrably on local residents. Guests cannot access shared spaces and are discouraged from anti-social behaviour – it is a credit to our discouragement of such behaviour that in over 6 months of operation we have yet to see a single disturbance to the local community. All suggested impacts are general and by no means 'unacceptable'.

Regarding ii), the loss of residential accommodation is certainly balanced by local economic benefit. The property owners are local to Edinburgh and the Lothians, and the business operates in collaboration with the laundrette across the street and a local cleaner. Our guests also use the corner shop next door and local transport – particularly via the bus stop in front of the property.

Therefore, though Mr Hay's quotation of the general idea of the Edinburgh Local Development Plan is accurate, he has failed to provide any tangible reason for our proposal to fail under the Plan's given criteria. Therefore, all three of his points are immaterial to our application.

To whom it may concern,

I am writing to expand on comments I made on planning application 22/04410/FUL regarding change of use considering the applicants' decision to request a review.

I am deeply concerned about the potential rise in anti-social behaviour and noise that this change of use may bring. Whilst my ground floor home does not share a stair with the concerned property, it does neighbour their communal back garden, only separated by a wall half a metre high. I am concerned that guests, who do not live in the area and may not have any sense of responsibility or attachment to it, unwittingly disturb current residents by making noise in what is currently a quiet and relaxing space. As access to a shared garden is now accounted for in the updated Guidance for Business, I do not believe that the current decision should be overturned.

- 2. Shared door access to the stair- Although the property's main entrance is on the street, the property currently has access to the stair through a door in the residence to give it access to the garden, which the applicant is advertising the use of. There have been numerous reports in the last few years of the disturbances that can be caused by short-term guests having access to the stair and it concerns me that this may lead to tension within the local community due a risk of increasing antisocial behaviour.
- 3. Property type/area I believe the change of use to a short-term let is completely inappropriate when the local area and community is taken into consideration. One the strategic aims of the Edinburgh Local Development Plan is to "help create strong, sustainable and healthier communities, enabling all residents to enjoy a high quality of life." The residents of the properties 305 Easter Road surrounds are largely made up of working professionals and families and a strong, friendly sense of community is already in place here. A short-term let seriously risks the cohesion of this and the change of use would ultimately worsen the quality of life of the community. I earnestly implore you to reject this application for a Change of Use.

Furthermore, since the application was made, there has been an incident of anti-social behaviour relating to this property. At the end of November last year, a guest from the concerned property returned to the area at a 4am after a night of drinking and accidentally mistook our main door to be the door of the property they were staying at. When they could not get in this led to them banging and screaming at the door, demanding they were let in. This terrified my partner and lead to her seeking police assistance. I do not believe this would have happened if the property was not being used as a short-term let as people staying permanently in the area are generally aware of where they live, even whilst intoxicated. Frustratingly, due to the nature of short-term lets and how they are managed through online booking systems, there has not been a way to report this directly to owner of the property and make them aware of what happened.

Additionally, I have had multiple packages delivered to my address that were issued to "Oesis Limited" that have never been claimed or collected so this does not feel me with confidence that Oesis Limited can operate a short-term let responsibly and believe that original decision to refuse the change-of-use should be upheld.

Many thanks

Andrew Hay

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From:
To: Eileen Ha

Subject: Re: Further representation for Notice of Review for 305 Easter Road 22/04410/FUL

Date: 30 April 2023 17:51:07
Attachments: Hello neighbour .pdf

Dear Eileen Haig,

Thank you for your email. I wish to comment on this additional representation by Mr Andrew Hay.

Access to communal spaces

Points 1) and 2) made by Mr Andrew Hay concern the use of the communal garden, shared main door access and the shared staircase. These points, upon reading our already submitted evidence, are entirely immaterial. I have already submitted responses to these earlier claims in the additional document, 'Responses to Neighbours Comments Objections', in which I have explained that guests have never had access to any communal spaces (including shared main door access, shared staircase and communal garden). I would like to invite the review committee members as well as Mr Hay to look at both the earlier submitted document and additional evidence, and independent reviews individually submitted by 43 guests on Booking.com (link below) that discuss all parts of the guest experience. Crucially, none of the 43 reviews mentions any access to communal spaces - as such access is restricted.

Booking.com link: https://www.booking.com/Share-3HiOPv (reviews are around halfway down the page).

Property Type/Area

Mr Andrew Hay's third concern, regarding the impact on the general community/area of 305 Easter Road, has also already been addressed in our appeal, particularly in the 'Responses to Neighbours Comments Objections' document. As we have thoroughly discussed in our appeal, the Easter Road area is not purely residential and already has a multitude of businesses within walking distance (including several short-term lets). Rather than disrupting this community, these small businesses help the community to flourish; our business has joined this local network and currently supports the laundrette across the road, local gas and electrical tradespersons, local grocery shops and local independent cleaning services. This localised economic benefit is demonstrable, as required by the Edinburgh Local Development Plan, and evidence has been provided in our appeal. Further evidence of our continuing support for the local community can be provided upon request.

Anti-social behaviour incident

Mr Andrew Hay's next concern regards an incident of anti-social behaviour that he alleges has occurred in relation to our business. While we regret any distress caused in relation to a drunken pedestrian approaching Mr Hay's front door, we have received no indication from neighbours or local authorities as to such an event taking place. As such, we would like to ascertain the authenticity of Mr Hay's claim by receiving the police reference of his complaint as well as any evidence that can materially demonstrate that the incident was related to our business. Notably, Mr Hay's residence is a front door flat and so his door opens directly onto Easter Road and so any drunken pedestrian could have approached his door. We share Mr Hay's concern about these drunken pedestrians as there have been incidents of drunken individuals smashing bottles and vomiting on the pavement around our business on Easter Road; However, we have never once received any evidence that these disruptive individuals were related to our short-term let.

Mr Hay also submits that he could not contact our business concerning the alleged drunken incident as we primarily operate through Booking.com. We respectfully submit that this is entirely untrue. Before we started operating as a holiday let business, we sent all of our

neighbours the attached notice which crucially contained our contact details, to let our neighbours know that we had newly bought the 305 Easter Road flat. In addition, our contact details are publicly available on several sites including Google, as we are a Companies House registered business. Specifically, Google Maps (the first link that comes up) contains our telephone number. I will attach the Google link below. Failing electronic methods, Mr Hay was always welcome to let us know through a physical note/letter as, being one of our neighbours, he already knew where our front door was.

Google Maps link (with contract details): https://goo.gl/maps/A4ayFSwaKh2KpfKr6

Misdelivered Packages

Mr Hay's final claim concerns packages that were mistakenly delivered to him. He claims that multiple packages arrived at his home but this claim cannot be true as we have only had one instance of erroneous delivery.

Notably, the address our company is registered to on Companies House is not 305 Easter Road (link provided - it is a Dalkeith address) and so we do not usually receive packages at 305 Easter Road. The only instance where we requested delivery straight to 305 Easter Road was for our waste disposal bags in October 2022. Though we were aware that there was a mistake with the delivery, as we did not receive our package, despite our multiple attempts at contacting Biffa we were not able to track down where the parcels had ended up. Though we regret any inconvenience caused, clearly the error was on the side of Biffa/their courier and not our business.

Furthermore, interestingly the waste disposal bag delivery was a signed-for delivery and so if Mr Hay does truly have these parcels, then he must have quite irresponsibly and knowingly signed for packages that were not his and furthermore, failed to return them to their owner. If Mr Hay does have our packages we would hope that he would be a responsible neighbour and reciprocate the friendly and neighbourly relationship we have established with the residents of Easter Road and please return our packages.

If records of our attempts to regain the parcels with Biffa are necessary, they may be disclosed upon request. We as a company fail to see how our diligent efforts to track down our missing parcels, could in any way demonstrate irresponsibility.

Companies House link (demonstrating Dalkeith address): https://find-and-update.company-information.service.gov.uk/company/SC730352/officers

Thank you for giving me the opportunity to comment on the further representation from Mr Hay.

Best wishes

Kodippili Parakramawansha

On Thu, 27 Apr 2023 at 12:59, Eileen Haig < Eileen. Haig@edinburgh.gov.uk > wrote:

Dear Mr Parakramawansha

Please find attached a further representation with regards to the Notice of Review at the above address.

You have 14 days if you wish to make comment.

Regards

Eileen Haig

Eileen Haig|Transactions – Planning & Building Standards|Customer and Digital Services| Corporate Services |The City of Edinburgh Council|Courtyard Level Waverley Court|Business Centre C.4| 4 East Market Street|Edinburgh|EH8 8BG| <u>Eileen.haig@edinburgh.gov.uk</u>

My working pattern is Monday - Thursday



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is relevant in this respect. However, there is a current lack of information on the scale of such requirements and how they should be addressed. Whilst it may be appropriate to seek contributions for such provision any requirement would need to be considered on a case by case basis where a clear justification can be provided in the context of Circular 3/2012. The feasibility of including such additional contributions and the impact on development viability would also have to be assessed.

Area Specific Policies -Opportunities for major mixed use development/regeneration

146 Policies Del 2 - Del 4 will guide development in three major regeneration areas, the City Centre, Edinburgh Waterfront and Edinburgh Park/South Gyle. These policies aim to ensure that development and regeneration proposals incorporate an appropriate mix of uses consistent with the character of the wider area and its role in meeting the objectives of the plan.

N Policy Del 2 City Centre

Development which lies within the area of the City Centre as shown on the Proposals Map will be permitted which retains and enhances its character, attractiveness, vitality and accessibility and contributes to its role as a strategic business and regional shopping centre and Edinburgh's role as a capital city. The requirements in principle will be for:

- comprehensively designed proposals which maximise the potential of the site in accordance with any relevant development principles, development brief and/or other guidance
- a use or a mix of uses appropriate to the location of the site, its accessibility characteristics and the character of the surrounding area.
- Where practicable, major mixed use developments should provide offices,

- particularly on upper floors. At street level, other uses may be more appropriate to maintain city centre diversity, especially retail vitality on important shopping frontages
- the creation of new civic spaces and traffic-free pedestrian routes where achievable.

Housing as part of mixed use development will be encouraged on appropriate sites to help meet housing need and create strong, sustainable communities.

147 This policy guides development in the City Centre to ensure proposals provide an appropriate mix of uses and are of a high quality of design taking account of the characteristics of the historic environment. Given the demand for office space in the City Centre and the importance of office jobs to the economy, the policy requires office provision to be included in major mixed use development proposals wherever possible. Development principles for the Fountainbridge, Edinburgh St James and New Street sites are provided in Table 10 (Part 1 Section 5).

Policy Del 3 Edinburgh Waterfront

Planning permission will be granted for development which will contribute towards the creation of new urban guarters at Leith Waterfront and Granton Waterfront (specifically EW 1a, b & c and EW 2 a -d on the Proposals Map). The requirements in principle will be for:

- comprehensively designed proposals which maximise the developmen
- potential of the area

 the provision of a series of mixed use sustainable neighbourhoods that connects
- c)
- to the waterfront, with each other and with nearby neighbourhoods
 proposals for a mix of house types, sizes and affordability
 the provision of open space in order to meet the needs of the local community create local identity and a sense of place

- e) the provision of local retail facilities and leisure and tourism attractions, including water related recreation in and around retained harbours
- f) transport measures agreed with the Council, including a contribution to the proposed tram network and other necessary public transport improvements, the eastwards extension of Ocean Drive and the provision of a network of paths for pedestrians and cyclists, including an east-west path that will form part of the city-wide coastal promenade (safeguarded routes for these are shown on the Proposals Map).

In Seafield and Leith's northern and eastern docks (EW 1d and e), planning permission will be granted for industrial and port-related development and compatible uses provided it complies with other relevant policies in this plan.

Development should accord with the Leith Waterfront or Granton Waterfront Development Principles.

The purpose of this policy is to ensure the regeneration of Edinburgh's Waterfront comes forward in a planned manner within the context of a long term vision. It sets out key development principles to guide housing led regeneration on large parts of the site, with more detailed guidance provided in the relevant site briefs. The policy also recognises that some parts of the Waterfront will remain in business and industrial uses. Development Principles for Leith Waterfront and Granton Waterfront are set out in Table 11 (Part 1 Section 5).

Policy Del 4 Edinburgh Park/South Gyle

Within the boundary of Edinburgh Park/South Gyle as shown on the Proposals Map, planning permission will be granted for development which maintains the strategic employment role of the area and also introduces a wider mix of uses. The requirements in principle will be for;

- a) comprehensively designed proposals which maximise the development potential of the area
- b) development for office and other business uses as part of mixed use proposals
- c) housing as a component of business-led mixed use proposals
- d) the creation of a new commercial hub adjacent to Edinburgh Park Station
- e) additional leisure and community uses at Gyle shopping centre
- f) an extension of the existing green space corridor (known as the Lochans) space
- g) improved pedestrian and cycle links through the site and to provide strong, safe connections with services and facilities in the surrounding area

Development should accord with the Edinburgh Park/South Gyle Development Principles.

149 This policy aims to promote a better mix of uses in Edinburgh Park/South Gyle and still retain its important role as a strategic business location. The vision is to change the character of the Edinburgh Park/South Gyle area over time from a business dominated environment with limited evening and weekend activity to a thriving mixed use and well integrated part of the city. The Edinburgh Park/South Gyle Development Principles set out in Part 1 Section 5 provide guidance on how development can help deliver the long term vision for this area.

2 Design Principles for New Development

150 The Council encourages innovation and well designed developments that relate sensitively to the existing quality and character of the local and wider environment, generate distinctiveness and a sense of place, and help build stronger communities. Policies Des 1–Des 13 will be used to assess planning applications to meet the following objectives. More detailed advice on how to interpret and apply these policies can be found in Council guidance including in the Edinburgh Design Guidance document.



Objectives

- To ensure that new development is of the highest design quality and respects,
 safeguards and enhances the special character of the city
- b) To ensure that the city develops in an integrated and sustainable manner
- c) To create new and distinctive places which support and enhance the special character of the city and meet the needs of residents and other users

Policy Des 1 Design Quality and Context

Planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a sense of place. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area. Planning permission will not be granted for poor quality or inappropriate design or for proposals that would be damaging to the character or appearance of the area around it, particularly where this has a special importance.

This policy applies to all new development, including alterations and extensions. The Council expects new development to be of a high standard of design. The Council's policies and guidelines are not be used as a template for minimum standards. The purpose of the policy is to encourage innovation in the design and layout of new buildings, streets and spaces, provided that the existing quality and character of the immediate and wider environment are respected and enhanced and local distinctiveness is generated.

Policy Des 2 Co-ordinated Development

Planning permission will be granted for development which will not compromise:

- a) the effective development of adjacent land; or
- b) the comprehensive development and regeneration of a wider area as provided for in a master plan, strategy or development brief approved by the Council.
- This policy applies to all development involving one or more new buildings. The Council encourages a comprehensive approach to redevelopment and regeneration wherever possible, and the preparation of development frameworks or master plans, to identify the full design potential for creating successful places. Piecemeal development is less likely to lead to the creation of well-defined and cohesive networks of streets and spaces. In exceptional cases, it may be necessary for the Council to use its powers of compulsory purchase to assemble a site for development and enable a satisfactory outcome to be achieved.

Policy Des 3 Development Design - Incorporating and Enhancing Existingand Potential Features

Planning permission will be granted for development where it is demonstrated that existing characteristics and features worthy of retention on the site and in the surrounding area, have been identified, incorporated and enhanced through its design.

153 This policy is relevant for all new development involving one new building or more. Its aim is to ensure that development proposals are informed by a detailed analysis and understanding of the site. The incorporation of existing features including built structures, archaeology, trees and woodland, landscape character, views and biodiversity can enhance a development's sense of place and contribution to the wider habitat and green network. Where practicable, proposals should provide new habitat to further the conservation of biodiversity.

Policy Des 4 Development Design – Impact on Setting

Planning permission will be granted for development where it is demonstrated that it will have a positive impact on its surroundings, including the character of the wider townscape and landscape, and impact on existing views, having regard to:

- a) height and form
- b) scale and proportions, including the spaces between buildings
- c) position of buildings and other features on the site
- d) materials and detailing
- 154 This policy applies to all new development of one or more buildings. Where the built environment is of high quality and has a settled townscape character, new development proposals will be expected to have similar characteristics to the surrounding buildings and urban grain. Where the surrounding development is fragmented or of poor quality, development proposals should help repair the urban fabric, establish model forms of development and generate coherence and distinctiveness a sense of place. The siting and design of development should also be guided by views within the wider landscape and an understanding of local landscape character, including important topographical features, e.g. prominent ridges, valleys and patterns of vegetation.

25

Policy Des 5 Development Design – Amenity

Planning permission will be granted for development where it is demonstrated that:

- a) the amenity of neighbouring developments is not adversely affected and that future occupiers have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook
- b) the design will facilitate adaptability in the future to the needs of different occupiers, and in appropriate locations will promote opportunities for mixed uses
- c) community security will be promoted by providing active frontages to more important thoroughfares and designing for natural surveillance over all footpaths and open areas
 - a clear distinction is made between public and private spaces, with the latter provided in enclosed or defensible forms
 - refuse and recycling facilities, cycle storage, low and zero carbon technology, telecommunications equipment, plant and services have been sensitively integrated into the design
- This policy applies to all new development for one or more new buildings. Buildings must meet the needs of users and occupiers, with consideration given to impacts on neighbouring properties to ensure no unreasonable noise impact or loss of daylight, sunlight or privacy. Buildings should be designed to be flexible in use and interact closely with the street, providing continuity of urban frontage and natural surveillance. Cul-de-sac and single access residential layouts and gated communities should be avoided to help the integration of new development into the wider neighbourhood. Ancillary facilities must be sensitively integrated into the design of buildings to avoid impacting upon the surrounding townscape.

Policy Des 6 Sustainable Buildings

Planning permission will only be granted for new development where it has been demonstrated that:

- a) the current carbon dioxide emissions reduction target has been met, with at least half of this target met through the use of low and zero carbon generating technologies.
- b) other features are incorporated that will reduce or minimise environmental resource use and impact, for example:
 - i. measures to promote water conservation
 - ii. sustainable urban drainage measures that will ensure that there will be no increase in rate of surface water run-off in peak conditions or detrimental impact on the water environment. This should include green roofs on sites where measures on the ground are not practical
 - iii. provision of facilities for the separate collection of dry recyclable waste and food waste
 - iv. maximum use of materials from local and/or sustainable sources
 - v. measures to support and encourage the use of sustainable transport, particularly cycling, including cycle parking and other supporting facilities such as showers.
- 156 This policy applies to all development involving one or more new buildings. The purpose of this policy is to help tackle the causes and impacts of climate change, reduce resource use and moderate the impact of development on the environment.
- Buildings account for a substantial proportion of total carbon emissions through the energy they consume. Local authorities, through their planning and building standards responsibilities have a key role in helping to meet the Scottish Government's target for nearly zero carbon homes and buildings by 2016. Scottish Building Standards set carbon dioxide emissions reduction targets. At March 2013,

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- the Building Standards target was a 30% carbon dioxide reduction from 2007 levels. This target figure is expected to rise over the LDP period.
- 158 To meet criterion a), proposals for new development must accord with the current carbon dioxide emissions reduction target (as set out by Scottish Building Standards) and also demonstrate that at least half of this reduction will be met through low and zero carbon technologies. This specified requirement linked to the anticipated rising Building Standards targets meets the Council's obligations under Section 3F of the Town and Country Planning (Scotland) Act 1997.
- 159 Low and zero carbon technologies can be renewable energy sources such as solar panels and micro-wind, heat pumps, combined heat and power and district heating infrastructure, and equipment such as mechanical ventilation and heat recovery which uses fossil fuels but results in significantly lower carbon dioxide emissions overall. Existing technologies are able to meet half of the current Building Standards target and the above policy assumes that further innovation will enable such technologies to keep pace with the target as it rises.
- 160 The Council will set out the up-to-date requirement in the S1 Sustainability Form which applicants are required to complete to demonstrate compliance with the above policy. Further advice is available in Council guidance.
- 161 Steps must be taken to ensure that the rate of surface water run-off is not increased by the development proposed. This can be achieved by the use of sustainable urban drainage systems (SUDS) which is a comprehensive design approach to the management of water on a site, to delay run-off and encourage filtration through the use of porous surfaces, detention ponds, and swales in ways which enhance amenity and biodiversity and avoid pollution effects. Where ground SUDS cannot be provided for practical reasons, then building designs to manage heavy rainfall such as green roofs should be provided. It is also important that new developments create an environment that encourages more sustainable lifestyles, for example, by including waste management facilities that support recycling targets.

Policy Des 11 Tall Buildings – Skyline and Key Views

Planning permission will only be granted for development which rises above the building height prevailing generally in the surrounding area where:

- a) a landmark is to be created that enhances the skyline and surrounding townscape and is justified by the proposed use
- b) the scale of the building is appropriate in its context
- c) there would be no adverse impact on important views of landmark buildings, the historic skyline, landscape features in the urban area or the landscape setting of the city, including the Firth of Forth.
 - Proposals for development that would be conspicuous in iconic views of the city will be subject to special scrutiny. This is necessary to protect some of the city's most striking visual characteristics, the views available from many vantage points within the city and beyond, of landmark buildings, the city's historic skyline, undeveloped hillsides within the urban area and the hills, open countryside and the Firth of Forth which create a unique landscape setting for the city. In addition, the height of new buildings may need to be suppressed where necessary so that the city's topography and valley features continue to be reflected in roofscapes. This policy will play an important role in protecting the setting of the World Heritage Sites.
- 167 A study undertaken for the Council identifies key public viewpoints and is used in assessing proposals for high buildings. Further advice is provided in Council guidance.

Policy Des 12 Alterations and Extensions

Planning permission will be granted for alterations and extensions to existing buildings which:

- in their design and form, choice of materials and positioning are compatible with the character of the existing building
- b) will not result in an unreasonable loss of privacy or natural light to neighbouring properties
- c) will not be detrimental to neighbourhood amenity and character
- 168 Every change to a building, street or space has the potential to enrich or, if poorly designed, impoverish a part of the public realm. The impact of a proposal on the appearance and character of the existing building and street scene generally must be satisfactory and there should be no unreasonable loss of amenity and privacy for immediate neighbours.

Policy Des 13 Shopfronts

Planning permission will be granted for alterations to shopfronts which are improvements on what already exists and relate sensitively and harmoniously to the building as a whole. Particular care will be taken over proposals for the installation of illuminated advertising panels and projecting signs, blinds, canopies, security grills and shutters to avoid harm to the visual amenity of shopping streets or the character of historic environments.

169 Shopfront design, shop designs and shopfront advertising play an important role in the visual environment of the city. Important traditional or original features on older buildings, such as stall risers, fascias and structural framing of entrances and shop windows, should be retained and incorporated into the design. In conservation areas and on listed buildings, design and materials used will be expected to be of a high standard, and not damaging to existing fabric of buildings or wider character. Detailed advice on shopfronts is provided in Council guidance.

3 Caring for the Environment

170 Protection of the historic and natural environment for the benefit of future generations is an important role of the planning system. The purpose and context of Edinburgh's most important environmental designations including the World Heritage Site, Conservation Areas and Green Belt are explained in Part 1 of the plan. Policies Env 1 – Env 22 will be used in assessing planning applications to meet the following objectives;

Objectives_

- To ensure that the unique qualities of the city, its historic environment and the character of its urban areas are safeguarded for the future
- To protect important landscape and natural features of the environment, including the city's Green Belt setting
- To protect and enhance the nature conservation and biodiversity interest of the city
- To protect natural resources



The Historic Environment

171 Policies Env 1 – Env 6 will be used to assess proposals affecting Edinburgh's world heritage sites, conservation areas and listed buildings. The Council's guidance on Conservation Areas and Listed Buildings provide further advice. Policy Env 7 relates to historic landscapes and policies Env 8 and 9 cover archaeological resources.

Policy Env 1 World Heritage Sites

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

172 This policy requires development to respect and protect the outstanding universal values of the World Heritage Sites and their settings. Setting may include sites in the immediate vicinity, viewpoints identified in the key views study and prominent landscape features throughout the city.

Policy Env 2 Listed Buildings - Demolition

Proposals for the total or substantial demolition of a listed building will only be supported in exceptional circumstances, taking into account:

- a) the condition of the building and the cost of repairing and maintaining it in relation to its importance and to the value to be derived from its continued use
- b) the adequacy of efforts to retain the building in, or adapt it to, a use that will safeguard its future, including its marketing at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.
- c) the merits of alternative proposals for the site and whether the public benefits to be derived from allowing demolition outweigh the loss.

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the immediate vicinity, viewpoints identified in the key views study and prominent landscape features throughout the city.

Policy Env 3 Listed Buildings - Setting

Development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.

Policy Env 4 Listed Buildings – Alterations and Extensions

Proposals to alter or extend a listed building will be permitted where

- a) those alterations or extensions are justified;
- b) there will be no unnecessary damage to historic structures or diminution of its interest; and
- c) where any additions are in keeping with other parts of the building.
 - In determining applications for planning permission or listed building consent, the Council is required to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest that it possesses. Applications for the demolition or substantial alteration of a listed building must be accompanied by a thorough structural condition report demonstrating that the proposals are necessary or justified. Information must be provided on the proposed replacement building; these should be of comparable quality in terms of construction and design. The loss of a listed building will only be justified in exceptional circumstances. Scottish Historic Environment Policy (SHEP) and Council guidance provide further advice for applications relating to Listed Buildings.

Policy Env 5 Conservation Areas – Demolition of Buildings

Proposals for the demolition of an unlisted building within a conservation area but which is considered to make a positive contribution to the character of the area will only be permitted in exceptional circumstances and after taking into account the considerations set out in Policy Env 2 above.

Proposals for the demolition of any building within a conservation area, whether listed or not, will not normally be permitted unless a detailed planning application is approved for a replacement building which enhances or preserves the character of the area or, if acceptable, for the landscaping of the site.

Policy Env 6 Conservation Areas - Development

Development within a conservation area or affecting its setting will be permitted which:

- a) preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal
- b) preserves trees, hedges, boundary walls, railings, paving and other features which contribute positively to the character of the area and
- demonstrates high standards of design and utilises materials appropriate to the historic environment.

Planning applications should be submitted in a sufficiently detailed form for the effect of the development proposal on the character and appearance of the area to be assessed.

- 174 The purpose of the above policies is to protect and, where possible, enhance the character and appearance of Edinburgh's many conservation areas. By controlling the demolition of buildings and ensuring new development is of appropriate design and quality, their aim is to protect the City's heritage for future generations.
- 175 Applications for demolition will be permitted only where this does not erode the character and appearance of the conservation area. The general presumption will be in favour of retaining buildings that make a positive contribution to the conservation area, particularly where it can be demonstrated that the building is able to support a new viable use, or might be capable of such in the future. Conservation Area Consent may be subject to conditions or a legal agreement to link demolition works to the

provision of the proposed replacement building or, in exceptional circumstances, to require temporary landscaping.

176 Design statements are required for new developments in a conservation area. This statement should include reference to the relevant Conservation Area Character Appraisal and Council guidance on Conservation Areas and Listed Buildings and show how these have informed the proposed design.

Policy Env 7 Historic Gardens and Designed Landscapes

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, adverse effects on its setting 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.

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.

Policy Env 8 Protection of Important Remains

Development will not be permitted which would:

- adversely affect a scheduled monument or other nationally important archaeological remains, or the integrity of their setting
- b) damage or destroy non-designated archaeological remains which the Council considers should be preserved in situ.

Policy Env 9 Development of Sites of Archaeological Significance

Planning permission will be granted for development on sites of known or suspected archaeological significance if it can be concluded from information derived from a desk-based assessment and, if requested by the Council, a field evaluation, that either:

- a) no significant archaeological features are likely to be affected by the development or
- any significant archaeological features will be preserved in situ and, if necessary,
 in an appropriate setting with provision for public access and interpretation or
- c) the benefits of allowing the proposed development outweigh the importance of preserving the remains in situ. The applicant will then be required to make provision for archaeological excavation, recording, and analysis, and publication of the results before development starts, all to be in accordance with a programme of works agreed with the Council.
- 178 The objective of the above policies is to protect and enhance archaeological remains, where possible by preservation in situ in an appropriate setting. In some cases, depending on the nature of the remains and character of the site, the Council may require provision for public access and interpretation as part of the proposed development. When preservation in situ is not possible, recording and/or excavation followed by analysis and publication of the results will be required.
- 179 Developers should seek early advice from the Council's Archaeologist for sites where historic remains are known or thought likely to exist. Where a development may affect a scheduled monument or its setting, early contact should be made with Historic Environment Scotland.

Policy Env 14 Sites of National Importance

Development which would affect a Site of Special Scientific Interest will only be permitted where an appraisal has demonstrated that:

- a) the objectives of the designation and the overall integrity of the area will not be compromised or
- b) any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.
- Sites of Special Scientific Interest (SSSIs) are areas of land (including land covered by water) which are considered by Scottish Natural Heritage (SNH) to be of special interest by reason of their natural features, i.e. their flora, fauna or geological or geomorphological features. Development which could harm an SSSI will be required to demonstrate reasons which clearly outweigh the nature conservation interest of the site and justify a departure from the national policy to protect such sites.

Policy Env 15 Sites of Local Importance

Development likely to have an adverse impact on the flora, fauna, landscape or geological features of a Local Nature Reserve or a Local Nature Conservation Site will not be permitted unless it can be demonstrated that:

- a) the reasons for allowing the development are sufficient to outweigh the nature conservation interest of the site
- b) the adverse consequences of allowing the development for the value of the site have been minimised and mitigated in an acceptable manner.
- 190 The purpose of this policy is to protect sites of local nature conservation value and designated Local Nature Reserves from damaging development. The network of Local Nature Conservation sites and Local Nature Reserves is shown on the Proposals

Map. Many of these provide connectivity between internationally and nationally important sites and contribute to green networks. A Site Report has been prepared for each LNCS.

Policy Env 16 Species Protection

Planning permission will not be granted for development that would have an adverse impact on species protected under European or UK law, unless:

- a) there is an overriding public need for the development and it is demonstrated that there is no alternative
- b) a full survey has been carried out of the current status of the species and its use of the site
- there would be no detriment to the maintenance of the species at 'favourable conservation status*'
- d) suitable mitigation is proposed
- 191 European Protected Species (EPS) are covered by the Habitats Regulations. EPS found in the Edinburgh area are bats, otters, and great crested newts. Other species-specific legislation to be taken into account includes the Protection of Badgers Act 1992 and those species listed in the Schedules of the Wildlife and Countryside Act 1981. If the presence of an EPS or other protected species is suspected, appropriate survey work must be carried out to enable the Council to assess the likely impact of development on the species.
- * The EU Habitats Directive defines 'favourable conservation status' as the distribution and population of the species being at least the same as when the Directive came into force in 1994.

Countryside Access and Open Space

Policy Env 17 Pentlands Hills Regional Park

Development which supports the aims of the Pentlands Hills Regional Park will be permitted provided it has no unacceptable impact on the character and landscape quality of the Park.

192 This policy aims to ensure that proposals for outdoor recreation activities, whilst likely to be supported in principle, do not detract from the special rural character of the Regional Park. Proposals will also be assessed in terms of other relevant policies such as Env 10 Green Belt and Env 11 Landscape Quality.

Popen Space_ 193 The Pof the Affect The Proposals Map shows the significant areas of open space identified in an audit of the city. The criteria in Policy Env 18 will be applied to development proposals affecting all such open spaces citywide. Proposals affecting a playing field will be considered against relevant criteria in both Policy Env 18 and Policy Env 19.

Policy Env 18 Open Space Protection

Proposals involving the loss of open space will not be permitted unless it is demonstrated that:

- there will be no significant impact on the quality or character of the local environment and
- the open space is a small part of a larger area or of limited amenity or leisure value and there is a significant over-provision of open space serving the immediate area and
- the loss would not be detrimental to the wider network including its continuity or biodiversity value and either

- there will be a local benefit in allowing the development in terms of either alternative equivalent provision being made or improvement to an existing public park or other open space or
- the development is for a community purpose and the benefits to the local community outweigh the loss.
- 194 This policy aims to protect all open spaces, both public and privately owned, that contribute to the amenity of their surroundings and the city, provide or are capable of providing for the recreational needs of residents and visitors or are an integral part of the city's landscape and townscape character and its biodiversity. The Council will only support development on open space in exceptional circumstances, where the loss would not result in detriment to the overall network and to open space provision in the locality. Such circumstances tend to exist where large areas of residential amenity space have been provided without a clear purpose of sense of ownership. The Council's Open Space Strategy sets the standards to be met for open space provision across Edinburgh and will be used to assess whether there is an over provision of open space in the immediate area (criterion b). To accord with criterion d), proposals for alternative provision or improvements to open space should normally address an identified action in the Open Space Strategy.

Policy Env 19 Protection of Outdoor Sports Facilities

In addition to the requirements of Policy Env 18, the loss of some or all of a playing field or sports pitch will be permitted only where one of the following circumstances applies:

- The proposed development is ancillary to the principal use of the site as outdoor sports facilities
- The proposed development involves a minor part of outdoor sports facilities and would not adversely affect the use or potential of the remainder for sport and training
- An alternative outdoor sports facility is to be provided of at least equivalent

- sporting value in a no less convenient location, or existing provision is to be significantly improved to compensate for the loss
- d) The Council is satisfied that there is a clear excess of sports pitches to meet current and anticipated future demand in the area, and the site can be developed without detriment to the overall quality of provision.
- Outdoor sports facility provision must be considered as a city-wide resource and in terms of its contribution to local needs. The Council's assessment of provision in the city as a whole has concluded that the amount of pitches, whether or not in public ownership or publicly accessible, is equivalent to the need. However, there needs to be significant improvements in quality. On this evaluation, the loss of pitches to development cannot be justified in principle. However, the loss might be acceptable if alternative equivalent provision is to be made in an equally convenient location. Development has been allowed where other pitches serving the local community are to be equipped with all-weather playing surfaces. The Open Space Strategy identifies the locations where such investment is to be concentrated in multi-pitch venues.

Policy Env 20 Open Space in New Development

The Council will negotiate the provision of new publicly accessible and useable open space in new development when appropriate and justified by the scale of development proposed and the needs it will give rise to. In particular, the Council will seek the provision of extensions and/or improvements to the green network.

196 This policy ensures that development proposals (other than housing which is covered by Policy Hou 3) include appropriate open space provision and, where the opportunity arises, contribute to Edinburgh's green network. The term 'open space' covers green space and civic space.

Protection of Natural Resources

Policy Env 21 Flood Protection

Planning permission will not be granted for development that would:

- a) increase a flood risk or be at risk of flooding itself
- b) impede the flow of flood water or deprive a river system of flood water storage within the areas shown on the Proposals Map as areas of importance for flood management
- c) be prejudicial to existing or planned flood defence systems.
- This purpose of this policy is to ensure development does not result in increased flood risk for the site being developed or elsewhere. Identified areas of importance for flood management are identified on the Proposals Map. It is essential to maintain strict control over development in these areas. Proposals will only be favourably considered if accompanied by a flood risk assessment demonstrating how compensating measures are to be carried out, both on and off the site, and that any loss of flood storage capacity is mitigated to achieve a neutral or better outcome. In some circumstances, sustainable flood management or mitigation measures may not be achievable.
- 198 Culverting of watercourses can exacerbate flood risk and have a detrimental effect on biodiversity. Any further culverting across the city will be opposed, and the removal of existing culverts will be sought when possible.
- 199 New development can add to flood risk if it leads to an increase in surface water runoff. It is also at risk from water flowing over land during heavy rainfall. Policy Des 6 states that these risks should be avoided by the use of sustainable drainage techniques (SUDs).

5 Housing and Community Facilities

221 Edinburgh needs more housing to provide homes for an increasing population and support economic growth. More housing increases the need for community facilities such as schools, health care facilities and community centres in easily accessible locations. This plan looks beyond the amount of housing to be provided. It also aims to address issues of quality, affordability, environmental quality in existing housing areas and the housing needs of particular groups such as students, gypsies, travellers and travelling showpeople. Policies Hou 1 – Hou 10 will be used to assess planning applications to meet the following objectives



Objectives

- To meet the requirement for additional housing in Edinburgh whilst protecting environmental quality in established housing areas
- To promote more sustainable, better balanced communities
- To ensure that provision is made for necessary community facilities

Policy Hou 1 Housing Development

- Priority will be given to the delivery of the housing land supply and the relevant infrastructure* as detailed in Part 1 Section 5 of the Plan including:
 - a) sites allocated in this plan through tables 3 and 4 and as shown on the proposals map
 - b) as part of business led mixed use proposal at Edinburgh Park/South Gyle
 - c) as part of the mixed use regeneration proposals at Edinburgh Waterfront (Proposals EW1a-EW1c and EW2a-2d and in the City Centre)
 - d) on other suitable sites in the urban area, provided proposals are compatible with other policies in the plan
- Where a deficit in the maintenance of the five year housing land supply is identified (as evidenced through the housing land audit) greenfield/greenbelt housing proposals may be granted planning permission where:
 - a) The development will be in keeping with the character of the settlement and the local area
 - b) The development will not undermine green belt objectives
 - c) Any additional infrastructure required* as a result of the development and to take account of its cumulative impact, including cross boundary impacts, is either available or can be provided at the appropriate time.
 - d) The site is effective or capable of becoming effective in the relevant timeframe.

- e) The proposal contributes to the principles of sustainable development.
- * This should be addressed in the context of Policy Del 1, Tra 8 and the associated Supplementary Guidance.
- Policy Hou 1 reflects the emphasis on delivery of the identified land supply. However, it also sets out a mechanism through which to bring forward additional land if a 5 year supply is not maintained. The criteria which apply reflect the considerations already established through SESplan (Policy 7) as well as the Scottish Planning Policy presumption in favour of sustainable development. Whilst the green belt is established by the plan this should not automatically preclude housing development where the relevant balance of considerations points to approval and the objectives of the city wide designation of green belt are maintained.

Policy Hou 2 Housing Mix

- The Council will seek the provision of a mix of house types and sizes where practical, to meet a range of housing needs, including those of families, older people and people with special needs, and having regard to the character of the surrounding area and its accessibility.
 - 223 It is important to achieve a good mix of dwelling types and sizes to avoid the creation of large areas of housing with similar characteristics. This approach supports more socially diverse and inclusive communities by offering a choice of housing and a range of house types to meet the needs of different population groups, from single-person households to larger and growing families.

Policy Hou 3 Private Green Space in Housing Development

Planning permission will be granted for development which makes adequate provision for green space to meet the needs of future residents.

- a) In flatted or mixed housing/flatted developments where communal provision will be necessary, this will be based on a standard of 10 square metres per flat (excluding any units which are to be provided with private gardens). A minimum of 20% of total site area should be useable greenspace.
- b) For housing developments with private gardens, a contribution towards the greenspace network will be negotiated if appropriate, having regard to the scale of development proposed and the opportunities of the site.
- This policy ensures an appropriate level of greenspace provision in new housing developments.
- This policy applies to mainstream housing, whether flatted or otherwise. All mainstream housing should be provided with either individual private gardens or communal areas of greenspace, or a combination of both. In some sites, some of the greenspace provision should be in the form of publicly accessible space to connect with the wider network. The site briefs for the new strategic housing proposals in West and South East Edinburgh show this type of provision.
- The Council expects most housing development to meet these greenspace requirements in full within the site. However exceptions may be justifiable if there are good reasons why this cannot happen, for example where justified by the following policy on density. The Council's Open Space Strategy sets standards for publicly-accessible large and local greenspace and play space and identifies actions to address any deficiencies or meet other needs. A proposal which does not meet the full requirements of policy Hou 3 on-site may be supported if appropriate provision or financial contribution is made to implement an identified action in the Open Space Strategy which will address a deficiency in the area.
- The policy does not apply to housing built for occupation by particular groups such as students or the elderly. In these circumstances, provision appropriate to their particular needs will be negotiated.

Policy Hou 4 Housing Density

The Council will seek an appropriate density of development on each site having regard to:

- a) its characteristics and those of the surrounding area
- b) the need to create an attractive residential environment and safeguard living conditions within the development
- c) the accessibility of the site includes access to public transport
- d) the need to encourage and support the provision of local facilities necessary to high quality urban living.

Higher densities will be appropriate within the City Centre and other areas where a good level of public transport accessibility exists or is to be provided. In established residential areas, proposals will not be permitted which would result in unacceptable damage to local character, environmental quality or residential amenity.

228 The aim of this policy is to promote an appropriate density of development, taking account of site characteristics and location. There are many benefits of higher density development – it makes efficient use of urban land, helps maintain the vitality and viability of local services and encourages the effective provision of public transport. However higher densities are not always appropriate. Particular care will be taken in established residential areas to avoid inappropriate densities.

Policy Hou 5 Conversion to Housing

Planning permission will be granted for the change of use of existing buildings in non-residential use to housing, provided:

- a) a satisfactory residential environment can be achieved
- b) housing would be compatible with nearby uses
- c) appropriate open space, amenity and car and cycle parking standards are met
- d) the change of use is acceptable having regard to other policies in this plan including those that seek to safeguard or provide for important or vulnerable uses.
- A significant contribution to housing needs has been made over the years by the conversion of redundant commercial buildings to housing. This has included office buildings in the New Town which were originally houses, warehouses in Leith and vacant hospital and school buildings. The recycling of buildings achieves sustainability goals and provides the essential means by which the historic character of different localities can be maintained. It can help to create the high density, mixed use environments which are appropriate for central sites. It is an objective of the Plan to resist the conversion of empty shop units to residential use, and to safeguard these for shopping and small business use (see Policy Ret 10). However, conversions to residential use could be supported where the shop unit has been vacant for a significant period of time and been actively marketed, where there is local need and demand for a range of housing types and for town centre living.

Policy Hou 6 Affordable Housing

Planning permission for residential development, including conversions, consisting of 12 or more units should include provision for affordable housing amounting to 25% of the total number of units proposed. For proposals of 20 or more dwellings, the provision should normally be on-site. Whenever practical, the affordable housing should be integrated with the market housing.

- 230 Government policy states that where a shortage of affordable housing has been identified, this may be a material consideration for planning and should be addressed through local development plans.
- Affordable housing is defined as housing that is available for rent or for sale to meet the needs of people who cannot afford to buy or rent the housing generally available on the open market. Affordable housing is important in ensuring that key workers can afford to live in the city as well as helping meet the needs of people on low incomes.
- A key aim is that affordable housing should be integrated with market housing on the same site and should address the full range of housing need, including family housing where appropriate. Provision on an alternative site may be acceptable where the housing proposal is for less than 20 units or if there are exceptional circumstances. Where planning permission is sought for specialist housing an affordable housing contribution may not always be required depending on the nature of the specialist housing being proposed and economic viability considerations.
- 233 Further information on affordable housing requirements is provided in planning guidance. The details of provision, which will reflect housing need and individual site suitability, will be a matter for agreement between the developer and the Council.

Policy Hou 7 Inappropriate Uses in Residential Areas

Developments, including changes of use, which would have a materially detrimental effect on the living conditions of nearby residents, will not be permitted.

The intention of the policy is firstly, to preclude the introduction or intensification of non-residential uses incompatible with predominantly residential areas and secondly, to prevent any further deterioration in living conditions in more mixed use areas which nevertheless have important residential functions. This policy will be used to assess proposals for the conversion of a house or flat to a House in Multiple Occupation (i.e. for five or more people). Further advice is set out in Council Guidance

Policy Hou 8 Student Accommodation

Planning permission will be granted for purpose-built student accommodation where:

- The location is appropriate in terms of access to university and college facilities by walking, cycling or public transport
- b) The proposal will not result in an excessive concentration of student accommodation (including that in the private rented sector) to an extent that would be detrimental to the maintenance of balanced communities or to the established character and residential amenity of the locality.
- 235 It is preferable in principle that student needs are met as far as possible in purposebuilt and managed schemes rather than the widespread conversion of family

Entertainment and Leisure Uses

- Policies Ret 7 and Ret 8 apply a sequential approach to the location of entertainment and leisure uses such as cinemas, theatres, restaurants, night clubs, ten pin bowling, bingo halls and soft play centres. These policies will also be applied to proposals for visitor attractions supporting Edinburgh's role as a major tourist destination and cultural centre of international importance.
- 254 The preferred locations for entertainment and leisure development are the City Centre (as shown on the Proposals Map), the eight nine town centres and as part of mixed use regeneration proposals at Leith Waterfront and Granton Waterfront.

Policy Ret 7 Entertainment and Leisure Developments Preferred Locations

Planning permission will be granted for high quality, well designed arts, leisure and entertainment facilities and visitor attractions in the City Centre, at Leith and Granton Waterfront and in a town centre, provided:

- a) the proposal can be integrated satisfactorily into its surroundings with attractive frontages to a high quality of design that safeguards existing character
- b) the proposal is compatible with surrounding uses and will not lead to a significant increase in noise, disturbance and on-street activity at unsocial hours to the detriment of living conditions for nearby residents
- c) the development will be easily accessible by public transport, foot and cycle.
- 255 The purpose of this policy is to identify the preferred locations for entertainment and leisure development and to ensure that such proposals make a positive contribution in terms of the type of use and quality of design, are in accessible locations and do not introduce unacceptable noise and late night disturbance.
- 256 The City Centre has a mixed use character and provides a wide range of leisure

- uses, arts and cultural establishments and pubs and restaurants. Whilst recognising the importance of such uses to the local and national economy, the policy takes account of potential impact on the environment and local residents.
- 257 Entertainment and leisure uses will be a key component of the major regeneration proposals at Leith Waterfront and Granton Waterfront and are also appropriate in town centres, contributing to the diversity and vitality.

Policy Ret 8 Entertainment and Leisure Developments – Other Locations

Planning permission will be granted for entertainment and leisure developments in other locations provided:

- a) all potential City Centre, or town centre options have been thoroughly assessed and can be discounted as unsuitable or unavailable
- b) the site is or will be made easily accessible by a choice of means of transport and not lead to an unacceptable increase in traffic locally
- c) the proposal can be integrated satisfactorily into its surroundings with attractive frontages to a high quality of design that safeguards existing character
- d) the proposal is compatible with surrounding uses and will not lead to a significant increase in noise, disturbance and on-street activity at unsocial hours to the detriment of living conditions for nearby residents.
- 258 This policy sets out criteria for assessing proposals for entertainment and leisure developments in other locations, such as commercial centres, local centres and elsewhere in the urban area. Key considerations include accessibility by public transport, design quality and impact on the character of the area and local residents.

Alternative Use of Shop Units

Policy Ret 9 Alternative Use of Shop Units in Defined Centres

In the City Centre Retail Core and town centres, change of use proposals which would undermine the retailing function of the centre will not be permitted. Detailed criteria for assessing proposals for the change of use of a shop unit to a non-shop use will be set out in supplementary guidance. Supplementary Guidance will detail an approach tailored to different parts of the city centre retail core and each town centre to be informed by town centre health checks which will assess the centres strengths, vitality and viability, weaknesses and resiliencies.

The change of use of a shop unit in a local centre to a non-shop use will be permitted provided:

- Page
- the change of use would not result in four or more consecutive non-shop uses and;
- **1**b)
- the proposal is for an appropriate commercial, community or business use, which would complement the character of the centre and would not be detrimental to its vitality and viability.
- This plan aims to protect the important retailing function of defined centres but recognises the benefits of a wide range of complementary service, leisure and other community uses. The right mix of shopping and other uses will vary in the different centres and in the case of the city and town centres, in different parts of the centre. The policy applies to ground floor units only or basement/first floor units that are directly accessed from the pavement.
- 260 Within the City Centre Retail Core, a strong, high quality retail offer is a key aspect of sustaining and enhancing the city centre and policies are required to ensure that shopping continues to be the predominant use. However in order to achieve a diverse, thriving and welcoming city, a more flexible approach to the introduction of

- complementary uses that support the main shopping function and encourage use into the evening is proposed. Supplementary guidance will be prepared to guide the mix of uses in different parts of the City Centre Retail Core and set out criteria for assessing proposals for uses other than shops.
- 261 Previous local plans incorporated a standard approach to change of use applications in town centres based on identifying primary frontages where there should be a greater proportion of units in shop use. However, each town centre is different in terms of the current mix of uses and how well it is meeting the needs of those who live, work and shop in the surrounding area. In order to take account of these differences, this plan proposes a tailored approach for each town centre. Separate supplementary guidance will be produced to guide change of use applications in each of the nine town centres. The supplementary guidance may also recommend changes to the town centre boundaries to be included in the next Local Development Plan.
- The policy aims to avoid areas of 'dead frontage' and reduced pedestrian flow which would detract from the character and vitality of the centre by requiring that at least one unit in every four is in shop use. Beyond this requirement, the policy applies a flexible approach to change of use applications in local centres provided the use will be beneficial to the local community such as providing services, hot food or entertainment facilities. In local centres, former shop units may also be suitable for business use, providing a beneficial use for vacant properties and opportunities for small start up businesses and job creation close to where people live.

Policy Ret 10 Alternative Use of Shop Units in Other Locations

Outwith defined centres, planning applications for the change of use of a shop unit will be determined having regard to the following:

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- where the unit is located within a speciality shopping street (defined on the Proposals Map and in Appendix B), whether the proposal would be to the detriment of its special shopping character
- b) where the unit is located within a predominantly commercial area, whether the proposal would be compatible with the character of the area
- c) whether the proposal would result in the loss of premises suitable for small business use
- d) whether there is a clear justification to retain the unit in shop use to meet local needs
- e) where residential use is proposed, whether the development is acceptable in terms of external appearance and the standard of accommodation created.
 - The purpose of this policy is to guide proposals for change of use involving shop units not located within defined centres.
- Independent and specialist retailers may be found in secondary locations throughout the city. But their concentration in some streets in the Old Town and on the fringes of the City Centre has given these a distinctive shopping character and interest worthy of protection The defined speciality shopping streets are Cockburn Street; High Street (parts) Lawnmarket and Canongate; Victoria Street and West Bow, Grassmarket; Jeffrey Street and St Mary's Street; Stafford Street, William Street and Alva Street in the New Town. More detailed information on the frontages to which Policy Ret 10 applies is provided in Appendix B.
- In parts of the city, mainly the City Centre and Leith, there are concentrations of commercial uses including retail, food and drink, and entertainment uses which, although not fulfilling the role of a local centre, do make a positive

- contribution to the vibrancy of the city. Proposals incompatible with the commercial character of such areas will be resisted.
- Single convenience shops and parades of small shops play an important role in meeting neighbourhood shopping needs and creating a sense of community, particularly in areas not well served by the network of shopping centres. It may be necessary to resist the loss of shop units to ensure local needs, particularly for people without access to car, are met
- The Council's Guidance for Business provides advice on relevant design and amenity considerations for the conversion of shop units to residential use.

Policy Ret 11 Food and Drink Establishments

The change of use of a shop unit or other premises to a licensed or unlicensed restaurant, café, pub, or shop selling hot food for consumption off the premises (hot food take-away) will not be permitted:

- a) if likely to lead to an unacceptable increase in noise, disturbance, on-street activity or anti-social behaviour to the detriment of living conditions for nearby residents or
- in an area where there is considered to be an excessive concentration of such uses to the detriment of living conditions for nearby residents.
- 268 The provision of food and drink establishments in areas where people live is a recognisable component of urban living. However, such uses can cause a number of problems for local residents. Particular care will be taken to prevent an excessive concentration of hot food shops, pubs and bars in areas of mixed but essentially residential character. The Council's Guidance for Businesses identifies sensitive areas in this regard namely Tollcross, Grassmarket, Nicolson/Clerk Street and Broughton Place/Picardy Place and their environs.

taken to mitigate any adverse effects on networks and bring accessibility by and use of non-car modes up to acceptable levels if necessary.

- 271 The policy applies to major offices, retail, entertainment, sport and leisure uses and other non-residential developments which generate a large number of journeys by employees and other visitors. These developments should be accessible by a choice of means of transport which offer real alternatives to the car. For this reason, a location in the City Centre will normally be preferable. Major travel generating developments will also be encouraged to locate in the identified town centres and employment centres, provided that the scale and nature of the development is such that it can be reached conveniently by a majority of the population in its catchment area by walking, cycling or frequent public transport services.
- Out-of-centre development will only be acceptable where it can clearly be demonstrated that the location is suitable, and that access by sustainable forms of transport and car parking provision and pricing mean that the development will be no more reliant on car use than a town centre location. This means that good public transport, walking and cycling accessibility will still need to be assured.
- Applications should be accompanied by travel plans to demonstrate how development, particularly in out of centre locations, will meet the requirements of Policy Tra 1. Travel plans should accord with Scottish Government guidance and will be monitored to assess their impact on reducing demand for car travel and maximising use of existing and new transport infrastructure. Travel plans may also be relevant when assessing residential applications in terms of Policy Hou 4 Housing Density or Policy Tra 2 Private Car Parking.

Car and Cycle Parking

Policy Tra 2 Private Car Parking

Planning permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels set out in Council guidance. Lower provision will be pursued subject to consideration of the following factors:

- a) whether, in the case of non-residential developments, the applicant has demonstrated through a travel plan that practical measures can be undertaken to significantly reduce the use of private cars to travel to and from the site
- b) whether there will be any adverse impact on the amenity of neighbouring occupiers, particularly residential occupiers through on-street parking around the site and whether any adverse impacts can be mitigated through control of on-street parking
- the accessibility of the site to public transport stops on routes well served by public transport, and to shops, schools and centres of employment by foot, cycle and public transport
- the availability of existing off-street parking spaces that could adequately cater for the proposed development
- e) whether the characteristics of the proposed use are such that car ownership and use by potential occupiers will be low, such as purpose-built sheltered or student housing and 'car free' or 'car reduced' housing developments and others providing car sharing arrangements
- f) whether complementary measures can be put in place to make it more convenient for residents not to own a car, for example car sharing or pooling arrangements, including access to the city's car club scheme.

- 274 The purpose of this policy is to ensure car parking provided as part of development proposals accords with the Council standards which are tailored to local circumstances, including location, public transport accessibility and economic needs, but generally fulfil the wider strategy of encouraging sustainable, non-car modes. The standards express the maximum amount of car parking that different types of development may provide.
- 275 The policy sets out the circumstances in which a lesser amount of car parking than the standards require may be appropriate to help reduce car use. This is only likely to be acceptable in locations where there are existing or planned on-street parking controls.
- At least half the space saved by omitting or reducing car parking should be given over to landscape features and additional private open space (see Policy Hou 3), so that residents will have the amenity benefits of a car-free environment.

Policy Tra 3 Private Cycle Parking

Planning permission will be granted for development where proposed cycle parking and storage provision complies with the standards set out in Council guidance.

277 The provision of adequate cycle parking and storage facilities is important in meeting the objective of the Local Transport Strategy to increase the proportion of journeys made by bicycle. The Council's parking standards set out the required levels of provision of cycle parking and storage facilities in housing developments and a range of non-residential developments.

Policy Tra 4 Design of Off-Street Car and Cycle Parking

Where off-street car parking provision is required or considered to be acceptable, the following design considerations will be taken into account:

a) surface car parks should not be located in front of buildings where the building would otherwise create an active frontage onto a public space or street, and

- main entrances to buildings should be located as close as practical to the main site entrance
- car parking should preferably be provided at basement level within a building and not at ground or street level where this would be at the expense of an active frontage onto a public street, public space or private open space
- the design of surface car parks should include structural planting to minimise visual impact
- the design of surface car parking or entrances to car parking in buildings should not compromise pedestrian safety and should assist their safe movement to and from parked cars, for example, by the provision of marked walkways.
- e) Space should be provided for small-scale community recycling facilities in the car parking area in appropriate development, such as large retail developments.

Cycle parking should be provided closer to building entrances than general car parking spaces and be designed in accordance with the standards set out in Council guidance.

278 This policy sets out important design considerations for car and cycle parking provision including environmental quality, pedestrian safety and security. Poorly located or designed car parking can detract from the visual appearance and vitality of the surrounding area. Car parking in front of supermarkets which widely separates entrances from main roads, is an added discouragement to public transport use and walking, and detracts from urban vitality and safety. A high standard of design for surface car parking will be sought, with landscaping to soften its visual impact, and in larger car parks the provision of marked walkways for ease of pedestrian movement and safety. New off-street car parking provides an opportunity to expand the city's network of small recycling points to complement larger community recycling centres. Provision of well located high quality cycle parking suitable to the type of development and to users is an essential component of the Council's efforts to encourage cycling.



Guidance for Businesses













Misc: Student Housing, Radio Telecommunications, Open Space Strategy etc.

This document and other non-statutory guidance can be viewed at: www.edinburgh.gov.uk/ planningquidelines

Who is this guidance for?

This guidance is intended to assist businesses in preparing applications to change the use of a property or carry out alterations to a business premises.

Policy Context

This document interprets policies in the *Edinburgh* Local Development Plan. Relevant policies are noted in each section and should be considered alongside this document.

Business Gateway

Business Gateway offers businesses free practical help and guidance. Whether you're starting up or already running a business, and provide access to business support and information services.

To get more information on help for your business, or to book an appointment with our experienced business advisers please contact our Edinburgh office.

Contact details:

Business Gateway (Edinburgh Office) Waverley Court 4 East Market Street Edinburgh **EH8 8BG**

Tel: 0131 529 6644

Email: bglothian@bgateway.com

www.bgateway.com

This guidance was initially approved in December 2012 and incorporates additional text on short term commercial visitor accommodation approved in February 2013, and minor amendments approved in February 2014, February 2016 and March 2018.

Cover image courtesy of Edinburgh World Heritage.

Listed Buildings and Conservation Areas

If the building is listed or located within a Conservation Area, guidance on Listed Buildings and Conservation Areas must also be considered. Boxes throughout this guideline give specific information relating to Listed Buildings and Conservation Areas. You can check if your property is listed or located within a conservation area on the Council's website www.edinburgh.gov.uk/planning

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Do I need Planning Permission?

Planning Permission

Planning permission is required for many alterations, and changes of use. However, some work can be carried out without planning permission; this is referred to as 'permitted development'. Permitted development is set out in legislation.

Common enquiries are set out in the relevant chapters of this document.

If you believe your building work is 'permitted development', you can apply for a *Certificate of Lawfulness* to confirm that the development is lawful and can go ahead. This can be applied for online at www.eplanning.scot

What is a change of use?

Most properties are classified under categories known as a 'Use Class'. For example, shops are grouped under Class 1 and houses under Class 9. Some uses fall outwith these categories and are defined as 'sui generis', meaning 'of its own kind'. This is set out in The Use Classes (Scotland) Order 1997 (as amended).

Changing to a different use class is known as a change of use and may require planning permission, although some changes between use classes are allowed without planning permission. Planning permission is not required when both the present and proposed uses fall within the same 'class' unless there are specific restrictions imposed by the council. *The Scottish Government Circular 1/1998* contains guidance on use classes.

Listed Buildings and Conservation Areas

Fewer alterations are considered to be permitted development and most changes to the outside of a building, including changing the colour, require planning permission. More information on other consents which may be required is included on the next page.

Listed Building Consent

Listed building consent is required for works affecting the character of listed buildings and also applies to the interior of the building and any buildings within the curtilage. Planning permission may also be required in addition to Listed Building Consent. If your building is listed, specific guidance on *Listed Buildings and Conservation Areas* must also be considered along with this document.

What Other Consents Might Be Required?

Advertisement Consent

Advertisements are defined as any word, letter. model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, and employed wholly or partly for the purpose of advertisement, announcement or direction.

While many advertisements require express consent, certain types do not need express consent as they have 'deemed consent'. You can check this by consulting The Town and Country Planning (Control **T** of Advertisements) (Scotland) Regulations 1984. Advertisements displayed in accordance with the D advert regulations do not require advertisement consent.

Building Warrant

Converted, new or altered buildings may require a Building Warrant. There is more Building Standards information at www.edinburgh.gov.uk/ buildingwarrants. For detailed information please go to the Scottish Government website.

Road Permit

You must get a permit to the Council if you want to carry out work in or to occupy a public street. A road permit will be required if forming a new access or driveway or if placing a skip or excavation in a public road. It will also be required for scaffolding or to occupy a portion of the road to place site huts, storage containers, cabins, materials or contractors

plant, to put up a tower crane or to operate mobile cranes, hoists and cherry pickers from the public highway. For more information contact the Areas Roads Manager in your Neighbourhood Team.

Licensing

Some activities, such as the sale and supply of alcohol or late hours catering, require a licence. Please contact *Licensing* for more information on 0131 529 4208 or email licensing@edinburgh.gov.uk.

The Civic Government (Scotland) Act 1982 (Licensing of houses in Multiple Occupation) Order 2000, requires operators of HMOs to obtain a licence alowing permission to be given to occupy a house as a HMO where it is the only or principal residence of three or more unrelated people.

Table and Chairs Permit

If your business sells food and drink you may be able to get a permit from the Council to put tables and chairs on the public pavement outside your business.

A tables and chairs permit allows you to put tables and chairs on the public pavement between 9am and 9pm, seven days a week and is issued for either six or twelve months. For more information please email *TablesChairsPermits@edinburgh.gov.uk* or phone 0131 529 3705.

Biodiversity

Some species of animals and plants are protected by law. Certain activities, such as killing, injuring or capturing the species or disturbing it in its place of shelter, are unlawful. It is also an offence to damage or destroy a breeding site or resting place (or obstruct access to).

If the presence of a European Protected Species (such as a bat, otter or great crested newt) is suspected, a survey of the site must be taken. If it is identified that an activity is going to be carried out that would be unlawful, a license may be required.

More information on European Protected Species. survey work and relevant licenses is available on the Scottish Natural Heritage website.

Trees

If there are any trees on the site or within 12 meters of the boundary, they should be identified in the application. Please refer to the Edinburgh Design Guidance (chapter 3.5) for advice.

All trees in a Conservation Area or with a Tree Preservation Order are protected by law, making it a criminal offence to lop, top, cut down, uproot wilfully, damage or destroy a tree unless carried out with the consent of the council. To apply for works to trees, go to www.eplanning.scot.

Changing a Residential Property to a Commercial Use

What does this chapter cover? Changes of use to:

- guest houses
- short term commercial visitor accomodation
- house in multiple occupation (HMOs)
- private day nurseries
- running a business from home

This guideline is not intended to address new hotel development which is covered by Edinburgh Local Development Plan (LDP) Policy Emp 10 Hotel Development.

Where an extension to a residential property is required to then run a business from home, please refer to the Guidance for Householders to understand what permissions are required.

When is planning permission required?

Some activities within a residential property can be undertaken without requiring planning permission. Some common enquiries are given below.

What should I do if it is permitted development?

If you believe planning permission is not required, you can apply for a *Certificate of Lawfulness* for legal confirmation.

Using your home as a guest house

Planning permission will not be required for the use of a house as a bed and breakfast or guest house if:

- The house has less than four bedrooms and only one is used for a guest house or bed and breakfast purpose
- The house has four or more bedrooms and no more than two bedrooms are used for a guest house or bed and breakfast purpose

Planning permission will always be required if a flat is being used as a guest house or bed and breakfast, regardless of the number of rooms.

Short Term Commercial Visitor Accommodation

The change of use from a residential property to short term commercial visitor accommodation may require planning permission. In deciding whether this is the case, regard will be had to:

- The character of the new use and of the wider area
- The size of the property
- The pattern of activity associated with the use including numbers of occupants, the period of use, issues of noise, disturbance and parking demand, and
- The nature and character of any services provided.

Houses of Multiple Occupation (HMOs)

The sharing of accommodation by people who do not live together as a family is controlled at the point at which there is considered to be a material change of use. For houses, Class 9 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 considers this to be when more than 5 people are living together, other than people living together as a family. As with houses, the Council would also expect a material change of use to occur in flats when more than 5 unrelated people share accommodation. All planning applications for Houses in Multiple Occupancy (HMOs) are assessed using LDP Policy Hou 7: Inappropriate Uses in Residential Areas, having regard to the advice below.

Private day nurseries

The change of use from a residential property to a private day nursery requires planning permission.

Where child minding is undertaken from a residential property, whether a change to a private day nursery has occurred will be assessed on a case by case basis. Consideration will be given to the number of children, the frequency of activity and the duration of stay. The criteria under 'Running a business from home' should also be considered.

Running a business from home

Proposals which comply with all the following may not need planning permission, but always check with the council first. Page

- There should be no change in the character of the dwelling or the primary use of the area. For example signage, display of commercial goods, increased pedestrians and vehicular movements, noise etc.
- There should be no more than the parking of a small vehicle used for commercial and personal purposes within the curtilage of a dwelling house.
- Any ancillary business should not be detrimental to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, ash, dust, or grit.
- There should be no impact on the amenity or character of the area as a result of visitors or deliveries to the property.
- The primary use of the property must be domestic and any members of staff on the premises should have no impact on the amenity and character of the property.

→ What to consider if planning permission is required

Policy Hou 7

Sets out when uses will not be permitted in predominately residential or mixed use areas i.e. uses which would have a materially detrimental effect on the living conditions of nearby residents.

Amenity

Proposals for a change of use will be assessed in terms of their likely impact on neighbouring residential properties. Factors which will be considered include background noise in the area and proximity to nearby residents.

In the case of short stay commercial leisure apartments, the Council will not normally grant planning permission in respect of flatted properties where the potential adverse impact on residential amenity is greatest.

In the case of private day nurseries, whether nearby residential uses overlook the garden will also be considered. This is due to the potential for increased noise to those households.

Road Safety and Parking

The *car parking standards* define the levels of parking that will be permitted for new development and depends on the scale, location, purpose of use and the number of staff. Parking levels will also be dependent on the change of use and proximity to public transport.

The existing on-street parking and traffic situation will be important considerations in this assessment. The location should be suitable to allow people and deliveries to be dropped-off and collected safely. This is especially important for children going to and from a private day nursery. The potential impact on vulnerable road users — cyclists and pedestrians — will also be a consideration.

Parking in Gardens

The provision of new car parking should have regard to character and setting of the property and should normally preserve a reasonable amount of front garden. In a conservation area parking in the front garden would only be considered if there was an established pattern and it was part of the character of the area. Parking in the front garden of a listed building is not likely to be supported and there is normally a presumption against loss of original walling and railings and loss of gardens. Further information on the design of parking in gardens can

be found in the Guidance for Householders.

Flatted Properties

Change of use in flatted properties will generally only be acceptable where there is a private access from the street, except in the case of HMOs. Nurseries must also benefit from suitable garden space.

Further information

If a proposal has the potential to result in impacts then these should be addressed at the outset so they can be considered by the case officer. Examples of information that may be required include:

- An acoustic report if there is potential for noise impact.
- Details of ventilation systems if the application has the potential to create odour problems, and details of the noise impact of any proposed ventilation system.
- Details of any plant and machinery
- Details of attenuation measures if structure-borne and air-borne vibrations will occur.

Changing to a Food or Drink Use

What does this chapter cover?

Uses such as:

- Restaurants, cafes and snack bars (Class 3)
- Hot food takeaways (Sui Generis)
- Cold food takeaways which are classed as a shop (Class 1)
- Public houses and bars (Sui Generis)
- Class 7 uses (hotels and hostels) licensed or intending to be licensed for the sale of alcohol to persons other than residents or persons other than those consuming meals on the premises. i.e. with a public bar.

It does not include:

• Class 7 uses (hotels and hostels) without a public bar.

When is planning permission required?

Some food and drink uses do not require planning permission. Information on some common enquiries is given on this page.

Changing a shop to Class 3 use or hot food takeaway

Planning permission is required for a change of use from a shop to a hot food takeaway or to a Class 3 use, such as a café or restaurant. Whether this change has, or will occur will be determined on a case by case basis. Regard will be given to:

- Concentration of such uses in the locality
- The scale of the activities and character and appearance of the property
- Other considerations are the impact on vitality and viability, the effect on amenity and potential road safety and parking problems.

Selling cold food for consumption off the premises

Businesses selling cold food for consumption off the premises, such as sandwich bars, fall within Class 1 shop use. If the building is already in use as a shop then permission is not required.

Some secondary uses alongside the main uses also do not need permission; this is dependant on the scale of the activity.

Ancillary uses which are not likely to require planning permission in addition to a Class 1 shop use are:

- The sale of hot drinks
- The provision of one microwave oven and/or one soup tureen
- Seating constituting a very minor element to the overall use. The limit will vary according to the size and layout of the premises
- An appropriately sized café in a larger unit, such as a department store, if it is a relatively minor proportion of the overall floorspace and operates primarily to service the shop's customers.

What should I do if it is permitted development?

If you believe planning permission is not required, you can apply for a *Certificate of Lawfulness* for legal confirmation.

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What to consider if planning permission is required

Protecting Shops

Policies Ret 9-11

Set out which locations a non-shop use is acceptable. These policies should be considered if a shop will be lost as part of the changes. In some areas of the City, the loss of a shop use will not be permitted. In other areas, certain criteria must be met.

Policy Hou 7

sets out when uses will not be permitted in predominantly residential or mixed use areas.

Policy Ret 11

Sets out when food and drink establishments will not be permitted.

Restaurants, cafés, snack bars and other Class 3 Uses

Proposals will be supported in principle in the following locations:

- Throughout the Central Area
- In designated shopping centres
- In existing clusters of commercial uses, provided it will not lead to an unacceptable increase in disturbance, on-street activity or anti-social behaviour to the detriment of the living conditions of nearby residents.

Proposals in predominantly housing areas will not normally be permitted.

Hot Food Takeaways

With the exception of proposals within areas of restriction (shown on the next page), proposals will be supported in principle in the following locations:

- Throughout the Central Area
- In designated shopping centres
- In existing clusters of commercial uses, provided it will not lead to an unacceptable increase in disturbance, on-street activity or anti-social behaviour to the detriment of the living conditions of nearby residents.

Proposals in the areas of restriction will only be accepted if there will be no adverse impact upon existing residential amenity caused by night-time activity. Where acceptable, this will normally be controlled through conditions restricting the hours of operation to 0800 to 2000.

Proposals in predominantly housing areas will not normally be permitted.

Where a restaurant's trade is primarily in-house dining but a minor element is take-away food then this still falls within the Class 3 use. Where take-away is a minor component of the business it will not require planning permission.

Public houses, entertainment venues and hotels outwith Class 7 (Hotels and Hostels)

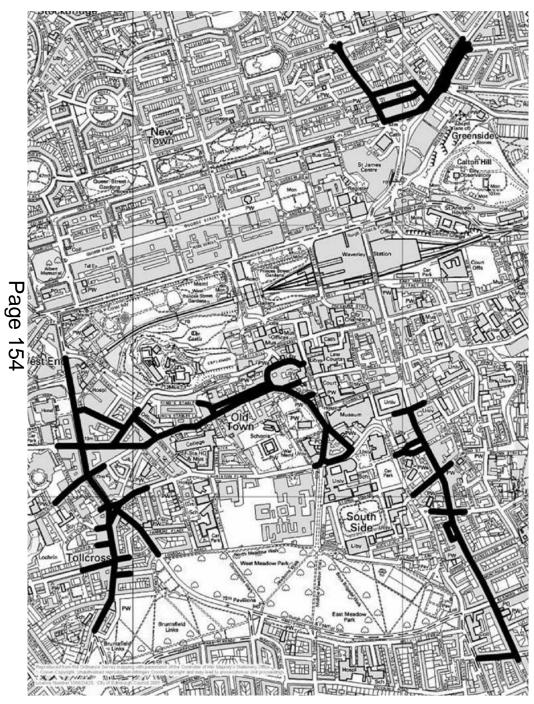
In all locations, these uses should be located so as not to impinge on residential surroundings.

Accordingly, such developments, with the exception of public houses designed as part of a new build development, will not be allowed under or in the midst of housing¹

There will be a presumption against new public houses and entertainment venues in the areas of restriction (shown on Page 10). Proposals for extensions to venues in the areas of restriction will only be accepted if there will be no adverse impact of the residential amenity caused by night time activity.

Proposals in predominantly housing areas and residential side streets will not normally be permitted.

[1] "Under or in the midst of housing" means a) where there is existing residential property above the application site or premises; or b) where there is existing residential property immediately adjoining two or more sides of the building or curtilage comprising the application site. "Residential property" means dwelling houses, flats or houses in multiple occupancy and includes any vacant units.



Ventilation

If the use is acceptable in principle, establishments with cooking on the premises must satisfy ventilation requirements to ensure that they do not impinge on the amenity of the residential area or other neighbourhoods.

An effective system for the extraction and dispersal of cooking odours must be provided. Details of the system, including the design, size, location and finish should be submitted with any planning application. A report from a ventilation engineer may also be required where it is proposed to use an internal route in an existing building for ventilation ducting.

The ventilation system should be capable of achieving 30 air changes an hour and the cooking effluvia ducted to a suitable exhaust point to ensure no cooking odours escape or are exhausted into neighbouring premises.

Conditions shall be applied to ensure the installation of an effective system before any change of use is implemented, and/or the restriction of the form and means of cooking where necessary.

On a listed building or in a conservation area, the use of an internal flue should be explored before considering external options. The flue would need planning permission and listed building consent in its own right.

Design

Any external duct should be painted to match the colour of the existing building to minimise its visual impact.

Location

Ventilation systems should be located internally. Where this is not practicable, systems located to the rear may be considered.

Noise

Conditions may be put in place to ensure that there is no increase in noise that will affect the amenity of the area.

The map identifies areas of restriction. These are areas of mixed but essentially residential character where there is a high concentration of hot food takeaways, public houses and entertainment venues.

Page 10

Changing a Commercial Unit to Residential Use

When is permission required?

Planning permission is required to convert a business to a house or flat. Permission will also be required for physical alterations to any external elevation. Listed building consent, where relevant, may also be required.

What to consider if planning permission is required

Protected shops Policies Ret 9-11 Set

Policies Ret 9-11

set out when a non-shop use is acceptable. They should be considered if a shop will be lost as part of the changes.

In some areas of the city, the loss of a shop use will not be permitted. In other areas, certain criteria must be met. These policies should be considered for more information.

Amenity

Policy Hou 5

Sets out the criteria to be met by proposals to convert to residential use.

Applications for a change of use will need to prove that the quality and size of accommodation created is satisfactory.

Units with insufficient daylight will be unacceptable; proposals should fully meet the council's daylight requirements in the Edinburgh Design Guidance. Basement apartments with substandard light will only be accepted where the remainder of the created unit represents a viable unit in its own right with regards to adequate daylight.

Dwelling sizes should meet the following minimum requirements and exceeding these standards is encouraged. Provision of cycle and waste storage is encouraged and may be required in some instances.

Number of Bedrooms	Minimum Gross Floor Area (sq m)
Studio	36
1 (2 persons)	52
2 (3 persons)	66
2 (4 persons)	81
3 (4 persons)	81
Larger Dwellings	91

Design

New designs should be of a high quality and respect their context

 Consider the architectural or historic merit of the shopfront and its context and identify an appropriate design from one of the following three basic approaches.

Retain the shopfront



Henderson Street

Retaining the existing shopfront and adapting it for residential use is a simple method of conversion and ensures the property fits well within its context. Where the shopfront is of architectural or historic merit this will be the only appropriate design.

A design which retains the shop front could be used in residential areas or within a row of shops.

Simple contemporary design



Royal Park Terrace

Simple contemporary designs are often the most successful. The existing structural openings should be retained and any features of architectural or historic merit retained and restored. High quality materials should be used.

A simple contemporary design could be used in residential areas or within a row of shops.

Residential appearance

Conversions with a residential appearance are rarely successfully achieved. Attention should be paid to structural openings, materials and detailing to ensure the new residential property does not stand out from its context.

Windows which are a version of those on the upper floors in terms of proportions, location and detail are usually most appropriate. Doors should relate to the scale of the building and should not result in a cluttered appearance.

Paint work should be removed to expose the stone or toned to match the building above.

A design with a residential appearance may be appropriate in residential areas but not within a row of shops.





Consider the privacy of residents

To create privacy within the property, shutters or moveable screens behind the window could be considered as an alternative to frosted glass. Where considered acceptable, frosted glass should not occupy more than 50% of the height of the window. Retaining recessed doors also provides a degree of separation from the street. Metal gates could also be added.

Altering a Shopfront

There should always be a presumption to improve, where possible, a poor shopfront.

Understanding your shopfront

Policy Des 12

sets out the principles for altering a shopfront

 ${\mathbb Q}$ 1. Consider the period of the building and the style of the shopfront

Shopfronts come in many styles, reflecting the different periods of architecture in Edinburgh. Those of architectural merit or incorporating traditional features or proportions should be retained and restored.

2. Determine whether there are any original or important architectural features or proportions which need to be retained

The pilasters, fascia, cornice and stallriser form a frame around the window and should be retained. Recessed doorways, including tiling, should not be removed. Original proportions should be retained.







Pilasters



Cornice



Stallraiser

3. Identify any inappropriate additions which should be removed

Large undivided areas of plate glass can be appropriate within a small shopfront, however over a larger area can appear like a gaping hole over which the upper storeys look unsupported.

Large deep fascia boards and other claddings should be removed and any original features reinstated.



Deep Fascia



Proportions



Cladding

Good Example

At 37-41 Nicolson Street, Edinburgh, restoration work has been carried out to remove modern additions and unveil the original Victorian shopfront of 'McIntyre's Drapery Stores'. Architectural features, including the cornice, pilasters and glazing bars have been exposed. Views into the store have now been opened up and the shop is more noticeable in the street.





Context

Shopfronts should be designed for their context

1. Consider the relationship of the frontage to the rest of the street

The relationship of the frontage to the established street pattern should be considered, particularly in terms of fascia and stallriser height and general proportions. Alterations should preserve and strengthen the unity of the street.





One shopfront across two separate buildings will not normally be acceptable as it disrupts the vertical rhythm of the facades above.





2. Consider the relationship to features on the upper floors

Where units have a narrow frontage and vertical emphasis, they should retain their individual integrity, rather than attempting to achieve uniformity with adjoining properties.



Good Examples



St Stephen Street



William Street



Grassmarket

New Design

New designs should be of high quality and respect their surroundings

1. Identify the features or proportions which will need to be retained or restored

The pilasters and frame should be retained, even if the rest of the frontage is not of sufficient quality to merit retention.

Poorly designed fascias and pilasters do not make up a well composed frame. Pilasters should not be flat to the frontage and fascias should not exceed one-fifth of the overall frontage height or be taken over common staircases. Stallrisers should be in proportion to the frontage.

Cornice which continues from the adjacent frontages will require to be restored. No part of the frontage should be located above this.

2. Consider the design and materials to be used

Where a new frontage is considered appropriate, there is no particular correct style. Modern designs will be considered acceptable providing they incorporate high quality materials, are well proportioned, and retain any features of architectural merit.

Reproduction frontages should be based on sound historical precedent in terms of archival evidence or surviving features.

Appropriate spacing and cornice should be used to create a visual break between the frontage and the building above.

Good Examples



Barclay Plac



Bread Street

In general, natural and traditional materials, such as timber, stone, bronze, brick and render should be used. These should be locally sourced from renewable or recycled materials, wherever possible. Frontages clad in incongruous materials will not be acceptable.

Paint and Colour

When is permission required?

Planning permission, and where relevant listed building consent, will be required to paint a building which is listed or within a conservation area, including a change of colour.

Planning Permission will not be required to paint an unlisted building out with conservation areas. However the painting and colour of a building should reflect its character and the area.

Good Example



Victoria Street

Listed Buildings and Conservation Areas

Paint

Unpainted stonework and other good quality materials should not be painted.

Colour Schemes

The creation of a strong identify for a business must come second to an appropriate balance with the context. Colour schemes should clarify the architectural form and not apply alien treatments and design. The most successful are simply schemes which employ only one or two colours.

Muted or dark colours are preferable.

Uniform Appearance

Coordinated paint schemes are encouraged and should be retained where present. In particular, common details, such as arches and pilasters, should have a uniform treatment. Similar lettering and signage should also be used.

The range of colours within a block should be limited.

Security

1. Determine whether a security device is necessary and consider alternative solutions

Security devices should not harm the appearance of the building or street. Toughened glass or mesh grilles could be used as an alternative to security shutters.



2. If a device is considered acceptable, consider its location in relation to the window

its location in relation to the window

Where shutters are not common within the immediate area, they should be housed internally, nrunning behind the window.

Elsewhere, shutters should be housed behind the fascia or a sub-fascia.

Shutters should not be housed within boxes which project from the front of the building.

3. Identify an appropriate shutter design

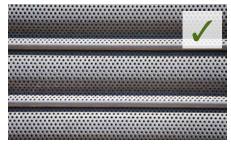
Solid roller shutters are unacceptable. They do not allow window shopping at night, the inability to view the inside of the shop can be a counter security measure and they tend to be a target for graffiti.



Roller shutters of the non-solid type may be acceptable in a perforated, lattice, brick bond or open weave pattern. Shutters made up of interlocking clear polycarbonate sheets running externally to the glass may also be acceptable.



Where there is evidence of early timber shutters, they should be restored to working order or replaced to match.











Listed Buildings and Conservation Areas

Externally mounted shutters will not be considered acceptable.

The most appropriate security method is toughened glass. Internal open lattice shutters or removable mesh grilles may also be acceptable.

Metal gates are most appropriate on recessed doors.

Shutters should be painted an appropriate colour, sympathetic to the rest of the frontage and immediate area.

Blinds and Canopies

1. Consider whether a blind or canopy is appropriate on the building

Blinds and canopies should not harm the appearance of the building or street.

Traditional projecting roller blinds, of appropriate quality, form and materials, will be considered generally acceptable

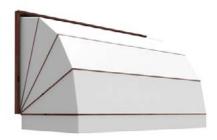
Dutch canopies will not be acceptable on traditional frontages where important architectural elements would be obscured.

Listed Buildings and Conservation Areas

Dutch canopies will not be acceptable on listed buildings or in conservation areas.

Blinds and canopies will not be considered acceptable on domestic fronted buildings.

Solar glass and film are acceptable alternative methods of protecting premises from the sun, providing they are clear and uncoloured.



Dutch canopy

2. If acceptable, consider the location of the blind or canopy

Blinds and canopies should fold back into internal box housings, recessed within the frontage. They must not be visually obtrusive or untidy when retracted.



Boxes housing blinds and canopies that project from the building frontage will not be acceptable.

Blinds and canopies will not be acceptable above the ground floor level.



3. Determine an appropriate design and materials

Blinds and canopies must be made of high quality fabric. Shiny or high gloss materials in particular will not be supported.

An advert, including a company logo or name, on a blind or canopy will need advertisement consent.



Automatic Teller Machines

1. Consider whether an ATM will be acceptable

ATMs should not impact upon the character of the building or area.

Free standing ATMs add to street clutter and will not be considered acceptable.

ATMs may be considered acceptable when integrated into a frontage, providing no features of architectural or historic interest will be affected and the materials and design are appropriate.

2. If acceptable, consider the location, design and access

Consideration should be given to pedestrian and road safety. Terminals should be sited to avoid pedestrian congestion at street corners and narrow pavements. The assessment of the impact on $\overline{\mathfrak{O}}$ road safety will include any potential increase in the number of vehicles stopping, visibility and sightlines.

The use of steps for access to ATMs should be avoided and the units should be suitable for wheelchair access.

Where ATMs are removed, the frontage should be reinstated to match the original.

Listed Buildings and Conservation Areas

Consideration should first be given to locating the ATM internally. For guidance on internal alterations, consider the Listed Buildings and Conservation Area guidance.

Externally, ATMs should be located in a concealed position on the facade, within an inner vestibule or on a side elevation.

ATMs should not be fitted to finely detailed façades or shopfronts of historic or architectural merit. They will not be acceptable where stone frontages, architectural features or symmetry will be disturbed. New slappings (knocking a hole through a wall to form an opening for a door, window etc) will be discouraged.

Only one ATM will be allowed on the exterior of any building.

Where acceptable, the ATM should not be surrounded by coloured panels or other devices and signage should not be erected. The ATM and any steps or railings, where necessary, should be formed in high quality materials and be appropriate to the area. Surrounding space should match the façade in material and design.

Permissions Required

ATMs which materially affect the external appearance of a building require planning permission. Listed building consent may also be required for an ATM on a listed building. In addition, advertisement consent may be required for any additional signage.

Air Conditioning and Refrigeration

Location

Air conditioning and refrigeration units should not be located on the front elevation or any other conspicuous elevations of buildings, including roofs and the flat roofs of projecting frontages.

It will normally be acceptable to fix units to the rear wall. These should be located as low as possible.

Design

Units should be limited in number, as small as practicably possible and painted to tone with the surrounding stonework or background.

Listed Buildings and Conservation Areas

The preferred location for units on listed buildings and within conservation areas are:

- standing within garden or courtyard areas (subject to appropriate screening and discreet ducting)
- Within rear basement areas
- Inconspicuous locations on the roof (within roof valleys or adjacent to existing plant). However, in the New Town Conservation Area and World Heritage Site, aerial views will also be considered.
- Internally behind louvers on inconspicuous elevations. This should not result in the loss of original windows.

Where it is not practicably possible to locate units in any of the above locations, it may be acceptable to fix units to the wall of an inconspicuous elevation, as low down as possible.

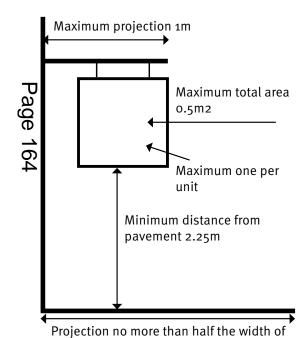
Units should be limited in number, as small as practicably possible and painted to tone with the surrounding stonework or background.

Ducting must not detract from the character of the building.

Signage and Advertisements

1. Consider the scale, location and materials of the advertisement and any lettering

High level signage is not normally considered acceptable.



NB. Dimensions may be reduced for smaller frontages

the pavement

Projecting and Hanging Signs

Traditional timber designs are most appropriate on traditional frontages.









Fascia

Box fascia signs applied to existing fascias are not considered acceptable.

Individual lettering should not exceed more than two thirds the depth of the fascia, up to a maximum of 450mm.

Princes Street

Projecting signs and banners will not be supported. Illumination must be white and static.

Listed Buildings and Conservation Areas

Signage obscuring architectural details is not acceptable.

Signage should be timber, etched glass or stainless steel; synthetic materials are not appropriate.

Signage should harmonise with the colour of the shopfront.

Applied fascia boards/panels will not normally be acceptable. Lettering shall be applied directly onto the original fascia. If there is an existing applied fascia board/panel in place, this should a) be removed and the original fascia restored, or b) an appropriate new fascia applied but only where there is no original fascia.

Letters must be individual and hand painted.

On buildings of domestic character, lettering or projecting signs are not acceptable. Guidance on alternative signage is given on the next page.

2. Consider an appropriate method of illumination

External illumination will only be acceptable if unobtrusive.

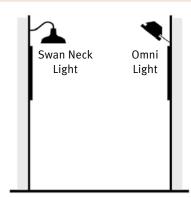
Individual letters should be internally or halo lit. Discreet spotlights painted out to match the backing material or fibre optic lighting may also be acceptable. Illumination must be static and no electrical wiring should be visible from outside of the premises. White illumination is preferable.

Projecting signs should only be illuminated by concealed trough lights.

LED strip lighting to illuminate signage may be acceptable where it can be positioned discreetly on The shop front.

Listed Buildings and Conservation Areas

Swan neck lights, omni-lights on long arms or trough lights along the fascia will not normally be acceptable. Letters should be halo or internally lit.



3. Consider alternative advertisements **Internal Advertisements**

Advertisements behind the glass should be kept to a minimum to allow maximum visibility into the premises.



Directional Signs

Advance directional signs outwith the curtilage of the premises to which they relate are not acceptable unless particular circumstances justify a relaxation.

Guest Houses

Houses in residential use (Class 9) but with guest house operations should not display signs, except for an official tourism plague or a window sticker.

For properties operating solely as a guest house (Class 7), any pole signs located in front gardens should not exceed 0.55g metres in area.

Listed Buildings and Conservation Areas

Basement properties

Basement properties may be identified by a name plate or modest sign on the railings, or where they don't exist, discreet and well designed pole mounted signs may be acceptable.



Buildings of domestic character

On buildings of domestic character, identification should consist of a brass or bronze nameplate, smaller than one stone. Where the building is in hotel use, consideration will be given to painted lettering on the fanlight or a modest sign on the railings.



আনন্দের সঙ্গে অনুবাদ করব ا ترجم كالماضر

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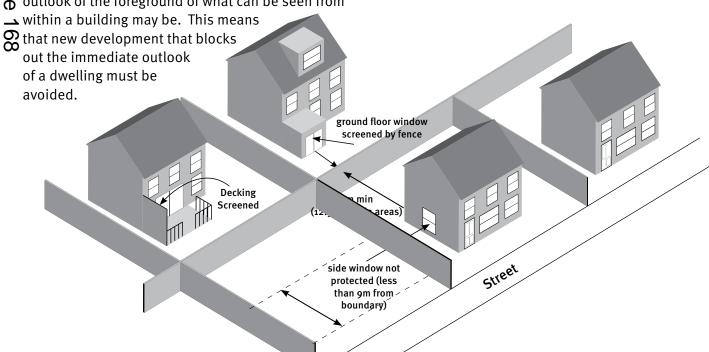


Privacy and outlook

People value privacy within their homes but they also value outlook - the ability to look outside, whether to gardens, streets or beyond. To achieve both, windows either have to be spaced sufficiently far apart so that it is difficult to see into a neighbouring property or windows have to be angled away from one another.

18m is the minimum recommended distance between windows, usually equally spread so that each property's windows are 9 metres from the common boundary.

A frequent objection to a development is loss of a particular view from the neighbour's house. Though private views will not be protected, immediate outlook of the foreground of what can be seen from



Side Windows

Windows will only be protected for privacy and light if they themselves accord with policies in terms of distance to the boundary. Windows on side walls or gables - as often found on bungalows, for instance - will not normally be protected as they are not set back sufficiently from the boundary to be "good neighbours" themselves, taking only their fair share of light.

Ground floor windows can sometimes be closer than 9 metres to a boundary if they can be screened in some way, e.g. by a fence or hedge.

Decking, Roof Terraces, Balconies and Rooflights

Balconies, roof terraces and decking which are close to boundaries and overlook neighbouring properties can be a major source of noise and privacy intrusion.

Generally, decking should be at, or close to, ground level (taking account of any level changes in the garden ground), of simple design (including barriers and steps), and should not detract from the appearance of the house.

Opportunities for decking may be limited on listed buildings, as it is rarely part of the original character.

Permission for roof terraces and balconies will not be granted where there is significant overlooking into neighbouring property due to positioning and height or if the terracing results in loss of privacy to neighbouring properties.

Rooflights in new extensions that are within 9 metres of the boundary may be acceptable so long as they do not have an adverse impact on the existing privacy of neighbouring properties. Any adverse impacts on privacy may be mitigated if the rooflight(s) is set at a high level above floor level (usually above 1.8 metres).



Listed Buildings & Conservation Areas

Who is this guidance for?

Anyone considering work to a property within a conservation area or to a listed building.

This guidance provides information on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

This document and other non-statutory guidance can $\ensuremath{\boldsymbol{\nabla}}$ be viewed at:

www.edinburgh.gov.uk/planningguidelines













Misc: Student Housing, Radio Telecommunications, Open Space Strategy etc.

This document is divided into two parts:

Part 1. Listed Building Guidance

Part 2. Conservation Area Guidance

Policy Context

This guidance interprets polices in the Edinburgh Local Development Plan which seek to protect the character and setting of listed buildings, and the character and appearance of conservation areas.

This guidance was initially approved in December 2012 and incorporates minor amendments approved in February 2016 and March 2018.

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apply	For Planning Permission
apply	For Listed Building Consent
apply	For Certificate of Lawfulness

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Part1: Listed Buildings

Listed buildings represent the very best examples of the built heritage. They are defined as buildings of special architectural or historic interest and are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The lists of Buildings of Historic or Architectural Interest are compiled by Historic Scotland on behalf of Scottish Ministers. The term *building* includes structures such as walls and bridges.

There are three categories of listed buildings:

Category A - Buildings of national or international importance, either architectural or historic, or fine little-altered examples of some particular period, style or building type.

Category B - Buildings of regional or more than local importance, or major examples of some particular period, style or building type which may have been altered.

Category C - Buildings of local importance, lesser examples of any period, style, or building type, as originally constructed or moderately altered; and simple traditional buildings which group well with others in categories A and B.

Buildings which relate together in townscape terms or as planned layouts in urban, rural or landed estate contexts, often have their group value stressed by inclusion within 'A' or 'B' groups.

To check whether your property is listed, use our **online map**.

Do I need Listed Building Consent?

Listed buildings are afforded statutory protection. This means that listed building consent is required for the demolition of a listed building, or its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest.

Listing covers the interior as well as the exterior, and includes any object or structure fixed to the building, or which has been included within its curtilage since 1st July, 1948. Listing, therefore, extends to historic fixtures or fittings (plasterwork, chimneypieces, panelling) and items within the curtilage such as stables, mews, garden walls and stone setts. Any proposals to alter unsympathetically, relocate or remove such features are likely to detract from the quality of the setting and are unlikely to be approved.

Listed building consent must be obtained where proposals will alter the character of the listed building, regardless of its category or whether the work is internal or external.

Proposed change will be managed to protect a building's special interest while enabling it to remain in active use. Each proposal will be judged on its own merits. Listing should not prevent adaptation to

modern requirements but ensure that work is implemented in a sensitive and informed manner. The aim is to guard against unsympathetic alterations and prevent unnecessary loss or damage to historic fabric. Any alterations which would seriously detract from or alter the character of a listed building are unlikely to receive consent



Listed building consent is not required for internal redecoration, renewal of bathroom and kitchen fittings, rewiring or new plumbing, provided fittings or internal decorations (such as decorative plaster, murals and paintings) which contribute to the character of the building or structure are not affected.

In considering any application for listed building consent, and also any application for planning permission for development which affects a listed

building or its setting, the Council are required to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it may possess. In this context, preserving, in relation to a building, means retaining it either in its existing state or subject only to such alterations or extensions as can be carried out without detriment to its character.

The tests for demolition are detailed in the Scottish Historic Environment Policy. No listed building should be demolished unless it has been clearly demonstrated that every effort has been made to retain it. The Council will only approve such applications where they are satisfied that:

• the building is not of special interest; or • the building is incapable of repair; or

- the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
 - the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

Repairs which match the original materials and methods and do not affect the character of the building do not usually require listed building consent or planning permission.

You can apply for listed building consent at www.eplanning.scot.

What if the work has already been carried out?

It is a criminal offence to demolish, alter materially or extend a listed building without listed building consent. Alterations may be subject to enforcement action or prosecution at any time. Retrospective applications for listed building consent will be considered on their merits.

Our guidance on **Selling Your House** sets out the criteria which will be used to determine whether to take enforcement action against unauthorised works to a listed building. This will help if you are selling a listed property and provides general advice on listed building consent.

What Other Consents Might Be Required?

Planning Permission

Development is defined as the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.

Planning permission is required for many alterations, additions and changes of use, although some development can be carried out without planning permission. This is 'permitted development'.

To determine whether planning permission is required, the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or **Government Circular on Permitted Development** should be considered.

If you believe your building work is 'permitted development', you can apply for a **Certificate of Lawfulness.** This is a legal document from the Council which confirms that the development is lawful.

In addition, listed building consent may be required regardless of whether planning permission has been granted.

Advertisement Consent

Many advertisements will require advertisement consent, in addition to listed building consent and planning permission. You can check this by consulting or by seeking advice from the Planning Helpdesk.

Building Warrant

Converted, new or altered buildings may require a building warrant, even if planning permission or listed building consent is not required. Please contact Building Standards for more information on 0131 529 7826 or email: buildingwarrant. applications@edinburgh.gov.uk.

General Principles

The aim of this guideline is to prevent unnecessary loss or damage to historic structures and ensure that proposals will not diminish their interest.

The fact that a building is listed does not mean that changes cannot be made. However, it does mean that any alterations must preserve its character. Any alterations which would seriously detract from or alter the character of a listed building are unlikely to receive consent.

March 2018

Any alterations should protect the character and special interest of listed buildings.

There is a strong presumption against demolition of listed buildings and proposals for demolition will be assessed against the criteria set out in the Scottish Historic Environment Policy.

Repair

Page

Planning permission and listed building consent are not normally required for repairs which match the original materials and methods and do not affect the character of the building. Inappropriate repairs can result in enforcement action or prosecution.

Repairs to listed buildings should always be carried out with care. Matching the original materials and method is important. The use of inappropriate materials and poor repair techniques can accelerate the decay of traditional historic buildings, shorten their lifespan and result in longer-term problems which may reault in much higher repair costs.

Stone Repair

Before any repairs are undertaken, the existing stonework details should be carefully categorised for the:

- Type: ashlar, random rubble, coursed rubble etc.
- Tooling: broached, stugged, polished
- Joints: v-jointed, square-jointed, fine-jointed, etc.

An analysis of the stone will also be required to establish its chemical make-up and ensure compatibility with the existing stone.

These details should be respected and repeated,

where appropriate, when stone replacement and pointing is carried out. Inappropriate replacements affect the architectural integrity of historic buildings.

It is also imperative to remedy the cause of any decay by eliminating sources of soluble salts, preventing the passage of moisture and rectifying active structural faults.



Indenting

Indenting is the insertion of a new stone to replace one which is damaged or decayed.

Indenting may not always be necessary when a stone has a defect; if the stone can reasonably be expected to survive for another 30 years, it should be left, regardless of its appearance.



Where indenting is appropriate, the indent should be selected to closely match the original stone. Artificial stone should not be used on listed buildings.

There will inevitably be a marked contrast between old and new work. However, within a few years of repair the effects of natural weathering will have gone a long way to remedy this situation. Cosmetic treatment of indented stone, either cleaning the old stone or distressing the new is not recommended.

Partial indenting should not normally be considered. In certain circumstances, small indents may be appropriate on moulded detail, but leaving the damaged stonework may be more acceptable than carrying out a visually intrusive repair.

Stone indents on external original steps and entrance platts are normally the most appropriate method of repair. Concrete screeds to steps and entrance platts are not acceptable.

Redressing

Redressing is the removal of the surface layer from the decayed stone. This may not be appropriate as it can cause considerable damage to the underlying stone and accelerate decay.

Mortar

Mortar repairs to stone should only be used as an extension of pointing to fill in small areas of decay and extend the life of a stone which would otherwise have to be replaced.

In some cases, it may be appropriate to use mortar on sculpted or moulded stonework. However, as mortar is significantly different from stone, ensuring a permanent bond between the two materials will be difficult. Therefore, a mortar repair will have a considerably shorter life than indenting.

Lime mortars will usually be the most appropriate mix. The presence of cement in the mix used for mortar repairs will accelerate decay in the neighbouring stone.

Weather Proofing

In traditional construction, the free movement of water vapour through the fabric of a building in both directions is essential.

The use of silene and silicone treatments to weather proof stone is not recommended because serious damage can occur if condensation builds up within a stone and the process is not reversible.

Mortar Joints and Pointing Repair

The original mortar joints and pointing should be respected, if traditional and causing no damage. Pointing can take many forms (recessed, flush, slaistered etc.) In some instances, small pieces of stone or slate are used in the mortar mix. In cases where it is unclear what existed previously, mortar analysis should be carried out.

Under no circumstances should joints be widened to facilitate the work. Raking out should be done carefully with hand tools; power tools should never be used. It is important that the correct pointing and tools are chosen and used for specific types of joints.

Mortar should be sufficiently resilient to accommodate minor movements in the masonry, but it should never be stronger or denser than adjoining stones. This will cause the mortar to crack and prevent drying out through the joints, causing moisture to evaporate through the stones, accelerating decay.

Lime mortar should be used in most instances. However, as the technology, science and physical properties of pure lime mortars vary considerably from cement gauged mortars, they must be used carefully. Hard cement mortar should never be used.

Traditional Harls and Renders

Hard cement mixes should not be used for harls and renders. A hard mix will trap a layer of moisture between the harl and the stonework beneath, thus forcing water back into the stone and encouraging accelerated decay. Lime mixes are recommended.

Original harls can be analysed to establish their composition. In order to prepare surfaces for harling and rendering, old cement render should usually be removed. In most cases, it will be more appropriate to use a wet dash rather than a dry dash. It is important that each 'layer' of harl is allowed to dry fully before applying another coat. However, each situation is different and specialist advice should be sought on best practice.

Roofs

Listed building consent will be required for alterations to roofs. Planning permission may also be required, depending on the proposal.

Planning permission and listed building consent are not normally required for repairs which match the original materials and methods and do not affect the character of the building.

The roof, which includes parapets, skews, chimney heads and chimney pots, is an important feature of a building. The retention of original structure, shape, pitch, cladding (particularly colour, weight, texture and origin of slate and ridge material) and ornament is important. Any later work of definite quality which makes a positive contribution to the interest of the building should also be kept.



The restoration of lost roof elements to match the original form will be encouraged.

It is important to use the proper repair techniques and materials for ridges, flashings, mortar fillets



and parapet gutters. Ridges should be replaced to match existing. Most ridges and flashings should be replaced in lead, making sure to use the correct code of lead.

Any change to the roofing material, including alternative slate, will require listed building consent and may require planning permission.

Most traditional roofs within Edinburgh are covered with Scots slates, although other materials, such as Welsh and Cumbrian slates, pantiles and thatch, have also been used. In some instances, materials such as copper may have been used on the roof of a decorative turret. Traditional materials should always be respected and repeated, where appropriate.



Scots slates are becoming increasingly rare and in some circumstances second-hand slates are of poor quality and size. It is preferable in some cases that sound old slates are laid together on visible roof slopes, with new slates used on non-visible roof slopes. Alternatives to Scots slate will be considered on their merits.

It is important to ensure consistency in the texture and grading, and that the new slate matches the colour, size, thickness and surface texture of the original materials as closely as possible.

Concrete tiles or artificial slate should never be used in conjunction with, or as a replacement for real slate. The introduction of slate vents may require listed building consent.

Patterned slating, incorporating fish scale or diamond slates, sometimes in different colours, should be retained and repaired with special care.

The original gradation of slates should be repeated.

Flat Roofs

Lead is usually the most appropriate covering for the long-term maintenance of flat roofs. Alternatives to lead may be considered acceptable in certain cases. Bituminous felt is not generally appropriate for use on listed buildings.

Chimneys

Removal of all or part of a chimney will require listed building consent and may require planning permission.

Original chimneys should always be retained and repaired as they are an essential feature of traditional buildings and contribute to the historic skyline. Non-original additions to chimneys should be removed.

Chimneys should be repaired using traditional methods to reinstate as original, with particular attention to the detail of the coping stone. Particular care should be taken to retain chimneystacks to their original height.

Detailed records of the original structure should be made where downtaking is necessary to ensure correct replacement. Chimney pots should always be replaced to match the original.

Where the original chimneys have been demolished and replaced in brick and render, the rebuilding in stone will be encouraged.

Rainwater goods (guttering, downpipes etc.)



Replacement rainwater goods should match the original, cast iron or zinc should be used where these were the original materials. Other materials such as aluminium may be acceptable, where appropriate.

They should be painted either black or to tone in with the adjacent stonework and roofing respectively.

Railings, Gates, Balconies and Handrails

The erection of railings, gates, balconies and handrails requires listed building consent and planning permission.

Planning permission and listed building consent are not normally required for repairs.

Balconies, gates, railings and handrails are usually formal components in the design of an elevation. They should be maintained and repaired and, if

they have to be replaced, should be erected on a like for like basis. The recommended paint colour is black gloss.

Usually, railings were made from cast iron, although there may be some examples surviving of wrought iron. If the railings no longer exist, it is important to establish



what the original railings were like. Remaining sections of iron work may still exist in the cope or on similar neighbouring properties or old photographs and plans can be used. In most cases, cast iron railings fixed individually into the cope should be used.

Railings are normally fixed to stone copes. These should be repaired according to the principles outlined in the previous section on stone repair. Moulded copes and other special details should always be respected and repeated.

External Alterations

Any external alterations, however minimal, may require listed building consent and possibly planning permission.

This section provides guidance on the most common forms of change. You are encouraged to contact Planning to discuss any proposed work.

Where it is proposed to restore lost features, it will be important to ensure that all restorative work is based on sound physical and documentary evidence of the previous state of the building. This is to ensure that work is carried out in an architecturally and historically correct manner.

Stone Cleaning

Listed building consent is required to stone clean listed buildings. Planning permission is also required for the stonecleaning of any building within a conservation area.

Stone cleaning cannot be undertaken without damaging a building. It can also reveal the scars of age, such as staining, poor previous repairs and surface damage. It may also remove the natural patina, the protective layer on the stone, opening up the surface pore structure and making re-soiling much easier.

There will, therefore be a presumption against the stone cleaning of listed buildings and buildings within conservation areas. Stone cleaning will not be considered acceptable on any street where cleaning has not commenced. Where cleaning of a street has commenced, the issue of reinstating architectural unity will be a material considerations in assessing the merits of individual applications.

Specialist professional skills should be sought to undertake analysis and, where acceptable, design a suitable cleaning method and undertake work.

Applications for stone cleaning should be accompanied by a full drawing and photographic survey.

To assess the most appropriate method of stone

cleaning, applicants will be required to ascertain geological characteristics through laboratory tests.

Stone cleaning methods should be tested on an inconspicuous trial area of two or three stones.

If stone cleaning is approved, post-cleaning photographic records should be submitted and documented for research purposes.

It is expected that most necessary repairs will be identified at the initial application stage. Therefore, consent would be conditional upon a commitment by applicants to undertake a minimum standard of repair subsequent to stonecleaning.

Stone Cleaning Methods

The following are the most common stone cleaning methods. Their inclusion in this guideline is for information only and does not imply their acceptability.

1. Mechanical - Carborundum Disc

This method comprises a hand-held rotary disc with a carborundum pad.

2. Air and Water Abrasive

These methods comprise grits and other abrasive mediums carried by jets of air and/or water.

3. Chemical Cleaning

This method comprises the application of chemicals and a high pressure water wash or pressure steam.

4. Water (High Pressure, Low Pressure, Manual)

When water pressure is used as part of the cleaning method, water is forced into the stone to a depth where natural evaporation will not take place. The water can then percolate down through the fabric of the wall and cause accelerated weathering at lower levels in the building. High pressure water can also cause damage to the stone.

A water wash remains an alternative stone cleaning technique. A low pressure water wash (100-200psi) is the least aggressive method of stone cleaning. However, it will not remove dirt which has combined with the surface to form an insoluble compound. High pressure and/or excessive water can cause surface erosion, pointing wash-out, staining and force water into the core of the wall. Due to the dangers of thermal expansion, water washing should be avoided in frosty conditions.

Paint Removal from Masonry

Paint removal will require planning permission and listed building consent.

The restoration of the original surface through the removal of paint can improve the character and appearance of a building. Where surfaces have been previously painted, the removal of paint will be supported in principle, provided that the proposed removal method does not adversely affect the original surface.

The removal of paint requires chemical and/or abrasive cleaning to re-expose the stone beneath. Abrasive methods can cause severe damage to the surface and will be unlikely to remove all traces of paint from coarse, porous sandstone. In certain circumstances, a minimally abrasive method may be appropriate to remove the outermost paint layers not in contact with the stone surface. Chemical paint removal varies from paint stripper to a proprietary poultice (a substance placed on the stone to draw out the paint). Each requires extreme caution due to their potentially damaging effects and trial samples should be carried out.

Previous painting could have disguised the poor condition or appearance of the surface so repair work may be required following paint removal. Therefore, consents will be conditional upon a commitment by applicants to undertake a minimum standard of repair subsequent to paint removal.

Where paint removal is not appropriate, the property should be repainted in a matt finish stone coloured paint to tone with the adjoining stonework.

Specialist professional skills should be sought to undertake analysis, design a suitable treatment method and undertake any work.

Graffiti Treatment

Graffiti treatment will require planning permission and listed building consent if the proposed method will affect the character or appearance of the building.

Whilst graffiti can have an adverse impact on the character and appearance of a building and general environment, inappropriate graffiti treatment can cause irreversible and fundamental damage to buildings.

The treatment of graffiti from listed buildings and buildings within conservation areas will generally be supported provided there would be no unacceptable change in the appearance of the historic surface or structural integrity. However, the condition or architectural detailing of the surface or the nature of the graffiti may, in some circumstances, prevent any form of graffiti treatment from being acceptable.



Each site must be assessed on an individual basis and a site specific proposal prepared. Specialist professional skills should be sought to design suitable treatment methods and undertake any work.

At sites where graffiti is a recurring issue or where historic surfaces are vulnerable to the effects of graffiti treatment, alternative strategies may be required to prevent or reduces incidences of graffiti. Lighting, CCTV, physical barriers and the repositioning of fixtures may be required. These may need listed building consent and/or planning permission.

Temporary sacrificial coatings will also be encouraged in areas of persistent graffiti attack, provided there would be no adverse impact on the surface.

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The permanent sealing of a surface will result in accelerated decay of the stone leading to expensive repairs and will therefore not be considered acceptable.

Graffiti Removal Methods

Chemical

Includes solvent based paint removers, other organic solvents and alkali-based paint removers or caustic removers.

Physical

Mainly air abrasion but can also include pressure washing and steam cleaning.

¬ Heat

Includes hot pressure washing and steam cleaning, which must be applied at an appropriate pressure for the substrate; and laser treatments which can be labour intensive, slow and expensive.

Painting and Render

Paint which matches the existing in colour and uses traditional materials and methods will not require listed building consent or planning permission.

Painting or rendering of a previously untreated surface will require planning permission and listed building consent, and is unlikely to be acceptable.

Changing the colour of a listed building will need listed building consent. Planning permission will also be required to change the colour of any building located within a conservation area.



External stonework must not be painted or rendered, unless the surface was originally painted or rendered.

Coping stones and the edge of steps should not be painted.

Information on painting a shop or other commercial premises is included within the **Guidance for Businesses**.

Walls covered with smooth cement render or a harled finish should generally be painted in earth colours or neutrals (grey, cream or beige). Rendered bands to windows should generally be in stone colours.

Extensions and Additions

Listed building consent will be required for extensions or additions to listed buildings. Planning permission may also be required, depending on the proposal.

New extensions on a terraced block may not be acceptable where there are no existing extensions. Where the principle of extending a listed building is acceptable, the extension should be subservient to the main building and will rarely be permitted on principal elevations. Extensions should not normally exceed 50% of the width of any elevation.



It is usually acceptable for an addition to be different and distinguishable from the existing building, in terms of design. The use of high quality materials which complement the main building will be required. In other circumstances it may be appropriate to match the new work to the existing, in which case the new materials should be carefully matched.

The visual separation of extensions is encouraged. In the case of side extensions, they should be set back from the facade and be of a scale that does not affect the overall architectural composition. The effect of any addition on a symmetrical composition will be particularly important.

Encouragement will be given to the removal of inappropriate additions which are of inferior quality and which detract from the listed building. Where there is an existing extension of historic or architectural interest, such as a conservatory or outshot, this should be restored or repaired, rather than replaced.

Shopfront Alterations and Signage



Specific information is included in Guidance for Businesses. This should be considered alongside this document, where relevant.

Windows

The removal, replacement or alteration of windows will normally require listed building consent.

Repairs and painting which match the existing and use traditional materials and methods will not require listed building consent or planning permission.

Double glazing in listed buildings will require listed building consent.

Where a significant proportion of historic glass (such as Crown, cylinder and drawn sheet) remains on an individual window, it should be retained or re-used.

Secondary glazing is likely to require listed building consent where it will impact on architectural detail or affect the external appearance of the building.

Planning permission may also be required where the replacement or alteration will not match the existing in design, material, size, opening mechanism or proportion. Replacement windows which do not result in a material change to the appearance will not normally require planning permission.

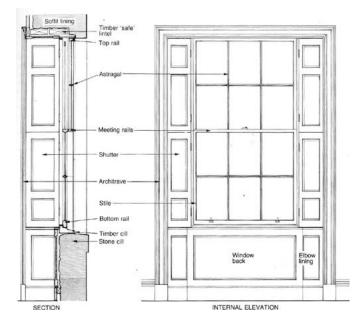
The reinstatement of the original window pattern will normally be encouraged.

Repair and Maintenance

There is a general presumption against the removal of original window frames and glazing; repair and refurbishment is preferred. Decay in timber is usually caused by moisture penetration, which can be prevented by thorough painting, regular maintenance and prompt attention to necessary repairs.

Glazing should be fixed with putty or a glazing compound rather than timber beading.

The thermal performance standard of existing windows can be improved by repair, draught-stripping and working internal shutters.



Openings

Window openings play an important role in establishing the character of an elevation and they should not be altered in their proportions or details.

Proposals to increase the glazing area by removing stone or timber mullions (vertical members between windows which form the divisions between windows) will not normally be granted consent.

Proposals to convert windows into door openings will not be considered acceptable on principal frontages or above garden level on all other elevations. Where acceptable, the width of the existing opening should not be increased. Normally, only one set of French windows will be permitted.

Entirely new window openings are unlikely to be acceptable on principal elevations as this can create an unbalanced composition.

Replacing Original Windows





Original windows are important features of any building and should not be removed or altered. The complete replacement of original windows will only be approved where they have clearly deteriorated beyond practicable repair. Proposals must be accompanied by evidence demonstrating that they are beyond repair; a professional survey may be requested.

In the event that replacement windows can be justified, they should be designed to replicate the original details, including materials, design and opening method. Particular attention must be paid to the mouldings; standard modern sections are not acceptable for reinstatement work. uPVC will not be acceptable.

Care should be taken the ensure that replacement windows are fitted in the same plane as the originals, are made of timber sections (the profile and dimensions of which match the originals) and March 2018

have the meeting rails in the same position as the originals; this is especially important where the windows of only one property in a tenement or terrace block are being replaced.

Whenever an original window has been lost, any modern windows which are badly proportioned, of the wrong type, or incorrectly glazed, should be reinstated to the original proportion and detail. This is especially important in the case of unified terraces.

Double Glazing

Slim profile double glazing with a cavity (the space between the two sheets of glass) of a maximum of 6mm can be fitted into existing windows, provided early glass is not present.

Double glazing with a cavity of more than 6mm is not acceptable.

Secondary Glazing

Secondary glazing involves an independent internal window in addition to the existing. It should, wherever possible, be fitted immediately inside existing sashes or at a suitable position within the depth of the window reveal, being fixed either to the case or the surrounding framework of the ingoes. Secondary glazing should not disrupt architectural features, such as shutters.

The meeting rails and frames of secondary windows should be as small in section as possible to allow them to be disguised behind existing rails. Painting their external faces black helps to minimise visibility from the outside. Where necessary, detailing of internal secondary windows must allow for the use of the easy-clean hinges on the lower sash of the original outer window.

Additional glazing units fitted to the outside of existing windows are not acceptable.

Fanlights



Decorative fanlights should be retained, and where necessary, replaced.

Astragals

Where there is clear photographic or physical evidence that astragals (the glazing bars dividing panes of glass) have been removed, their replacement to the original profile and dimensions will be encouraged. The glazing pattern which forms part of a significant later re-modelling scheme should not be changed. Astragals applied to the surface of the glass or sandwiched between the glass of doubled glazed units are not considered acceptable.

Horns

Horns are Victorian projections of the side frames of the sashes, devised to strengthen them, following the introduction of heavy plate glass. Georgian and early Victorian windows with astragals never have horns and will therefore be strongly resisted. Edwardian windows sometimes had horns, and their use may, therefore, be appropriate.

Ventilators and Extractor Fans

Ventilators cut through the glass or visible on the window frames will not be considered acceptable; they should be located unobtrusively in the meeting rail or through the box frame.

Mechanical extractor fans should be located on rear or side elevations and will not normally be acceptable within windows or fanlights, or on front elevations.

Paint

Originally, most windows were painted dark brown or bottle green. However, window joinery, including fanlights, should normally be painted white or offwhite to maintain uniformity (brilliant white should be avoided).

Freestanding buildings may have more scope to investigate and 'restore' the original colours.

All areas of dormer windows, other than the window frames, should be painted to tone in with the roof.

Special Cases

Institutional/Industrial buildings

Industrial and institutional buildings have a variety of window types, depending on their age and function. The original window type should be retained wherever practicable, although flexibility on window design may be acceptable to allow conversion to new uses. The glazing pattern should be reproduced and the manner of opening should be as close to the original as possible. Standard double glazing may be acceptable, provided discrepancies in the form, profile, section, materials and opening method are kept to a minimum.

Early Modern Metal Windows

Early modern metal framed windows should normally be repaired or replaced with matching windows of the same materials and design. New units manufactured from different materials will rarely be capable of accurately matching and will only be acceptable where exact replication of the original window is of less importance. In such cases, any discrepancy in form, profile, section and opening method should be kept to a minimum.

Casement Windows

Original inward opening casement windows are relatively rare and must be retained or identically replaced.

Special Types of Glass

There is a presumption in favour of retaining stained, decorative leaded, etched glass and historic glass. If the glass has to be removed and is of artistic merit, arrangements should be made for its recording and its careful removal. Proposals to use wired glass, obscured glass, and louvered glass or extract fans in windows on main elevations will not be considered acceptable.

Dormer Windows and Rooflights

New dormer windows will not normally be acceptable unless they are part of the original or early design of an area. Rooflights will almost always be a preferable solution, but these will not generally be permitted on roof slopes which are largely unaltered. Where acceptable, rooflights should be of



a conservation type and should be of an appropriate scale and proportion. The proposed number of rooflights will also be a determining factor.

Doors

The removal, replacement or alteration of doors will normally require listed building consent.

Original doors are important features of any building and should not be removed or altered. The complete replacement of original doors will only be approved where they have clearly deteriorated beyond practicable repair. Proposals must be accompanied by evidence demonstrating that they are beyond repair; a professional survey may be requested.

Replacement doors which incorporate integral fanlights or inappropriate glazing or panelling patterns will not be granted consent.

Entirely new door openings are unlikely to be acceptable on principal elevations as this can create an unbalanced composition.

February 2016

Doors in street frontages, even though no longer used, should be retained.

Door furniture and later fittings of quality should be retained. Where these have not survived, the replacement of modern fittings with items appropriate to the period of the building will be encouraged.

Door entry systems should be discreetly designed and should be located on door ingoes, not the main façade.

Paint

→ Doors should be painted in an appropriate dark and muted colour.

Basements

Listed building consent may be required for external alterations to basements. Planning permission may also be required, depending on the proposal.

There is a presumption against the removal of original stone slabs from basement areas. They should never be covered in concrete or any other material such as gravel or chips. Where existing stone slabs need to be renewed new stone slabs. should be laid. Similarly, stone steps and platts to ground floor entrances should be repaired or renewed in natural stone to match the original in



colour. Basement steps, floors and walls should not be painted.

Proposed extensions in front basement areas or under entrance platts are not normally acceptable and owners are encouraged to remove existing extensions.

The formation of lightwells in basements will only be permitted where they are part of the character of the street. These should always be in matching materials to the main building and covered with a flush cast iron grille.

Access Stairs

New external access stairs will require listed building consent and may also require planning permission.

There is a general presumption against the introduction of external access stairs on any elevation. External access stairs may be acceptable in exceptional circumstances where there is a pattern of original access stairs established relevant



to the elevation(s) in question and this can be fully supported by an historic building analysis.

Where access stairs can be justified, they should be in-keeping with the character of the building. The design of the stair should either be based on an original design for the type of building or a lightweight modern addition with metal being the preferred material. New doors and stairs should be painted appropriate colours, usually black for metal work. They should not be enclosed structures.

Stairs should normally be for access only. Where they include platforms for incidental use, the Council's guidelines on privacy must be complied with. Stairs should be kept close to the building, but should not obstruct daylight from existing windows.

When buildings are in single occupancy and there is an existing door at either ground floor or basement level, an access stair at upper levels will not normally be permitted. On all other properties, access stairs will be restricted to the floor above the lowest habitable floor level. Bridges over rear basement areas will not be considered acceptable.

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Renewable Energy Technologies (Solar Panels, Wind Turbines etc.)

Listed building consent will normally be required for the installation of renewable energy technologies. Planning permission may also be required, depending on the proposal.

The installation of renewable energy technologies should be carefully sited in order to protect the architectural integrity of the listed building.

Poorly located renewable energy technologies can be visually intrusive and will not be acceptable where they detract from the character of the building. They should not be visible from public view. They may be acceptable in the following locations:

- On the ground to the rear of the building.
- On a modern extension to the rear of the building, providing that no part is higher than the main building.
- In the internal valley of a roof, provided that no part projects above the ridge.

In the New Town Conservation Area and World Heritage Site, aerial views will also be considered.

External Plumbing

Listed building consent may be required for external plumbing. In some circumstances, planning permission may also be required, depending on the proposal.

Additional pipework on important facades should be avoided especially if it would result in disturbance to, or the breaking through of masonry, mouldings or decorative features. Replacements should be in cast iron, painted to match the colour of the walling and should match the original sections.

Gas Pipes and Meter Boxes

Listed building consent is only required where the guidelines listed below cannot be complied with.

A maximum of a 450mm of supply pipe can be visible on the front wall of listed buildings. External pipes which are both horizontal and vertical must have the horizontal section within the basement areas (where applicable) and not be visible from the street.

Holes in stonework must be kept to a minimum and should be made through stone joints, except in the case of "V" jointing or rubble where holes should be in the stonework. Non-ferrous fixings must be used.

Pipe runs should not interfere with cornices and decorative plasterwork. Where pipes are chased into walls, plasterwork must be reinstated to original.

All redundant surface-run pipe work must be removed and the surfaces made good and painted to match existing materials and colour.

Meter boxes should not be fitted to the front or any conspicuous elevation of buildings.

Pipe work and meter boxes should be painted to match adjacent stone.

Flues

Listed building consent is required to install balanced flues on the front or any conspicuous elevation of listed buildings. In certain circumstances an application for planning permission will also be required.

Balanced flues will not normally be acceptable on the front or conspicuous elevations of listed buildings.

The balanced flue should be painted to match the colour of the surrounding stonework.

Holes to accommodate the balanced flue should be formed with a core cutter.

Ventilation Grilles

Listed building consent is required to install ventilation grilles on the front elevation (or any conspicuous elevations) of listed buildings. Planning permission is not normally required if of a domestic scale.

Ventilation grilles will not normally be acceptable on the front or other conspicuous elevations of listed buildings.

If acceptable in principle, ventilation grilles should generally be no bigger than the standard size, flush with the wall surface and coloured to match the background.

Air Conditioning and Refrigeration

Planning permission and listed building consent will normally be required to install air conditioning and refrigeration units on the exterior of buildings. Listed building consent may also be required to install units within listed buildings where units would disrupt architectural features and fixtures.

The preferred location for units on listed buildings are:

- Free standing within garden or courtyard areas, subject to appropriate screening and discreet ducting.
- Within rear basement areas.
- Inconspicuous locations on the roof (within roof valleys or adjacent to existing plant). However, in the New Town Conservation Area and World Heritage Site, aerial views will also be considered.
- Internally behind louvres on inconspicuous elevations. This should not result in the loss of original windows.

Where it is not practicably possible to locate units in any of the above locations, it may be acceptable to fix units to the wall of an inconspicuous elevation, as low down as possible; they should not be located on the front elevation.

Units should be limited in number, as small as practicably possible and painted to tone with the surrounding stonework or background.

Ducting must not detract from the character of the building.

Alarm Boxes

Alarm boxes on listed buildings should be the smallest available, fitted in the least conspicuous location and painted to match the background colour or stonework.



There will be a general presumption against the location of alarm boxes on the front elevation of listed buildings which retain their original domestic character, irrespective of the use of the premises.

Where alarm boxes have to be located on the front elevation, they should be restricted to the least visible location. On tenemental properties, alarm boxes should not normally be located above the ground floor.

In basement areas, it may be possible to fit alarm boxes in inconspicuous locations such as on infacing walls, under entrance platts and stairs, and on the sides of platt supporting arches close to the junction with the pavement.

Concealed locations on side and rear elevations should also be considered. Consideration should also be given to fitting boxes inside the building behind windows and fanlights. Alarm boxes should not bridge mortar joints in the stone, particularly where V or square joints are used.

Alarm boxes will normally be considered acceptable in appropriate locations and on painted shop fronts and commercial frontages where the boxes are painted to match the background colour.

Satellite Dishes

Listed building consent will normally be required to install a satellite dish on a listed building. Planning permission may also be required if located within a Conservation Area.

Poorly sited satellite dishes can be visually intrusive and will not be acceptable where they detract from the character of the building. They should not be visible from public view. They may be acceptable in the following locations:

- On the ground to the rear of the building.
- On a modern extension to the rear of the building, providing that no part of the dish is higher than the main building.
- In the internal valley of a roof, provided that no part of the dish projects above the ridge.
- Behind a parapet, provided no part of the dish projects above it.

In the New Town Conservation Area and World Heritage Site, aerial views will also be considered.

Where the location for a dish is considered to be appropriate, it should be chosen to blend in with its background. This may require the dish to be painted.

All fixings should be non-ferrous.

Consent may be refused for additional dishes due to the visual effects of a multiplicity of dishes, even if this precludes some residents from receiving satellite television. The sharing of satellite dishes will be encouraged.

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External fixtures will require listed building consent when they affect the character of the listed building. These include floodlighting, security cameras, window boxes, key boxes, bird control installations and eyebolts (unless on window reveals). Planning permission may also be required, depending on the proposal.

Only undamaging and visually unobtrusive positions for such fixtures will be considered acceptable. Fixtures should not lie across, cut into or through any architectural feature or disturb the balance of a symmetrical façade. Fixings into stonework should be kept to a minimum and should be non-ferrous.

The size and number of additions will also be an important consideration and, where appropriate, applicants may be asked to erect fixtures on a temporary basis in order that their impact can be accurately assessed.

Proposals to erect any fixtures which fail to respect the form and detailing of the building and detract from its appearance are not likely to be acceptable.

The position and colour of cabling for lighting, television and other services should be inconspicuous. Cabling may often be accommodated behind or next to downpipes or on top of projecting string courses and cornices. Black or grey cabling is normally the most appropriate colour.

Adaptation for Accessibility

Listed building consent is required to install ramps, handrails, indicators and lifts and for alterations to doors. Planning permission may also be required.

While the Equality Act 2010 requires service providers to take "reasonable" steps to make their buildings and services accessible, there is also a statutory duty to protect the character of the historic environment. The provision of access for the less able to historic buildings will, therefore, require careful consideration and design.

Full access for everyone via the principal entrance may not be appropriate. Alternative access arrangements which preserve the character of the listed building may be required.

Listed building consent will be required for any internal alterations which will alter the character of the listed building.

Planning permission is not required for internal alterations.

Solutions should be tailored to the particular building through the use of innovative design and high quality materials.

Ramps

The placing of a ramp on a building should have minimal impact on the historic fabric.

The symmetry of existing elevations and the rhythm of the street as a whole should be respected, and where relevant, care should be taken to protect the relationship between railings, property and basement.



Where appropriate, consideration should be given to regrading the ground at the entrance in order to overcome the need for larger ramps and minimise the visual impact on the building. If this will cause a footway hazard, a ramp inside the building may be appropriate; the removal of steps and the lengthening of doors can sometimes accommodate this.

Ramps on the public footway will not generally be supported. Where acceptable, ramps must leave sufficient clear footway for pedestrians. This will vary according to the volume of pedestrian traffic. In general, this is 2 metres for residential areas, 3 metres for main roads and 5-6 metres for busy shopping streets.

Where a ramp is acceptable, high quality materials, such as stone to match the existing building, will be encouraged. In some circumstances, high quality design in modern materials may be more appropriate.

Handrails

Where required, handrails should be carefully designed and sensitively located to avoid being visually intrusive.

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Appropriate contrast with the background material can be achieved with high quality traditional or contemporary materials.

Tactile Indicators

Historic flooring materials should not be replaced with standard tactile paving. A tactile grid can be achieved by using materials that match those of the surrounding area, and which have been textured with ridges or dimples. More information is available in the **Edinburgh Design Guidance**.

Visual indicators

Brightly coloured high-visibility strips should be avoided, unless their use helps to avoid other more visually intrusive works.

Doors

There may be cases (particularly in the case of historic buildings) where it is less damaging to seek alternative access routes than to widen or alter a doorway. Historic doors are often an integral part of the design of the building, and should be retained wherever possible.

Where historic doors are heavy or difficult to operate, it is normally possible to adapt them by re-hanging and/or introducing opening mechanisms or visual indicators to make the handles more prominent.

Lifts

External chair and platform lifts can have a significant impact on the architectural character of a building, but may be more appropriate than a ramp in certain circumstances. The resting position of any external lift should be as low as possible, and the design of the platform and restraints should be as transparent as possible. Metal cages are unlikely to be acceptable as they are disruptive to the streetscape and can seem intimidating to the user.

Internal Alterations

Listed building consent will be required for any internal alterations which will alter the character of the listed building.

Planning permission is not required for internal alterations.

Subdivision

The original plan form of a building should always be respected.

All major works of alteration should be limited to areas of secondary importance. There will be a particular requirement not to sub-divide, either vertically or horizontally, principal rooms and entrance/stair halls. Where the interior is of particular architectural or historical importance, subdivision will not be permitted.

The degree of change to the plan form which may be acceptable will normally be dependent on previous alterations and use.

There will be a presumption against the sub-division of complete houses and flats currently in residential use. A greater degree of flexibility will be exercised where the current use is non-residential and a return to residential is proposed.

Where acceptable, subdivision should not normally result in the formation of more than one flat per floor in town houses.

Rear stairs should not be attached as part of a subdivision proposal. Access to rear gardens should be retained through a basement room, where possible. Garden ground should not be formally divided up by the use of fences and other unsuitable boundary markers to delineate ownership. Particular care should be taken to conceal the clutter of intensified domestic use, e.g. garages and bin stores.

Internal Walls and Partitions

Internal walls in listed buildings should always be investigated with care in advance of alterations as historic or interesting features may be concealed by plaster or behind panelling. In some cases, the partitions themselves may be of historic interest.

In general, consent will not be granted for the removal of original internal walls or partitions between front and rear principal rooms at ground and first floor level.

In cases where it is considered acceptable for an existing wall or partition to be removed, it will be necessary to leave nibs and a downstand of at least 300mm with any original cornice left intact. Work should not cut through mouldings or enriched plaster decoration but be shaped around them to allow for reinstatement at a later date. In most cases it will be desirable to replicate the original cornice detail at the head of new partitions as well as dadoes and skirtings.

New partitions which affect the proportions of principal rooms will not be considered acceptable.

Internal Doors

Doors that form part of the architectural composition of a room or plan form should be retained. Where they are redundant in terms of circulation, they should be locked shut and left in position, rather than being removed.

If traditional panelled doors require to be upgraded for fire resistance, fire resistant paper applied to the panelling or intumescent paint and edge strips should be used. Door closers should be hidden.

In general, consent will not be granted for new doors connecting front and rear principal rooms at ground and first floor level. Jib (secret) doors may only be allowed in certain cases.

Where new door openings are considered acceptable, they should be correctly detailed with matching doors and architraves. They should not incorporate features such as glazed panels. Where doors are to be added, but are not in traditional positions it is often acceptable to design a jib door or modern opening, so as not to confuse the building's history.

Buffet recesses are an important feature in the

 Buffet recesses are an important feature in the → dining rooms of listed buildings, particularly in ⇔ the New Town, and should be retained. New door openings will not be granted within a buffet recess.

Plasterwork



Care should always be taken with works to old plaster to avoid destroying early decoration. All decorative features from a simple cornice or cove

to elaborate wall and ceiling decoration should be preserved. Suspended ceilings should never be formed in principal rooms or entrance halls which have decorative plasterwork. They may be acceptable in minor rooms provided they are above window height.

Chimneypieces

Chimneypieces, along with fireplaces containing original features are part of the decorative history of a building and are often central to the design of a room. Even later chimneypieces of interest can make a significant contribution to the character of a room. Original or later chimneypieces or fireplaces of interest should not be removed, even if the chimney is redundant. In cases where there is no alternative to the removal of a chimneypiece, it should be re-used in an appropriate location within the building. The removal of a chimneybreast is almost never acceptable, particularly as this may affect the structural stability and ventilation of the building. The restoration of missing chimneypieces will be supported.



Staircases



The removal or alteration of any historic staircase, including handrails and balusters, is not normally acceptable. The stair is often the most significant piece of design within a building and can be important dating evidence. Where subdividing ground and basement floors, the basement stair must be retained. In retail premises, the removal of the lowest flight of stairs, which provides access to and use of upper floors, will not be allowed.

Lifts and Stair Lifts

Wherever possible, lifts should be installed in an existing opening in order to minimise physical and visual disruption to the built fabric.

Stair lifts and chair lifts may not be acceptable in sensitive interiors. It may be better to use a secondary stair if possible, or to rationalise the service provision within the building so that access to all floors is not required. An independent device such as a stair climber could also be considered.

Floors and Ceilings

Floors which are original to the building and/or of interest because of their materials, form or surface treatment should be respected, and repaired and retained in situ. Care must be taken when such floors require to be lifted in order to install or repair services. In some instances, features of interest are concealed behind suspended or false ceilings. This should always be the subject of investigation prior to any works being carried out.

Kitchens and Bathrooms

New kitchens and bathrooms should be located at the rear of a building to prevent fittings being built across windows to the front of a property and to avoid cluttering a front elevation with downpipes and ventilators.

New kitchens will generally not be acceptable

New kitchens will generally not be acceptable in principal rooms and must not obscure any architectural detailing.

Podded kitchens and bathrooms will rarely be permitted in principal rooms but may be permitted elsewhere provided they are of a limited area, are freestanding and do not have a detrimental effect on any fixtures of architectural interest.

En-suite bathrooms will not be acceptable in principal rooms. They should ideally be located within existing boxrooms or cupboards. Where this is not possible, it may be acceptable to locate them in larger, secondary rooms although this will be dependent on their form and how they affect room proportions.

En-suite bathrooms, where acceptable within rooms, will normally be height, appearing as a 'piece of furniture' within the room.

Sprinkler Systems

The introduction of sprinkler systems into important and/or vulnerable interiors will normally be acceptable. Whilst exposed pipework systems minimise the degree of disturbance to the structure, care must be exercised in the design of exposed pipework to ensure its appearance is appropriate to the historic interior to be protected. Pipework should not be cut into decorative plasterwork.

The location of sprinkler heads, either ceiling or wall mounted, must be carefully integrated into interiors in order to reduce their visual impact. In particular, ornate interior locations, will not normally be considered acceptable. On highly decorative ceilings, sprinkler heads are best concealed within the raised modelling of the ceiling.

The presence of sprinkler protection does not eliminate the need for preventative measures to reduce the risk of a fire occurring or spreading.

Other Services

The installation of services, such as computer trunking, fibre optics and central heating pipes, should be reversible and should not result in damage to architectural features. Surface mounting such services may be preferable.

New development in the grounds of listed buildings

Development within the curtilage of a listed building which is not physically attached to listed structures does not require listed building consent, but may require planning permission.

Buildings and structures erected before 1 July 1948 within the curtilage of a listed building are treated as part of the listing building, even if they are not included within the description. Listed building consent will, therefore, be required for works which affect their character. Planning permission may also be required.

The curtilage of a listed building is the area of land originally attached to, and containing the structure of the main house and its ancillary buildings, and which was used for the comfortable enjoyment of the house. The extent of the curtilage in individual cases will be based on an assessment of the physical layout, pattern of ownership, and the past or present use and function of the building. Thus, buildings such as coach-houses, doocots, mews/stable courts, walled gardens, lodges, boundary walls, garden ornaments and gates would all be considered to be part of the curtilage of the listed building and are treated as part of the listed building, even if they are not individually listed.

The setting of a listed building is the environment of which the building was designed to be a principal focus, and which it was designed to overlook. The 'setting' of a listed building takes into account a much broader assessment of the siting and situation

of the building. The curtilage of a house will normally form part of the setting, but it is also important to consider land immediately adjacent to, or visible from, the listed building.

Development within the setting of a listed building will only be acceptable if it can be demonstrated that the proposal would not be detrimental to the architectural or historic character of the listed building.

The sympathetic conversion and re-use of existing buildings on the site, particularly stable blocks, mews, service courts and steadings, should be considered prior to developing proposals for new build; care should be taken to incorporate surviving original features in these buildings where possible.

However, any proposals to alter unsympathetically, relocate or remove items within the curtilage, such as stables, mews, garden walls, stone steps, stone paving and cobbled or setted areas are likely to detract from the quality of the building's setting and are unlikely to be approved.

The condition of the main item of listing is critical and, where it has gone out of use, it is important that the restoration of the listed building is sought as a priority. It should be a condition that work on the listed building should be completed, or that an appropriate contract has been let for its restoration, prior to the commencement of new development.

New Development

Where new development within the grounds of a listed building is acceptable, the siting, design, scale, form, density and materials should be sympathetic to the listed building, including ancillary buildings.

The feeling of spaciousness of the grounds in relation to the main building should be protected for the amenity of the property. The scale of new development should be controlled so as not to crowd or obscure the house. No building of similar or greater bulk should be erected close to the main listed building.

The relationship that exists between the main house and its ancillary uses should not be disrupted by the new build.

Views

New development should always be set back from the original building line of the main house to avoid interfering with oblique views of the listed building and disrupting formal approaches. Development to the front of a listed building which breaks its relationship to the street is not acceptable. This is particularly destructive of character, not only to the building, but to the area, especially where the building is part of a unified group. The principal elevations should remain visible in their entirety from all principal viewpoints. New development should not restrict or obstruct views of, or from, the listed building or rise above and behind the building so that its silhouette can no longer be seen against the sky from the more familiar viewpoints. Distant views of features and landmarks which may gave been exploited in the design of the building should not be obstructed by the development.

Landscape

The landscape setting of the building should be analysed as the loss of garden ground can seriously affect the setting of a listed building.

Planting which forms part of the original landscape should be retained and, where appropriate, the original landscape restored. New landscaping should be used imaginatively to screen and enhance new development and to retain the landscape setting of the building. Immediate surroundings should be maintained communally, avoiding individually defined gardens.

Conservation areas are areas of special architectural or historic interest which have a character and appearance which is desirable to preserve or enhance.

To check whether your property is located within a conservation area, the Council's online map can be used.

Part 2: Conservation Areas

Conservation Area Character Appraisals

Conservation Area Character Appraisals identify the essential character of conservation areas. They guide the local planning authority in making planning decisions and, where opportunities arise, preparing enhancement proposals. The Character Appraisals are a material consideration when considering applications for development within conservation areas.

$_{f f U}$ Implications of Conservation Area Status

- 1. The permitted development right which allows any improvement or alteration to the external appearance of a flatted dwelling that is not an enlargement is removed.
 - 2. Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised. Most applications for planning permission for alterations will, therefore, be advertised for public comment and any views expressed must be taken into account when making a decision on the application.
 - 3. Within conservation areas the demolition of unlisted buildings requires conservation area consent.
 - 4. Alterations to windows are controlled in terms of the Council's policy.

5. 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 Tree Preservation Order (TPO).

Do I Need Planning Permission?

Planning Permission

Planning permission is required for many alterations, additions and changes of use. However, some work can be carried out without planning permission; this is referred to as 'permitted development'.

Within conservation areas, fewer alterations are permitted development and most changes to the outside of a building, including changing the colour, require planning permission.

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) sets out the requirements for planning permissions.

If you believe your building work is 'permitted development' and doesn't need planning permission, you can apply for a Certificate of Lawfulness. This is a legal document from the Council which confirms that the development is lawful.

What Other Consents Might Be Required?

Listed Building Consent

Listed building consent is required for works affecting the character of listed buildings, including the interior and any buildings within the curtilage. Planning permission may also be required in addition. If your building is listed, the Listed Buildings Guidance should be used.

Advertisement Consent

Advertisements are defined as any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, and employed wholly or partly for the purposes of advertisement, announcement or direction.

While many advertisements require permission, certain types do not need permission as they have "deemed consent". You can check this by consulting The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984.

Building Warrant

Converted, new or altered buildings may require a Building Warrant, even if Planning Permission is not required. Please contact Building Standards for more information on o131 529 7826 or email: buildingwarrant.applications@edinburgh.gov.uk.

Road Permit

A Road Permit will be required if forming a new access or driveway. Please contact the Area Roads Manager in your **Neighbourhood Team** for more information.

Biodiversity

Some species of animals and plants are protected by law. Certain activities, such as killing, injuring or taking the species or disturbing it in its place of shelter, are unlawful.

If the presence of a European Protected Species (such as a bat, otter or great crested newt) is suspected, a survey of the site must be undertaken. If it is identified that an activity is going to be carried out that would be unlawful, a licence may be required.

More information on European Protected Species, survey work and relevant licenses is available in the Edinburgh Planning Guidance on Biodiversity and the **Scottish Natural Heritage** website.

Trees

If there are any trees on the site or within 12 metres of the boundary, they should be identified in the application. Please refer to **Edinburgh Design Guidance** for advice.

Trees with a Tree Preservation Order or in a conservation area are also protected by law, making it a criminal offence to lop, top, cut down, uproot, wilfully damage or destroy a tree unless carried out with the consent of the Council. You can read more about this on our website at www.edinburgh.gov/privatetrees

General Principles

Designation of a conservation area does not mean development is prohibited.

However, when considering development within a conservation area, special attention must be paid to its character and appearance. Proposals which fail to preserve or enhance the character or appearance of the area will normally be refused. Guidance on what contributes to character is given in the conservation area character appraisals.

The aim should be to preserve the spatial and structural patterns of the historic fabric and the architectural features that make it significant.

Preservation and re-use should always be considered as the first option.

Interventions need to be compatible with the historic context, not overwhelming or imposing.

Without exception, the highest standards of materials and workmanship will be required for all works in conservation areas.

Repair

Planning permission is not normally required for repairs which match the original materials and methods and do not affect the character of the building.

Demolition

Conservation area consent is required for the complete demolition of unlisted buildings within conservation areas.

Demolition will only be acceptable if the new development preserves or enhances the area.

Extensions and Alterations

Information on extensions and alterations to residential properties is included within 'Guidance for Householders'.

Proposals must preserve or enhance the character or appearance of the conservation area.

The use of traditional materials will be encouraged. UPVC will not be acceptable.

Shopfront Alterations and Signage

Specific information is included in Guidance for Businesses. This should be considered alongside this document, where relevant.

Windows and Doors

The replacement, repair and painting of windows and doors which match the design, materials and methods utilised in the existing build will not require planning permission.

Planning permission will not be required where replacement or altered windows and doors meet the following requirements.

Replacement windows and doors on all elevations

of unlisted properties of a traditional design within conservation areas must match the original proportions, appearance, materials, and opening method. Appropriate timber sealed unit double glazing will normally be considered acceptable. Rooflights on unlisted properties of a traditional design should be of a

Page



'conservation style'. Alternative materials such as uPVC will not be acceptable.

A departure from these guidelines must be fully justified. The form of the existing windows &

doors within the building and in its immediate surroundings will be taken into consideration.

Replacement windows and doors in less traditional developments within conservation areas should maintain the uniformity of original design and materials and should open in a manner that does not disrupt the elevation. However, the exact replication of the original windows or doors may, in some cases, be of lesser importance.

Doors should be painted in an appropriate dark and muted colour. Windows should normally be painted white or off-white.

Planning permission is required for the stonecleaning of any building within a conservation area.

Stone Cleaning

Stone cleaning cannot be undertaken without damaging a building. It can also reveal the scars of age, such as staining, poor previous repairs and surface damage. It may also remove the natural patina, the protective layer on the stone, opening up the surface pore structure and making re-soiling much easier.

There will therefore be a presumption against the stone cleaning of buildings within conservation areas. Stone cleaning will not be considered acceptable on any street where cleaning has not commenced.

Where cleaning of a street has commenced, the issue of reinstating architectural unity will be a material considerations in assessing the merits of individual applications.

Specialist professional skills should be sought to undertake analysis and, where acceptable, design a suitable cleaning method and undertake work.

1. Fabric Survey

A full drawing and photographic survey should be submitted. This should identify the types of stone on the building and the extent and nature of any current defects, including previous mortar or plastic repairs and the condition of pointing. The photographic survey should illustrate the frontage in relation to neighbouring properties and streetscape. This will allow an assessment of the impact of a 'clean' building within its wider environmental context. For comparative purposes, the fabric survey should also include a record of 'colour value' measured either by chromatic or Kodak colour strip.

2. Laboratory Analysis

To assess the most appropriate method of stone cleaning, applicants will be required to ascertain geological characteristics through laboratory tests. These tests should be carried out on uncleaned and trial area cleaned samples. The tests should include:

- (i) depth profiling
- (ii) petrological analysis
- (iii) stone permeability

These may reveal the presence of potentially damaging salts, the types of density of mineral grains and the stone's resistance to surface water penetration.

Applicants will also be asked to provide photographs to allow assessment of surface texture and roughness, both before and after trial cleaning.

The extent of laboratory analysis required may vary, subject to the architectural and historic importance of the building.

3. Trial Cleaning Samples

Paint removal methods should be tested on an inconspicuous trial area of two or three stones. A photographic survey should be carried out of the pre and post cleaning samples and the visual and chemical effects recorded. This enables an assessment of the technique's effectiveness.

• Applicants may be asked for further samples.

The number of samples should reflect the nature of the specific building being tested; all varieties of stone should be tested.

4. Post-Cleaning

If acceptable, post-cleaning photographic records should be submitted and should be documented for research purposes.

It is expected that most necessary repairs will be identified at the initial application stage. Therefore, consent would be conditional upon a commitment by applicants to undertake a minimum standard of repair subsequent to stonecleaning.

Stone Cleaning Methods

The following are the most common stone cleaning methods. Their inclusion in this guideline is for information only and does not imply their acceptability.

1. Mechanical - Carborundum Disc

This method comprises a hand-held rotary disc with a carborundum pad. The surface layer of stone is removed along with the dirt, often creating contours as the disc hits hard and soft areas. This produces an uneven surface and causes the loss of fine detail.

2. Air and Water Abrasive

These methods comprise grits carried by jets of air and/or water. The impact of the particles on the surface of the stone removes both dirt and stone and relies upon the skill of the operative to ensure that not too much stone is lost. The results of this method vary, but the pitting of the surface of the stone and the loss of fine detail are common. Dry grit blasting is usually more aggressive than wet grit washing.

3. Chemical Cleaning

This method comprises the application of chemicals and a high pressure water wash. The balance of chemicals varies with the type of stone and surface deposit to be removed. Poultices can also be used; these are more gentle but damage still occurs.

After chemical cleaning, most stones retain the chemicals, even after pressure washing. This then increases decay.

4. Water

When water pressure is used as part of the cleaning method, water is forced into the stone to a depth where natural evaporation will not take place. The water can then percolate down through the fabric of the wall and cause accelerated

weathering at lower levels in the building. High pressure water can also cause damage to the stone.

A water wash, pressurised or not, remains an alternative stone cleaning technique. It is likely that a low pressure water wash remains the least aggressive method of stone cleaning. However, it will not remove dirt which has combined with the surface to form an insoluble compound. High pressure and/or excessive water can cause surface erosion, pointing wash-out, staining and force water into the core of the wall. Due to the dangers of thermal expansion, water washing should be avoided in frosty conditions.

Painting

Planning permission will be required to paint or render a previously untreated surface or change the colour of a building.

Paint which matches the existing in colour and uses traditional materials and methods will not require planning permission.

External stonework must not be painted or rendered, unless the surface was originally painted or rendered.

In basements, painting the underside of the entrance platt will be considered exceptions. Coping stones and the edge of steps should not be painted.

Walls covered with smooth cement render or a harled finish should generally be painted in earth colours or neutrals (grey, cream or beige). Rendered bands to windows should generally be in stone colours.

Information on painting a shop or other commercial premises is included within the Guidance for **Businesses.**

Doors should be painted in an appropriate dark and muted colour. Windows should normally be painted white or off-white. All areas of dormer windows. other than the window frames, should be painted to tone in with the roof.

Railings, balconies, other ornamental ironwork and downpipes should be painted black gloss, although other very dark colours may be appropriate for railings, such as dark green for railings around gardens.

Paint Removal Paint rem

Paint removal will require planning permission.

The restoration of the original surface through the removal of paint can improve the character and appearance of a building. Where surfaces have been previously painted, the removal of paint will be supported in principle, provided that the proposed removal method does not adversely affect the original surface.

The removal of paint requires chemical and/or abrasive cleaning to re-expose the stone beneath. Abrasive methods can cause severe damage to the surface and will be unlikely to remove all traces of paint from coarse, porous sandstone. In certain circumstances, a minimally abrasive method may be appropriate to remove the outermost paint layers not in contact with the stone surface. Chemical paint removal varies from paint stripper to a proprietary poultice (a substance placed on the stone to draw

out the paint). Each requires extreme caution due to their potentially damaging effects and trial samples should be carried out.

Previous painting could have disguised the poor condition or appearance of the surface so repair work may be required following paint removal. Therefore, consents will be conditional upon a commitment by applicants to undertake a minimum standard of repair subsequent to paint removal.

Where paint removal is not appropriate, the property should be repainted in a matt finish stone coloured paint to tone with the adjoining stonework.

Specialist professional skills should be sought to undertake analysis, design a suitable treatment method and undertake any work.

1. Fabric Survey

A full drawing and photographic survey should be submitted. This should identify the types of stone on the building and the extent and nature of any current defects, including previous mortar or plastic repairs and the condition of pointing. The photographic survey should illustrate the frontage in relation to neighbouring properties and streetscape. This will allow an assessment of the impact of paint removal within its wider environmental context. For comparative purposes, the fabric survey should also include a record of 'colour value' measured either by chromatic or Kodak colour strip.

2. Trial Paint Removal Samples

Paint removal methods should be tested on an inconspicuous trial area of two or three stones. A photographic survey should be carried out of the pre and post painting samples and the visual

and chemical effects recorded. This enables an assessment of the technique's effectiveness. Applicants may be asked for further samples.

The number of samples should reflect the nature of the specific building being tested; all varieties of stone should be tested.

Telecommunications including Satellite Dishes

Planning permission will be required for a satellite dish on a building within a conservation area.

The installation of cable television equipment in conservation areas requires planning permission. Equipment should be sensitively sited to minimise the affect on the special character and appearance of the conservation area.

Satellite dishes in conservation areas should not be easily visible from public view.

They should be located in inconspicuous locations. such as behind a parapet wall, within a roof valley or concealed behind by a chimney. They may also be acceptable on modern extensions to the rear, providing no part is higher than the main building.

To prevent a multiplicity of satellite dishes, the Council may refuse consent for additional dishes, even if this may prevent some properties from receiving satellite television. The sharing of dishes on buildings will be encouraged.

March 2018 27 Where acceptable, satellite dishes should blend in with the background; this may require it to be painted. All fixings should be non-ferrous.

Gas Pipes and Meter Boxes

Planning permission is only required where the guidelines below cannot be complied with.

A maximum of a 450mm of supply pipe should be visible on the front wall. External pipes which are both horizontal and vertical must have the horizontal section within the basement areas (where applicable) and not be visible from the street.

Holes in standard

Holes in stonework must be kept to a minimum and should be made through stone joints, except in the case of "V" jointing or rubble where holes should be in the stonework. Non-ferrous fixings must be used.

All redundant surface-run pipe work must be removed and the surfaces made good and painted to match existing materials and colour.

Meter boxes should not be fitted to the front or any conspicuous elevation of buildings.

Pipe work and meter boxes should be painted to match adjacent stone.

Flues

Balanced flues will only be permitted where it is not possible to line an existing chimney to form an internal flue.

Balanced flues will not normally be acceptable on the front or conspicuous elevations of listed buildings.

Air Conditioning and Refrigeration

Planning permission will normally be required to install air conditioning and refrigeration units on the exterior of buildings.

The preferred location for units within conservation areas is:

- Free standing within garden or courtyard areas, subject to appropriate screening and discreet ducting.
- Within rear basement areas.
- Inconspicuous locations on the roof (within roof valleys or adjacent to existing plant). However, aerial views will also be considered.
- Internally behind louvres on inconspicuous elevations. This should not result in the loss of original windows.

Where it is not practicably possible to locate units in any of the above locations, it may be acceptable to

fix units to the wall of an inconspicuous elevation, as low down as possible; they should not be located on the front elevation.

Units should be limited in number, as small as practicably possible and painted to tone with the surrounding stonework or background.

Ducting must not detract from the character and appearance of the building and area.

Adaptation for Accessibility

Planning permission may be required to install ramps, handrails, indicators and lifts and for alterations to doors.

While the Equality Act 2010 requires service providers to take "reasonable" steps to make their buildings and services accessible, there is also a statutory duty to protect the character of the historic environment. The provision of access for the less able to historic buildings will therefore require careful consideration and design.

Full access for everyone visa the principal entrance may not be appropriate. Alternative access arrangements which preserve the character of the listed building may be required.

Solutions should be tailored to the particular building through the use of innovative design and high quality materials.

Apply for planning permission or a certificate of lawfulness at www.eplanning.scot.

Ramps

The placing of a ramp on a building should have minimal impact on the historic fabric.

The symmetry of existing elevations and the rhythm of the street as a whole should be respected, and where relevant, care should be taken to protect the relationship between railings, property and basement.

Where appropriate, consideration should be given to regrading the ground at the entrance in order to overcome the need for larger ramps and minimise the visual impact on the building. If this will cause a footway hazard, a ramp inside the building may be appropriate; the removal of steps and the lengthening of doors can sometimes accommodate this

Ramps on the public footway will not generally be supported. Where acceptable, ramps must leave sufficient clear footway for pedestrians. This will vary according to the volume of pedestrian traffic. In general, this is 2metres for residential areas, 3metres for main roads and 5-6metres for busy shopping streets.

Where a ramp is acceptable, high quality materials, such as stone to match the existing building, will be encouraged. In some circumstances, high quality design in modern materials may be more appropriate.

Handrails

Where required, handrails should be carefully designed and sensitively located to avoid being visually intrusive.

Appropriate contrast with the background material can be achieved with high quality traditional or contemporary materials.

Tactile Indicators

Historic flooring materials should not be replaced with standard tactile paving. A tactile grid can be achieved by using materials that match those of the surrounding area, and which have been textured with ridges or dimples. More information is available in the **Edinburgh Design Guidance**.

Visual indicators

Brightly coloured high-visibility strips should be avoided, unless their use helps to avoid other more visually intrusive works.

Doors

There may be cases (particularly in the case of historic buildings) where it is less damaging to seek alternative access routes than to widen or alter a doorway. Historic doors are often an integral part of the design of the building, and should be retained wherever possible.

Where historic doors are heavy or difficult to operate, it is normally possible to adapt them by re-hanging and/or introducing opening mechanisms or visual indicators to make the handles more prominent.

Lifts

External chair and platform lifts can have a significant impact on the architectural character of a building, and should only be proposed where no other option is suitable. The resting position of any

external lift should be as low as possible, and the design of the platform and restraints should be as transparent as possible. Metal cages are unlikely to be acceptable as they are disruptive to the streetscape and can seem intimidating to the user.



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Managing Change in the Historic Environment



Extensions







Key Issues

1. Most historic buildings can be extended sensitively.
Listed building consent is required for any works
affecting the character of a listed building and
planning permission may be required in a conservation
area.

2. Extensions:

- must protect the character and appearance of the building;
- should be subordinate in scale and form;
- should be located on a secondary elevation;
- must be designed in a high-quality manner using appropriate materials.
- 3. Planning authorities give advice on the requirement for listed building consent, planning and other permissions.

1. INTRODUCTION

- 1.1 This is one of a series of guidance notes on managing change in the historic environment for use by planning authorities and other interested parties. The series explains how to apply the policies contained in the *Scottish Historic Environment Policy* (2009) (SHEP, PDF 312K) and *The Scottish Planning Policy* (2010) (SPP, PDF 299K).
- 1.2 This note sets out the principles that apply to extending historic buildings. It should inform planning policies and the determination of applications relating to the historic environment, and replaces the equivalent guidance in *The Memorandum of Guidance on Listed Buildings & Conservation Areas* (1998).
- 1.3 Monuments scheduled under the Ancient Monuments & Archaeological Areas Act 1979 require scheduled monument consent for any works. Where a structure is both scheduled and listed, the scheduling controls have precedence. Separate advice is available from Historic Scotland's website: Scheduled Monuments: Guidance for Owners, Occupiers & Land Managers (PDF 718K).

2. ADDITIONS TO HISTORIC BUILDINGS

- 2.1 The history of use and ownership of a historic building is reflected in the cumulative changes made to it. They can themselves form an aspect of a building's special interest. New alterations or additions, which are of high design quality sympathetic to the character of the building, form part of this continuum. Most historic buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses.
- 2.2 Yet historic buildings vary in the extent to which they can accommodate change without loss to special interest. Some present the opportunity to promote design intervention that would not have been possible without the historic building as a creative spark. Others are sensitive even to slight alterations. This is especially so of buildings with important interiors not just great houses, but also, for example, churches with historic pews or factories with surviving machinery. Then an extension rather than internal change may be a way to safeguard the special interest of the building.
- 2.3 Some buildings have interest as little-altered examples of a modest building type. These are harder to extend sympathetically than many more substantial pieces of architecture (see Small Buildings, below).
- 2.4 An extension to a historic building can have a wider impact on the historic environment. For example, archaeology and the



Esk Net Mills, Musselburgh in 1996 before refurbishment and extension.



The extension to Esk Net Mills, Musselburgh, East Lothian. The glass extension of 2006 makes a deferential contrast to the solid masonry of the surrounding courtyard buildings of the 19th-century net-making complex. The design draws on the symmetry and scale of the old buildings, whilst creating a distinctive new component in its form and materials.



A complementary addition to a 19th-century country house in the Scottish Borders, in which brick takes its cue from walled gardens.



Restoration and replication:
Ca D'Oro, Union Street, Glasgow.
Designed by John Honeyman in 1872
in the style of a Venetian palazzo,
this former furniture warehouse
was extended by two replica bays
(right-hand side of image) in 1989
and the roof was restored to its
original profile.



Complementary: Stanley Mills, Perth and Kinross. A new lift tower was added to East Mill that echoes a semicircular stair tower on nearby Mid Mill. The location had been scarred by an earlier lift and rudimentary toilets. A glass strip separates the new-build from the historic masonry.



Complementary: Dundas Home Farm, South Queensferry, an 1881 steading converted and extended for residential use from 2001 to 2006. Here a new range takes its cue from the scale and rhythm of the original. © Simpson & Brown Architects.

- layout of lang rigs, important features of the historic fabric of some older towns, should be respected in any new development.
- 2.5 Extensions have the potential to impact on the setting of adjacent historic buildings, which should be taken into account when considering a proposal.

3. CONTEXTUAL DESIGN

- 3.1 New work must acknowledge the old in every case, whether that work will be:
 - a restoration
 - a replication
 - a complementary addition
 - a deferential contrast
 - an assertive contrast
- 3.2 New work should be based on a thorough understanding of the existing historic building. A design statement which describes the interest of the building and an explanation of the impact of the alterations is always useful when assessing proposals for change.

Restoration

3.3 A building may have lost its original form, and a well-documented reconstruction of a missing element may be proposed. The original frontage to a building may have become partially or completely hidden behind later extensions. The appearance of the building and its setting could be improved by their removal and the restoration of the facade. Planning authorities will often seek to promote restoration, provided there is sound evidence on which to base the work. Where an extension has architectural merit in its own right, or has through time become part of the character and interest of the building, it should be retained.

Replication

3.4 Replication is where new work is designed specifically to match the original building and does so in all respects, not only in the use of the same materials in the same style. The dimensions and finish of the materials used and details such as coursing, pointing, tooling, window proportion and profile, roof pitch and slate must all be accurately modelled upon the existing building or they will not sit comfortably beside the original.

Complementary additions

- 3.5 Complementary new work takes as design cues the profile, massing, bay rhythm, scale and proportion of the existing building, but without replication of the details.
- 3.6 Quite substantial additions can be made to some buildings without detracting from the character of the original work.

The same added to other buildings would result in imbalanced design or a straggling composition. In those cases, a well-designed modern addition that will not read as part of the original building will affect its appearance less radically.

Deferential contrast

3.7 Deferential contrast is where the new becomes a self-effacing backdrop against the old. Even if it is large, it seeks not to be assertive. It might be achieved by reflective glass, for example.

Assertive contrast

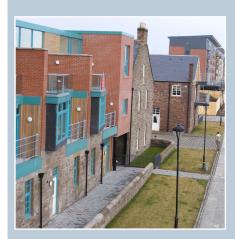
3.8 Assertive contrast means affirmation of the new as a more or less equal partner to the old. New and old combined should be of greater lasting value than either on its own. This demands higher-quality new work than would often be found in an isolated new building. The presence of the existing building 'raises the game' for the new build.



Former Arctic Tannery and Harbour Workshops, Dundee. A fire destroyed the upper part that had originally been of timber louvres to cure sealskin hides, replaced in brick. The development of housing (see below) echoes in a new form the timber and brick previously used here.

4. GENERAL PRINCIPLES

- 4.1 It is difficult to lay down hard and fast rules for new work when much will depend upon the site, the landscape, the scale and form both of the existing building and of the addition or extension proposed. The following basic principles will, however, apply:
 - An addition or extension should play a subordinate role. It should not dominate the original building as a result of its scale, materials or location, and should not overlay principal elevations.
 - Where an extension is built beside a principal elevation it should generally be lower than, and set back behind, that facade.
 - An extension that would unbalance a symmetrical elevation and threaten the original design concept should be avoided.
 - An extension should be modestly scaled and skillfully sited.
 - Fire escape routes may be internal wherever space can be created without damaging important interior work. Where an external escape stair is necessary, it should be located as reversibly and inconspicuously as possible, and not on principal elevations.



Deferential contrast: Harbour Workshops, Dundee, following redevelopment as housing in 2008.

5. SMALL BUILDINGS

5.1 Small buildings such as tollhouses and lodges present challenges of scale but may need extension to give them purpose. One way to maintain the visual integrity of the original building may be to construct a lower link block, perhaps in glass, between it and the extension. Very small structures such as garden buildings not intended for permanent occupation will seldom be capable of extension. A proven need for additional accommodation



Assertive contrast: the rear extension of the former India of Inchinnan Tyre Factory (1930). The aerodynamic curve reflects earlier use of the site to make aircraft and dirigibles.



An extension to a house in a conservation area, set back from the front elevation, of glass and timber that echoes conservatories in the area.



Fairfield House, Dalkeith, built for an iron founder. The cast-iron vine house on the right was repaired as part of the development as offices for Midlothian Council. The house is still the focal point although smaller than the new-build addition. The pink building is the rear of a separate structure.

© Royal Fine Art Commission.



Former nurses' home of 1938–47, Salisbury Road, Edinburgh. The additional rooftop storey is set back from the wallheads, minimising its impact on the original design.

might instead be met by a new free-standing suitably scaled and designed structure, nearby or elsewhere. A condition might be set to phase the new work after the repair or restoration of the small building.

6. ROOF EXTENSIONS

6.1 A planning authority will consider the special interest of the existing roof and the visibility of the extension in views, and take into consideration the amenity of adjacent buildings. See also Historic Scotland's Managing Change in the Historic Environment:

Special interest

6.2 Where the external form is significant to the character of the building, or where the internal structure and decoration have historic interest, a roof extension will not be appropriate that destroys this or requires such a high degree of new supporting structure that only the facades of the historic building remain.

Visibility

6.3 A roof extension may not comfortably fit where long views are important to the profile of a building. Where streets are narrow and buildings are tall, the visual impact to pedestrians in the street of a roof extension will be less but must not have an adverse impact.

Height

6.4 The presence of a neighbouring high building should not be taken as a reason for an inappropriate roof extension to a historic building.

7. BUILDING STANDARDS

- 7.1 Rather than force the existing building to adapt to meet modern requirements, the new extension will normally be the place to provide:
 - accessibility to existing floor levels through lifts and ramps (see accessibility guidance in this series)
 - new services that might be difficult to route through the existing building
 - high thermal performance
 - fire separation
 - rainwater collection and disposal (consider Sustainable Drainage Systems)
 - independent foundations that do not compromise the foundations of the existing building
- 7.2 Many historic buildings are capable of alteration that is of its time, respects and defers to what has gone before, and may be

justified as supporting the continued conservation and use of that building. A Design and Access Statement, if required, should bring this out within these guidelines and with reference to a statement of significance or conservation plan specific to the building.

8. ARCHAEOLOGY

8.1 It is possible that archaeological resources survive within or beneath a listed building or unlisted building in a conservation area. Planning authorities should seek to manage archaeological issues, such as recording or preservation in situ, through the use of conditions or agreements under Section 75 of the Town & Country Planning (Scotland) Act 1997. Advice on archaeological sensitivity should be obtained from the planning authority's archaeological adviser at an early stage.

9. RECORDING

9.1 When proposed extension works to a listed building will result in significant loss of fabric or changes to the building's character, it is suggested that the Royal Commission on the Ancient and Historical Monuments of Scotland's (RCAHMS) is given the opportunity to record the historic structure prior to works commencing. This becomes a statutory requirement only when demolition of the historic structure is proposed. However, RCAHMS is always pleased to consider recording changes to historic structures whenever the opportunity arises. Contact details for RCAHMS can be found overleaf.

10. CONSENTS

- 10.1 Listed building consent is required for any work to a listed building that affects its character. The local authority determines the need for consent.
- 10.2 Where listed building consent is required, an application is made to the local authority. This should include accurate scale drawings showing both the existing situation and the proposed works in context. It is normally helpful to provide detailed technical information and photographs. A brief description of the interest of the building and an explanation of the impact of the alterations are always helpful in assessing change.



Kilncraigs Business Centre, Alloa. Above: cast-iron columns are retained internally behind the glazed curtain wall constructed in 2000. Below: A 19th-century woollen yarn store was skilfully extended in contrasting concrete and steel (left-hand side of photo) in 1938 by William Kerr. Most of the very deep original but multi-phase block (right-hand side of photo) was cut back and a new curtain wall added to the existing structure in 2000, making an assertive but revealing contrast of new and old, and achieving a visual link between Alloa Tower and the town. Junctions are clearly formed in red and white.



Other selected Historic Scotland publications and links

Guide for Practitioners 6: Conversion of Traditional Buildings (2007) (Historic Scotland online shop: DVD available for purchase).

For the full range of Inform Guides, Practitioner Guides, Technical Advice Notes and Research Reports please see the <u>Publications</u> section of the Historic Scotland website.

Other selected publications

Scottish Government, <u>A Policy on</u>
<u>Architecture for Scotland</u> (2001)
(PDF 608K) and <u>Building Our</u>
<u>Legacy: Statement on Scotland's</u>
<u>Architecture Policy</u> (2007) on
Scottish Government website.

Other selected contacts

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FURTHER INFORMATION AND ADVICE

Details of all individual scheduled monuments, listed buildings, designated gardens and designed landscapes, and designated wrecks can be obtained from Historic Scotland (see contact details below) or at: www.pastmap.org.uk. Details of listed buildings can also be obtained from the relevant local authority for the area.

Advice on the requirement for listed building consent, conservation area consent, building warrants, and other permissions/consents should be sought from local authorities.

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Web: www.historic-scotland.gov.uk

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Cover images

Beach Shelter (1934), Broughty Ferry Esplanade, City of Dundee, extended and refurbished in 2005.

Castlemilk Stables (circa 1800), Glasgow, were converted in 2003–7 for the Glasgow Building Preservation Trust, requiring a glazed extension into the courtyard to give reception and circulation space to the narrow stable buildings around the perimeter of a square.

Pier Arts Centre, Stromness, Orkney, refurbished and extended in 2007. The scale and massing of the extension complements the adjacent traditional waterfront buildings that provide the conservation area with much of its character.

Managing Change in the Historic Environment



External Fixtures







Key Issues

- 1. Historic external fixtures form an important element in defining the character of a historic building or group of historic buildings. New external fixtures can have an impact on the character of historic buildings or areas. Listed building consent is required for any works affecting the character of a listed building and planning permission may be required in a conservation area.
- 2. The protection provided by statutory listing extends to all categories of listing, and to all parts of a building, including its external fixtures.
- 3. Before undertaking repairs or alterations it is important to identify the interest of the fixture and seek to maintain its characteristics in the new work. This includes understanding the materials, method of construction, colour, texture and detailing.
- 4. New external fixtures should be sited to maintain the special architectural or historic interest, integrity and fabric of the building.
- 5. The means of new fixing should always be non-ferrous to prevent structural damage or staining.
- 6. Planning authorities give advice on the requirement for listed building consent, planning and other permissions.

1. INTRODUCTION

- 1.1 This is one of a series of guidance notes on managing change in the historic environment for use by planning authorities and other interested parties. The series explains how to apply the policies contained in the *Scottish Historic Environment Policy* (2009) (SHEP, PDF 312K) and *The Scottish Planning Policy* (2010) (SPP, PDF 299K).
- 1.2 This note sets out the principles that apply to altering the external fixtures of historic buildings. It should inform planning policies and the determination of applications relating to the historic environment, and replaces the equivalent guidance in *The Memorandum of Guidance on Listed Buildings & Conservation Areas* (1998).
- 1.3 Monuments scheduled under the Ancient Monuments & Archaeological Areas Act 1979 require scheduled monument consent for any works. Where a structure is both scheduled and listed, the scheduling controls have precedence. Separate advice is available from Historic Scotland's website: Scheduled Monuments: Guidance for Owners, Occupiers & Land Managers (PDF 718K).
- 1.4 Separate guidance in this series is available on new microrenewable technology fixtures.

2. WHY ARE EXTERNAL FIXTURES IMPORTANT?

- 2.1 Historic external fixtures contribute to the architectural and/ or historic character of a building and townscape. Decorative ironwork, balconies, lamps, clocks, street signs, rainwater goods, machinery, and other fixtures can be integral to the architecture and reveal information about the age and use of a building and may be examples of technological advances. Beyond their functional value they are often decorative and contribute to the visual attractiveness of a historic building. External fixtures can reveal a hierarchy of spaces within a building, perhaps indicating the location of the main entrance or principal floor or room.
- 2.2 New fixtures can have a substantial impact on the appearance of a historic building, and the means of attachment can cause damage to historic fabric. The location, size and number of fixtures and the method of fixing require careful consideration to protect the character of a historic building.

3. IDENTIFYING THE INTEREST OF HISTORIC EXTERNAL FIXTURES

3.1 From early times various sorts of fixtures have been applied to buildings, from simple tethering hoops to lamps. From the



Decorative ironwork by Charles Rennie Mackintosh fixed to the exterior of the Williow Tea Rooms in Sauchiehall Street, Glasgow. © N. Haynes.



A cast-iron balcony marking the principal room on the first floor of a townhouse in Regent Terrace, Edinburgh, part of the development planned by William Henry Playfair in 1825 and built 1826–33. © N .Haynes.



The weather vane at New Lanark mill village was restored in 1980, made by a local craftsman with the names of the villagers stamped on the shaft.

© New Lanark Trust.



An elaborate cast-iron bootscraper at the entrance to a house in Randolph Crescent (1829), Edinburgh. Such fixtures were common in the early 19th century when road surfaces were generally muddy. © N. Haynes.



A cheese press built into the wall of a farm cottage at Reay, Highland. Although the press is no longer used, it provides insight into the type of farming of the area and past methods of cheese production.



A later 19th-century cast-iron 'barleysugar' downpipe and decorative bracket in Rothesay, Isle of Bute. © N .Haynes.

18th century the range and complexity of fixtures expanded enormously. Some fixtures were planned from the outset of a building, whilst others were added at a later stage. Fixtures can demonstrate a combination of architectural, associated and historical interest:

- 3.2 **Architectural interest**: in for example the design or style of fixtures, or the way in which they relate to the architectural form of the building.
- 3.3 **Associated interest**: a fixture, such as a clock, might be connected with a significant designer, craftsman, patron, or occasionally with historical events.
- 3.4 **Historical interest:** this derives from the potential of a fixture to provide evidence about the past, illustrating social change, revealing how an object was made, advances in technology, or how a building worked. For example the widespread provision of bootscrapers at the entrances to 18th- and 19th-century houses gives an insight into life before the advent of asphalt roads and cars.

4. GENERAL PRINCIPLES FOR ALTERATIONS AND REPAIRS TO HISTORIC EXTERNAL FIXTURES

- 4.1 Alterations or repairs to historic external fixtures must protect their character and special interest. Fixtures can be valuable in their own right as major elements in the design of a historic building, broader streetscape or landscape setting. Documentary research and fabric analysis will be useful in understanding the design and material properties of historic external fixtures before undertaking alterations or repairs.
- 4.2 The potential impact of repetition of alterations to fixtures in unified designs of streets and other groups of buildings should be considered.

Maintenance

4.3 Cast-iron fixtures require regular re-painting to prevent corrosion. Other types of metal may need different maintenance regimes. Where corrosion is severe and the structural integrity of the feature compromised, in rainwater goods for example, a careful record should be made and its replacement made to match in material and design. In some instances there may be a variety of styles employed and proposals to unify non-matching details should be carefully considered as they may relate to a significant historical alteration.

Removal

4.4 Certain historic fixtures may be functionally obsolete but continue to contribute to the architectural interest of a listed building and be of historical value. They should always

be retained. Should a historic fixture require removal and reattachment, non-ferrous fittings should be used and existing fixing points used where possible. Where ferrous fittings are required, an epoxy barrier must be used.

5. PRINCIPLES FOR THE ADDITION OF NEW EXTERNAL FIXTURES

General

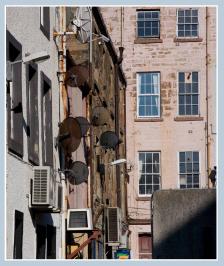
- 5.1 A great number of possible new external fixtures associated with contemporary living can be proposed that may have an impact upon historic buildings, from alarm boxes to security cameras. A number of these may be small in size but their cumulative effect in a historic place can be detrimental. Consideration should be given to the lifespan of a new fixture and whether or not change of ownership could result in replacement or removal.
- 5.2 The potential for incremental damage by numerous fixtures of a similar nature can be avoided by the shared use of equipment on buildings in multiple occupation or on buildings grouped closely together.

Siting of new fixtures

- 5.3 New external fixtures must be sited to minimise impact on the architectural integrity and fabric of the building. Secondary elevations, outbuildings and roof valleys or flats that are out of sight from principal views can often accommodate new fixtures without significant impact. Close attention to the routing of any associated cabling or pipework away from principal elevations and features will help to minimise the visual effect of new equipment.
- 5.4 If a new fixture is necessary and no alternative to a prominent elevation is appropriate then it should be discreetly located without damaging any architectural feature. Painting the fixture to match the colour of stonework can sometimes minimise its impact. The fitting and means of fixing should always be nonferrous to prevent damage and staining. Fixing into joints is normally the best option.

Telecoms and satellite technology

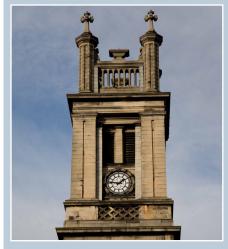
- 5.5 Telecommunication devices and satellite dishes can have an adverse impact upon the appearance of a building. These should be positioned so as not to alter a historic profile or skyline, or where impact is minimal.
- 5.6 Antennae associated with mobile phone technology can be situated within some prominent buildings where installation does not require the removal of original fabric or where timber components can be removed and stored for later restoration. A creative approach can result in successful camouflage in some



The cumulative effect of modern fixtures, including satellite dishes, air conditioning units, signage and street lighting, is damaging to the character of this 18th-century building.



These satellite dishes are positioned in a roof valley and are not visible from street level. Fixed to later service features, they do not damage architectural details. © N. Haynes.



The landmark tower of St Stephen's Church (1828), Edinburgh.
Telecommunications antennae are positioned on either side of the clock face and on the parapet above behind GRP (glass-reinforced plastic) material that replicates the colour of the surrounding stonework. All the works are easily reversible if the technology changes or becomes redundant. © N. Haynes.



A small, discreet, brass plaque commemorates the reconstruction of Mitchell's Close in Haddington, East Lothian.



Discreet sprung wires are attached to the top surface of this cornice to deter birds. Miller Street, Glasgow.



Gallery of Modern Art, Glasgow. The floodlights are positioned behind a cornice and on the roof, therefore making little impact in daylight but providing atmospheric lighting after dark. © N. Haynes.

locations. Planning authorities are able to condition the removal of equipment when it becomes redundant.

Signage

5.7 New signage should be incorporated into the overall architectural composition of a building. It should not obscure or damage any architectural detail. Traditional signage materials and palettes of colour can complement the appearance of the building. Paint should not be applied directly to previously unpainted stonework. Separate guidance on shopfronts and shop signage is available in this series.

Flagpoles

5.8 Flagpoles should relate to the building's character, scale, proportions and architectural detailing.

Banners

5.9 Banners may sometimes be fixed to historic buildings if the means of attachment does not damage any architectural details. However, they should only be allowed on a temporary basis, and not where they would have an adverse impact upon the character or appearance of the building.

Bird control

5.10 Bird control devices require careful consideration to minimise the impact upon historic character. Wire mesh and spikes can be visually detrimental whereas sprung wires are generally less obtrusive. A balance should be sought between conserving the visual characteristics and protecting the building and its users from bird nuisance: less intrusive bird control devices should be considered first.

Lighting

- 5.11 Street and floodlighting must be considered carefully to minimise detrimental impact on the character of the building.
- 5.12 Street lighting fixed to a principal elevation should only be considered where independent lighting poles are not appropriate. The lamp and the associated cabling should be carefully integrated within the architectural composition.
- 5.13 The innovative and imaginative use of lighting can be an important component in enhancing the distinctiveness and character of a building or conservation area. Fixtures should always be located unobtrusively, on a basement wall for example.
- 5.14 New lamps to light an entrance should be sympathetic to the design and materials of the building.

Alarm boxes and utility meters

5.15 Alarm boxes and utility meters should be fixed in discreet positions without damaging architectural composition or details.

Lesser elevations, basement walls or beneath a platt may be appropriate solutions.

Security cameras

5.16 Security cameras require prominent positions to achieve maximum surveillance but should not be permitted in positions that damage the architectural character or appearance of a historic building. Careful consideration should be given to the size of the camera. Positioning of security cameras and cabling should be discrete.

Eye bolts and brackets

- 5.17 Eye bolts for window cleaning access or the attachment of seasonal street decorations should only be permitted where they will be situated discreetly and without damaging architectural details. The material and means of fixing should be non-ferrous, preferably coloured to match adjacent stonework.
- 5.18 Temporary scaffolding should not be anchored into stonework as the fixings will leave permanent damage. Scaffolding should be fixed around architectural features, ensuring no damage occurs during construction or dismantling. Protective materials fixed between steel scaffolding ends and stonework will help prevent accidental damage.
- 5.19 The location and number of hanging baskets and their associated fixings should be carefully considered, and where possible incorporated within the composition of an elevation. The baskets and fixings should not damage or obscure any architectural detailing.

6. CONSENTS

- 6.1 Listed building consent is required for any work to a listed building that affects its character. The local authority determines the need for consent.
- 6.2 Where listed building consent is required, an application is made to the local authority. This should include accurate scale drawings showing both the existing situation and the proposed works in context. It is normally helpful to provide detailed technical information and photographs. A brief description of the interest of the external fixture and an explanation of the impact of the alterations are always useful in assessing change.



Here the corner profile of the building is broken by the brackets for a security camera, an old lamp, and modern street lamp. High Street, Edinburgh.



Discreet stainless steel eye-bolts are re-used each year for the Christmas decorations in Bo'ness. © N. Haynes.

Other selected Historic Scotland publications and links

<u>Maintaining your Home – A</u> <u>Short Guide for Homeowners</u> (2007) (PDF 1.4MB)

Inform Guide: Finials & Terminals (2008)

Inform Guide: The Maintenance of Cast-iron Rainwater Goods (2007)

Inform Guide: Maintenance of Iron Gates and Railings (2007)

Inform Guide: Boundary Ironwork - A Guide to Reinstatement (2005)

Inform Guide: Bird Control on Buildings (2008)

Inform Guide: Bronze - The Care & Maintenance of Monumental Bronze (2005)

For the full range of Inform Guides, Practitioner Guides, Technical Advice Notes and Research Reports please see the <u>Publications</u> section of the Historic Scotland website.

FURTHER INFORMATION AND ADVICE

Details of all individual scheduled monuments, listed buildings, designated gardens and designed landscapes, and designated wrecks can be obtained from Historic Scotland (see contact details below) or at: www.pastmap.org.uk. Details of listed buildings can also be obtained from the relevant local authority for the area.

Advice on the requirement for listed building consent, conservation area consent, building warrants, and other permissions/consents should be sought from local authorities.

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Bronze torchère lamp (1929), Younger Hall, St Andrews, Fife.

Later 19th-century cast-iron window grille, Vicar Street, Falkirk.

Eighteenth-century sundial, Linton Kirk, Scottish Borders.

INTERIM GUIDANCE ON THE PRINCIPLES OF LISTED BUILDING CONSENT APRIL 2019



This guidance was published by Historic Environment Scotland as part of the Historic Environment Scotland Policy Statement (2016). This edition is an interim document published by Historic Environment Scotland in 2019 to provide detailed guidance on the application of Historic Environment Policy for Scotland (HEPS, 2019). It sets out the principles HES recommends are followed in implementing the requirements of Scottish Planning Policy paragraphs 141 and 142 and is a material consideration in the planning process. It should be read alongside HEPS and the Managing Change Guidance Notes series. We will be reviewing and updating our Managing Change Guidance series and any new guidance will be subject to public consultation.

HISTORIC ENVIRONMENT SCOTLAND GUIDANCE ON LISTED BUILDING CONSENT

- 1. Historic buildings and structures are a highly visible and accessible element of Scotland's rich heritage. They cover a wide range of uses and periods, which together chart a great part of the history of Scotland. They encompass all aspects of life, from education to recreation, to defense, industry, homes and worship. Much of Scotland's social and economic past and its present is expressed in these exceptional buildings. Listing recognises their importance.
- 2. Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. This establishes that any work which affects the character of a listed building will require listed building consent. It is a criminal offence to carry out such work without listed building consent.
- 3. In assessing an application for listed building consent, the planning authority is required to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses (Scottish Planning Policy paragraph 141-142).
- 4. Works of like-for-like repair or other works which do not affect a building's character, would not normally require listed building consent. Such works could include repointing a wall or altering part of a building which does not contribute to the overall special interest.
- 5. Listed building consent is separate from the statutory planning process but there is a close relationship between them and this guidance should therefore be read in conjunction with current Scottish Government planning policy

- for the historic environment. The two systems may run in parallel in cases where planning permission is also required, and such cases are normally dealt with most effectively if applications for planning permission and listed building consent are submitted at the same time. It is not possible to seek or to be given outline listed building consent.
- 6. The majority of listed buildings are adaptable and have met the needs of successive generations while retaining their character. Change should therefore be managed to protect a building's special interest while enabling it to remain in active use. Each case must be judged on its own merits but in general terms listing rarely prevents adaptation to modern requirements but ensures that work is done in a sensitive and informed manner.
- 7. In the context of listed buildings the sustainable use and management of the historic environment means recognising the advantages to be gained from retaining existing buildings and ensuring that their special interest is protected.
- 8. Once lost listed buildings cannot be replaced. They can be robbed of their special interest either by inappropriate alteration or by demolition. There is, therefore, a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting.
- 9. Listed buildings will however, like other buildings, require alteration and adaptation from time to time if they are to remain in beneficial use, and will be at risk if such alteration and adaptation is unduly constrained. In most cases such change, if approached carefully, can be managed without adversely affecting the special interest of the building.

- 10. Knowing what is important about a building is central to an understanding of how to protect its special interest. Applications should demonstrate that in arriving at a strategy for intervention, the importance of the building has been clearly understood and those features which contribute to its special interest have been identified.
- 11. In general the more extensive the intervention which is proposed, the more supporting information applications should provide. Where proposals involve significant intervention, evidence that less intrusive options have been considered should be provided. Where the application would have a significantly adverse effect on the building's special interest, but is believed to offer significant benefits to economic growth or the wider community, applicants should prepare a statement which justifies the intervention in relation to these benefits. This statement should demonstrate that the benefits could not be realised without the intervention proposed.
- 12. Planning authorities should satisfy themselves, as soon as applications are received, that they include an appropriate level of supporting information.
- 13. Where a proposal protects or enhances the special interest of the building, for example through the like-for-like replacement of a window or door which is beyond repair or the reinstatement of important detailing, consent should normally be granted.
- 14. Where a proposal involves alteration or adaptation which will sustain or enhance the beneficial use of the building and does not adversely affect the special interest of the building, consent should normally be granted.
- 15. Where a proposal involves alteration or adaptation which will have an adverse or significantly adverse impact on the special interest of the building, planning authorities, in reaching decisions should consider carefully:
- a. the relative importance of the special interest of the building; and
- b. the scale of the impact of the proposals on that special interest; and
- whether there are other options which would ensure a continuing beneficial use for the building with less impact on its special interest; and
- d. whether there are significant benefits for economic growth or the wider community which justify a departure from the presumption set out in paragraph 8.



Managing Change in the Historic Environment

Setting





Above: Kilmartin Glen, Argyll and Bute. An important prehistoric linear cemetery composed of a number of burial cairns and standing stones. Intervisibility between elements of the complex, and views along the line of monuments, through and along the valley, are key to understanding each monument and the complex as a whole. © Kilmartin House Trust'

Cover image: Bronze-Age stone circle at Tomnaverie, Aberdeenshire. Many recumbent stone circles are located on elevated positions and are positioned to have wideranging views over the landscape. Views towards these monuments are also an important part of their setting as many appear skylined against the horizon.

MANAGING CHANGE IS A SERIES OF NON-STATUTORY GUIDANCE NOTES ABOUT MANAGING CHANGE IN THE HISTORIC ENVIRONMENT. THEY EXPLAIN HOW TO APPLY GOVERNMENT POLICIES.

The aim of the series is to identify the main issues which can arise in different situations, to advise how best to deal with these, and to offer further sources of information. They are also intended to inform planning policies and the determination of applications relating to the historic environment.

INTRODUCTION

This note sets out the principles that apply to developments affecting the setting of historic assets or places, including scheduled monuments, listed buildings, Inventory historic gardens and designed landscapes, World Heritage Sites, conservation areas, historic battlefields, Historic Marine Protected Areas and undesignated sites.

Planning authorities usually make the initial assessment of whether a development will affect the setting of a historic asset or place. However, this may also be identified through other mechanisms such as an Environmental Impact Assessment (EIA) or Strategic Environmental Assessment (SEA). If a planning authority identifies a potential impact on a designated historic asset, it may consult Historic Environment Scotland, who act as statutory consultees in the planning process.

World Heritage Site status brings a commitment to protect the site's cultural significance and the Outstanding Universal Value for which the site is inscribed. This may include reference to aspects of setting.



Clava Cairns, Highland. An important Bronze-Age cemetery complex of burial cairns and standing stones. Intervisibility of elements of the complex is key to understanding the scheduled monument. © Crown copyright: Historic Environment Scotland. Licensor canmore.org.uk

Below: Fort Augustus lock flight, Caledonian Canal, Highland. Running from Inverness to Banavie, near Fort William, the scheduled Caledonian Canal represents the culmination of 18th-century canal construction in Scotland. The modern village of Fort Augustus developed along the locks, and views along the lock flight clearly reveal the relationships between the urban topography and the canal. © I. Malcolm



KEY ISSUES

- 1. Setting can be important to the way in which historic structures or places are understood, appreciated and experienced. It can often be integral to a historic asset's cultural significance. Planning authorities must take into account the setting of historic assets or places when drawing up development plans and guidance, when considering environmental and design assessments/ statements, and when making decisions on planning applications.
- 2. Where development is proposed it is important to:
- identify the historic assets that might be affected
- define the setting of each historic asset
- assess the impact of any new development on this
- 3. Setting often extends beyond the property boundary or 'curtilage' of an individual historic asset into a broader landscape context. Both tangible and less tangible elements can be important in understanding the setting. Less tangible elements may include function, sensory perceptions or the historical, artistic, literary and scenic associations of places or landscapes.

- 4. If proposed development is likely to affect the setting of a key historic asset, an objective written assessment should be prepared by the applicant to inform the decision-making process. The conclusions should take into account the significance of the asset and its setting and attempt to quantify the extent of any impact. The methodology and level of information should be tailored to the circumstances of each case.
- In the light of the assessment described above, finalised development proposals should seek to avoid or mitigate detrimental impacts on the settings of historic assets.
- 6. Advice on whether a planning application should include an assessment of the development's impact on setting should be sought from the planning authority.

1. What is 'setting'?

'Setting' is the way the surroundings of a historic asset or place contribute to how it is understood, appreciated and experienced.

Monuments, buildings, gardens and settlements were almost always placed and orientated deliberately, normally with reference to the surrounding topography, resources, landscape and other structures. Over time, these relationships change, although aspects of earlier settings can be retained.

Setting can therefore not simply be defined by a line on a map, and is likely to be unrelated to modern landownership or to curtilage, often extending beyond immediate property boundaries into the wider area.

Baltersan Castle, South Ayrshire. A category A listed 17th-century tower house, viewed from the 15th-century gatehouse of the adjacent Crossraguel Abbey. The medieval burgh of Maybole lies beyond, marked by the bell tower of the tolbooth. These elements of the late medieval / early modern Maybole area have clear visual and spatial relationships. © J. Malcolm

2. What factors contribute to setting?

The setting of a historic asset can incorporate a range of factors, not all of which will apply to every case. These include:

- current landscape or townscape context
- views to, from and across or beyond the historic asset or place
- key vistas (for instance, a 'frame' of trees, buildings or natural features that give the historic asset or place a context, whether intentional or not)
- the prominence of the historic asset or place in views throughout the surrounding area, bearing in mind that sites need not be visually prominent to have a setting
- aesthetic qualities



- character of the surrounding landscape
- general and specific views including foregrounds and backdrops
- views from within an asset outwards over key elements in the surrounding landscape, such as the view from the principal room of a house, or from a roof terrace
- relationships with other features, both built and natural
- non-visual factors such as historical, artistic, literary, place name, or scenic associations, intellectual relationships (e.g. to a theory, plan or design), or sensory factors

Cullen Seatown, Moray. In this conservation area the layout of the buildings is closely linked to the landscape context: on the north side of the village, gables face the sea to maximise shelter; here, on the south side, the houses are aligned to maximise light. © N. Haynes

 a 'sense of place': the overall experience of an asset which may combine some of the above factors

Defining the setting of a historic asset or place is case-specific and will ultimately rely on informed judgement, based on a range of considerations, including those set out above.



3. ASSESSING THE IMPACT OF CHANGE

There are three stages in assessing the impact of a development on the setting of a historic asset or place:

- Stage 1: identify the historic assets that might be affected by the proposed development
- Stage 2: define and analyse the setting by establishing how the surroundings contribute to the ways in which the historic asset or place is understood, appreciated and experienced
- Stage 3: evaluate the potential impact of the proposed changes on the setting, and the extent to which any negative impacts can be mitigated (see Section 4)

Stage 1: identify the historic assets

A desk assessment of historic environment records and other relevant material will provide the baseline information, identifying which assets will be affected and what is significant about them.

The initial approach should include all the potentially affected historic assets and places (including those relatively distant from the proposal) and their settings. It may be necessary to engage a suitably qualified historic environment consultant to undertake this identification and assessment.

Neist Point Lighthouse, Skye, Highland. The remote location and open views are important elements in the function and setting of the category B listed lighthouse. Seaward views are important, and views towards the lighthouse from shipping channels also form part of the setting.



Stage 2: define and analyse the setting

The setting of a historic asset comprises our present understanding and appreciation of its current surroundings, and what (if anything) survives of its historic surroundings combined with subsequent historic changes. Answering the following questions often helps define a setting:

- How do the present surroundings contribute to our ability to appreciate and understand the historic asset or place?
- How does the historic asset or place contribute to its surroundings? For instance, is it a prominent or dominant feature in the landscape?
- When the historic asset or place was developed or in use (both originally and subsequently):
 - how was it intended to be viewed?
 From a distance? From other sites,
 buildings or specific points in the landscape?
 - what views was it intended to have?
 Wide views over the landscape or seascape? Confined views? Narrow alignment(s)?

Key viewpoints to, from and across the setting of a historic asset should be identified. Often certain views are critical to how a historic asset is or has been approached and seen, or understood when looking out. These views were sometimes deliberately manipulated, manufactured and/or maintained, and may still be readily understood and appreciated today. Depending on the historic asset or place these could include specific points

on current and historical approaches, routeways, associated farmland, other related buildings, monuments, natural features, etc.

Sometimes these relationships can be discerned across wide areas and even out to distant horizons. In other cases they have a more restricted view, defined and enclosed by topographical or built features. For some historic assets and places, both immediate and distant points of visual relationship are crucial to our understanding of them.

Changes in the surroundings since the historic asset or place was built should be considered, as should the contribution of the historic asset or place to the current landscape. In some cases the current surroundings will contribute to a sense of place, or how a historic asset or place is experienced.

The value attributed to a historic asset by the community or wider public may influence the sensitivity of its setting. Public consciousness may place a strong emphasis on an asset and its setting for aesthetic reasons, or because of an artistic or historic association. Such associative values can contribute to the significance of a site, and to the sensitivity of its setting.

Whether or not a site is visited does not change its inherent value, or its sensitivity to alterations in its setting. This should be distinguished from the tourism, leisure or economic role of a site. Tourism and leisure factors may be relevant in the overall analysis of the impact of a proposed development, but they do not form part of an assessment of setting impacts.

In certain circumstances the value attributed to a historic asset by the community or wider public may influence the sensitivity of its setting. Public consciousness may place a strong emphasis on an asset and its setting for aesthetic reasons, or because of an artistic or historic association. Such associative values can contribute to the significance of a site, and to the sensitivity of its setting. However, it is important to emphasise that an asset has a setting whether it is visited or not.

Stage 3: evaluate the potential impact of the proposed changes

The impact of a proposed development on the setting of a historic asset or place can be a material consideration in determining whether a planning or other application is given consent, so thought must be given to whether new development can be incorporated

Aerial view of Kinross House (1684) and gardens and Lochleven Castle, Perth and Kinross. The category A listed house and gardens which feature on the Inventory of Gardens and Designed Landscapes, designed by Sir William Bruce as his main residence, used the castle and the island as a picturesque focal point in the landscape. © Crown copyright: Historic Environment Scotland. Licensor canmore.org.uk

sensitively. Depending on the nature of the historic asset or place, relatively small changes in the wider landscape may affect its setting.

Certain types of development require an Environmental Impact Assessment (EIA), which might include assessing the impact on the setting of a historic asset or place. Further information and advice about EIA can be found on our *website*.

Factors to be considered in assessing the impact of a change on the setting of a historic asset or place include:

- whether key views to or from the historic asset or place are interrupted
- whether the proposed change would dominate or detract in a way that affects our ability to understand and appreciate the historic asset
- the visual impact of the proposed change relative to the scale of the historic asset or place and its setting



- the visual impact of the proposed change relative to the current place of the historic asset in the landscape
- the presence, extent, character and scale of the existing built environment within the surroundings of the historic asset or place and how the proposed development compares to this
- the magnitude of the proposed change relative to the sensitivity of the setting of an asset – sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to appreciate and understand a historic asset or place. Points to consider include:
 - the ability of the setting to absorb new development without eroding its key characteristics
 - the effect of the proposed change on qualities of the existing setting such as sense of remoteness, current noise levels, evocation of the historical past, sense of place, cultural identity, associated spiritual responses
 - cumulative impacts: individual developments may not cause significant impacts on their own, but may do so when they are combined

Many Geographical Information Systems (GIS) packages support useful interpretative models, such as wireframes, viewshed analyses and digital terrain models. Graphic presentations such as photomontages, and landscape data-sets such as Historic Land-use Assessment (HLA), may also assist in reaching an understanding of a historic asset or place in the landscape and how development may affect it.



Rosyth Castle, Fife. Once located on an island in the River Forth, the site was incorporated into the naval dockyards in the 20th century resulting in significant change to the scheduled monument's original setting. Any changes, including enhancement, need to be considered against the current setting.

4. MITIGATION OF IMPACTS AND ENHANCEMENT OF SETTING

Where the assessment indicates that there will be an adverse impact on the setting of a historic asset or place, even if this is perceived to be temporary or reversible, alterations to the siting or design of the new development should be considered to remove or reduce this impact.

The most effective way to prevent impacts on setting is during site selection and early design. Any mitigation and enhancement proposals should be discussed as part of the pre-application process.

Burghead Harbour, Moray. Early 19th century listed granaries line the quayside. Their even spacing, scale and relationship to the wet dock and to the grid-plan town are relevant to an understanding of the setting. © N. Haynes

Other mitigation measures include screening the development, for example with trees or bunding (enclosing structures). However, the screening itself needs careful consideration so that it does not cause an impact in its own right.

It is also important to bear in mind that vegetation such as trees are subject to environmental and other factors (e.g. wind blow, felling and seasonal changes which affect leaf cover) and cannot necessarily be relied upon to mitigate adverse impacts of a development. In some cases, there may be potential for improving the setting of a historic asset or place, for example by opening up views through removing vegetation.





The Inventory garden and designed landscape at Crathes Castle, Aberdeenshire. The formality of the late 18th and 19th century gardens contrasts with the farmland beyond. © N. Haynes

5. FURTHER INFORMATION AND ADVICE

Historic Environment Scotland is charged with ensuring that our historic environment provides a strong foundation in building a successful future for Scotland. One of its roles is to provide advice about managing change in the historic environment.

Information for designated heritage assets can be downloaded from Historic Environment Scotland's <u>spatial data warehouse</u> or viewed at <u>Pastmap</u>.

The Hermitage. An 18th-century picturesque Inventory designed landscape, Perth and Kinross. Both William and Dorothy Wordsworth featured The Hermitage in their writing. Ossian's Hall (pictured) was placed to take advantage of views over the falls, and the sound created by them. These elements also contribute to an appreciation of the nearby woodland walks, and combine to form part of the setting.



Details of listed buildings and advice on the requirement for listed building consent, conservation area consent, building warrants and other permissions/consents should be sought from local authorities.

Most works at monuments scheduled under the Ancient Monuments and Archaeological Areas Act 1979 require scheduled monument consent. Where a structure is both scheduled and listed, the scheduling controls have precedence. Separate advice is available from Historic Environment Scotland's website.

Planning authorities also have their own historic environment records and policies in local development plans and supplementary guidance.

Other sources of information

Mitigation measures in Environmental Impact Assessment (EIA) terms are explained in *Planning Advice Note (PAN) 1/2013*:

Aerial photography and other records of the settings of historic structures or places can be obtained from Historic Environment Scotland, John Sinclair House, 16 Bernard Terrace, Edinburgh, EH8 9NX

Tel: 0131 662 1456, Fax: 0131 662 1477

Email: info@rcahms.gov.uk

Web: www.historicenvironment.scot

The setting of heritage structures, sites and areas is the subject of the I<u>COMOS Xi'an</u>

<u>Declaration on the Conservation of the Setting</u>
<u>of Heritage Structures, Sites and Areas (2005)</u>

Historic Land-use Assessment (HLA)

The HLA, developed by Historic Environment Scotland, is a GIS-based map that depicts the historic origin of land-use patterns, describing them by period, form and function. Its purpose is to enhance our knowledge and understanding of the historic dimension of the landscape and to inform management decisions relating to it. It highlights relict archaeological landscapes, aids understanding of the landscape context of individual sites and helps identify areas where further survey could be useful. It is available *here*.

Gardens and designed landscapes

The Gardens Trust has *Planning Conservation Advice Notes* on Development in the Setting of Historic Designed Landscape (Number 11 2008) and Briefs for Historic Landscape Assessments (Number 13 2008)

Scottish Natural Heritage (SNH) has also produced *landscape guidance*:

Wind energy development

The Scottish Government has produced guidance for wind planning applications.

SNH has produced a <u>suite of documents</u> to assist in the process of assessing the potential impacts of wind farm proposals on Scotland's landscapes.

Historic Marine Protected Areas

Guidance is located here.



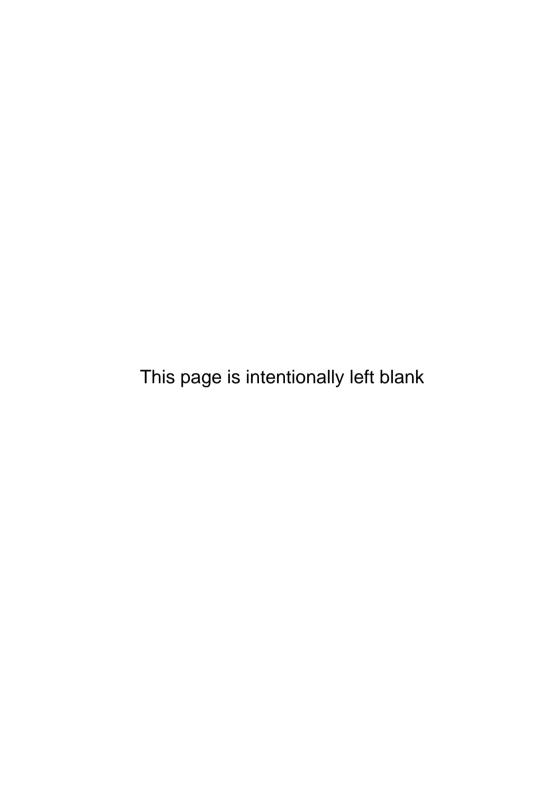
Balfarg henge and standing stones, Fife. An example of a scheduled monument now surrounded by a 1970s housing development: the two photos show the site before and after redevelopment. Upper image © Crown Copyright: HES. Licensor canmore.org.uk. Lower image © K. Brophy



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COLONIES

CONSERVATION AREA CHARACTER APPRAISAL





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BACKGROUND

Conservation Areas

Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, describes conservation areas as "...areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". The Act makes provision for the designation of conservation areas as distinct from individual buildings, and planning authorities are required to determine which parts of their areas merit conservation area status

There are currently 49 conservation areas in Edinburgh, including city centre areas, Victorian suburbs and former villages. Each conservation area has its own unique character and appearance.

Character Appraisals

The protection of an area does not end with conservation area designation; rather designation demonstrates a commitment to positive action for the safeguarding and enhancement of character and appearance. The planning authority and Scottish Ministers are obliged to protect conservation areas from development that would adversely affect their special character. It is, therefore, important that both the authorities and other groups who have an interest in conservation areas and residents are aware of those elements that must be preserved or enhanced.

A character appraisal is seen as the best method of defining the key elements that contribute to the special historic and architectural character of an area.

It is intended that character appraisals will guide the local planning authority in making planning decisions and, where opportunities arise, preparing enhancement proposals. The character appraisal will be a material consideration when considering applications for development within the conservation area and applications for significant new developments should be accompanied by a contextual analysis that demonstrates how the proposals take account of the essential character of the area as identified in this document.

Colonies Conservation Areas

The Colonies Conservation Areas were designated on 15 March 2013.

Introduction

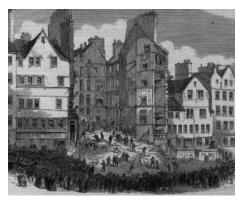
The housing problem in 19th century Edinburgh was concerned with the growth of the working-class population. During the 19th century, Edinburgh went through a period of rapid industrialisation. This, coupled with severe rural poverty, resulted in a major population influx into the city. In 1811, the population of Edinburgh was recorded at 103,143 and by 1881 this had risen to 222,059.

An epidemic of cholera in the early 1830s spread rapidly and affected all ranks of the population. It was most virulent in densely populated areas and highlighted an increasing problem. Housing and public health were closely linked, with improvements in housing standards viewed as a critical step in the health of the public. Improved accommodation was also seen as a way of ameliorating overcrowding, as well as the resultant moral and sanitary problems.

Around the mid 19th century, Edinburgh was also affected by a recession, the result of which was that between 1825 and 1860 virtually no new houses were built. Reports on the Old Town of Edinburgh in the 1840s, documented that the area had the most unsanitary living conditions of any other city in Britain at the time. It was reckoned that 'overcrowding in the Blackfriars area was four times greater than in prison cells' in this period. The Edinburgh News went so far as to describe Old Town houses as 'chambers of death'. In 1850, it was noted at the Reform Association that 'the unclean heart of Edinburgh would not be gutted out until it was planted all around with new houses.'

The collapse of tenements on Edinburgh's High Street on the 24th November 1861, when 35 people were killed and a further 100 injured also brought the issue of the condition of buildings in the Old Town into sharp public relief.

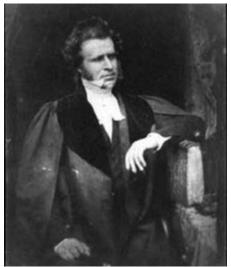
The Victorian improvement schemes in the Old Town, in which the older tenements were replaced with new buildings,



often in a Baronial style, were seen as a solution to the problem. However, the redevelopment which they involved reduced the amount of accommodation available. The natural result was that already overcrowded houses were further sub-divided – 'crowded together, destitute of water and soil pipes, of ventilation, and almost of light, the influence of such dwellings on the inhabitants could only be physical and moral degradation'.

Various societies and companies were formed to meet the housing needs of the working classes. Support from public figures and demonstrations of model artisan housing at the Great Exhibition all improved public awareness. The housing issue was further highlighted by the work of social reformers at the time such as Sir Edwin Chadwick (1800–1890), noted for his work to reform the Poor Laws and improve sanitary conditions and public health. In 1844, Freidrich Engels wrote in his book, *The Condition of the Working Class in England*, of how 'from their smoky beehives ten stories high, the unwashed look down upon the open squares and gardens of the wealthy.' This publication and Marx's The Communist Manifesto and increasing fears of social unrest, increased concern for the welfare of the working class amongst the middle and upper classes.

Edinburgh's interest in housing problems began early in the 1840s, at about the time that the first efforts were made in the country as a whole to raise public concern. The Reverend Dr. James Begg (1808-1883) and the Reverend Dr. Thomas Chalmers (1780-1847), ministers of the Free Church of Scotland, were prominent local campaigners for improved housing conditions.



The Reverend Begg, leader of the Free Church of Scotland, considered that 'man must in any circumstance remain depraved and miserable, and that the most important physical remedy for the woes of man is comfortable and wholesome dwelling'. He called for a complete revolution of working class housing. In order to do this, he believed that workers should club together savings (saved from not visiting the public house) and buy land around the edge of towns, with the aim of building their own houses using the skill they had between them. This would

mean that they became their own landlords, avoiding the old system where rent was high but the accommodation was poor. Begg considered that every obstacle should be removed for spontaneous house-building of the working classes to enable them to secure a 'thoroughly comfortable and commodious house'.

The initiative of another local minister led to the formation of the Edinburgh Lodging House Association in 1841. Its first building, a renovated lodging house in West Port, was opened in 1844 to accommodate 70 men; three years later it was augmented by a second establishment in Rattray's Close, Cowgate.

Edinburgh's Colonies

The Colonies developments in Edinburgh are model dwellings built in the second half of the 19th century to provide improved living accommodation for the working class. They were built as double flats with front doors on opposite sides of the building, allowing each flat to have a front garden. Characteristically, each flat originally had four rooms, a separate external toilet and a garden.

Tenement building, possibly due to its association with the contemporary squalid character of the Old Town, was unpopular with Scottish housing reformers. There was a deliberate movement to find a working-class housing pattern which broke with the urban tradition and gave every family a front door and its own garden ground.

The concept was pioneered in Edinburgh with a scheme by Patrick Wilson for the Pilrig Model Dwellings Company, which had been formed in 1849 by the Rev. William Gordon Blaikie to build housing for the working classes. Started in 1852, the Pilrig Model Dwellings were a partly philanthropic venture on a site just on the Edinburgh side of the boundary with Leith. They were known as The Pilrig Model Buildings until 1896, when they were renamed Shaw's Place, Street and Terrace after James Shaw, house agent.

In 1857, James Gowans appointed Alexander MacGregor, an Edinburgh Architect, to design the exterior of Rosebank Cottages, 'flatted cottages for the better class of mechanics', which were developed from the Pilrig system.

Later developments across the city were built by the Edinburgh Cooperative Building Company Limited, founded in 1861.

It is suggested that the term Colony derives from the fact that the developments were outside of the city when they were first built or that they were Colonies in the sense of a community of similar people (artisans). The emblem of the Edinburgh Co-operative Building Company was a beehive and it is also suggested that the term derives from the workers acting together for the common good, like bees.

The Edinburgh Co-Operative Building Company

'It is a clear moral gain when men unite successfully to raise themselves out of the socially debasing circumstances in which they have been forced to exist. There is a strong inducement to be temperate, economical and industrious, in order that they may fulfil their obligations to the Company. A training in self-government is going on, the full value of which it must take years and prolonged experience to fully estimate'. **H. G. Reid, Housing the People, 1895**

In 1861, many builders in Edinburgh were locked out of work due to a dispute about working hours. A strike aimed at reducing working hours from ten to nine hours was resolved through an agreement for a nine hour day, and the workers returned to work. However, they were only let on site if they signed an agreement to keep to the previous longer working hours. This resulted in over 1,200 stonemasons and joiners in Edinburgh being denied access to construction sites across the city for more than three months.

This dispute led to the formation of the Edinburgh Co-operative Building Company Ltd (ECBC) which was founded by seven Edinburgh stonemasons (David Rintoul (Chairman), James Ogilvie (Treasurer), James Collins, James Colville (Manager), William Mill (Secretary), James Earshman and Jake Syme) as a Limited Liability Company in July 1861.

The main aim of the Company was specified as 'building in all its branches... every description of house property'. However, the intention was to use their collective practical skills to build 'comfortable and respectable houses' for rent or sale at reasonable prices for working people. Houses for those who 'prefer privacy of self contained dwellings with private gardens to homes in common stair tenements'.

The Company was created as a joint-stock limited liability company and began by accumulating £10,000 for site and building costs by selling £1 shares (which could be bought in five instalments). The finished houses were to be sold or rented, allowing the Company to recoup money to invest in more housing and pay shareholders a dividend. The Company was considered a sound investment due to the shortage of good quality affordable housing.









The first houses at Stockbridge cost between £100 and £130 to buy and a mortgage scheme was established to allow 'every facility for acquiring the Company's property'. A house could be secured by a £5 deposit, and property investment companies loaned the balance to be paid back in instalments of £13 per annum for 14 years on security of the title deeds. This compared very favourably to the annual rent at the time of £11 per annum for an Old Town flat and enabled workers on modest, but regular incomes to be re-housed in better homes.

By the time of the Company's first anniversary in April 1862, it had accumulated over 341 registered shareholders, largely made up of local tradesmen and others sympathetic to their aims. The aim of the Company was to build good quality affordable accommodation and central to its mission was a co-operative spirit that was reflected in its adoption of the beehive motif.

The Edinburgh Co-operative Building Company developed in the tradition of the many Model Dwelling Companies in Victorian Britain that aimed to improve the housing conditions of the working classes by building new homes, whilst at the same time receiving a competitive rate of return on any investment. This principle of philanthropic intention with capitalist return was given the label "five per cent philanthropy".

The first development by the Company was at Glenogle Park (the Stockbridge Colonies). The foundation stone was laid on 23 October 1861 by the Reverend Dr James Begg, who noted that the development marked 'a turning-point in the history of Edinburgh'. The design of the houses, inspired by the Pilrig and Rosebank developments, was distinctive, with smaller ground floor houses (the low doors) entered from their own small gardens on one side of the terrace, and the larger upper floor houses (high doors) entered by an outside stair on the other side of the block. By having the stairs at right angles to the building, the upstairs houses also had their own small garden. The terraced style of the Colonies also allowed building costs to be kept low through shared foundations and roofs. The external stair access to the upper flats was also estimated to reduce building costs by £42, saved internal space and was easier to build than an internal stair.

The Company specified that the houses at Stockbridge were to be 'substantially built with stone and lime and roofed with slate, and exclusive of chimney tops, not to exceed forty-six feet'. It was also made a condition of purchase that it was 'unlawful to convert, or permit to be converted, any of the dwelling houses into sheebens or brothels or to have any cow house, pig house, or manufactory.' James Begg in a letter to the Scotsman on March 8, 1862 noted that 'the working men would soon build their own houses if obstructions were removed' and implored the 'friends' of housing improvement to go down to Stockbridge to see the houses the workmen are building.

The interior of the houses provided a standard of facilities which were exceptional in working class tenements of the period. The lower flats had one bedroom and the upper flats two bedrooms, each had a parlour and kitchen, with storage for coal, and an indoor toilet. Other basic provisions which were provided included a kitchen range for cooking and heating water, a sink and tub with space for a mangle, gas lighting, fireplaces in most rooms, water and sewage disposal, and a water tank in the roof. These provisions were a significant step forward in housing improvement.

In a promotional pamphlet of 1885, the Edinburgh Co-operative Building Company Ltd asked the question, 'How do the Company's houses compare, as regards healthiness, with other portions of the city?' They then print the answer: 'Death rates were lower – by about one third – in ECBC properties compared to housing in either Edinburgh or Leith.'

The Edinburgh Co-operative Building Company flourished in the 1860s building on sites on the periphery of the city usually in locations central to industry, where demand was high and land was cheap. Multiple sites also allowed phasing of construction to take place, meaning skilled workingmen could be employed year round. By 1872, the Company employed some 250 workmen and had built nearly 1,000 homes.

In October 1873, a testimonial of admiration for James Colville, the first manager of the Edinburgh Co-operative Building Company and one of its first directors, noted that: 'notable amongst his many endeavours stands out the Working Men's houses erected in and around the city by the Company of which he is manager, a work which is yet unparalleled in the country, and for which he is chiefly, if not entirely, to be credited.'

By the mid 1870s, the cost of land was becoming expensive and the scale of building was cut back. In 1902, D.W. Kemp, one of the Directors of the Company notes in a letter that the 'golden times (for the Company) have passed'. Designs also changed with the external stair abandoned. The Company was also involved in an unsuccessful conventional housing project at Barnton Terrace and by the 20th century was in decline. The Company continued as a co-operative until 1945, when it became an ordinary building contractor.

The houses began as an experiment, the success of which far exceeded expectations. The developments at Stockbridge and elsewhere in Leith and Edinburgh housed over 7,000 people at one time, and all of the houses remain today.

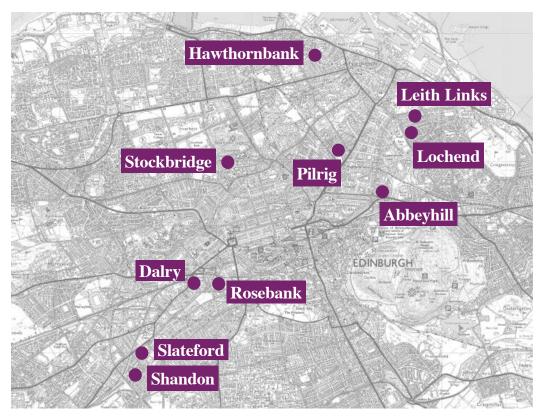
The Colonies were a radical experiment in home—owneship based on the principles of mutuality and participation. They are a monument to the cooperative housing movement and are recognised as important in histories of working-class housing in Britain. As well as having an interesting social history, the Colonies are of architectural interest. The cottage style of the two storey terraces with upper flats often reached by outside stairs is unusual in the Scottish cities. The overall scale of the layout, the high quality workmanship and the detailed control of their design cannot be matched in this type of housing anywhere else in Scotland.

The form of the colony developments, with their intimate setting and pedestrian emphasis contributes a sense of identity and community that is unique in Edinburgh. They continue to be a popular lifestyle choice and most have very active community groups which organise a range of events within their areas.

LOCATION OF THE COLONIES

There are ten examples of traditional colony housing in Edinburgh.

Colony Development	Listed	Date
Shaw's Place (Pilrig)	Category B	1850-1851
Rosebank	Category B	1857
Stockbridge	Category B	1861-1875
Hawthornbank (North Fort Street)	-	1865
Abbeyhill	-	1867-1877
Dalry	Category B	1867-1870
Lochend (Restalrig Park)	-	1868/1880
Slateford (Flower)	-	1877-1883
Leith Links, Industrial Road	-	1883
Shandon	-	1884 -1903



There is a separate Character Appraisal for the Shandon Colonies.

The Leith Links, Industrial Road Colonies have not been designated as a conservation area

Shaw's Place (Pilrig) Colonies



Introduction

The Shaw's Place Colonies are located to the north-east of the city centre, close to Leith Walk. The development is bounded by Spey Terrace to the east and the Inchkeith Court flats to the south. The west of the site is currently a brownfield site with no development in place. The gardens of houses off Dryden Street form the north boundary of the site.

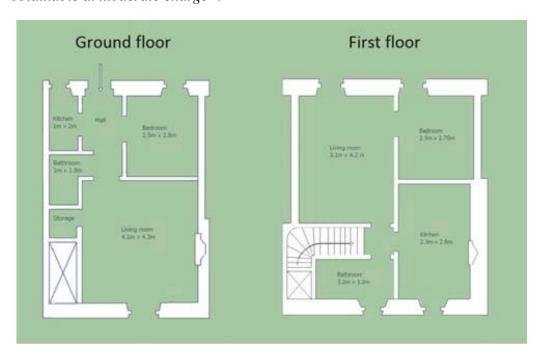
The development is listed at Category 'B' and described as historically important.





Historical Background

The Pilrig Model Dwellings Company was formed in 1849 having been devised by the Rev William Gordon Blaikie and inspired by the Rev William Mackenzie with the aim of building housing for the working classes. Patrick Wilson was appointed as architect for the project. The site was described as "open, well-aired, and in the neighborhood of many workshops, the ground also being obtainable at moderate charge".



Each house had a minimum of two rooms, a scullery and access to a water closet; the latter being exceptional at the time in houses of this type. Henry Roberts, the architect known for his work on model dwellings for workers, provide the following comparison: "visiting the working classes, I have often to ascend long and dark stairs, or to descend into damp cellars where it is felt to be a calamity to have the sense of smell. In visiting these model houses (at Pilrig), the sensation is quite the opposite".

On completion the development proved very popular and was six times oversubscribed. This was attributed to the quality of the accommodation, the opening of the tram line along Leith Walk and thriving local industry.

Townscape and Architectural Character

The development is located on a very slight north facing slope between Leith Walk and Rosebank Cemetery. It is surrounded by typical Edinburgh tenement housing to the north and east, with a modern block of flats to the south and a disused site to the west. As a result of the surrounding land uses, there are no significant views out to the surrounding area. This provides a sense of enclosure, giving the Colonies an almost village type feel.

The development consists of forty-four dwellings, the first 16 (the east and west blocks - 1-7, 8-14, 15-21 & 22-28 Shaw's Street) completed in 1850, the remainder (the north and south blocks - 1-9 & 10-18 Shaw's Terrace and 1-8 & 9-10 Shaw's Place) the following year. The buildings are arranged in four two-storey symmetrical blocks built around a central court. They are designed to provide separate flats on each floor approached from different sides, those on the ground floor entered from one side with the upper level accessed on the opposite side. The access stairs to the upper flats are internal, unlike the external stair accesses that were common in later Colony developments.

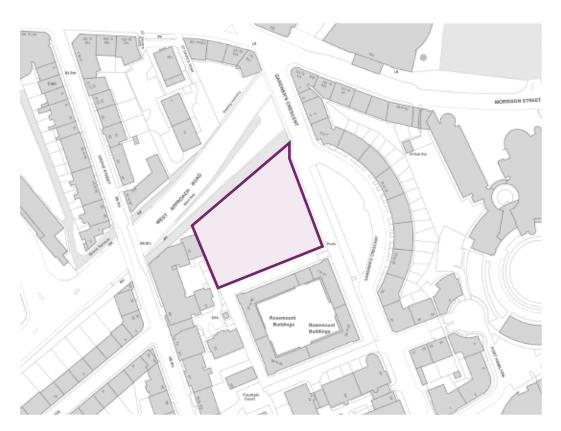
The elevation to Spey Terrace is embellished with decorated door surrounds, bipartite windows and pedimented gables to the end bays. The arched pend to 10-18 Shaw's Terrace includes a keystone at both ends with the date 1862. Construction materials are squared sandstone rubble with ashlar margins and slate roofs.

There are two narrow access roads from Spey Terrace, the most northerly of these includes an area of rare original horonized stone pavement. Access to individual houses is by footpaths immediately in front of the buildings.

The predominant use is residential. Green spaces are restricted to the garden ground of the houses and original railings have been removed throughout the development.



ROSEBANK COLONIES



Introduction

The Rosebank Cottages are located to the south-east of the city centre. They are bounded on the north by the West Approach Road, on the west by the rear of buildings on Grove Street, on the east by Gardner's Crescent and to the south by Rosemount Buildings.





Rosemount Buildings are located immediately south of Rosebank Cottages. They date from 1860, were designed by William Lambie Moffat and are listed Category 'B'. Rosemount Buildings were one of the first housing schemes

to break with the strong Edinburgh tradition of stone building. The building was mentioned by Henry Roberts, the London housing expert in his paper to the Glasgow meeting of the National Association for the Promotion of Social Science in 1860. They consist of a three-storey, near square-plan quadrangle of model industrial housing with four-stage square corner towers in polychrome brick.

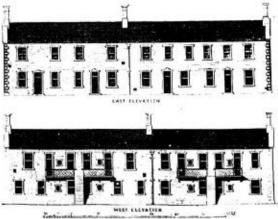
The Rosebank Cottages are Statutorily Listed at Category 'B'.

Historical Background

Gardner's Crescent stands on the site of the earlier Gardener's Hall which was bought by William Gardner in 1821. The development dates from 1826 and was designed by R & R Dickson. It was built as a unified scheme, an outlier of Edinburgh's New Town. The intention was to form a facing matching crescent forming a symmetrical circus with a central gated garden. However, the proposals were affected by railway proposals on the land immediately to the north of the Rosebank Cottages (now the line of the West Approach Road) and the circus was never completed.

In 1857, James Gowans, a notable Edinburgh architect and builder, appointed Alexander MacGregor to design the exterior of Rosebank Cottages, 'flatted cottages for the better class of mechanics', which were developed from the Pilrig system.

The accommodation within each flat comprised a living room, two bedrooms, a scullery and a water-closet. In 1885, Gowans provided the following comments on Rosebank Cottages: "The idea that I had was to get working men into small self-contained houses, where they would have their own door to go in by, every room being independent of the others, having



a door from the lobby for privacy, and having a little green attached to each house."

The design of the Pilrig Colonies, and more particularly the Rosebank Cottages directly influenced the form of housing developed by the Edinburgh Cooperative Building Company.

The innovative design for the Rosebank Cottages was featured in the Builder, a well-respected architectural periodical of the time, in 1857, which provided the following description of the Cottages:



'A distinct and independent entrance; secondly a plot for bleaching or for flowers; thirdly a water-closet; fourthly a scullery with washing rubs, bath and hot water; fifthly a separate access to each apartment from the lobby; and sixthly, ample provision of ventilation and for warming small bedrooms, which have no fireplaces.'

Townscape and Architectural Character

The Rosebank Cottages consist of 36 two-storey buildings in three rows each of six blocks, on a compact site containing an upper and lower flat each with access to a garden. The rows are truncated toward the north by an asphalted access road forming a cul-de-sac at the west side. This is the only vehicular road and the individual units are served by footpaths.



They are constructed of squared rubble with rustic quoins, raised margins to openings, slated roofs and pedimented gables. The external stairs are embellished with decorative geometric-patterned ironwork handrails to steps and balconies.

One of the key distinctive features that helped achieve this unique

building design was the inclusion of the external staircase that provided access to the upper floor flats and allowed for more internal space. Each house was specifically designed to be self-contained with its own front door, rooms that were separate and offered privacy and individual gardens.

The adjoining Gardner's Crescent is elevated almost a storey above Rosebank Cottages and are confined on all boundaries. This provides the Cottages with a strong sense of seclusion and enclosure.

STOCKBRIDGE COLONIES



Introduction

The Stockbridge Colonies are situated to the north of the New Town. They have a boundary with Glenogle Road to the south and the Water of Leith separates them from Inverleith Park and the Royal Botanic Gardens to the north and west.

Reid Terrace was named for Hugh Reid in 1861, and Hugh Miller Place followed in 1862, both of whom were closely associated with the early days of the Edinburgh Co-operative Building Company. Three of the original seven stonemason subscribers to the Company were honoured in Rintoul Place (1863) for David Rintoul, first chairman of the Co-operative, Colville Place for its first manager, James Colville, and Collins Place, named in 1866 for James Collins, chairman in that year. Bell Place (1867) was named for David Bell, joiner, who followed Collins in the chair. In 1868, Glenogle Place was named and Glenogle Park was chosen as the neighbourhood name, possibly in compliment to James







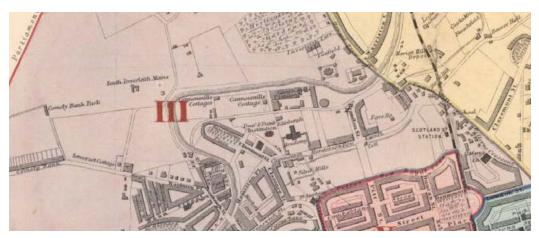
Haig of the family of distillers (who were the land superiors), as he lived in Glenogle, Perthshire. In the same year Kemp Place was named for William Kemp, Governor of the Poors House and active in the Co-operative as its Vice President. Glenogle Terrace followed Glenogle Place in 1869. Avondale Place (1869) and Teviotdale, Dunrobin and Balmoral Places are named for Scottish places. Bridge Place was named for the wooden footbridge beside the ford in Water Lane which was replaced by the iron Falshaw Bridge, named for the Lord Provost who opened it in 1877.

The Stockbridge Colonies are listed at Category 'B'. The following buildings are included in the listing: 1-8 Bridge Place, 1-40 Reid Terrace, 1-33 Hugh Miller Place, 1-32 Rintoul Place, 1-30 Colville Place, 1-30 Collins Place, 1-30 Balmoral Place, 1-30 Dunrobin Place, 1-30 Teviotdale Place, 1-30 Avondale Place, 1-30 Kemp Place, 1-32 Bell Place, 1-8 Glenogle Place, 1-8 Glenogle House, 1-8 Glenogle Terrace.

Historical Development

The Stockbridge Colonies were the first development by the Edinburgh Cooperative Building Company with the foundation stone of the first row being laid on 23rd October 1861. No architect is given, and the original design for the development is believed to have been by James Sutherland, a director of the Company.

The site was a riverside haugh (a low-lying meadow in a river valley) known as The Whins or Distillery Haugh. It was acquired in successive sections from James Haig's Canonmills whisky distillery. It was a good flat site for building and close to employment opportunities in Stockbridge and Canonmills. However, the proximity of the river, which at the time was an open sewer, resulted in problems of 'fetid emanations' and potential flood risk.



The site was feued in small lots and the development progressed from west to east. By 1865, Reid Terrace, Rintoul, Hugh Miller and Colville Places had been built; the rest of the Colonies followed in phases with the majority of the development completed by 1875. Later work to complete the northern ends of Dunrobin, Balmoral and Teviotdale Places on the site of the Company's building yard were not completed until the 1900s. By this time building regulations required bathrooms to be included in the houses, rather than just the water closet as in the earlier houses (the double sinks in the earlier houses could be used for washing people as well as clothes). Stone plaques on the gable of Collins Place and the wall of 17 Dunrobin Place commemorate these dates.

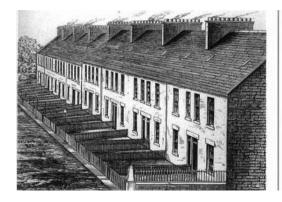
The houses and street were originally lit by gas and iron ranges provided cooking facilities with coal stored under the external stair, in a hall coal cupboard, or under the kitchen floor (in the lower houses). Shops were included at Bridge Place, and a grocery shop remained at the end of Hugh Miller Place until the 1980s.

Glenogle House, 1-8 Glenogle Palce, dates from the late 18th century. It was extended and divided into six separate houses as part of the Colonies development in 1875.

Townscape and Architectural Character

The Stockbridge Colonies consist of a group of eleven long rows of terraces, running perpendicular to Glenogle Road, with three shorter rows to the east, running parallel to Glenogle Road. The terraces incorporate upper and lower houses with an average of sixteen dwellings on each level. Access to the lower and upper units is from opposite sides of the building. The external stone stairs giving access to the upper house is a particular feature of the development.

The buildings are characterised by their cottage style architecture and uniform use of sandstone and slate. A number of variations to the original design are evident. The original buildings were flat fronted, however, bay windows were









first introduced at Collins Place and were adopted as features on Avondale, Teviotdale, Dunrobin and Glenogle Places. There are larger double-fronted houses at the river end in some of the terraces and the stairs were internalised at Glenogle Terrace.



The private gardens are a key feature of the development. The majority retain their original dwarf stone boundary walls (mostly stripped of the original railings) and clothes poles.

The cobbled streets, the entrances to which are marked by obelisk piers, are accessed from the south on Glenogle Road and form culs-desac to the north. Each terrace provides a view northwards to foliage on the Water of Leith.

The original carved stone plaques displayed in the area are important historic and architectural features of the buildings.



HAWTHORNBANK (NORTH FORT STREET) COLONIES



Introduction

The Hawthornbank Colonies are located approximately two miles north of the centre of Edinburgh. They are bounded to the west by the rear boundary walls of the rear gardens of Dudley Avenue, to the east by North Fort Street, to the north by Dudley Bank and to the south by Fort Primary School. The main road serving Hawthornbank is North Fort Street linking to Ferry Road, which is the main route into the city, south of the site, and the A901, to the north.



Historical Development

The Colonies were one of the earliest residential developments in this area. They date from 1863-64 and were built adjoining the road formerly known as Fort Street. Over the years further residential schemes were introduced into the area, creating a more built-up part of Leith. Fort Street was then split up to become what is known today as North Fort Street and South Fort Street, with the change in name occurring as it crosses Ferry Road.

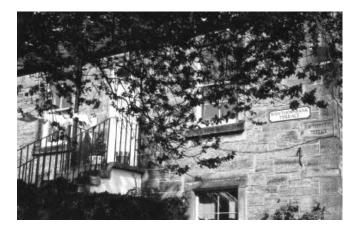
The Edinburgh Cooperative Building Company Directors Report of 1864 noted: 'At Leith Twenty-Four House, of a class much superior to any this company has hitherto built, have been erected. Now, however, they are finished, their excellence will soon commend them to the Public, and your directors are hopeful for the future.'

Townscape and Architectural Character

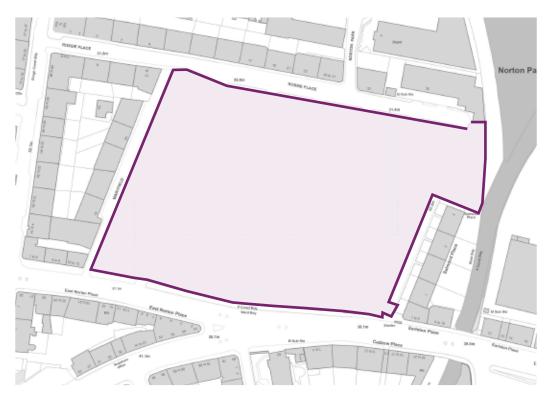
The development is characterised by two two-storey unified stone terraces facing one another across a narrow street. The inner side of each terrace has an external stair leading to the front doors of the first floor flats. The exterior facing flats have a ground floor front door. Both upper and lower flats have a small garden attached, which in a limited number of cases has been shortened and paved over to allow for car-parking space. Vehicular access is located centrally between the terraces from Hawthornbank Place, and the individual houses are accessed by footpaths.

Traditional slated oriel dormers were an original feature of the development and the majority remain, however, there are a limited number of more modern box dormers. A significant number of the original timber windows have been replaced in uPVC, and the railings have been removed from the stone boundary walls. Street surfaces consist of a mix of original cobbles and tarmac.





ABBEYHILL COLONIES



Introduction

The Abbeyhill Colonies are located to the east of Edinburgh city centre immediately to the north of London Road, which is a main access to the city centre from the east. They are bounded to the west by Easter Road, to the north by Rossie Place and to the east by the Meadowbank Shopping Centre.

The Colonies form a rectangular site and are composed of seven streets: Maryfield, Maryfield Place, Alva Place, Lady Menzies Place, Regent Place, Waverly Place and Carlyle Place (West to East).





Historical Background

The Edinburgh Co-operative Building Company (ECBC) acquired one acre of land at Abbeyhill from Lady Menzies in 1866. The significant interest shown in housing in the area encouraged the acquisition of a further two acres in 1867, and six more in 1868. Development at Abbeyhill was phased from west to east, with the site completed in 1877.

The development of the Waverley/Easter Road rail connection, in 1868, and the Leith and Abbeyhill Station for passengers, in 1869, indicates the growth of the area's popularity and occupancy. The station closed in 1964 and part of the original railway line still exists behind Carlyle Place amongst overgrown foliage.

London Road Foundry at Abbeyhill specialised in metal casting and provided employment to many residents of the area. There were also employment opportunities in the nearby breweries of Croft-An-Righ and St.Annes. Railway employment concentrations were high on completion of Abbeyhill Station.

The Bohemian families of Beithich, Haulfauss, Laiche and Hurch were part of a concentration of glass cutters and engravers at Abbeyhill in 1871. This tradition of artisan residency continues with a number of artists currently making their home in the Abbeyhill Colonies. The residents hold an annual 'Colony of Artists' event, now consisting of twenty or so exhibitions.

Townscape and Architectural Character

The Colonies are located in a predominantly urban area surrounded by amenities such as shops, pubs, cafes, and restaurants. Meadowbank Stadium is 0.5 miles to the east and Holyrood Park is 0.6 miles to the south. The Artisan Pub on London Road is listed at Category 'C'.

The Colonies have a linear street pattern of seven two storey blocks, separated by gardens and roads, and running perpendicular to London Road and Rossie Place. There are a total of 285 units on a site of approximately 3.4 hectares, giving a density of 84 units per hectare.

The development is set down at a lower level from London Road, with pedestrian access only down steps from London road on five of the streets. This provides a strong boundary and gives an impression of separation from the busy London Road and internal views are most dominant.

Rossie Place provides the only vehicular access to the five eastern streets, with access from London Road restricted to pedestrians. Maryfield and Maryfield Place have a one-way system for vehicles, with only one point of access from London Road.

Wall construction materials consist of coursed square rubble sandstone, with dressed and decorated detailing to the surrounds of openings to Lochend Road. The pitched roofs are finished in slate, however, the original form of a number of original roofs is affected by large box dormers. The external stairs maintain their original ornate ironwork balustrades, and road surfaces their traditional stone setts.



A significant number of the original doors and sash-and-case windows have been replaced with non-original features in materials such as uPVC. The original stone dwarf-wall garden boundaries have also been stripped of their original cast iron railings and replaced with a variety of enclosures and hedging.

DALRY COLONIES



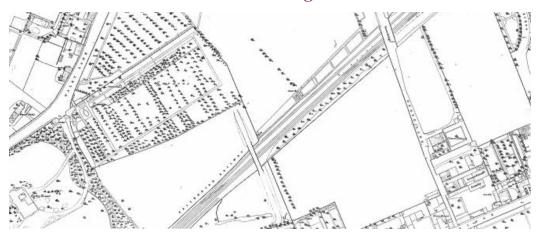
Introduction

The Dalry Colonies are located to the west end of the city centre, close to Haymarket and east of Dalry Road. The development includes eight streets: Lewis Terrace, Walker Terrace, Douglas Terrace, Cobden Terrace, Argyll Terrace, Bright Terrace, Atholl Terrace and McLaren Terrace and Breadalbane Terrace.

Four of the streets were named for politicians, all prominent in the Anti-Corn Law League: Duncan Mclaren, MP for Edinburgh 1865-81; his brother-in-law John Bright MP; their leader Richard Cobden MP; and their colleague Sir Samuel Walker MP. Lewis Terrace was named for Bailie David Lewis, editor of the weekly Reformer, the newspaper of the Advanced Liberals led by McLaren, and the others take their name from places in Scotland.

The Dalry Colonies are listed at Category 'B'.

Historical Background



The Dalry Colonies date from 1868 and 1870, and were primarily built to house Caledonian Railway workers. The site and much of the surrounding land was originally owned by a local family. This was subsequently split and sold on in eight separate lots, one of which was purchased by the Edinburgh Cooperative Building Company. The site's location close to a mineral depot and the Caledonian Railway line made the land relatively inexpensive.

The first eight rows of the Dalry Colonies were built in 1868, in blocks of four flats each sharing one water tank located in a cavity wall between the two upper flats in the block. The last row, Breadalbane Terrace, was added in 1870.

A plaque on the site reads ERECTED BY THE EDINBURGH CO-OPERATIVE BUILDING COMPANY LIMITED JAMES COLVILLE MANAGER 1870. James Colville was a mason and may be considered to be the architect.





Townscape and Architectural Character

The development forms a rectangular site and consists of four terraced rows lying north-east/south-west divided north-west/south-east by Dalry Place, and the single half row Breadalbane Terrace to the south-west. Breadalbane Cottage (17 and 18 Breadalbane Terrace) is a freestanding block and was built slightly later. Walker and Lewis Terraces are built-out as shops to Dalry Road.

Each terrace is two-storey and attic comprising four 4-bay blocks; each block containing four houses, two-up and two-down. The lower houses are entered by paired doors on the north-west and the upper houses by paired doors accessed by a single cantilevered platt and forestair on the south-east with wrought-iron railings, which are more decorative at Walker and Lewis Terraces. The terraces are accessed by cobbled footpaths from Dalry Place.

The architectural treatment is simple with squared, snecked and stugged sandstone, bull-faced to the gable ends. Roofs are slated with canted dormers on the south east slopes, and some canted dormers and modern, boxed-out dormers on the north-west slopes. The four-pane timber sash and case windows and panelled doors with rectangular fanlights are all largely retained.

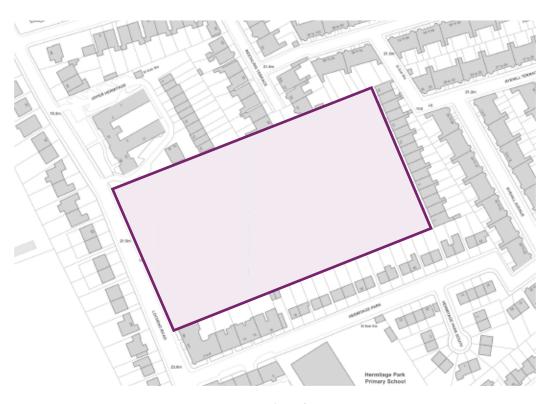
The original railings have been lost from the original stone dwarf boundary walls which enclose the gardens. Vehicle run-ins have been formed and the wall removed in a small number of gardens for car parking. A number of good original pine cone finialled drying poles survive. There are also areas of residual horonized paving.

Decorative stone panels on the Dalry Road gables of Walker and Lewis Terrace, that on Lewis Terrace depicting the Edinburgh Co-operatve Building Company's beehive emblem, are important historic features of the development.





Lochend (Restalrig Park) Colonies



Introduction

The Lochend Colonies are located in Leith in the east of Edinburgh. They form a compact, rectangular shaped area of development bounded by Hermitage Park to the south, Ryehill Avenue to the east, Upper Hermitage to the north and Lochend Road to the west.

The development includes seven terraces: Oakville Terrace, Elmwood Terrace, Beechwood Terrace, Ashville Terrace, Thornville terrace, Woodbine Terrace and Woodville Terrace (with a facade on Lochend Road).



Floring Market M

Historical Background

The 1849-53 Ordnance Survey map shows the site as undeveloped open country side with Lochend Road passing to the west. The 'most eligible ground' for the construction was acquired by the Edinburgh Co-operative Building Company in 1868. The Directors of the Company provided the following description of the acquisition:

"It is within ten minutes walk of the centre of Leith, commands an extensive view of Edinburgh and the Forth, and surrounding country, and is so well adapted to the requirements of that fast increasing burgh that the directors have commenced operations by laying the foundations of thirty two houses."

It was also noted that the 'great number of practical men in the building trade who are purchasers maybe adduced as a guarantee to the general public of the superior class of material and workmanship expended on them (the buildings)'.

Building progressed from west to east with the streets being completed in stages in the following order: Woodbine Terrace – 1868, Woodville Terrace – 1869, Thornville Terrace – 1870, Ashville Terrace – 1873, Beechwood Terrace – 1878, Elmwood Terrace – 1878 and Oakville Terrace – 1882.

The five year gap in construction, between 1873 and 1878, was due to a general recession in the Edinburgh building trade and the Edinburgh Co-operative Building Company's venture into middle class housing in the Barnton area.

Townscape and Architectural Character

The Restalrig Park (Lochend) Colonies have a linear street pattern, with lanes and streets running perpendicularly to the spine road formed by Woodville Terrace, which also bisects the blocks into near symmetrical units. The buildings are constructed in five rows of sixteen uniform two storey blocks, with the exception of Oakville Terrace which consists of sixteen self contained houses accessed from only one side. The perpendicular accesses are formed by narrow pedestrian lanes between the blocks fronting Lochend Road, Woodbine Terrace and Thornville Terrace. The remaining perpendicular accesses are roads wide enough for single sided vehicular parking.

There is only one entrance to the development from Lochend Road and the site has well defined boundaries on all sides formed by the walls and hedges of adjoining housing. This results in an enclosed street structure of culs-de-sac with restricted permeability which, along with the relatively small scale of the buildings and gardens, and the limited vehicular access provides a secluded and intimate sense of place with no external views. Setted streets are a feature of the Restalrig Colonies.

There is a clear distinction between the two most westerly blocks, on Lochend Road and Woodville Terrace, which were built with original dormers and external stairs, and the other blocks in the development in which the stairs are internal and there is no evidence of original dormers. This change of design is related to a gap of some five years in the development of the site.



The frontage of the block to Lochend Road is also finished in a more embellished style, with decorated window surrounds and double height bay windows. The bay windows and flat facades alternate on the Lochend Road frontage with the double storey bays both sides of the access road to the site emphasising this as a gateway. Access to the upper flats (from the east) is twinned with two front doors sharing one open stone built stair case with an ornate cast iron balustrade. This contrasts with the plain metal railing to the external stair on Woodbine Terrace.

Oakville Terrace, built 1880-82, consists of sixteen individual houses with a stone ground floor and slate mansard upper floor. This design was adopted as it forms the eastern boundary of the site and access was only available from one side.

Wall construction materials consist of coursed square rubble sandstone with dressed and decorated detailing to the surrounds of openings to Lochend Road. The pitched roofs are finished in slate, however, the original form of a number of original roofs is affected by large box dormers. There is still evidence of traditional stone setts on road surfaces.

A significant number of the original doors and sash-and-case windows have been replaced with non-original features in materials such as uPVC. The original stone dwarf-wall garden boundaries have also been stripped of their original cast iron railings and replaced with a variety of enclosures and hedging. A number of decorative cast iron clothes poles remain.





SLATEFORD (FLOWER) COLONIES



Introduction

The Slateford (Flower) Colonies are located approximately two miles west of Edinburgh city centre, due South of Gorgie. The area is bounded by Slateford Road to the north, Harrison Road to the east, Harrison Gardens to the south, Harrison Place tenement buildings to the South-East, and Merchiston Grove tenement buildings to the west. The Shandon Colonies Conservation Area is located in close proximity to the south east.

The former Caledonian Railway Line and North Merchiston Station were located to the south-east of the site. This area now comprises a footpath, heavily planted with trees and thick foliage. St Michael's Parish Church lies to the north-east, the

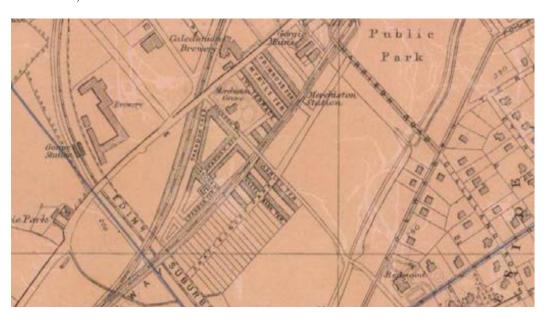


building is category 'A' listed, dates from 1881-3 and was designed by John Honeyman. Its 41 metre high tower forms a local landmark.

The development was originally named North Merchiston Park, however, it is better known as the "Flower Colonies", as each terrace is named after a flower. The development consists of seven terraced streets (Violet, Laurel, Primrose, Myrtle, Ivy, Lily and Daisy Terraces).

Historical Development

In 1877, the Edinburgh Co-operative Building Company purchased the site from the Merchant Company. This followed a year of negotiations which centred around whether shops should be allowed on the site. It was close to areas of employment, whilst the proximity to a railway line, which formerly ran to the south-east, reduced the overall cost of the site.



The development was constructed in phases from 1878 to 1883 with a total of 159 houses completed - Violet (12 houses), Laurel (12 houses), Primrose (36 houses), Myrtle (38 houses), Ivy (42 houses), Lily (11 houses), Daisy (8 houses):

- 1878 thirty six buildings had been built and twelve were in progress on Primrose Terrace and Myrtle Terrace.
- 1879 the twelve buildings were completed and twenty were in progress.
- 1880 those twenty buildings were completed and a further twenty four on

Laurel and Violet Terrace were in progress.

- 1881 the twenty four had been completed, eighteen buildings completing Myrtle Terrace had also been built and twenty-two buildings on Ivy Terrace were in progress.
- 1882 the twenty-two buildings on Ivy Terrace had been built and eight buildings on Daisy Terrace were in progress.
- 1883 Daisy Terrace had been completed and ten buildings on Lily Terrace were approaching completion.

Townscape and Architectural Character

The seven rows of the Flower Colonies vary in length, with groups of between eight and forty-two houses on each terrace. The form of the Flower Colonies is more irregular than other Colony developments. The three long terraces (Primrose, Myrtle and Ivy) run perpendicularly to Slateford Road and are separated from two short terraces (Laurel and Violet) to the north east which run parallel to Slateford Road, by a commercial building and a four-storey tenement block on Slateford Road. Another two short terraces (Daisy and Lily) are located to the south-west of the longer blocks.



The site which divides the two segments of Colonies was Gorgie Mains Farm at the time when the development was constructed (1878-83). In 1933, it became a biscuit factory and is now used for industrial warehousing.

The buildings are complemented by the profusion of mature trees, small gardens, and stone boundary walls. The stone boundary walls provide definition to the street layout and create a clear distinction between public and private spaces. The terraced rows are separated by narrow cobbled stone lanes and footpaths which form culs-de-sac and provide vehicular access and limited parking.

The site was developed in a number of phases, which is demonstrated in changes to the form of the buildings. These include variations in window and door surrounds and additional floors. The external access stair to the upper flats was also abandoned at Slateford for a more conventional internal stair and bay windows were introduced. Plaques representing the various building trades and the Company's beehive emblem are displayed at the end of the terraces facing Slateford Road.

The former bleaching green, a small open space at the north-east of the area, is privately owned by the residents of Violet Terrace and provides a focal point for activities in the summer months.

COLONY GUIDELINES

The plain and disciplined architecture of the Colonies means that even minor alterations can affect the appearance of a whole terrace. These guidelines provide detailed advice on alterations to the Colony buildings.

Roofs

Re-slating should be carried out using second hand slate. It is important to ensure consistency in the texture and grading and that the slates match the colour, size, thickness and surface texture of the original materials as closely as possible. Concrete tiles or artificial slate should never be used in conjunction with, or as a replacement for real slate. The introduction of slate vents is not appropriate.

Dormer Windows

New dormers are only acceptable when in the style of the traditional bay type, with dimensions, windows and other details to match those already existing on a particular terrace.

Where a new dormer is to be set on a roof which already has several of the original type, it should line through, and follow as closely as possible the established spacing of those existing. New dormers should always match the original style on the terrace.

Dormer windows are not acceptable for historic, architectural and technical reasons in Rosebank Cottages, or in other Colony developments which were originally built without dormers.

Roof Lights

Traditional roof-lights are preferable to the building of any new dormer window. Traditional style cast iron roof-lights which do not project above the level of the slates are required. They should not be grouped together, should be longer vertically than horizontally and should not normally exceed 1000mm x 800mm.

Stonework

The external walls should be retained in stone and any repairs carried out in natural stone to match. They should not be painted, cleaned or faced as this is not traditional and is damaging to the stonework, allowing moisture to build up between the outer material and the existing stonework underneath.

Re-pointing should be carried out carefully. The mortar mix used should never be hard cement based and should be softer than the stonework to allow evaporation of moisture through the joints rather than the stonework. An ideal mortar mix would be hydraulic lime and sand in a 2:5 ratio, mixed with a little water. A cement: non-hydraulic lime: sandmix can also be used in a 1:2:8 ratio. Specialist advice should be taken on best practice.

External Stairs

Stair railings should be retained or repaired to match the original design and painted black. Stair-treads should be repaired in natural stone to match existing.

Doors

Original doors should be retained and repaired if possible, or replaced to match the original type exactly. Flush panelled doors (flush doors with planted mouldings to suggest panelling) or modern 'stock' panelled doors are not acceptable. New doors made specially to match the original doors should be used where possible. Second hand salvaged doors are cheaper than new and can be used if they are of the correct type.

A wide range of colours is permitted for the painting of doors. Advice on appropriate colours is available from Planning.

Windows

The retention of traditional windows is important to preserve the character of all historic buildings. The original timber and glass are part of the historic fabric of the building and should be retained if possible. The original windows in the Colonies are timber sash-and-case. The historic and architectural character of buildings is diminished when these windows are replaced with modern types. The loss of original astragals which divide windows into small panes also has a detrimental affect on the Colonies' historic character. The addition of astragals where not original is equally damaging.

Repair of original windows is almost always possible and makes sense, because of the high quality of the original timber and the cost of specially made new windows.

Original windows can be overhauled and draught-proofed with comparative ease. If considering replacement windows, these should match exactly the original design in timber, without the use of non-original features such as 'horns' on the

sashes, or modern "stock mouldings" for astragals. Slim profile double glazing may be acceptable.

Windows should always be painted off-white, for unity.

Modern UPVC or aluminium windows are inappropriate and not acceptable.

Gardens

The original cast-iron clothes poles are a special feature of the Colonies, and should always be kept.

Garages or car run-ins are not appropriate in the gardens and no extensions will be allowed to the buildings.

Proposals for garden sheds will be considered on their merits. They should be of an appropriate scale in relation to the small gardens of the Colonies.

Garden Walls must be retained and railing restoration is encouraged.

Interiors (Listed Buildings only)

Original detailing, such as cornices, doors and architraves, and fire surrounds often survive. These features contribute to the historic and architectural character of the houses, and should be retained.

Implications of Conservation Area Status

Designation as a conservation area has the following implications:

- The permitted development right which allows any improvement or alteration to the external appearance of a flatted dwelling that is not an enlargement is removed.
- 2. Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised. Most applications for planning permission for alterations will, therefore, be advertised for public comment and any views expressed be taken into account when making a decision on the application.
- 3. Within conservation areas the demolition of unlisted buildings requires conservation area consent.
- 4. Alterations to windows are controlled in terms of the Council's policy.
- 5. 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 Tree Preservation Order (TPO).

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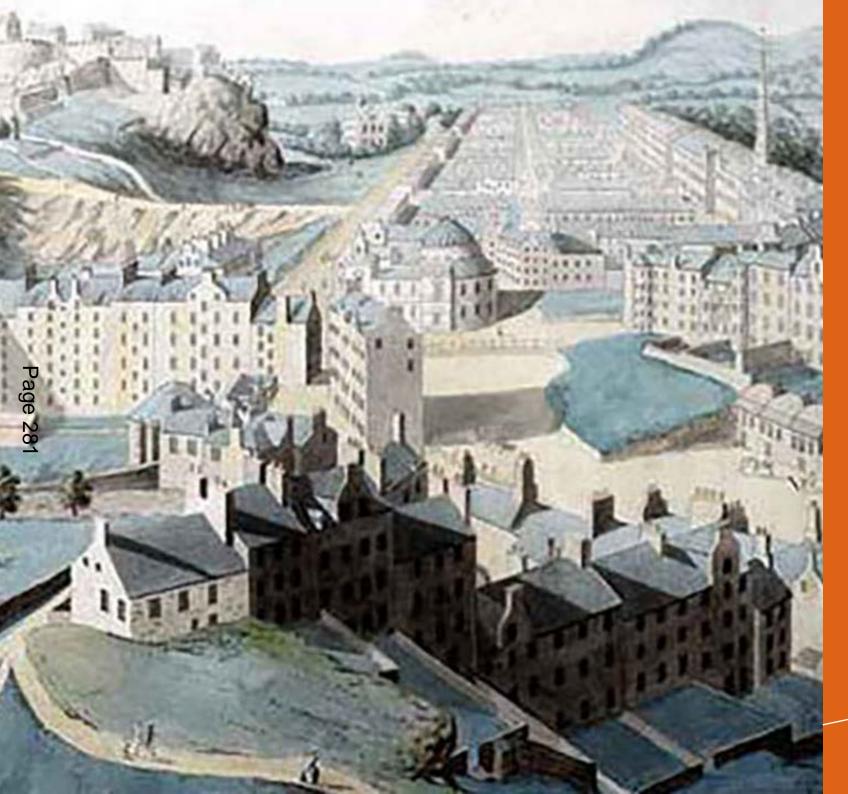
The Stockbridge Colonies.

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New Town
Conservation Area
Character Appraisal



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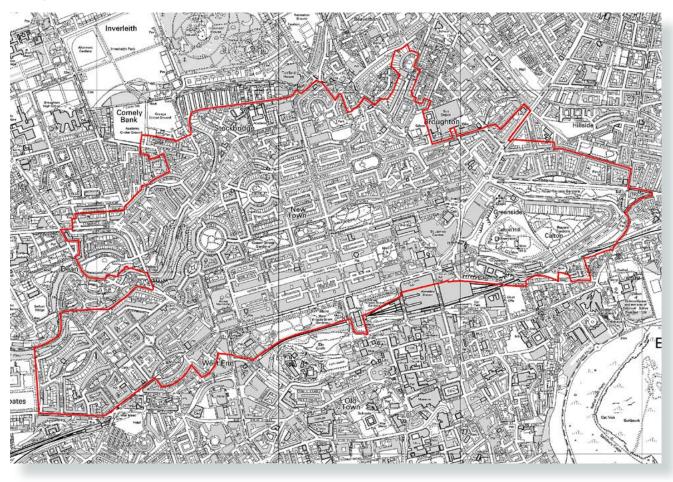
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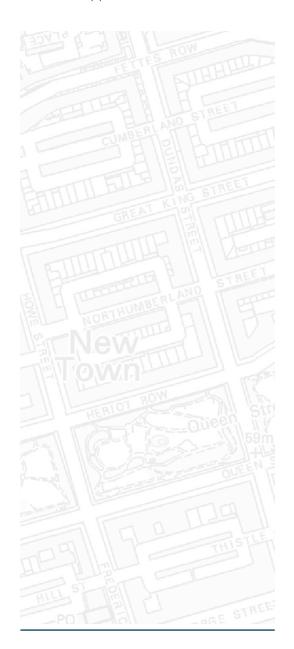
Location and Boundaries

The Conservation Area forms the northern section of the city centre of Edinburgh and its inner suburbs. It is 322ha (825 acres) in area, and approximately 3.7 kilometre (3 miles) wide west to east and 2 kilometres (1.25miles) north to south.



Dates of Designation/Amendments

The Conservation Area was originally designated in October 1977. An amendment in March 1980 transferred Waverley Station to the Old Town Conservation Area. A further amendment was made in 1995 to include Atholl Crescent and Rutland Square, which were previously included in the West End Conservation Area.



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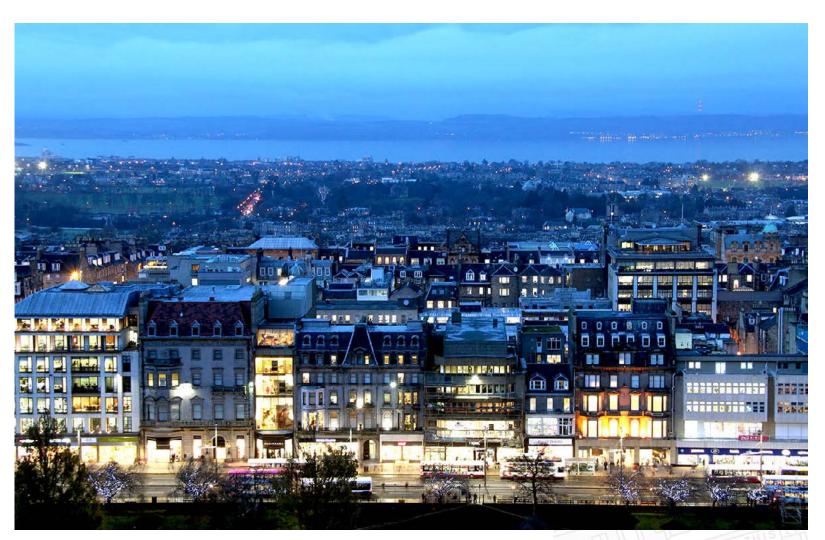
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World Heritage Status

All but the northern fringe of the Conservation Area is included in the Old and New Towns of Edinburgh World Heritage Site, which was inscribed on UNESCO's World Heritage Site list in 1995. This was in recognition of the outstanding architectural, historical and cultural importance of the Old and New Towns.

In terms of UNESCO's criteria, the conservation and protection of the World Heritage Site are paramount issues. The conservation of the World Heritage Site is defined at the state of the World Heritage Site is defined to state of the World Heritage Site is defined to state of the World Heritage Site is defined to state of the world Heritage Site is defined to state of the Site of the Site of the state of the area for future generations. Since 2014, Historic Environment Scotland has a statutory duty to consider the Outstanding Universal Value of the Site when assessing the impact of development proposals.

Edinburgh World Heritage was established in 1999 by a merger of the Old Town Renewal Trust and the New Town Conservation Committee. The World Heritage Site is managed, protected and promoted through a partnership comprising Edinburgh World Heritage, Historic Environment Scotland and the City of Edinburgh Council. This Character Appraisal should be read in conjunction with the Management Plan for the World Heritage Site.



Old and New Towns of Edinburgh World Heritage Site Management Plan.

Old and New Towns of Edinburgh World Heritage Statement of Outstanding Universal Value

Statement of Significance

The New Town, constructed between 1767 and 1890 on the glacial plain to the north of the Old Town, contains an outstanding concentration of planned ensembles of ashlar-faced, world-class, neo-classical buildings, associated with renowned architects, including John and Robert Adam, Sir William Chambers, and William Playfair. Contained and integrated with the townscape are gardens, designed to take full advantage of the topography, while forming an extensive system of private and public open spaces. It covers a very large area, is consistent to an unrivalled degree, survives virtually intact and constitutes the most extensive surviving example of neo-classical town planning in the world.

The Conservation Area ranks as one of the most important in the United Kingdom, in terms of both its architectural, urban planning and historic interest. Its significance is reflected in the extensive number of Statutory Listed Buildings, the number of tourists that visit the area, and its international recognition as part of the UNESCO designated Old and New Towns of Edinburgh World Heritage Site.





Purpose of Character Appraisals

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

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Planning Advice Note PAN 71: Conservation Area Management specifies that:

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

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









How To Use This Document

The analysis of New Town's character and appearance focuses on the features which make the area special and distinctive. This is divided into two sections:

- Structure, which describes and draws conclusions regarding the overall organisation and macro-scale features of the area; and
- Key Elements, which examines the smaller-scale features and details which fit within the structure.

This document is not intended to give prescriptive instructions on what designs or styles will be acceptable in the area. Instead, it can be used to ensure that the design of an alteration or addition is based on an informed interpretation of context. This context should be considered in conjunction with the relevant Local Development Plan policies and planning guidance. The management section outlines the policy and legislation relevant to decision-making in the area.

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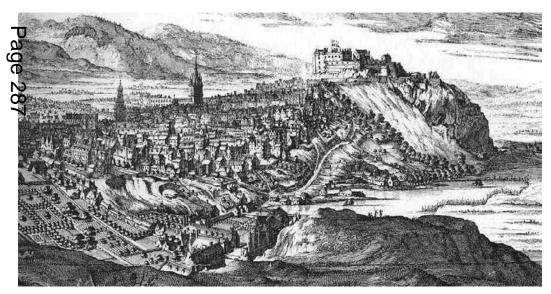
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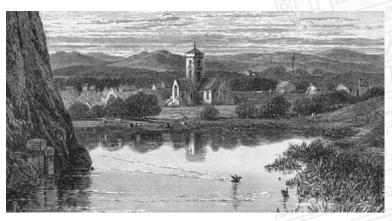
Historical Origins and Development

During the 1600s and early 1700s, the population of Edinburgh grew considerably within the old walls of the city, producing conditions of severe overcrowding. The late seventeenth century and early eighteenth century were difficult periods for Scotland. The country's economy was relatively small, its range of exports limited, and the country was in a weak political position in relation to the great powers of Europe, including neighbouring England, and their overseas empires. Famine and depopulation in the 1690s, the Union of Parliament in 1707, severe financial losses following the failure of the Darien Colony in Panama, and instability resulting from the Jacobite rebellions of 1715 and 1745 (in which Edinburgh was taken by the Jacobites) were significant impediments to development. It was not until the more settled political and economic climate of the 1750s that the city could contemplate an ambitious potential expansion.



Before the building of the First New Town, the land to the north was characterised by open ground with a few scattered villages such as Broughton, Stockbridge, Canonmills, Dean, Picardy and Calton. All these villages were difficult to access from the Old Town which was severely constrained by its topography – with expansion to the north impeded by the Nor' Loch.



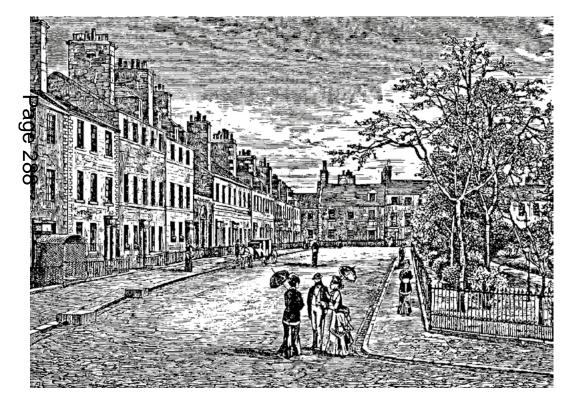


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The gradual growth of economic prosperity by the mid-eighteenth century was accompanied, after 1745, by political stability. In the 1750s, Edinburgh was, therefore, ripe for expansion. Its more prosperous citizens wanted better housing than was available in the cramped and dark closes of the Old Town. The building of Argyll Square, Adam Square, Brown Square and George Square to the south met some of this demand on a relatively small scale.



In 1751, a pamphlet was published entitled 'Proposals for carrying on certain public works in the city of Edinburgh'. This document, strongly supported by the Lord Provost, George Drummond, proposed a New Town connected to the Old Town by a bridge.

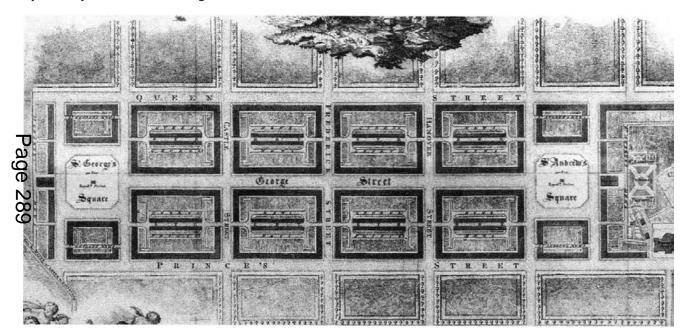


The draining of the Nor' Loch began in 1759, and the Council also took steps to purchase sections of land immediately across the valley to enable development.



The First New Town

In March 1766, the Council announced a competition to produce an overall plan for the new development. The objectives were to create an elite residential suburb, based on 'order and regularity' with 'streets of a proper breadth'. The winning entry was that prepared by the 23 year old James Craig.







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The final version of the plan was approved by the Town Council on 29th July 1767 - 2017 is the 250th anniversary of the approval of the plan. It is a strikingly simple, self-contained grid, with a broad main street along the top of the ridge connected to two squares Parallel to this street are two more streets, looking north and south out over the Forth and over the Nor' Loch valley. Three equally spaced cross-streets bisect the grid. Along the long axis of each block is a smaller road, with mews lanes opening off it on each side.









The approved plan incorporated a layout of generous proportions and spaciousness. The central street is 100ft (30m) wide; the outer streets and cross streets 80ft (24m) wide; and the mews 30ft (9m) wide. The spatial layout incorporates a lateral social segregation, reflecting the hierarchy of eighteenth century society in which each class was given its due place. At the top of the hierarchy is the central, widest street (George Street) and the two grand squares. These formed the most prestigious addresses and would host the grandest individual town houses for the aristocracy and gentry. Next came the two outer streets and the cross streets. The subsidiary streets were intended to house shopkeepers and tradesmen, and the mews lanes the stables and outbuildings serviced the rear of the grand houses. In practice, the open views from the one-sided flanking streets meant that Queen Street attracted the most affluent residents.

This hierarchy provided a striking contrast to the relative social equality of the Old Town, where all classes were piled on top of one-another, occupying different levels of the same tenement. In creating the plan, Craig and the Town Council were 'importing to Scotland, for the first time, the built class distinctions of the new North Britain' (Charles McKean, James Craig and Edinburgh's New Town).

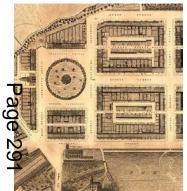


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The original feuing plan of the New Town shows the blocks broken up into regular plots, with gardens behind the houses and access from the mews lanes. However, development on the ground varied significantly from this plan.

Construction began around 1770 with buildings at the east end of Queen Street and Thistle Street, and the northern and eastern sides of St Andrew Square. By early in the 1780s, construction was underway in the eastern extremes of George Street, Princes Street and Rose Street, from where it spread gradually towards the west end.





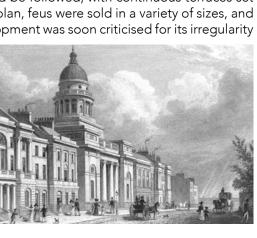






All development was subject to conditions imposed by the feu superiors, in this case the Council. Control over the appearance of the buildings was initially very relaxed - the only condition imposed was that Craig's plan should be followed, with continuous terraces set back from the pavement by a basement area. Dspite the regular plots shown on the feuing plan, feus were sold in a variety of sizes, and built both as town houses and tenement blocks of different sizes and designs, and the development was soon criticised for its irregularity which conflicted with the order required by contemporary taste.

Following concerns about the disparate overall appearance of the initial buildings, the conditions of sale of the land became increasingly prescriptive, and the Town Council passed a series of Acts in the 1780s to control issues such as building height and dormers. In 1781, the Council stipulated that every house on a main street was to be of three storeys with a sunken basement and not more than 48ft (14m) high from the basement area to the top of the wall. In 1791, the Council commissioned Robert Adam to complete detailed plans and elevations for Charlotte Square to act as a detailed design guide. This resulted in the first New Town development to use a coherent palace block design to articulate an architectural unity across a number of individual properties, all controlled by Adam's feuing plan.





Conservation Area

Character Appraisal

As the success of the First New Town became clear, adjacent land owners began to consider similar ventures. This resulted in a series of developments spreading north, west and east of the First New Town which today form the New Town Conservation Area.





Post -War Planning

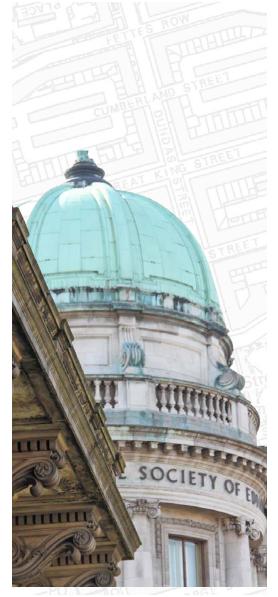
The highly regarded town planner, Sir Patrick Abercrombie, produced detailed reports with proposals for the redevelopment of a number of British cities including Edinburgh, following the urban destruction and dramatic changes brought about by the Second World War. In 1949, Abercrombie presented his Civic Survey and Plan to Edinburgh Corporation. The plan recommended major changes to the city centre, including the remodelling of Princes Street in its entirety to regain the unity, which had been lost. These radical proposals were adopted by the Princes Street Panel in the 1950s, which devised a standard section for Princes Street. This segregated pedestrians from vehicular traffic, with a walkway at first floor level. Buildings using this approach are still evident. The demolition of St James Square and the insertion of a new road network through the Central Area were also recommended.

By the late 1960s, concerns about threats to the Georgian New Town were widespread. These focused on the condition of the buildings and the loss of clarity and coherence of the Georgian ensemble. Confronted with these multiple threats, the various authorities and interests organized a conference on the conservation of Georgian Edinburgh in 1970. The conference confirmed the international importance of the New Town and resulted in the establishment of the Edinburgh New Town Conservation Committee (ENTCC) in 1972. The ENTCC provided a single focus within one agency for all activities related to the study, condition, conservation, and development of the New Town.

From this point, a much greater emphasis was placed on conservation rather than redevelopment. Traffic proposals for the city centre proposed by Buchannan in the mid 1970s, which were a progression of Abercrombie's proposals were abandoned. However, this did not prevent the demolition of Picardy Place and St James Square - the former for road proposals and the latter for the St James Centre.

The New Town was designated as a conservation area in 1977. The inscription of the Old and New Towns of Edinburgh on UNESCO's list of World Heritage Sites in 1995 provided additional recognition of the city's unique heritage.

In 1996, the consultants EDAW were commissioned to produce 'A Strategy for the First New Town', considering, amongst other things, the issue of perceived conflict between the desire to maintain commercial vitality and the need to protect the historic and architectural character of the area. The recommendations of the EDAW Study were adopted by the Planning Committee in November 1997.



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The Edinburgh World Heritage Trust (EWH) was created in 1999 by the amalgamation of the Old Town Renewal Trust and the New Town Conservation Committee. The aim of EWH is to preserve or enhance the character or appearance of the site's special architectural or historic interest. EWH seeks to co-ordinate activities necessary for the protection of the heritage value of the site through its controlled development and its harmonious adaptation to contemporary life. The World Heritage Site Management Plan identifies what is significant about the World Heritage Site, recognises challenges and threats, and sets out policies to preserve and enhance the Site.









Structure

Topography

The formal designs of the New Town were laid out without substantially altering the existing landform and the topography, therefore, has a significant impact on the form of the Conservation Area. The majority of the area sits on a north facing slope. Calton Hill is the most prominent natural landmark within the area and forms a dramatic punctuation to the east. From George Street, the ground falls dramatically south down to Princes Street Gardens, overlooked by the Castle and the Old Town. Only the Western New Town is laid out on flat ground. Linked grid layouts make use of the topography to achieve a cohesive, uniform urban whole.



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evelopment Pattern

The development of the New Town has resulted in a building stock of extraordinary quality which has proved to be both durable and capable of adaptation, both to the needs of changing residential standards and to different uses. Parts of the New Town can be characterised as restrained or even austere, relying on proportion, regularity and repetitive design for their architectural quality.

The Conservation Area is typified by formal plan layouts, spacious stone built terraces, broad streets and an overall classical elegance. The majority of buildings are of a standard type that expresses Georgian ideals of urban living. The standard building form is three main storeys over a sunken basement, normally three bays wide and three storeys high, including steps from street to basement and cellars under the pavement with a slate covered pitched roof. The width of the basement area was standardised at 8ft (2m) in the First New Town, though it is sometimes wider in subsequent developments - for example, nearly 4.0m in Heriot Row. The street elevations of each property typically follow a standard form of evenly spaced vertically proportioned sash windows, with a door at street level. There is usually a high proportion of masonry to window opening on both the front and rear elevations. The facades reflect the internal planning of the buildings with larger balconies and lengthened windows to the drawing rooms at first floor level.





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Character Appraisal

Apart from a few of the very earliest properties, which are of rubblework stuccoed to represent ashlar, the street elevations of the majority of buildings were built of finely dressed squared ashlar of the durable local Craigleith sandstone. From the 1860s, builders took advantage of improved transport to import significant quantities of cheaper and softer stone from further afield. Rear elevations were usually constructed of rubblework masonry.

Driven by the grid plan of Craig's New Town as a precedent and the topographical characteristics of the area, each subsequent development adopted the basic principles of a grid layout. These grid layouts, defined by perimeter blocks, were designed with a concern both for buildings and the public realm and the relationship between built form, streets and open spaces. The layouts are framed by the use of perimeter blocks, which are rectangular in the earlier schemes, but become curved and rounded to meet the grid requirements of later schemes.





The First and Northern New Towns generally have the same hollow square perimeter block shape and size, while the later schemes have maller hollow squares. The backlands to these hollow squares form large areas of open space within the Conservation Area and are squares. The encroachment of commercial and retail uses in the New Town has resulted in the infill of the perimeter blocks; articularly along Princes Street, George Street and Shandwick Place.

The planned formal gardens throughout the Conservation Area introduce punctuation, emphasise views and provide amenity space within the discipline of the grid layouts.





Conservation Area

Character Appraisal

From the 1840s onward, the local authority relaxed its restriction on the allowable heights of buildings, which quickly led to the construction of an additional floor on a large number of properties.

The Victorians changed the nature of Princes Street and George Street with the introduction of commercial buildings. However, when developing residential areas in the New Town they invariably followed the grid plan precedent set by Craig.

In the post-war period there has been a significant amount of redevelopment within the area, particularly during the 1960s. Some of the buildings of this period tend to have ignored a number of the historic townscape rules in terms of proportion, scale, materials and form.



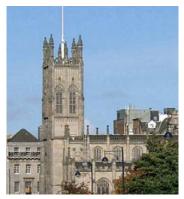


etting and Edges

North Bridge and the Mound, original links between the Old and New Towns, provide principal routes to the south and the Borders. The eccess over North Bridge reveals the topography and character differences between the Old and New Towns. It also provides panoramiews to the east towards Arthur's Seat and the coast in the distance. The end of the bridge is terminated by Robert Adam's palace fronted Register House. The former GPO and Balmoral Hotel frame the bridge at Princes Street.









The Mound, a causeway built up of spoil from the construction of the New Town between 1780 and 1830, divides Princes Street gardens into two sections. Playfair's Galleries are classical temples against the backdrop of the Old Town ridge.

London Road, the principal route from the south reaches the Conservation Area through Playfair's Calton Scheme, giving an immediate introduction to the classical formality of the New Town.



Conservation Area

Character Appraisal

The principal south western approach enters the New Town via Lothian Road with the Caledonian Hotel on the western junction with Princes Street. The Churches of St John and St Cuthbert terminate West Princes Street Gardens.

Leith Walk, connecting the City with its sea port, enters the Conservation Area at Haddington Place, which leads on to Playfair's Elm Row and Gayfield Square. London Road also provides a set piece entrance to the Conservation Area, linking through to Leith Walk.







he road to Glasgow skirts the Victorian development of the Western New Town before winging north-east onto Haymarket Terrace and passing through the Georgian elegance of Coates and Atholl Crescents, to arrive via Shandwick Place at Princes Street. Queens-terry Road, another western approach, takes advantage of Telford's high level bridge of as 30 to avoid the original route, which wound down a steep valley to cross the Water of









Conservation Area

Character Appraisal

Vistas and Views

Views and vistas were an important element in eighteenth century design and town planning, and the area has a variety of notable views. The New Town exploits the topography and the value of views both within and out from it to maximum effect. The historic plan forms allied to the dramatic topography results in important terminated and long vistas and landmark features that respond to the changes in level. This is particularly true of southern views from the First New Town across Princes Street Gar-Clens to the Old Town Ridge. Views from the northern slopes provide stepped panoamas towards and across the Firth of Forth. In addition to these distant views Craig's plan deliberately promoted axial views along its main routes. Of particular note is the view south from George Street along Hanover Street towards the Royal Scottish Academy and Assembly Hall of the Church of Scotland. The views along George Street, east along Princes Street and out of practically all the cross streets are also outstanding.

To the west, the view of the spires of St Mary's cathedral is visible from many positions and is juxtaposed to the east with the prominence of Calton Hill. Playfair's scheme for Calton follows the contours of the hill and provides a terrace of exceptional length and great elegance that exploits spectacular views both to the north, south, and west along Princes Street.

Within the grid layouts, terminated vistas have been planned, using churches, monuments, buildings and civic statuary, resulting in an abundance of landmark buildings. The generally uniform heights of the New Town ensure that the skyline is distinct and punctuated only by church spires, steeples and monuments. The uniformity of building heights, allied to the wide use of formal gardens within the grid layouts, provides a background against which important features stand out and allows views across the city to be appreciated.

















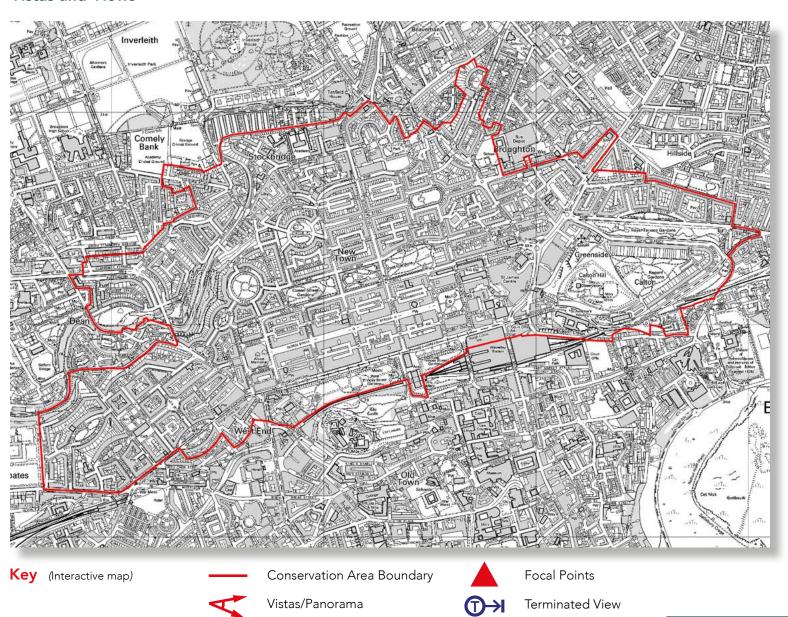




Conservation Area

Character Appraisal

Vistas and Views



Conservation Area

Character Appraisal

Townscape

The Conservation Area is characterised by Georgian and early Victorian rectilinear development of grand formal streets lined by fine terraced building expressing neo-classical order, regularity, symmetry, rigid geometry, and a hierarchical arrangement of buildings and spaces. They create a regular pattern of stately streets, squares and crescents, interspersed by formal gardens, and containing a series of major classical buildings by architects of the stature of Robert Adam.





While there are a considerable number of prominent buildings and focal points in the area, the sloping topography means that punctuation above the skyline is limited. The features that are prominent and can be seen from many parts of the area are the Old Town Ridge, Calton Hill with its monuments, and St Mary's Cathedral. The former St James Centre was a prominent feature that could be seen from many viewpoints.







Conservation Area

Character Appraisal

Princes Street gardens, with its Castle ridge backcloth, provides an open natural setting for a number of landmark buildings directly associated with Edinburgh. The magnificent Greek revival pavilion art galleries by Playfair at the foot of the Mound give credence to Edinburgh as the 'Athens of the North'. Further to the east is the Gothic steeple of the Scott Monument. The Balmoral Hotel (formerly the North British) completed in 1902 is a large quadrangular building, with a domed clock tower overlooking Waverley Station.







The New Town is made up of a mix of town houses and tenement buildings, usually following a sloping topography, and adopting a generally uniform height with only church spires projecting above them. Within the grid layouts, there are individual set pieces and important buildings that do not disturb the skyline. The New Town can also be viewed from above at locations such as the Castle and Calton Hill, which makes the roofscape and skyline sensitive to any modern additions.

To understand the character of the Conservation Area, it is as appropriate to break it down into smaller parts. However, there is a strong sense of these parts 'fitting together' to form a unique and special place.

Conservation Area

Character Appraisal

First New Town

The completed development of the First New Town was characterised by:

- A general consistency of overall building form, of three main storeys over a sunken basement with slate-clad pitched roofs, contributing to the appearance of a unified whole;
- An almost exclusive use of finely dressed squared ashlar of the durable local Craigleith sandstone (a pale, buff sandstone that weathers to a dark grey), creating a visual homogeneity;
- Visual homogeneity was also created by the use of a limited range of supporting materials: natural slate on roofs; cast and wrought iron for railings, balconies and street lamps; fine joinery and glazing at doors and windows; and stone for footpath paving, kerbs and roadway setts; and
- Richer, grander designs, such as Charlotte Square, were introduced as building work moved to the west and the development became economically secure.

The First New Town was planned to be essentially residential - a neighbourhood for elegant living. The majority of buildings were originally residential, non-residential buildings were confined to ancillary uses such as churches and the Assembly Rooms. Shops were planned in Rose Street, Hill Street and Thistle Street.

The new environment was ideal for the development of retail trade and over the years Princes Street has been extensively redeveloped as Edinburgh's prime shopping street. This has resulted in the majority of the buildings now being in retail use, though office, leisure and hotel uses are also present on upper floors.

Moving north from Princes Street retail use decreases. Rose Street and George Street have considerable shop frontages, particularly in their central and western ends but retail use has not achieved the saturation level of Princes Street. Further north, Thistle Street and Queen Street only house a very modest amount of retail use. The cross streets in the area also reflect these changes.





Conservation Area

Character Appraisal

Throughout the area property has often been rebuilt or extended or converted for office or institutional use. Residential use only remains significant in the western and northern fringes of the First New Town.







The Northern New Town

In 1799, the Heriot Trust, which owned much of the land to the north of the First New Town, feued York Place, an extension eastwards of Queen Street. David Stewart, a former Provost, set the pattern for later large-scale development. Initially feuing some thirteen acres to the north of Queen Street from the Heriot Trust, he subsequently proposed plans for a much larger development. The project involved laying out a large square and circus linked by a grand central boulevard crossed by a continuation of Hanover Street running down the slope below Queen Street.

Stewart went bankrupt in 1800, but a variation of his plan by William Sibbald and Robert Reid, was finally adopted. Following the successful precedent of Charlotte Square, elevations for the façades were provided by Reid, with each of the blocks treated as a single composition.

Building started in 1803 but proceeded slowly until the end of the Napoleonic Wars in 1815, by which time only Heriot Row and part of Northumberland Street had been completed. Subsequently construction speeded up while the plan underwent further modification as building proceeded. The square was given a rounded end, to form Drummond Place and in 1823 William Playfair redesigned the circus to incorporate a road up the slope from Stockbridge.



Conservation Area

Character Appraisal

Great King Street, intended as the most prestigious, and, therefore, the most expensive, address was slow to feu, as Heriot Row, which faced the private gardens north of Queen Street, was the preferred location. These gardens, that became a feature of the later New Town developments, allowed occupiers exclusive access. Despite delays the development was essentially complete by 1823, although small sections of Fettes Row in the north-east, and of Bellevue Crescent in the north-west were not completed until much later.





The basic architectural form of the area continued the precedent of the First New Town, with fine quality ashlar residential blocks of three process over a sunken basement arranged in straight formal terraces.







The Moray Estate

By the early 1820s, the first New Town was virtually complete, and the Northern and Western New Towns and the Raeburn Estates were well under way. The estate of the Earl of Moray to the west of the Northern New Town remained open country. In 1822, with the demand for housing at its height, the Earl of Moray employed James Gillespie Graham to draw up a master plan. In order to ensure that the scheme was fully realised, the Earl imposed feuing conditions specifying the buildings that could be erected in great detail.

Conservation Area

Character Appraisal

The estate, which occupied a relatively narrow strip of land sloping down to the Water of Leith was not the easiest on which to fit a classical layout. However, Gillespie Graham designed a self-contained enclave of exceptional quality which cleverly linked the First, Northern and Western New Towns. Development proceeded briskly, although the pace later slowed, with some houses not being built until 1855.

In response to the unusually shaped site and the rigid regularity of the earlier New Towns, the Moray Estate abandoned a recilinear street layout in favour of a chain of three geometric shaped spaces linked by Paxial connecting streets. Each of the formal thain spaces contains private gardens at their centres.

The first or most south-westerly of these spaces is Randolph Crescent, a semi-circular space with central gardens fronting Queensferry Street. Perpendicular to Queensferry Street, Great Stuart Street leads from Randolph Crescent to the elliptical Ainslie Place continuing on to the circular Moray Place.

The townscape of the Moray Estate is on a grand scale. This is expressed by the greater spaces between the blocks and the buildings, although they retain the three storey and basement form. The buildings around Moray Place itself are particularly impressive, taking the form of twelve Roman Doric palace fronted elevations, six of which have imposing columned centrepieces.















Conservation Area

Character Appraisal





To the north, running down the slopes of the river gorge, is a mutual communal pleasure ground which was an important element of the scheme.

Western New Town
Parly in the nineteenth century development began to the west of the First New Town. Shandwick Place, an extension to Princes Street westwards flanked by two wide crescents, was the first street to commence and was completed by 1825. This street has attracted considerable retail use leading to considerable redevelopment, although Atholl Crescent and Coates Crescent have remained much as they were built.









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New Town

Conservation Area

Character Appraisal

The area north of Shandwick Place and west of Queensferry Road belonged for the most part to Patrick Walker with the Trustees of Lord Alva owning a small section in the south-east corner. They jointly commissioned a plan from Robert Brown in 1813, based on the now well-established grid plan, but with only one, diagonally set square, Melville Crescent, in the centre.

Although development started briskly on Lord Alva's land and in the main east-west boulevard, Melville Street, it later slowed. The grander corner properties proved particularly hard to feu, perhaps because the more prosperous buyers preferred the greener outlooks available on the Moray Estate and Calton Hill. In 1855, the designs for some of these were simplified and scaled down, in order to complete the development.





Despite these setbacks, the Walkers made a substantial income and from 1873 Patrick Walker's three daughters funded the building of the three-spired St Mary's Episcopal Cathedral that provides a prominent terminus to the main axis of the development.



In 1830, John Learmonth feued a small area of land between Shandwick Place and Lothian Road. He used an adaptation of an 1817 plan by Thomas Elliot, drawn up for the previous owner, to form a short street and Rutland Square, a neat rectangle of porticoed houses.

The spread of the city westward prompted the Heriot's Trust, which owned the land still further west, to develop it from 1860. Recognising the desirability of a green outlook, the designs by John Lessels, Peddie and Kinnear, John Chesser and others included a good proportion of narrow ellipses and crescents. The style of architecture gradually changed from neo-classical to a rich Victorian

Renaissance in the later developments. The most westerly developments, Magdala Crescent and Douglas Crescent, have, uniquely in the area, mansard roofs.



Development also extended to the north of the Walker developments with the Drumsheugh area completed by 1890, though building slowed further to the west and Rothesay Terrace was only completed in the 1900s.

The Western New Town was planned around the grand central axis of Melville Street, with Shandwick Place and Chester Street/Drumsheugh Place as flanking streets. Melville Street is closed by St Mary's Cathedral at one end and the back of West Register House at the other and lined by grand buildings. The formality of the design is, however, compromised by the asymmetrical crossing of Queensferry Street. The formality of the plan was maintained in Shandwick Place, where the street is flanked by the crescents and gardens of Coates and Atholl Crescents.

The cross streets of Stafford Street, Manor Place and Walker Street continue the rectilinger street layout, which is completed by William Street with Alva Street to the south, and Chester Street, Drumsheugh Gardens and Rothesay Place to the north.





The extreme western part of the area stands beyond the north/south line of Palmerston Place. From the 1860s, this area was laid out around the saucer shaped gardens formed by Eglinton Crescent/Glencairn Crescent and Grosvenor Crescent/Landsdowne Crescent. It represents some of the latest development within the Conservation Area.

This area has been subject to increasing pressure from commercial uses. Shandwick Place has become a significant retail location with purpose built properties replacing the original Georgian houses. Less intensive retail use has also colonised Alva Street and William Street behind Shandwick Place, and the cross streets of Stafford Street and Queensferry Street. Adjacent to these retail areas, many of the original Georgian buildings are used for offices. In Rutland Square, Melville Street, Coates and Atholl Crescent the majority of buildings are now in office use. Office use remains a significant function throughout the area to the west of Palmerston Place, although the original residential use becomes more predominant further north and west.

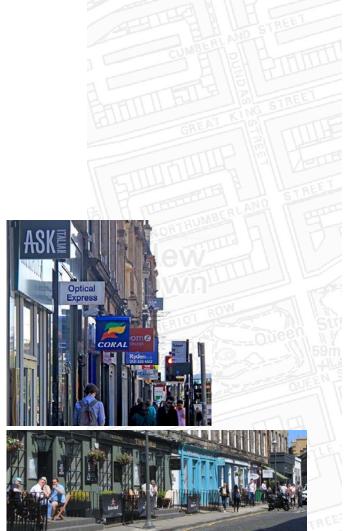
New Town

Conservation Area

Character Appraisal







Conservation Area

Character Appraisal

Gayfield

The Gayfield Estate, owned by James Jolie, lay beyond the eastern boundary of the Northern New Town between East London Street and Leith Walk, the main thoroughfare to Leith. Jolie, a solicitor, began feuing part of the area in 1785. From around 1807, Hugh Cairncross, a former assistant of Robert Adam, designed a layout for the Gayfield Estate which was less formal than the earlier New Town developments. Gayfield Square, a large rectangle opening onto Leith Walk, contained tenement blocks, villas and a row of smaller houses. Broughtn Place was lined with two-storey palace coronted blocks similar to Heriot Row but n a smaller scale. Forth Street and Hart Street, by Robert Burn, on Heriot Trust land, re similar in scale.

The western section of Gayfield, between Union Street and Broughton Street, consists of roughly regular rectilinear streets fronted by late Georgian terraces of tenements. Towards the east, the formal grid of streets is based around the development of



Gayfield Square which structures the area and is surrounded by a fringe of less regular development which contains significant pockets of piecemeal redevelopment.

























Street and occasional shop uses are present in Union Street and other locations.

Conservation Area

Character Appraisal

Calton

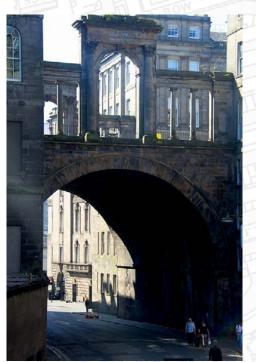
The decision in 1814 to site a prison next to the Bridewell prompted the Council to improve access to Calton Hill by building a bridge over the Calton Valley. Work began in 1815 with Robert Stevenson appointed as engineer and Archibald Elliot as architect. A single developer built all the properties along Waterloo Place, ensuring that Elliot's conception of a grand entrance to the city was consistently executed.

Improved access to the Calton Hill prompted the Town Council to conduct a competition for a design to develop the hill and its northern flank. Although the competition was inconclusive, the Council accepted the guiding advice of their architect William Stark for a picturesque improvement following a plan and report of 1819 produced by his pupil this Henry Playfair.

Playfairs' plan retained the hilltop as public open space with development of the Hill limited to its mid-level, served by an extended Princes Street. A tree flanked, grand lower ondon Road was also proposed to link up with Leith Walk.

The sides of the Hill were to be planted informally with a canopy of deciduous woodland. The street layout was set to converge on the Hill to provide framed views of the woodland and hilltop skyline. Within this large composition Playfair created sweeping panoramas and important point vistas at differing heights up the hill.











Conservation Area

Character Appraisal

The blocks to the immediate north, beyond London Road, were built to Playfair's design intermittently between 1820 and the 1880s. Feuing of the mid-level stances was not complete until the 1880s. The lower levels were never fully taken up and were given over to railway and other developments.

In 1825 on the south side of the Hill, Thomas Hamilton designed a new building for the Royal High School in a pure Greek Revival style to mimic the Propylaea in Athens, which serves as the entrance to the Acropolis. The summit of the Hill attracted a collection of monuments: to Nelson by Robert Burn (1807), Robert Burns by Hamilton (1830), Dugald Stewart by Playfair (1831), and most conspicuously, the National Monument, an incomplete replica of the Parthenon, erected in 1829 to a design by Cockerell and executed by Playfair, who had already topped the hill with his diminutive Greek observatory (1818). The relationship between the Royal High School (Propylaea) and the National Monument (Parthenon) creates part of the unique composition. The Calton skyline, embellished with this distinguished ensemble of monuments, enhanced Edinburgh's identity as the Athens of the North.













In 1936, the prisons on Regent Road were replaced by the monumental St Andrews House.

The hill is surrounded by a triangle of roads; Waterloo/Regent Road to the south, London Road/Royal Terrace to the northeast and Leith Street to the north-west. Waterloo Place forms an eastern extension of Princes Street, its entrance marked by the western elevation of the first buildings in the street - designed as a matching pair with their ionic pilastered porticos forming a gateway to Waterloo Place. The north and south elevations of the first part of the street are closely lined by late Georgian buildings built in the classical style.

Conservation Area

Character Appraisal

These are followed by Stevenson's Bridge over the Calton ravine, with the Old Calton burial ground and St Andrew's House to the south. Beyond St Andrew's House the road skirts the slopes of Calton Hill and opens up views across the eastern part of the Old Town to Salisbury Crags, with the Old Royal High School to the north.

Royal and Regent Terrace exploit the topography of the site and consist of two Jong outward facing terraces linked at an cute angle. Royal Terrace facing to the morth, with views out to the Forth, is an Omposing street, consisting of a 1181ft ₩60m) row of forty terraced houses with orinthian and Ionic colonnades. These buildings are of a conception and scale unmatched anywhere else in Edinburgh. To the south, is the only slightly less grand 984ft (300m) stretch of Regent Terrace, linked to Royal Terrace by Calton Terrace. It is built along a natural contour line, maximising long views and the picturesque qualities of the site. To the north of Royal Terrace are the rectilinear city blocks of Leopold Place, Hillside Crescent and Eglinton Crescent, radiating back from London Road.

Although retaining substantial residential use, this area has also attracted prestigious offices such as consulates, while a significant portion of Royal Terrace is in hotel use, often involving merging adjacent properties.

















Conservation Area

Character Appraisal

The Dean Estate

John Learmonth bought the Dean Estate in 1825, an area separated from the growing New Town by the Water of Leith in its steep sided valley. At the time Learmonth was Lord Provost and was promoting a bridge across the Water of Leith to improve communication between the city and the north, by avoiding the steep descent into Dean Village. He obtained the support of the Trustees of the Cramond Turnpike, owners of the road, by agreeing to appoint their preferred architect, the eminent civil engineer Thomas Telford, and the bridge was built in 1831, largely at Learmonth's expense.

An innovative and elegant design that has stood the test of time, Telford's Dean Bridge was an asset to the city, encouraging the siting of institutions such as the Dean Orphanage and Daniel Stewart's School beyond the river.

It was not until the 1850s that the Heriot Trust, which had bought the land, commissioned John Tait to lay out Oxford Terrace, Eton Terrace, Lennox Street and Clarendon Crescent north-east of Queensferry Road, taking advantage of the views afforded by the valley location. This was followed in 1860 by Belgrave Terrace by John Chesser, set back behind a garden along the other side of Queensferry Toad which featured bay windows for the first time in the area. Belgrave Crescent, overlooking the valley, followed in 1874 and Belgrave Place in 1880. Mirroring Belgrave Terrace on the other side of the road, Learmonth's descendants began Learmonth Terrace to designs Chesser in 1873.









The Dean Estate stands each side of the Queensferry Road beyond Telford's Dean Bridge. The earliest development is on the left beyond the old Holy Trinity Church, formed by two main streets, Buckingham Terrace and Belgrave Crescent, running roughly parallel to Queensferry Road. Each street is single sided looking out over public open space.

The Heriot Trust development immediately to the north of Dean Bridge, and on the right of Queensferry Road, is based on a polygon of roads all outward facing terraces except Lennox Street, the road farthest from Queensferry Road.





Conservation Area

Character Appraisal

Stockbridge and the Raeburn Estate

At the turn of the eighteenth century Stockbridge was a successful milling community standing astride the Water of Leith by a new stone bridge, completed in the late 1700s, which replaced the original ford across the river. In addition to the industrial buildings, which village had a community of workers' cottages and out of town villas of the more affluent.

From around 1813, the expansion of the New Town impacted on Stockbridge. The growing prosperity of the area and additional traffic along the toll road increased the demand for property, leading to the incremental replacement and development of Stockbridge's commercial centre. By the late 1800s, Stockbridge had been engulfed by Edinburgh's subgrbs, becoming a neighbourhood centre that continues to support a thriving retail sector.



Stockbridge is an ancient rural and milling village situated by the Water of Leith and has a less formal character than the New Town, making it distinct from the rest of the Conservation Area. The area forms a neighbourhood shopping centre primarily based around small shop units in Raeburn Place.

Stockbridge was laid out around a single through route; now called Kerr Street to the south east of the Water of Leith and Deanhaugh Street, Raeburn Place, Comely Bank Road successively on the other bank. Dean Street and Leslie Place join Raeburn Place from the higher ground to the south-west. These streets are lined with Georgian and Victorian terraces of tenements or three storey houses some particularly fine buildings including palace fronted terraces with substantial individual front gardens.





The majority of property remains in residential use - in particular the Raeburn Estate has been subject to little redevelopment and remains an attractive and architecturally outstanding residential area.

In 1789, the painter Henry Raeburn, acquired the estate of Deanhaugh, through his marriage to Ann, the widow of James Leslie of Deanhaugh. The estate to the northwest of the New Town was still somewhat out of town and accessible only by the bridge at Stockbridge. Construction began in 1813 to the west of Stockbridge under the direction of the architect James Milne. The first street built, named Ann Street after Raeburn's wife, has some particularly fine buildings inlcuding palace fronted terraces with substantial front gardens. Despite its location, the development was successful - later sections were more conventionally urban in style, as it was engulfed by the city. St Bernard's Crescent, a grand fully urban composition with giant Doric columns was completed in 1824, and is a superior example of late Georgian townscape.





Canonmills and Claremont

Canonmills was originally a milling community the property of the monks from Holyrood, hence its name. All of the schemes in this area which began in the 1820s were never completed and only fragments were produced. It was left to the Victorians to complete the development.

This area consists of a series of modest-sized Georgian developments, none of which were completed and which lack the formal layout of other parts of the New Town. The western section of the area is bisected and structured by the east-west route of Henderson Row.

New Town

Conservation Area

Character Appraisal



Conservation Area

Character Appraisal

Spaces

The Conservation Area contains a series of gardens, squares and walks which make an important contribution to the character of the area and contrast with the controlled architecture of the surrounding buildings. They also reflect the area's neo-classical town planning and picturesque tradition of landscape improvement. They were designed to take advantage of Edinburgh's topography and townscape. They range in size from West Princes Street Gardens (12.8ha) and Regent Gardens (4.8ha) to the smaller squares and strips of Rothesay Terrace (0.12ha) and Saxe-Coburg Place (0.24ha). The gardens are of international significance and are designated in the Inventory of Gardens and Designed Landscapes.

There are many shared private gardens within the New Town. They occupy about 13% of the New Town area and contribute a value to the character of the conservation area far in excess of their area.

There are also important graveyards associated with St John's, St Cuthbert's and Calton.

©t Andrew and Charlotte Square

Andrew Square was laid out in 1770 and Charlotte Square was completed in 1808. They were laid out as formal geometric pleasure pardens providing a retreat for the surrounding owners.







Conservation Area

Character Appraisal

Princes Street Gardens

Princes Street Gardens lie in the valley separating the Old and New Towns. Situated at a lower level than the surrounding streets, there are good views into the gardens from Princes Street, the Mound, and the Castle; but views out from the gardens are limited, and are dominated principally by the Mound and views of the Old Town, which overlook the gardens to the south.

In 1776, the Town Council became responsible for the area of land that was to become East Princes Street Gardens. It was not until 1829 that permanent ground works were carried out and an ornamental terrace along the Princes Street side built. In 1844 the construction of Waverley Station and the railway cutting through the garden required a redesign of the gardens to accommodate these changes. The gardens were officially reopened on 15 August 1851.

memorable feature of the gardens is the floral clock which was installed in 1903 and was the first in Britain. Its popularity and success led to the widespread adoption of floral clocks as a prominent fashion in civic bedding displays during the early twentieth century.

West Princes Street Gardens were formed at the insistence of residents of Princes Street who leased land that had been the Nor' Loch from the Council. Alternative plans for the design of the gardens were put forward, but it was not until 1820 that James Skene's plans were adopted and implemented by Alexander Henderson, whose firm, Eagle and Henderson, was involved with many of the New Town pleasure gardens. After many difficulties the gardens were opened in 1821 to those residents willing to pay the annual fee of four guineas.

Between 1845 and 1847, the Edinburgh-Glasgow Railway Company took its line through the bottom of the gardens which affected the layout. In 1862, the owners added the spectacular Ross Fountain by A Durenne of Paris.

By the 1870s, there were still about 400 private individuals who subscribed to use the garden although properties in Princes Street had become almost entirely commercial. This caused public pressure for the Council to adopt the gardens, which they did in 1876. The Council instigated several changes, such as the creation of the terrace just below Princes Street in 1879, with small paths running downhill from it and the erection of a bandstand in 1880 - the bandstand was superseded by the Ross Theatre in 1935.









Conservation Area

Character Appraisal





Oueen Street Gardens

Craig's plan for the First New Town included a wide band of formal parkland to the north of Queen Street, however, land acquisition problems delayed the construction of these works.

East Queen Street Gardens, which commenced in 1814, was the first of the three communal pleasure garden to be laid out along Queen Street. The original layout of paths radiating from the centre of the gardens was changed to the present arrangement between 1817 and 1840. In the early 1860s, the garden was opened-up to make vistas and space by thinning the trees around its periphery. In 1868, the existing terrace that extends along the Queen Street side of the garden was constructed, to give generous views down into the garden.

Central Queen Street Gardens were laid out in the mid-1820s on land formerly the steading of a Mr Wood whose farm pond was reformed with a small rocky island in the middle to make a central feature in the garden which was otherwise open. Unlike East and West Queen Street Gardens, Central Queen Street Gardens are very enclosed. There are no views into the garden due to a thick perimeter planting of deciduous trees and evergreens.

West Queen Street Gardens were originally a flat area with no natural features to incorporate into the design apart from some old trees. The design adopted, included a mounded central area intersected with walks. As in East and Central Queen Street Gardens, a terrace was built on the Queen Street side to allow good views, especially down India Street. The garden is open to the surrounding streets, with simple perimeter planting.

Calton Hill

Calton Hill is visible from a wide range of locations. Its monuments give it emphasis and a characteristic form. Panoramic views are obtained from Calton Hill and Regent Gardens to the Scott Monument and over the city and the Firth of Forth. The Calton Hill Conservation Plan which was adopted by the Council in 2001 informs all decisions on the management and future of the public open space and monuments on the Hill.

Calton Hill is designated as a composite SSSI 'Site of Special Scientific Interest' which includes Arthur's Seat and the Castle Rock, notified for geological and biological interests.



Conservation Area

Character Appraisal

Regent Gardens

Regent Gardens were formed between 1830 and 1832, under a feu charter of 1829. The gardens, the largest of the New Town gardens still in private ownership, are roughly triangular with the gardens of Regent Terrace and Royal Terrace backing on to the two long sides. The structure of the gardens remains very much as originally planned.

A central lawn on sloping ground is planted with mature parkland trees. A mixture of lime, beech, and sycamore shelters the surrounding walks. The various footpaths lead to a terrace planted with limes, set above a ha-ha at the top of the gardens, just inside the boundary wall with Calton Hill. The ha-ha is in two parts, connected by a rustic bridge below which is a walk lined on one side by a holly hedge and on the other by Irish yews.







Dean Gardens

In the 1860s, the area surrounding Dean Bridge was undergoing rapid development by Colonel Learmonth, son of Lord Provost Learmonth (who was instrumental in building the Dean Bridge). Local residents were anxious to protect open space and banded together to petition for the provision of a garden and to purchase the land.

The layout of the gardens consists of two terraces connected by paths and steps which allowed various picturesque views to St Bernard's Well a classical temple, designed by Alexander Nasmyth in 1789 and built on the site of a mineral spring.

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Water of Leith

In addition to the formal gardens delineated by the various stages of development the Water of Leith Walkway runs through the Area. It is an important landscape feature and a key wildlife resource forming the principal wildlife corridor between the uplands of the Pentland Hills and lower Water of Leith Valley. It is designated as an Urban Wildlife Site.

The character of the river valley alters from a steep, wooded gorge in Dean Gardens to a flatter more urban river from Deanhaugh Street reflecting sharp changes in earlier sea levels. The Walkway along the Water of Leith is one of Edinburgh's major recreational resources and, as it passes through the enclosed, natural gorge, it provides a distinct feature area within the Conservation Area.





Conservation Area

Character Appraisal

KEY ELEMENTS

Vistas and Views

Terminated vista within the grid layouts and the long distance views across and out of the Conservation Area are important features. The grid layout follows the topography throughout the area providing a formal hierarchy of streets with controlled vistas and planned views both inward and outward and particularly northwards over the estuary. The cohesive, historic skyline makes an important contribution to the Conservation Area and it is particularly crucial to control building heights, particularly along skyline ridges.

Building Forms

The overwhelming retention of buildings in their original design form, allied to the standard format of residential buildings, contributes significantly to the character of the area. The principal building form throughout the New Town is the hollow square, residential, enement block consisting of a sunken basement area with three to four storeys above.

Streetscape

Notreets and pavements are usually consistent in their width comprising a central paral-Tel-sided carriageway defined by granite or whin drainage channels and stepped kerbs. Pavement and road widths are determined by the street hierarchy and have a consistent ratio based on where the street lies within the hierarchy. The relationship of stone buildings, pavements and setted streets provide a disciplined unity and cohesion.

Within the Conservation Area, the historic street pattern is largely intact. Initially pavements were flagged, probably with Hailes or Craigleith sandstone paving slabs, while carriageways were setted. Streets are bounded on either side by pavements running back in an unbroken surface from the kerb to the building line, or stone base of railings guarding an open basement area.

The extensive retention of original historic street surfaces, particularly roads surfaced in whin or granite setts and some high quality stone paving add an important texture to the character of the area. They should be rigorously protected and used as guiding references in new works. Many items of historic street furniture such as railing mounted lighting, police boxes, telephone boxes also remain.









Conservation Area

Character Appraisal

Street Lighting

There has been street lighting in the area since 1785, when one hundred and sixteen lamps burning whale oil were installed. From the 1820s, gas lamps were installed. In 1955, the local authority began a ten-year programme to replace all surviving gas lighting with electric lights throughout the city. At this time the majority of the surviving gas standards were replaced with concrete or steel poles - some with 'Georgian-style' lanterns. Railing-mounted lamps were also installed or reinstalled in a few streets - the railing standards along the Mound and the south side of Princes Street are examples. These were copies of the privately erected wrought iron oil lamps in Charlotte Square that were erected in c. 1800. Many owners augmented the original street lighting by adding lamps to the front railings of properties.

The vast majority of lamp standards erected prior to the 1940s were cast iron. Contemporary with other cast iron elements, such as railings, these were often of considerable design merit. The retention of these items is important where they still exist.









Street Furniture

Edinburgh has a tradition of robust and well designed street furniture: for instance the cast iron police boxes and road lamps designed by the City Architect, E J MacRae, in the 1930s to complement Edinburgh's classical architecture. Where these items occur, they make an important contribution to the quality of the area. They can also provide a pattern for new furniture.

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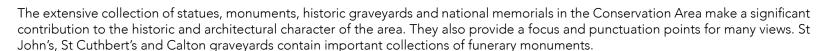
Materials

There is a standard palette of traditional building materials including blonde sandstone, timber windows and pitched slated roofs.

New Town

Conservation Area

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Mews and Lanes

Statues and Monuments

craig's New Town contained lanes that were composed of artisans' dwellings, but as the expansions of the New Town took place, the original purpose of the lanes transferred to the provision of mews. These provided accommodation for stabling and coaches, usually associated with the town houses on the streets that they lay behind. They are usually one and a half stories high, with a carriage entrance and sometimes a hayloft, both on the lane side. They were usually built with a formal high quality design facing the house and an informal rubble elevation facing the lane of the mews.





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Stonework

Apart from a few of the very earliest properties, which are of rubblework stuccoed to represent ashlar, the street elevations of all buildings were in finely dressed squared ashlar of the durable local Craigleith sandstone. By the 1860s, improved transport led to the import of significant quantities of cheaper and often softer stone.

There are a variety of masonry treatments on front and rear elevations, none of which were originally painted: polished ashlar (smooth); broached ashlar (horizontally tooled); droved ashlar (with fine banded tooling); stugged ashlar (lightly tooled with a masons' punch or point); channelled V-jointed ashlar; rock faced; vermiculated (as if eaten by worms); random rubble and squared rubble.

Roofs

Most roofs in the First New Town are steeply pitched, with a high central ridge. Roofs in atter developments were more likely to have two parallel ridges making a double-pitched M' profile roof with a central leaded platform.

Nohimneys and chimney pots occur on party and gable walls, and cupolas are virtually an injury and over internal stairs. Roofs are generally covered with graded slate with lead flashings to parapet or valley gutters. Rainwater goods are generally cast iron.

Windows

Timber sash windows are typical throughout the Conservation Area, usually consisting of a pair of glazed sashes often subdivided by astragals, that slide vertically in a case or frame with a pair of weights contained within the case balancing each sash.

In conjunction with internal timber shutters, sash and case windows are an efficient design well suited to combat Edinburgh's climate and the majority of windows have withstood the test of time remarkably well. Where there are no inherent defects in their traditional construction such windows should have no problems that regular maintenance cannot cure.

Most early windows were glazed with either Crown or cylinder glass rather than the more modern cast or sheet glass. The high surface gloss, slight imperfections and convex planes create interesting reflections and give depth to the façade. Where it exists original glass should, therefore, be retained wherever possible. Since Crown glass and cylinder glass could only be made in small sheets the size of the panes was strictly limited, so large windows demanded sub-division by rebated glazing bars, or astragals, to carry the smaller section of glass.











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Most early astragals are extremely fine. After 1845 when the weight tax on glass was abolished, larger sheets of heavier drawn glass came into use and astragals became thicker to support the extra weight. Soon afterwards even larger sizes of panes became available and astragals were no longer required because a complete sash could be glazed without the need for sub-division. Many of the later New Town houses had plate glass on the front elevation but retained the cheaper Crown or cylinder glass with astragals at the rear.

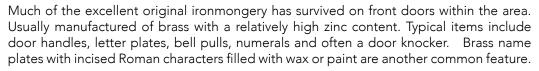
The size and number of panes and the arrangement of astragals vary widely depending on the date and position of the window, the relative importance of individual rooms, the improvements in glass manufacture and subsequent changes in fashion. For example, in the 1820s it became fashionable to have floor-to-ceiling windows in drawing rooms on the first floor and the cills were lowered accordingly, examples can be seen in Northumberland Street and Heriot Row.

There has been longstanding Council guidance which requires windows to be painted white to maintain the unity of architectural schemes.



Doors

Doors are a distinctive feature of the area. They are normally a simple four or six panel design constructed in Baltic pine and painted. The configuration of panels and mouldings varied considerably, displaying the full range of Georgian joinery skills.





${\sf Fanlights}$

The term fanlight, derived from the semi-circular fan shape, tends to be applied to any glazed opening above a door, but it may be more precise to refer to the rectangular openings as 'overdoor lights'. In either case, they were generally placed above solid unglazed doors to admit light into hallways. A wide variety of patterns are found in the Conservation Area reflecting the tastes of the original builders or owners. Most were ornate - featuring curved, circular, rectangular or fan shaped geometric patterns of astragals.





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Cast Iron work

Entrance Platts

🗖 ast iron railings are an important and characteristic feature throughout the Conservation Area, serving as safety barriers around sunken basement areas. The abundance of cast iron work in Edinburgh was a result of the expansion of the city at a time when cast iron was relatively cheap. During the Second World War, when many ornamental railings around communal gardens were removed for re-use for munitions, but never actually used for that purpose, the sunken basement still had to be protected, and consequently much of the original ironwork has survived. Cast iron balconies at first floor level are also found in many places, and add significant interest and rhythm to the facades.

Front doors are usually accessed from the street by one or more stone steps leading to a stone slab or platt bridging the open basement area. This arrangement also reinforces the importance of the entrance whilst bridging the difference in level between the street and the entrance. The drop from the pavement to the area and the edge of the entrance steps and platt are protected by cast iron railings, a

feature which became increasingly ornate over time particularly on more prestigious buildings.

In many streets, entrances were emphasised by the incorporation of lamps adjacent to the footpath and on either side of the entrance. These lamps, many of which survive, were mounted on wrought or cast iron standards integral to railings or stood separately on the stone plinth.

There is long standing Council guidance which requires the painting of all iron work in black to maintain architectural unity.







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Shop Fronts

The form and appearance of shop fronts make an important contribution to the appearance and character of certain parts of the area.

Streets of shops were included from the beginning of the New Town. Many of these shops have survived on the fringes of the central area, such as Stockbridge and William Street. However, within the central area these early shop fronts have largely disappeared. Victorian and early twentieth century shop fronts incorporated fine and elaborate joinery, becoming more elegant and maximising display space. In the post-war period, the availability of a wide range of new materials and changing architectural philosophy resulted in a change in shop front design.





Boundary Treatments

Boundaries are important in maintaining the character and quality of the spaces in the New Town. They provide enclosure, define many pedestrian links and restrict views out of the spaces. Stone is the predominant material.

MANAGEMENT

Legislation, policies and guidance

Conservation Areas

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

Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised. Conservation area status brings a number of • The den

- The demolition of unlisted buildings requires conservation Area consent;
- Some permitted development rights are removed; and
- Works to trees are controlled (see Trees for more detail).

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

Alterations to windows are also controlled in conservation areas in terms of the Council's quidelines.

Listed buildings

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

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World Heritage Site

Since 2014, Historic Environment Scotland has a statutory duty to consider the Outstanding Universal Value of the Site when assessing the impact of development proposals.

Planning guidance

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

The World Heritage Site Management Plan

Guidance for Householders

Duidance for Businesses

• Conservation Areas

eveloper contributions and affordable housing

Edinburgh Design guidance

Street Design Guidance

In addition, a number of statutory tools are available to assist development management within the Conservation Area.

Article 4 Direction Orders

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

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33 Trees

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

Class 7- the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Class 38 - water undertakings.

Class 39 - development by public gas supplier.

Class 40 - development by electricity statutory undertaker.

Class 41- development required for the purposes of the carrying on of

any tramway or road transport undertaking.

Trees within Conservation Areas are covered by the Town and Country Planning (Scotland) Act 1997 as amended by the Planning (etc) Act 2006. This Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 2" (75mm) at a point 4ft (1.5m) above ground level. The planning authority must be given six weeks' notice of the intention to uproot, fell or lop trees. Failure to give notice will render the person liable to the same penalties as for contravention of a Tree Preservation Order (TPO).

Tree Preservation Orders are made under planning legislation to protect individual and groups of trees considered important for amenity or because of their cultural or historic interest. When assessing amenity, the importance of trees as wildlife habitats will be taken into consideration. There is a strong presumption against any form of development or change of use of land which is likely to damage or prejudice the future long term existence of trees covered by a Tree Preservation Order. The removal of trees for arboricultural reasons will not imply that the space created by their removal can be used for development.

The Trees in the City Action Plan contains a set of policies to guide the management of the Council's trees and woodlands.

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Assessing Development within the New Town Conservation Area

The richness of the New Town's built heritage is considerable. It is this complexity and diversity which make it attractive, yet make these qualities hard to define. It also has a fragility and human scale which often does not sit easily with the demands of present day development requirements. These are qualities and conflicts that must be resolved if the character of the New Town is to be sensitively interpreted and enhanced.

General Criteria

General issues to be taken into account in assessing development proposals in the Conservation Area include the appropriateness of the overall massing of development, its scale (the expression of size indicated by the windows, doors, floor heights, and other identifiable units), its proportions and its relationship with its context i.e. whether it sits comfortably. Development should be in harmony with, or complimentary to, its neighbours having regard to the adjoining architectural styles. The use of materials generally matching those which are historically dominant in the area is important, as is the need for the development not to have a visually disruptive impact on the existing townscape. It whould also, as far as possible, fit into the "grain" of the Conservation Area, for example, where new uses are proposed that these respect the unique character and general ambience of the Conservation Area, for example certain developments may adversely affect the character of a Conservation Area through noise, nuisance and general disturbance. Proposals outside the boundaries of the Conservation Area should not erode the character and appearance of the New Town or intrude into views of the Castle.

New Buildings

New development should be of good contemporary design that is sympathetic to the spatial pattern, scale and massing, proportions, building line and design of traditional buildings in the area. Any development within or adjacent to the Conservation Area should restrict itself in scale and mass to the traditionally four/five storey form. New development should also reflect the proportion and scale of the traditional window pattern. The quality of alterations to shop fronts, extensions, dormers and other minor alterations should also be of an appropriately high standard.

The development of new buildings in the Conservation Area should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, rather that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own. Therefore, while development of a

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gap site in a traditional terrace may require a very sensitive design approach to maintain the overall integrity of the area; in other cases modern designs sympathetic and complimentary to the existing character of the area may be acceptable.

Alterations and Extensions

Proposals for the alteration or extension of properties in the Conservation Area will normally be acceptable where they are sensitive to the existing building, in keeping with the character and appearance of the particular area and do not prejudice the amenities of adjacent properties. Extensions should be subservient to the building, of an appropriate scale, use appropriate materials and should normally be located on the rear elevations of a property. Very careful consideration will be required for alterations and extensions affecting the roof of a property, as these may be particularly detrimental to the character appearance of the Conservation Area.

efinition of 'Character' and 'Appearance'

Conservation areas are places of special architectural or historic interest, the character appearance of which it is desirable to preserve or enhance.

The character of an area is the combination of features and qualities which contribute to the intrinsic worth of an area and make it distinctive. Special character does not derive only from the quality of buildings. Elements such as the historic layout of roads, paths and boundaries, paving materials, urban grain and more intangible features, such as smells and noises which are unique to the area, may all contribute to the local scene. Conservation area designation is the means of recognising the importance of all these factors and of ensuring that planning decisions address these qualities.

Appearance is more limited and relates to the way individual features within the conservation area look.

Care and attention should be paid in distinguishing between the impact of proposed developments on both the character and appearance of the conservation area.

OPPORTUNITIES FOR DEVELOPMENT

Development opportunities for infill or replacement may arise within the area, and will be considered in terms of the relevant guidance. The Edinburgh Design Guidance, Guidance for Householders and Listed Buildings and Conservation Areas explain the Council's approach to design in historic contexts.

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No sites within the Conservation Area are identified for significant housing or other development through local development plans.

OPPORTUNITIES FOR PLANNING ACTION

Conservation Area Boundaries

The boundaries of the Conservation Area have been examined through the appraisal process. No proposals for boundary changes are proposed.

OPPORTUNITIES FOR ENHANCEMENT

The character appraisal emphasises the more positive aspects of character in order that the future can build on what is best within the Conservation Area. The quality of urban architectural design needs to be continuously improved if the character of the Conservation Area is to be enhanced. The retention of good quality buildings (as well as listed buildings) and the sensitive interpretation of traditional spaces in development are of particular importance.

Streetscape

Careful consideration needs to be given to floorscape which is an essential part of the overall appreciation of the New Town's rich townscape heritage. Repair and renewal work to street surfaces should be carefully detailed and carried out to the highest standards using quality natural materials.

Shop Fronts

Whilst there are many fine shop fronts in the Conservation Area, there are also a number which are unsatisfactory and ignore the architectural form of the buildings of which they form part. Encouragement should be given to improving the quality of the shop fronts in the area, particularly that minority of shop fronts which are particularly poorly or inappropriately designed or badly maintained.

Natural Heritage

Measures to further protect and enhance the river valley of the Water of Leith should be pursued, whilst complementing its designation as an Urban Wildlife Site in accordance with the Edinburgh Biodiversity Action Plan, NPPG 14 and its historic character.

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Opportunities should also be taken to increase the biodiversity potential of appropriate open spaces through a variety of management practices. This may include the introduction of replacement native shrub planting and diversity of grass cutting regimes.

High Buildings

The New Town has very consistent heights and a cohesive skyline and is particularly susceptible to buildings that break the prevailing roof and eaves height and impinge on the many important views. It is also important to protect the character of the Conservation Area from the potentially damaging impact of high buildings outside the Conservation Area.

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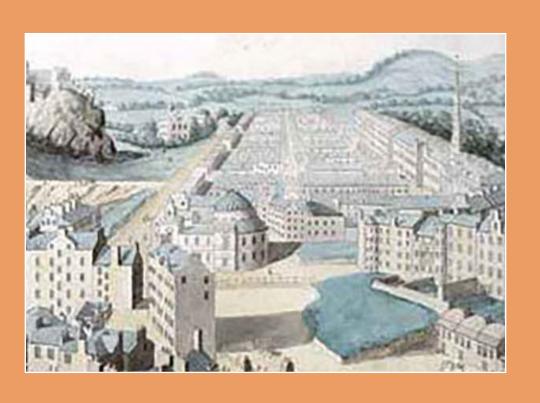
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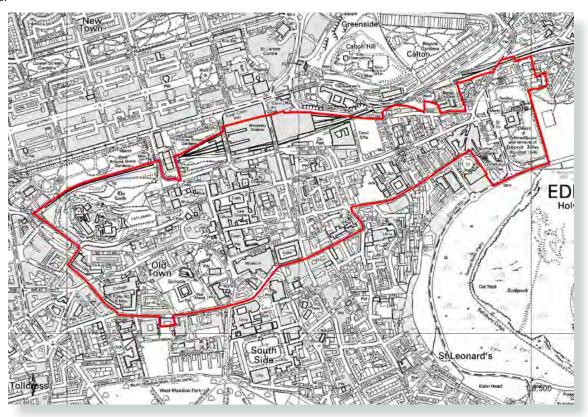
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Location and Boundaries

The Old Town is an easily recognised entity within the wider city boundaries, formed along the spine of the hill which tails down from the steep Castle rock outcrop and terminates at the Palace of Holyroodhouse. It has naturally defined boundaries to the north, where the valley contained the old Nor' Loch, and on the south the corresponding parallel valley of the Cowgate.

The northern and western boundaries of the Conservation Area are well defined by the Castle and Princes Street Gardens, and to the east by Calton Hill and Calton Road. Arthur's Seat, to the southeast, is a dominating feature which clearly defines the edge of the Conservation Area.



Dates of Designation/Amendments

The Old Town Conservation Area was designated in July 1977 with amendments in 1982, 1986 and 1996. An Article 4 Direction Order which restricts normally permitted development rights was first made in 1984.



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World Heritage Status

The Old Town Conservation Area forms part of the Old and New Towns of Edinburgh World Heritage Site which was inscribed on UNESCO's World Heritage Site list in 1995. This was in recognition of the outstanding architectural, historical and cultural importance of the Old and New Towns of Edinburgh.

Inscription as a World Heritage Site brings no additional statutory powers. However, terms of UNESCO's criteria, the consercation and protection of the World Heritage Site are paramount issues. Inscription commits all those involved with the development and management of the Site to ensure measures are taken to protect and enhance the area for future generations.

Edinburgh World Heritage was established in 1999 by a merger of the Old Town Renewal Trust and the New Town Conservation Committee. The World Heritage Site is managed, protected and promoted through a partnership comprising Edinburgh World Heritage, Historic Environment Scotland and the City of Edinburgh Council. This Character Appraisal should be read in conjunction with the Management Plan for the World Heritage Site.

The Outstanding Universal Value of the World Heritage Site describes the features which contribute to its international importance.

Old and New Towns of Edinburgh World Heritage Site Management Plan.



Old and New Towns of Edinburgh World Heritage Statement of Outstanding Universal Value

Statement of Significance

The Old Town is the historic heart of Edinburgh and is interwoven with the narrative of Scotland's past. A unique quality of the Old Town is the clarity of its historical plan form against the background of a spectacular landscape. The plan of the Old Town has retained much of its ancient pattern and distinctive character. It is an environment of enclosed streets and dramatic changes of level with numerous framed distant views. The skilful use of land contours, the careful siting and design of individual buildings and groups of buildings, and the use of local stone, combine to create an intricate and varied character.

It is a microcosm of urban development, reflecting a long history from the earliest needs for shelter and protection, though cycles of intensification and expansion, with consequent phases of improvement, conservation or re-development.

The conservation area incorporates Scotland's ancient capital and is characterised by:

• the survival of the little altered medieval 'herringbone' street pattern

- the survival of the little altered medieval 'herringbone' street pattern of narrow closes, wynds and courts leading off the spine formed by the Royal Mile;
- its 16th and 17th century merchants' and nobles' houses;
- important early public buildings such as the Canongate Tolbooth and St Giles Cathedral;
- the quality and massing of stonework; and
- the density and height of its picturesque multi-storey buildings.





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The Conservation Area ranks as one of the most important in the United Kingdom, in terms of both its architectural and historic interest. Its significance is reflected in the extensive number of Statutorily Listed Buildings, the number of tourists that visit the area, and its international recognition as part of the UNESCO designated Edinburgh Old and New Towns World Heritage Site.



Purpose of Character Appraisals

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

Planning Advice Note PAN 71: Conservation Area Management specifies that:

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







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









How To Use This Document

The analysis of the Old Town's character and appearance focuses on the features which make the area special and distinctive. This is divided into two sections:

- Structure, which describes and draws conclusions regarding the overall organisation and macro-scale features of the area; and
- Key Elements, which examines the smaller-scale features and details which fit within the structure.

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



Conservation Area



Historical Origins and Development

A complex interplay of various elements has shaped the character of the Old Town. The Castle Rock is the hard core of a 350 million-year-old volcano, buried and subsequently revealed by the erosion of glaciers in the last Ice Age. The eastward flow of the ice left the characteristic 'crag and tail' of the Castle Rock and the Old Town Ridge, together with parallel valleys to the north and south. The location of the original settlement was strategic and occupation of the naturally defensible site can be traced back as far as the Bronze Age.







The rock of Edinburgh commanded the point where the Roman route from the south reached the firth of Forth. The first literary reference to Edinburgh can be traced to the 6th century Welsh heroic poem *Y Gododdin*, in which it is referred to as *Din Eityn*. The name became *Dunedene* in Gaelic, which is *Edineburg* in English (*Din*, *Dun* and *burg* all having the same meaning of fortress).

A Royal Castle was present on the Castle Rock from at least the 10th century and the first buildings in Edinburgh were hard by the Castle, for protection. The only adjacent site for development was the long ridge spreading eastwards down to Holyrood Abbey, which was founded by David I in 1128. Separate medieval settlements, Edinburgh and the Canongate, grew astride the ridge.

By the 12th century, Edinburgh was granted 'Royal Burgh' status and the Canongate, was a Burgh of Barony under the Canons of Holyrood Abbey. The principal streets of the two burghs, formerly separated by the Netherbow Port (gate), form what has been known since the 16th century as the Royal Mile. The Royal Charters also granted the right to hold markets, an important economic concession.



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In the early medieval period, the Old Town was a relatively spacious place with a population of around 2,000 and the houses were of a semi-rural character, perhaps two floors in height with 'Burgess plots' - long narrow strips of land, known as rigs or tofts - running down either side of the ridge. These strips of land were originally cultivated, but by the early 14th century, as the population increased, the houses were rebuilt higher. Further buildings were erected at right angles to the street on the tofts, which were gradually covered until only a narrow access passage, the close, remained.







By 1540, the population had increased to around 10,000. The High Street was continuously built up with markets in its wider stretches, the Canongate had buildings in each toft, and the suburbs of the Grassmarket and Cowgate were in existence. The outlying suburbs were brought within the Burgh during the 16^{th} and 17^{th} centuries by the construction of the Flodden and Telfer Walls. On the accession of the Stewart Kings in the 15^{th} century, Edinburgh became the capital of Scotland. A Royal Court was established at Holyrood, resulting in the development of numerous nobles' town houses in the Canongate.

Until the second half of the 18th century, Edinburgh was constrained by the town walls and confined to the crest and flanks of the sloping ridge linking the Castle with Holyrood. Within that relatively small area were distributed the military, administrative, craft, merchant, market, religious and residential functions of the city. Edinburgh's constricted site meant that as its population increased the original burgess tofts or strips of land were subdivided, with development being forced upwards rather than outwards. The result was

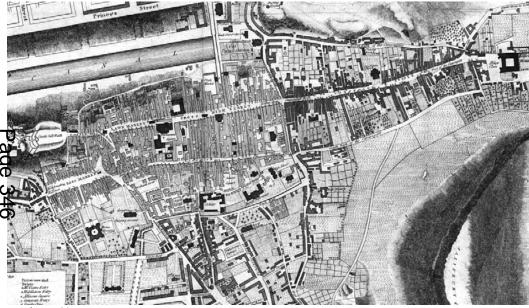


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a dense pattern of tall buildings stretching downhill to the north and south of the High Street, separated by numerous closes. In 1752, it was recorded in a report that 'the houses stand more crowded than any other town in Europe and are built to a height that is almost incredible'.



Ainslie, 1780

Most Old Town buildings featured timber frontages and thatched roofs until the expansive rebuilding programme in the earlier part of the 17th century. A number of controls to improve the quality of construction were also introduced. From at least the 16th century, building control was enforced through the Dean of Guild, and this had an effect on the development of the Old Town. For instance, as a precaution against fire, from 1621, roofing materials had to be either tile or slate, and from 1674, facades had to be of stone. In the same year, regular glazing pattern arrangements and 'piazzas', ground-floor arcades, were recommended.

The population of Edinburgh gradually increased within the restrictive town walls during the 17th and early 18th centuries. This resulted in even greater increases in the height and density of buildings, which strained existing servicing and access arrangements, as the Old Town grew, 'piled deep and massy, close and high'.





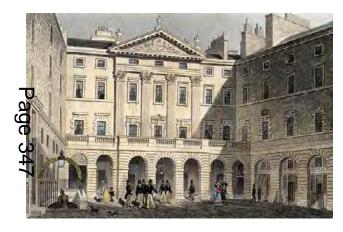


Conservation Area

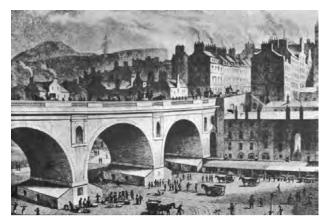


At the midpoint of the 18th century, conditions for the population were very mixed. One estimate shows that 10 per cent of the population lived in houses fronting the main streets, 60 per cent in the densely packed closes, 20 per cent in dugouts or sheds, with the remaining 10 per cent being without regular shelter.

The deteriorating condition of the Old Town resulted in a number of rebuilding initiatives to remove and replace the most squalid and unsafe parts of the building stock. The major innovation of the 17th century was the amalgamation of tofts and their redevelopment as courts surrounded by tenements, following an Act of 1644 which gave the Town Council power of compulsory purchase over derelict property. Parliament Close was rebuilt on these lines after 1675, and the climax was reached with Royal Exchange Square (now the City Chambers) in 1754-7.







The Act of Union of 1707 and the suppression of the Jacobite insurgencies provided a settled political and social climate that allowed Edinburgh to contemplate expansion beyond the City walls. Until the deep contours each side of the Old Town ridge were spanned by a series of monumental bridges, the naturally constrained site of the city posed problems. With the construction of these bridges from 1763, geology no longer dictated how the city would develop, and new roads were cut through the medieval pattern of tofts and closes. The bridges also facilitated the development of the New Town.

During the second half of the 18th century, the conditions in the overcrowded Old Town also contributed to a shift of population to the newly developed New Town, and the Old Town experienced progressively rapid social and commercial decline. The extent of the problem was highlighted by the collapse of a tenement in Paisley Close with multiple loss of life. When Henry Littlejohn, Edinburgh's first Medical Officer of Health, surveyed mid-Victorian Edinburgh, the Old Town emerged as an unhealthy, squalid, overcrowded and insanitary area in desperate need of remedial action. An important strand in the subsequent response by the authorities was the demolition of unfit housing and the implementation of Improvement Schemes.

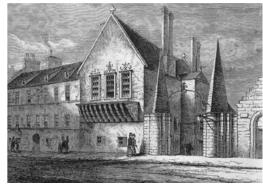
Old Town

Conservation Area

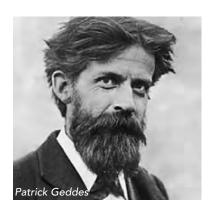


Conservation Area

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Other significant improvements included: the removal of structures such as the Luckenbooths in the High Street; and the clearing of spaces, such as James Court, behind the main streets, to allow the penetration of air and light and provide higher amenity housing. Several new streets were also constructed, with the specific purpose of locally truncating the dense network of closes and wynds.

These were facilitated by the Improvement Acts of 1790, (South Bridge), 1827 (Victoria Street, George IV Bridge and Johnston Terrace), 1853 (Cockburn Street) and 1867 (Jeffrey Street, Chambers Street and St Mary's Street). All these new streets were lined with new buildings built to strict controls. The motives of social improvement and concern for the historic centre of Scotland proved mutually advantageous during this period with the architects of the 'Edinburgh Improvement Act', David Cousins and John Lessels, adopting a romantic Baronial style. The Improvement Schemes included the construction of a number of institutional buildings, and the net effect was gains in terms of access and environmental conditions but losses in the total, albeit defective, housing stock.

Late in the 19th century, the Old Town was the scene of important experiments in inner city regeneration by Sir Patrick Geddes, a pioneer in sociology and urban planning who proposed re-using older buildings.

Development during the first half of the 20th century continued to follow a tenemental form, similar to that established in the previous 150 years. In some areas, notably the Canongate, residential accommodation was included on the ground floor, while in other areas, for example Ramsay Garden and Tron Square, architects experimented with the reintroduction of 'harled' walls and other picturesque elements.

In the early post-war decades, a major effort was made by Edinburgh Corporation to renovate the residential fabric of the Old Town. This had a significant impact in the Canongate and was achieved through a mix of new building and conservation. Robert Hurd worked on bringing many of the Canongate tenements up to date by restoration or rebuilding, following the pioneering work at 221-229 Canongate by the City Architect, E J MacRae. Hurd's work included Shoemakers' Land, Bible Land and Morocco Land.







In 1947, the City Architect, EJ MacRae, also published two reports *The Royal Mile* and *The Heritage of Greater Edinburgh*, which were brief, well documented inventories of the city's historic and architectural assets and were intended as a basis for a preservation and protection policy. However, despite these measures and influenced by the wholesale redevelopment envisaged by the 1949 Abercrombie Plan, the Old Town entered a period of decline.

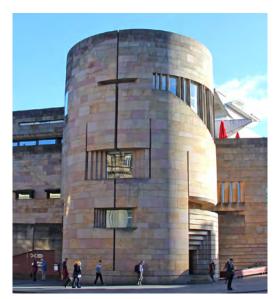
The population of the Old Town reached its lowest point at the time of the 1981 Gensus, and the environmental problems parising from gap sites and derelict prop-**O**erties pointed to the need for a broader Pange of investment and innovative re-Hewal approaches. Recognition of this led an emphasis being placed on a more sympathetic approach to restoration and rehabilitation. The Edinburgh Old Town Renewal Trust was established in 1985, and restoration initiatives by various agencies have preserved properties, substantially improved the visual appearance of the Old Town and recreated a sense of the traditional morphology.

More recent initiatives to restore and rehabilitate the Old Town buildings have been undertaken. One of the most successful, dating from the late 1970s, is at 14-42 High Street where sheltered housing, shops and the Museum of Childhood were skilfully integrated in a mix of new development and restoration, with effective use made of interconnecting closes.





The mid-1990s extension to the National Museum of Scotland on Chambers Street combines ashlar cladding with a bold massing of diagonals and incisions, and a prominent corner round tower intended to reflect the Half Moon Battery of the Castle and refer to early Scottish traditional broch designs. This was followed in 1998 by the flamboyant modernism of the design for the new Scottish Parliament.





A number of small-scale interventions follow patterns established by existing buildings and historical reference. The design of the infill building at 112 Canongate for the Old Town Housing Association is a modern interpretation of what were once common elements of town houses in the Old Town: a colonnaded ground floor to the street, external stairs, horizontally-galleried windows and cantilevered upper floors projecting over the street. A limited palette of largely traditional materials is used in a modern and creative way to create interest and incident, and considerable richness of texture.









Structure

Topography

Edinburgh has one of the most spectacular settings of any European city. The natural processes of volcanic eruptions, land upheaval, erosion and deposition have profoundly influenced the topography of the Old Town. The rock formation that creates the impressive setting of the Castle is the result of the erosion of the remains of a volcano which erupted 350 million years ago and cooled as a plug of very hard dolerite rock. Two million years ago, as glaciers poved eastwards, the softer surrounding dedimentary rock was scoured away, leaving the 'crag' that forms the Castle Rock, the 'tail' which forms the Royal Mile and the garallel valleys to the north and south.

The character of the Old Town owes much to the formation of its topography by these prehistoric volcanic and glacial processes. The historic core respects the topography, sloping down from the Castle Rock to the Abbey and Palace of Holyroodhouse. Its multi-layered townscape of vertical facades builds up to a skyline punctuated by spires, domes, towers and the battlemented walls around the Castle.

A key element in giving Edinburgh its world-wide identity is the perception of the Old Town in approaches to the city. The topography of the Old Town makes it both very visible and provides a wide range of dramatic views. The Castle and the Old Town ridge dominate the Edinburgh skyline, not just from the present day city boundaries, but also in many more distant views and approaches to the city.









Old Town

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Character Appraisal

Setting and Edges

The Old Town is visible from many land and sea approaches to the city. Though part of the continuous built-up form of the city in distant views, the Old Town is surrounded to quite a considerable extent by a natural setting.

To the north lies Princes Street Gardens, which curve around the western end of the Castle Rock, and the sides of Calton Hill. The Conservation Area boundary to the south contains the open grounds of Heriot's School and the Greyfriars Kirk graveyard. The section of the Conservation Area adjoining the South Side Conservation Area is built up for a short section, but then it is bounded by the Queens Park and the green space to the east of Holyrood Palace. Arthur's Seat is a major natural feature, bringing today's Green Belt right in to the city, and offers a major viewing point not just for the Old Town but the whole city.







The northern and north-western approaches are via improvement streets: the Mound, Johnston Terrace and King Stables Road. Passing through open stretches of gardens and providing a setting for the Castle before entering the built up area of the Old Town, these also provide a clear sense of arrival. They connect with another major north/south route through the area, George IV Bridge, from which, as at South Bridge, the drama of the changes in topography to the other major east/west route of the Cowgate below are revealed.









The main entry point to the Conservation Area from the west is the narrow West Port, which opens out dramatically as it enters the Grassmarket before passing on to the Cowgate.

To the south, the historic approaches of the Pleasance, Nicolson Street and Buccleuch Street are still main routes into the Conservation Area. At one time these old of similar architectural character, which now make these edges of the Old Town less well defined.

Vistas and Views

Edinburgh's skyline is an essential part of the character and appearance of the city and is an asset that it is improtant to protect. The Edinburgh Skyline Study identifies the key views in the city and forms the basis for the non-statutory guidance on the protection of key views.

Skyline Study

The topography of the Old Town makes it both very visible and provides a wide range of dramatic views. The Castle dominates views from all over Edinburgh and the Old Town skyline can be seen from a range of near to distant views from many locations especially to the south, west and north.

Views should be considered from static and sequential points, taking into account oblique angles and levels. Assessments must also be made of the impact of development outside the Conservation Area. Some of the most dramatic views and a key element in giving Edinburgh a worldwide identity, is the perception of the Old Town in approaches to the city.





North Bridge, straddling the valley between the Old and New Towns, forms a dramatic approach with buildings at each end forming gateways. Its elevation accentuates the topography and the difference in character between the two major components of the World Heritage Site, whilst providing views to the East Lothian coast in the distance and to Arthur's Seat closer by.

drove roads would have passed through the original medieval suburbs, the extent of which was defined by 16th and 17th town wall extensions on a line from Lauriston Place to Drummond Street. Little now survives, and has largely been replaced by subsequent institutional develoment. Nicolson Street leads past one of the grandest examples of these, the Old College, before entering the Conservation Area along South Bridge. Designed by Robert Kay in 1785, it takes the form of a grand processional route up to the Royal Mile.

South-eastern and eastern edges of the Conservation Area are formed by approaches through existing inner city areas



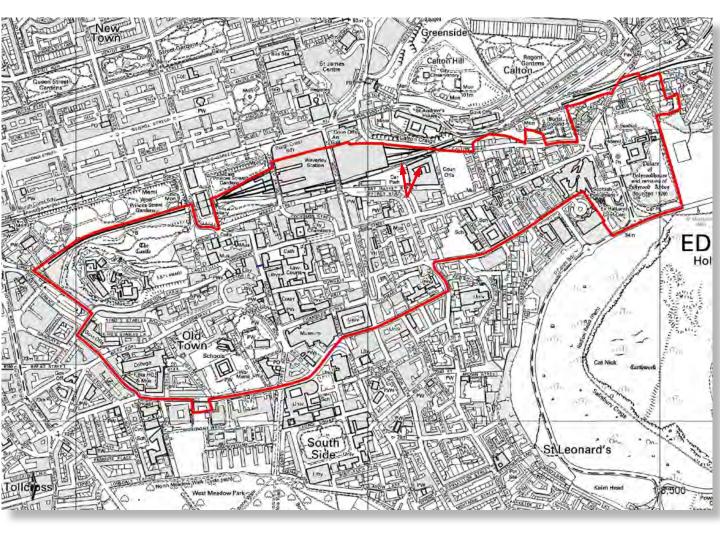
Old Town

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Vistas and Views



Key (Interactive map)

Conservation Area Boundary



Glimpse



Vistas/Panorama



Terminated View

Development Pattern

The Old Town ridge and the natural constraints of the former loch and slopes on its long sides, helped to dictate a linear settlement form which is still clearly evident today. The Royal Mile forms the spine of the Old Town, the main thoroughfare and processional way of old Edinburgh linking the Castle and Palace.

Varying development patterns have emerged through time on the Old Town ridge. In some cases only vestiges of these may remain, and a chronological/thematic perspective best illustrates how the present day layering of development has emerged. Despite this variety, the Old Town still retains the linear emphasis dictated by its site and the Royal Mile, linking its two most important institutions, the Castle and Palace.



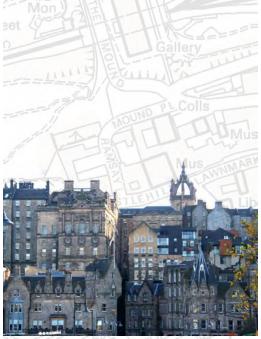
Enclosure

The Burgh of Edinburgh was enclosed soon after its foundation. It is thought a first wall, a timber palisade, was replaced with a more extensive stone wall, the King's Wall, and "Edinburgh Castle must be counted one of the earliest, if not the earliest of Scotland's castles of enclosure". The Castle was remodelled in 1368–77, including an outer circuit of walls below the rock; this and the formation of the Netherbow Port would have been contemporary. There is in both the Castle and the earliest forms of the Old Town, and in common with many early settlements, a theme of enclosure. Examples of remaining sections of the city walls are at Heriot Place and the Pleasance. Whilst possibly not in their original form and much opened up behind, many of the buildings looking over Princes Street today echo this enclosure. Rising out of the sides of the volcanic ridge, they still give the appearance of enclosing the Old Town behind.



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The Canongate, due to its closer proximity to the Palace, attracted the town houses of the nobility and courtiers. Although it shared the traditional lang rigg ownership pattern with that of Edinburgh, development took the form of grand houses such as Queensberry, Acheson, Moray and Whitefoord House rather than tenemental flats.









The openness and lower density that this created is still visible today, particularly on the north side of the Canongate - this is reinforced by the Canongate Kirk's graveyard and the 17th century style garden at Dunbar's Close. Though more often now considered as street name, it is important to recognise the Canongate as a former independent settlement and Royal Burgh.

Linear Settlement and Royal Mile

The Royal Mile is the spine of the Old Town, the main thoroughfare and great processional way of old Edinburgh. It is a sequence of spaces as well as a street, and these variations reveal buildings and views sequentially that are equally impressive in which ever direction they are approached from. The ridge, the volcanic tail on which it sits and the natural constraints of the former loch and river on its long sides, helped to dictate a linear settlement form which is still clearly evident today.

The alignment of the Royal Mile is also subject to the underlying natural topography and is not straight. Its gentle twists reflect the setting, and the work involved in its original creation. It also varies considerably in width, the narrow uppermost stretch along Castlehill













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being more typical of a medieval street, before widening out to the Lawnmarket and High Street sections. The street narrows again at the site of the former Netherbow Port, before opening out again along the Canongate. The spaces created were in part used for markets, and the present day street theatre during the Festival provides an indication of what the medieval scene of street trading must have been like.







Traditional Lang Riggs and Closes

Equally evident in the earliest plans is the impact of the Scottish system of land ownership, the ground on either side of the Royal Mile was divided into 'tofts' in the form of strips down the slopes of the ridge. The closes and wynds that run along the sides of the tofts accentuated this. These still make the Old Town highly permeable, giving pedestrian priority through frequent access and choice of route, whilst retaining a sense of intimacy and potential for surprise. In some areas they have been developed into arcades, covered stair ways linking different levels and roof top walkways such as that round Victoria Street giving magnificent views out across the Grassmarket.

Markets

The Grassmarket, the Fishmarket, the Fleshmarket, the Green Market and the Land Market (now Lawnmarket) were all located within short walking distances. They functioned not only for the trade in their respective commodities, but also as important social spaces. The High Street around St. Giles, the location of the luckenbooths, was the scene of considerable street trading. Churches, the Parliament, the City Council, the law courts, offices of the guilds and inns for travellers developed around the markets.

Town Improvements - Tenements and Courts

The 16th Century witnessed a massive rebuilding programme after the sack of Edinburgh in 1544. The forelands along the north side of the Royal Mile were allowed to encroach by 6 metres and extra living space was gained by cantilevering wooden galleries out above the ground floors. This is still evident in John Knox's House and the adjacent Moubray House. Intensification resulted in the sub-division of the original burgess tofts and the evolution of that now traditional and typical Scottish building form, the tenement, in which houses are built on top of each other.



Gladstones Land and Moubray House show that tenement living was still for the prosperous, 'who, by living above ground floor, could avoid the worst of the street



noise and smell'. For the same reasons, mansions came to be built towards the rear of the tofts as can be seen at Riddles Court, Lady Stairs House and Tweeddale House. In part, these buildings reflect the increasing intervention of Town Council controls to guard against the risks of fire.

In spatial terms, 'the major innovation of the 17th Century was the amalgamation of tofts and their redevelopment as courts surrounded by tenements'. This was helped by legislation which gave the Town Council compulsory purchase powers ver derelict property. The results can be seen in Mylnes Court, the much larger pames Court and Wardrop's Court. Recent *(improvements continue to other courts:* Coloses have been linked together, between Roxburgh Close and Warriston Close with its natural stone landscaping, Trunk's Close with its soft landscaping and sculptures, and the almost completely modern Chessels Court.

Squares and Perimeter Blocks

The Buildings of Edinburgh observes that 'the climax was reached with Royal Exchange Square in 1754'. This may more appropriately be seen as the ending of one stage and the beginning of another in the Old Town's development. To the south of the Royal Mile, approximately along the present alignment of Chambers Street, Brown Square and Argyle Square had been developed by 1765 and to the east Adam Square had been started by 1780. None of these now remain but George











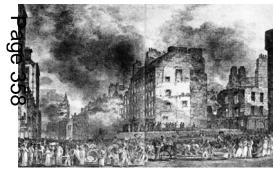
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Great Fire of Edinburgh 1824





Square, started in 1757, in the adjacent South Side Conservation Area, marks another high point in urban design terms.

In 1786, Hunter Square was developed around the partially demolished Tron Kirk. Initially developed for the parking of carriages and horses, town squares came to represent emerging ideas in design and civic amenity. These ideas were further developed in the Old Town after the fire of 1824 in the transformation of Parliament Close into Parliament Square.

Improvement Streets

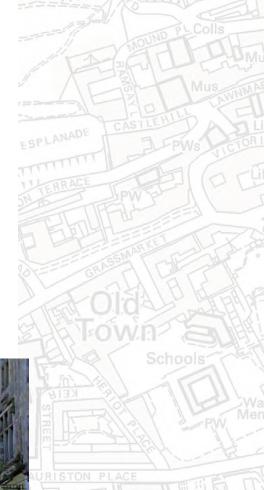
As the plans for the New Town were developed and implemented, they in turn influenced later demands for increased accessibility and street improvements in the Old Town. One of the earliest in 1786 was the formation of the South Bridge running between Hunter Square and Chambers Street over the valley of the Cowgate. George IV Bridge, connecting the South Side and the New Town via the Mound, was a product of the Improvement Act of 1827.



Under the 1827 Improvement Act, further works were undertaken to improve access from the south and west, including Johnston Terrace and Victoria Street. These were followed by the insertion of Cockburn Street (1856) and then St Mary's Street (1867). These not only created new streets but also made dramatic changes to the development pattern of the Old Town, by cutting between houses and the lang rigg pattern to leave truncated close arrangements. They improved the overcrowding, fire risk and insanitary conditions and also incorporated defined aesthetic styles. The 'serpentine curves' of Cockburn Street are given cohesion by the use of the 'Baronial manner', but the individual buildings are 'resourcefully varied'.

Early 20th Century Redevelopment

The value of the pioneering efforts of Patrick Geddes and E.J. Macrae in early restoration and new build housing infill, especially along the Royal Mile, was substantial both in terms of conservation and in maintaining the residential population of the area.



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Rationalisation of building forms and street layouts also coincided with the increasingly larger building forms adopted for institutional uses. These included new local government council chambers and offices, buildings for academic use by the University and Moray House, the central and national libraries, the national museum, new banks, commercial buildings and Waverley Railway Station.







Chere were also, until very recently, large industrial uses present in the Old Town. At one time there were some sixteen breweries and the Chere were also, until very recently, large industrial uses present in the Old Town. At one time there were some sixteen breweries and a sixty of the Cherch were also, until very recently, large industrial uses present in the Old Town. At one time there were some sixteen breweries and a sixty of the Cherch were also, until very recently, large industrial uses present in the Old Town. At one time there were some sixteen breweries and a sixty of the Cherch were also, until very recently, large industrial uses present in the Old Town. utilities, such as the former gas works, at the Dynamic Earth site. These uses occupied considerable land areas and would have had a major impact on the character of the area.



Late 20th Century Redevelopment

The redevelopment of the Holyrood North site has provided numerous infill opportunities and the site for the Scottish Parliament building.

The redevelopment represents an imaginative and sensitive reuse of the former brewery providing a mix of uses and institutions. By retaining the best of the original buildings, the Holyrood North area opens up the former close system and reinterprets the lang rigg pattern by inserting new development. Varied developments are linked through a consistent and high quality public realm demonstrating an empathy with the cultural and historic character of the area.



Streets

The durable architectural character of the Old Town is based around the main medieval streets of the Royal Mile - a sequence of five historic streets (Castlehill, Lawnmarket, High Street, Canongate and Abbey Strand). Castlehill is the narrow uppermost section and opens out into the much broader expanse of the Lawnmarket, which ends at the crossroads of George IV Bridge and Bank Street, from which point the Royal Mile becomes the High Street. The street narrows at the point where it was formerly closed by the main gateway into the town, the Netherbow Port. Beyond the Netherbow, the Canongate developed up the ridge from Holyrood. It was always historically more spacious than Edinburgh, with large houses in generous gardens. Abbey Strand links Canongate with the Holyrood Palace complex of buildings.

The original dense medieval urban fabric has been overlain by a series of Georgian and ictorian street improvements: North Bridge, South Bridge, George IV Bridge, Johnston errace, Victoria Street, Cockburn Street and Jeffrey Street.

The main streets have a hard urban form with frontages of tall relatively uniform buildings. Building facades are generally laid out in continuous rows along main street frontages, with few gaps, forming a continuous building line directly abutting the footway.







Closes

A series of tightly packed narrow closes branch out in a herringbone pattern from the main spine of the Royal Mile. This historic pattern of closes and courts which closely reflect the topography is a unique quality of the Old Town. Prior to the end of the 18th century, there were no roads running off the High Street west of the Netherbow, with the exception of the steep and narrow West Bow which provided access from the Grassmarket. Access to the rear of the buildings fronting the High Street was by narrow closes

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running down the side of the ridge. In the mid 18th century there were around 400 closes in the Old Town; there are now approximately 100, with a number having been reopened and restored in recent years. Most are marked in gold lettering on black cast iron plates or by lettering on the stone paving at the entrances. They are an integral part of Edinburgh's history and have their own individual character and atmosphere. They are also act as a frame for many important vistas.

Amongst the most evocative of the Edinburgh closes are: the restored re-creation of the 17th century White Horse Close, the picturesque qualities of which compensate for any lack of authenticity; Tweeddale Court, which contains the 16th century Tweeddale House and stone sheds which are believed to be sedan chair stores; Bakehouse Close which is entered through a broad arch beneath Huntly House; Riddle's Court with a fine timber external stairway and McMorran's House which is one of the best-preserved examples of old domestic architecture remaining in Edinburgh. Numerous closes were reinstated in the redevelopment following the devastating fire of 1824 which destroyed all the buildings on the south side of the High Street between St Giles and the Tron. These closes plunge spectacularly down to the Cowgate. Mary King's Close is subterranean and incorporated in the extended City Chambers. A sense of the traditional pattern of closes has been re-created at the Holyrood North site.

The Southern Suburbs

The Grassmarket is the largest open space in the Old Town and an important focal point to the south of the Royal Mile. The first written record of its use as a market dates from 1477, and its long rectangular shape is still immediately recognisable as a market place. It is one of Edinburgh's most dramatic urban spaces, providing a spectacular prospect of the southern cliffs of the Castle Rock. The architecture is principally later Victorian Scottish Baronial, with some older survivors principally on the north side. The best preserved section of the Flodden Wall (1520s-1530s) incorporating the only surviving tower, with gun-loops, stands in the Vennel, south of the Grassmarket.

The Cowgate, the main thoroughfare of the Old Town south of the Royal Mile, enters into the Grassmarket at its south-eastern end, running roughly parallel to the Royal Mile but on much lower ground. It is one of Edinburgh's oldest surviving streets and formerly one of its finest. The construction of the architecturally important South Bridge and George IV Bridge over the Cowgate reduced it to minor status. A limited number of interesting historic fragments remain, including the neo-classical church of St Patrick's, St Cecilia's Hall, unimpressive externally but with an outstanding interior, and the mid 16th century Magdalen Chapel.





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Candlemaker Row rises from the eastern end of the Grassmarket and leads to Greyfriar's Kirk, a mainly 18th century building erected on older foundations and well known for its graveyard which is the oldest in Edinburgh. The Greyfriars Bobby statue is the most famous memorial to a dog to be found anywhere and perhaps the smallest Listed Building in the country.





Victoria Street, contains a small fragment of the old West Bow, complete with five of its old houses, and a fine group of arcaded shop fronts surmounted by a pedestrian terrace.



Spaces

Open spaces within the Conservation Area have a wide variety of different characters. This diversity of character and the irreqular distribution results from the historical growth of the city and its natural topography. As Edinburgh developed, open space around important buildings, was enclosed as gardens and for burial grounds. The natural features of the glacial landscape also left some areas of open space that were more difficult to develop. This has resulted in many small areas of green open spaces within the dense urban structure that have a wide diversity of character and an irregular distribution. These now contribute to the overall setting of the buildings and are valuable spaces for wildlife and amenity.

There are a relatively large number of small areas of green open spaces within the densely urban structure of the Old Town. A number of them are of historic value in their own right and they also provide settings for the historic buildings. They frequently take the form of small semi-private spaces with formal elements of planting behind main facades. Examples include Chessel's Court and the garden behind Panmure Close.

The streetscape is principally hard and urban. However, groups of single forest scale and smaller trees are present in selective locations throughout the Conservation Area. Many date from the late 19^{th,} century, although some are more recently planted.



These make a significant contribution to the character of the area, as they highlight the scale of the buildings and soften views. They also create local distinctiveness, seasonal variation and alter the local micro-climate. Sculptural features also make a further contribution to the individuality of the area.

The scale of some larger spaces, the relatively large number of smaller spaces and individual trees, make a highly significant contribution to the city's ecology and environment. The presence of wildlife habitats in the Conservation Area is limited due to the irregular and unlinked distribution of the spaces.

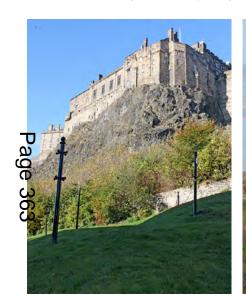


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Castle Rock

The steep western slopes below the Castle Rock wrap around the Rock and create the dramatic setting for the Castle. The area has a naturalistic character of mature trees and ground cover providing a relatively undisturbed wildlife habitat. The area is also designated as part of a composite Site of Special Scientific Interest (Arthur's Seat Volcano SSSI) which includes Arthur's Seat and Calton Hill. The areas are linked by their complex geology and this is reflected in the richness of the plant communities that are present.





Johnston Terrace and Granny's Green

Mature trees characterise the steep bank to the south of Johnston Terrace. This makes a valuable contribution to the screening of the road and the setting of the Castle. The eastern part of this steep bank, know as Granny's Green, was used as a south-facing drying green for the former army barracks. This historical use is represented today by the collection of varied antique clothes poles. It is important to the setting of the Castle, and adds to the character of the area.

Greyfriars Kirkyard

Greyfriars Kirkyard is a significant open space within the Conservation Area. It was originally the garden of a monastery that was transformed into a graveyard in 1562. The kirkyard makes a significant contribution to the setting of the surrounding buildings and creates a peaceful, secluded open space. The character of the space is defined by the large variety of historically important gravestones, monuments and graceful mature trees. The graveyard is significant for its local amenity value and the contribution it makes to the greening of distant views. It is also a valuable resource for urban wildlife, particularly as it links to the open space surrounding George Heriot's School.



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Long elongated formal gardens were a prominent historic feature of the less developed Canongate, and the small garden at Dunbar's Close was restored in 1978 as a reflection of this 17th century tradition. Hidden from view from the Royal Mile, the intricate layout of the garden, using appropriate materials and planting species, provides a quality open space. A variety of different planting environments are created with soft boundaries of hedges and trellis providing the opportunity to display a variety of plant material and forming sheltered spaces for wildlife. There are impressive views towards Calton Hill from the lower part of the garden.

Sir Patrick Geddes was active in establishing community gardens or pocket parks in the Old Town during the early part of the 20th century. As part of his Civic Survey of Edinburgh in 1909, 75 open spaces in the Old Town were identified as having potential for community gardens. By 1911, nine of the gardens were 'in working order'. They are now represented by: the Patrick Geddes Memorial Garden on the south side of the West Port and the Scottish Wildlife Trust Garden which occupies a prominent position on the south side of Johnston Terrace, adjoining the Patrick Geddes Steps and the former Castlecliff Workshops.



Many other linked small spaces in the densely urban structure of the Old Town create a strong identity and character. They also create a variety of views at unusual angles that are important in appreciating the buildings and the surrounding landscape. Accessed through archways and closes, their charm lies in their secluded location and their variety of scales and styles.

The landscaped garden at Trunks Close is a more recently designed space. The modern design uses good quality materials and a circular seating arrangement. A single forest scale specimen tree, a Roble beech (Nothofagus obliqua), complements a bold planting scheme around the seating.





Conservation Area

Character Appraisal

The limited number of specimen trees contribute to the local environment and can act as focal points. Examples of forest scale trees include the Lime trees, *Tilia sp*, planted in Hunter Square and adjacent to St Giles. Recently planted, these trees already contribute to the quality of the spaces, providing shade in the summer. Single smaller trees have also been used very successfully in narrow closes. A striking example is at Lady Stair's close where the Flowering Cherry, *Prunus avium 'plena'*, contrasts with the dark stone wall behind and provides a focal point in the view.







ெ Major Buildings

he Conservation Area includes numerous buildings of outstanding architectural and instoric importance, and international significance. This is reflected in the large number of buildings within the Conservation Area which are Statutorily Listed for their Architectural or Historic importance, with around 90 being of national importance (Category A). Although these buildings have individual qualities, often exhibiting European or classical influences, they also possess strong elements of the local character that reinforces the distinctiveness of the Conservation Area. The historic varieties of architectural forms successfully integrate with each other through careful attention to scale, design and materials.

The number of buildings of outstanding historic and architectural stature in the Old Town is such that it is not appropriate in the context of the character appraisal to consider in depth every building of importance included within the Conservation Area. A limited number of examples of the most important items will, therefore, be considered. This is not intended to detract from the merit of buildings not mentioned in the Appraisal.

The Castle is the pre-eminent building of historic and architectural importance within the Conservation Area. Its imposing bulk towers dramatically over the centre of Edinburgh from its precipitous location on the massive sheer rock faces of the Castle Rock. With its commanding site, standing 135 metres above sea level and 100 metres above Princes





Old Town

Conservation Area

Character Appraisal

Street, the turreted and battlemented complex of buildings dominates the skyline and is an international iconic architectural symbol of Edinburgh and Scotland. The Esplanade forms the entrance to the Castle. It was laid out in the 18th century as a parade ground and completed in its present form, with ornamental walls, in 1816. There is a row of military monuments on its north side and it commands panoramic views to both the north and south.

The architectural character of the northern cliff-like outline of the Old Town is formed by the dominant ridge, between the Castle and the Palace of Holyroodhouse and the major buildings which contribute to its distinctive character - Ramsay Garden, the Tudoresque New College & Assembly Hall, the neo-Jacobean Church of Scotland offices on North Bank Street, the Baroque Bank of Scotland on the Mound, the City Chambers and the Urreted gateway entrance to the Old Town formed by the former Scotsman and Carlton Hotel buildings on North Bridge. They reinforce a sense of enclosure, separation and Oldefence associated with medieval towns in a dramatic way.

Riew College and the Assembly Hall, with its main frontage on the Mound, was originally built as a church and theological college for the Free Church. Its Tudor front and the towers of its gatehouse sited on the axis of Playfair's Royal Scottish Academy below frame the spire of the Tolbooth spire behind. The towers would be a significant contribution on their own, but their location in the middle ground between such significant neighbours demonstrates the wealth of the townscape. These in turn are in alignment with Hanover Street and demonstrate the use of townscape composition to link the Old and New Towns.

To the east of the Assembly Hall and 'standing forward from the Old Town to lord it over the New' is the former Bank of Scotland Head Office. An imposing baroque building with a central copper clad dome, wings extending to either side terminating in towers and later pavilions all sitting on a massive masonry plinth. The power of its presence is softened to some degree by a proliferation of decoration, statues and serried flagstaffs. These elements reinforce a sense of the theatrical, especially when it is seen against the formidable backdrop of multi-storey plain stone tenements behind. The framed views of the main entrance and dome terminating the vista south along the axis of George IV Bridge is perhaps more in keeping with the scale of the Old Town.











Conservation Area

Character Appraisal

The City Chambers is constructed on a flank of the Old Town ridge. Its three-sided court-yard, which is open to the street through a rusticated screen, is an uncommon feature of Old Town development. The predominant features are the centrepiece, which has a pediment with urns and fluted Corinthian pilasters. It appears as a three storey building on its High Street frontage, but has no fewer than twelve storeys on the north, to accommodate the sharp drop into Cockburn Street. It is one of the tallest buildings remaining in the Old Town and makes an important contribution to the skyline of the Conservation Area.

The spire of the former Tolbooth St John's Church (now the Festival Hub), 'stunningly sited' at the top of Castlehill, soars above the city. It is the highest built point in Edinburgh at 73 metres and dominates the approach to the Castle.











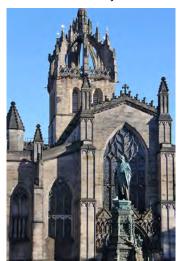


Between it and the Castle esplanade is Geddes' Outlook Tower with its distinctive dome and his 'ultra-picturesque and colourful' development at Ramsay Gardens. Its mix of Scots Baronial and English cottage styles, towers, conical roof forms, oriel windows and balconies cascade down the north side of the ridge. Combined with its idiosyncratic materials (harl, timber, red sandstone and red tiles), it forms a termination to the Royal Mile before the separating space of the esplanade in front of the castle.

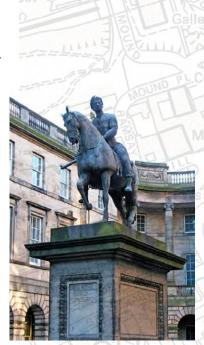
Conservation Area

Character Appraisal

Parliament Square is dominated by St Giles, the High Kirk of Edinburgh, and the continuous neo-classical facades of the Law Courts. St Giles has been the central feature of the Old Town for nearly 800 years. Subjected to an over-enthusiastic restoration in the early 19th century, it has lost much of its medieval character. Its distinctive open crown steeple surmounted by a gilded cockerel and supported by eight flying buttresses was the only part of the exterior of the building to survive this restoration. It is also an important landmark in historic skyline views of the Old Town.









The façade of the Law Courts on Parliament Square masks the old hall of the 17th century Parliament House which faces the southern side of St Giles with a life-sized equestrian statue of King Charles II in the garb of a Roman emperor in the intervening space. The Heart of Midlothian marks the location of the old Tolbooth, whose site is also marked on the roadway by blocks outlining its plan, and the repositioned old Mercat Cross stands just to the east of St Giles.

The Old College of the University was begun by Robert Adam in 1763, and was intended as the centrepiece of an ambitious overall plan which was never achieved. The Triumphal Arch façade onto South Bridge is the best and the only part wholly designed by Adam. William Playfair completed the colonnaded quadrangle in 1834, and the landmark dome was added in the 1880s.

Conservation Area

Character Appraisal



George Heriot's Hospital (school), which was built in 1624 on the southern edge of the Old Town below the Castle Rock. Heritis is one of the finest 17th century properties in Scotland and was a key building in the Scots architectural renaissance of the 15th and 17th centuries.



The Canongate Tolbooth, built in 1591, is a rare survivor of 16th-century municipal architecture and was the administrative hub of the Canongate when it was an independent burgh. It is a prominent landmark on the Canongate with its turrets and gunloops to the street, forestair in the angle of the tower and oversized scrolled wroughtiron clock, which is a later addition of 1822. It now functions as 'The People's Story' museum.

The Canongate Kirk, with its striking multi-curved gable and Roman Doric portico, dates from the late 17th century, it stands back from the road in a churchyard with a number of important memorials. The churchyard also provides views towards the Royal High School and the Burns Monument. The ancient and classical funerary monuments in the churchyard of Greyfriars Church makes the main contribution to the character and atmosphere of the area.



The Palace of Holyroodhouse impressively punctuates the eastern end of the Royal Mile. Tall ornate iron gates lead into a spacious forecourt the centrepiece of which is a carved octagonal Gothic fountain. Two massive towers dominate the symmetrical west elevation of the Palace. The picturesque ruins of the 12th century Holyrood Abbey stand adjacent to the palace and provide an indication of how elaborate the structure must have been. Croft-an-igh is an early 17th century villa built into the south east wall of the gardens of Holyroodhouse. It is three storeys high and rubble-built to an L-shaped plan, with corbelled turrets and pepperpot roofs topped by copper balls.









Waverley Station lies below North Bridge in the valley to the north of the Old Town. The station was designed to sit below a glass roof canopy to minimise its overall impact, as was the cutting required for the track through Princes Street Gardens which is flanked by high retaining walls and arches of fine ashlar.



More recent developments such as: the Poetry Library, Dance Base, the extension to the National Museum of Scotland, the Holyrood North site development, and the Parliament all contribute to the evolving character of the area.













Conservation Area



Conservation Area

Character Appraisal

Domestic Architecture

An important and outstanding collection of high-quality domestic architecture survives forming the background of the Old Town, and the setting for the greater monuments. They are the outward reflection of Edinburgh's history: with their traditional proportions, gablets and dormers, crow steps, pends and wynds, and carved inscriptions.







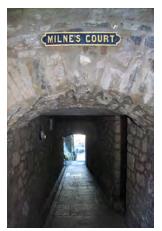






The domestic architecture of the Old Town is still largely dominated by tenements. The tenement as a basic urban form was developed in Edinburgh through a combination of geography and circumstances. The crag and tail site and the presence of the Flodden Wall from the early 1500s constrained the burgh to around 130 acres for more than 250 years. Sustained population growth could only be accommodated by building high, and pressure for space was increased as more people demanded higher standards of accommodation within the fixed boundaries of the city. By the 17th-18th centuries, Edinburgh contained the tallest series of urban domestic uildings of their time, surpassed in scale only with the introduction of tall framed buildings in the 20th century. Necessity, therefore, created the flat tradition in Edinburgh.

The 16th century Riddle's Court and Bailie MacMorran's House represent an early courtyard phase comparable with structures in the Canongate, which was always an area of less dense population and of larger and more substantial houses, courtyards and closes such as Moray House (1628), Acheson House (1618), Whitehorse Close (17th century) and Huntly House (1570).







Mylne's Court is a later surviving example of tenements, incorporating purpose-built mansion-flats, set around wide open squares, which began to appear in the mid 17th century. It is a massive building, opening on to a court-yard and represents an early attempt at urban renewal. The street frontage has a distinctly modern and plain look; while the less visible back facing the Mound remains medieval in appearance. The adjoining James Court separates Mylnes Court from Gladstones Land, and was built in the 1720s, following the same general pattern.



Conservation Area

Character Appraisal

Gladstone's Land in the Lawnmarket is one of the finest and most original surviving examples of an early 17th-century tenement. It is a tall narrow six storey building in ashlar with two gables facing the street and a curved forestair. It incorporates a re-constructed luckenbooth type shop front, typifies the height to which the early Edinburgh tenements were built and incorporates the only surviving example of the original arcaded house front, which was once a common feature of Old Town houses.

The picturesque John Knox House, dating from the early 16th century, is the earliest surviving tenement in Edinburgh and a conspicuous building in the Old Town with its projection into the High Street which stops the view southwards. Its jettied timber balconies, forestair and other external detailing constitute a prime example of the earliest domestic architecture in Edinburgh. The building now forms part of the Netherbow Arts Centre, which stands to the east. Immediately to the west of John Knox House is the four-storey Moubray House, dating from c.1630, with an elegant curved forestair springing from first floor level. Outside on the street is one of the wells which provided the water supply for the Old Town.

Much of the Canongate consists of re-modelled, reconstructed or entirely re-built housing blocks constructed to harmonise with the street as a whole, rather than copy those they replaced. Chessel's Court is a group of tenements around an open court-yard reached by an arcaded frontage on the Canongate. It is dominated by the harled three storey mid 18th century Chessel's House which, with its pedimented chimney and well proportioned Georgian windows, resembles a modest country house. Robert Hurd designed the adjoining new blocks in conjunction with the restoration of the historic original buildings. The Chessel's Court group represents an early example of conservation linked with innovative new building.





The series of neo-vernacular tenements at 79-121 Canongate are constructed in rubble, concrete, and harling, with blocks both parallel and horizontal to the main street, forming courtyards behind the Canongate. There is a pattern of large square windows and also horizontal and vertical slits on the façade, and some corner windows have stone mullions. The series of mono pitch roofs form an interesting roofscape.







The Scottish Baronial style was a 19th century revival of the architectural forms of the Scottish Renaissance. In its revival form it is typified by the incorporation of architectural features such as crenellaltions, turreted bartisans, crow stepped gables and oriels. One of the principal motivations behind its development was an interest in the exploration of national identity, and the Scottish Baronial was seen as a romantic expression of Scottish architectural nationalism and tradition.



Such was the influence of the Scottish Baronial, that it was adapted from its more natural context of large country houses for use in urban settings. From the 1850s, it was used extensively as a treatment for redevelopment schemes in the Old Town in streets such as Jeffrey Street and St Mary's Street. Cockburn Street has thirty Baronial blocks built between 1859 and 1864 along a serpentine curve to provide access to Waverley Station from the Old Town and clear the densely packed backlands of existing closes. The Edinburgh Railway



Station Act, of 1853, which authorised its construction, specified the need to preserve the architectural style and antique character of the locality to secure harmony between the new buildings and those of the Old Town. The variegated Baronial architecture acknowledged the steep gradient of the street, recreated some of the intimacy of an old Edinburgh close and provided a new architectural gateway to the Old Town.

There was a degree of continuity in the use of Baronial forms well into the 20th century exemplified by the picturesque qualities of the infill and restoration work by Patrick Geddes, for example at the theatrical redroofed and half- timbered Ramsay Garden which was intended to reflect the character of the medieval town. A late example of the influence of the style can also be seen in the adoption of neo-Baronial features for the late 20th century design of the façade at the former Scandic Crown Hotel (1989), with its massive Holyrood-style tower as a corner feature.





Old Town Conservation Area



Conservation Area

Character Appraisal

Activities and Uses

The Old Town has been the site of many of Scotland's most important historical events and is closely associated with some of the world's most celebrated philosophers, writers, scientists, and architects. It is now a varied and vigorous community supporting a wide-ranging mix of uses and activities which make an essential contribution to the area's vitality and character.

The Conservation Area has a thriving restlent population of around 11,000 which to-exist with the range of other activities. The strong and continuing presence of a residential community is an essential part of the character of the area. This can be supported and retained by encouraging local community facilities, such as shopping which caters for a residential population.

The Old Town is the primary focus of the City's ceremonial, administrative, cultural, legal and religious functions. Important civic and national institutions include: the Scottish Parliament, the City Chambers, the High Court, the Sheriff Court, the Court of Session, the University and the National Library of Scotland. Artistic and cultural institutions such as the Saltire Society, the Scottish Poetry Library and Dance Base are also established in the area.

The preservation of the many historic buildings, and their settings, in the Conservation Area is a fundamental matter if the tourism function is to be maintained. Included amongst the area's attractions are the museum collections that are a significant part of Scotland's cultural heritage.

Edinburgh Castle attracted 1,568,508 visitors in 2015 and is Scotland's most important visitor attraction. It is managed by Historic Environment Scotland. The Old Town accommodates many other tourist venues, is an integral part of the setting of the Castle and is itself a destination for tourists. The Old Town, therefore, has an influence on the tourism economy of Scotland as well as Edinburgh.



The world's largest arts festival, the International Festival and Fringe, is also centred on the Old Town and makes a major contribution to the cultural life and image of the Old Town. The opening of two major visitor attractions, the Museum of Scotland and Dynamic Earth, in the late 1990s consolidated the Old Town's position as one of the most important tourist centres in Scotland. The range and quality

of shopping concentrated in the Old Town also forms an important part of the city centre's attraction for visitors.









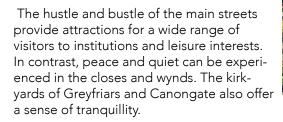
Conservation Area

Character Appraisal

The Old Town as a centre of employment is closely associated with public service activities historically linked to the area: national and local government, legal institutions and the universities. There is also a substantial number of small office uses, primarily housed in traditional buildings. The Holyrood area was largely industrial, until the end of the 20th century: breweries and a major gas holder station were located in the area. These former large-scale industries have moved out of the Old Town, leaving major redevelopment sites and the Holyrood area has undergone substantial regeneration since the late 20th century. This has included the construction of the 'Our Dynamic Earth' visitor centre and new offices on the site of the former gas holder, and the development of a complex of buildings at Holyrood North and the Scottish Parliament on the former breweries site.













KEY ELEMENTS

Plan Form

The topography creates a dramatic natural setting for the surviving original medieval street pattern of lang riggs and closes running off the spine of the Royal Mile which is overlaid with late 18th and 19th century improvement streets.

There is a clear contrast in density and built form between the original walled city and the relative openness of the Canongate, which is a result of the historic development pattern.

The plan form of the area contributes to the high level of pedestrian routes throughout the Old Town.

(Jihe Castle, the spires, towers and domes on the Old Town ridge and Arthur's Seat domiate a distinctive skyline, not just from the city boundaries, but also in many more distant views and approaches to the city.

There are many significant views in, out and within the area. It is important to ensure that development outside the Conservation Area does not intrude on specific views.

Streetscape

The provision of consistent and high quality natural materials, street furniture and lighting in the public realm is a critical factor in uniting and complementing the built heritage.

In recent years there has also been considerable recent investment in work to the public realm in the form of improvements to closes and the High Street.

Natural stone paving slabs and stone setts have historically been used for street surfaces for many centuries. The historic paving displays a tradition of high quality workmanship, attention to detail and the use of robust and durable materials. This simple palette of materials is durable and today encourages the slower movement of traffic, creating a more pedestrian friendly environment. In 1996, the Royal Mile was the subject of a programme of environmental improvements which incorporated high quality natural materials. Hunter Square was also redesigned at this time with granite benches and sculptures.





Other street furniture elements, such as traditional lamp standards, red phone boxes and Edinburgh Police boxes make a significant contribution to the architectural character of the Conservation Area.



Conservation Area



Landmark Buildings

There is a wealth of important landmark buildings, reflecting the Old Town's long role as the location for a complete range of capital city institutions.

The wide range of institutional buildings from different eras set against a backdrop of tenements contribute to the 'close knit' character and cohesive groupings associated with the medieval town.

The many landmark buildings make a significant contribution to the city's historic skyline.



Architectural Detailing

The variety and irregularity of medieval buildings contrasts with the imposed styling of later 'improvement act' architecture.

In early buildings forestairs, small and irregular window arrangements, vestiges of timber construction and cantilevered upper floors help to break up the massing. In later buildings, this is achieved through the retention of narrow feus, the verticality of windows and a variety of decorative elements such as semi-circular corner turrets, domed or conical roofs, statues etc. These features give added interest and help to provide a human scale.

Stepped and angled pitched roofs articulated by narrow dormers, crow step gables, pediments, towers, spires, skews, chimney heads provide architectural interest.

Sash and case windows in various configurations specific to particular buildings are the traditional fenestration pattern.



Old Town

Conservation Area



Materials

The quality, robustness and durability of the materials of construction make a significant contribution to the character of the Conservation Area. The limited palette of materials, mainly stone and slate, provide a sense of unity.

Harled rubble was historically the main building material, except for the grandest buildings, and this continued to be used for tenements well into the 19th century. However, stone is the basic building block of Edinburgh in its predominant form of silver grey ashlar, with a more limited amount of red sandstone.

The overwhelming impression is of natural materials: stone walling and detailing, harling with stone dressings, slate roofing, and timber doors and windows and setted streets with stone pavements. This limited range of materials should not disguise the subtle ones and rich character of stone from different sources and with varied texturing.

Roofs are traditionally pitched and covered with dark grey Scots slates. The topography of the city is such that roofs are a dominant feature in many views, and the traditional atternoof coverings make an important contribution to the architectural character of the Old Town. Stone chimneystacks with stoneware pots to individual flues, also contribute to the character of the roofscape.



Old Town

Conservation Area



Shop Fronts

The Old Town contains many fine shop fronts in a variety of traditional and contemporary forms and materials which make a significant contribution to the character of the Conservation Area.



However, there are a number of shop fronts with inappropriate signage and displays which detract from the historic character of the area.

Boundary Treatments

Boundaries are important in maintaining the character and quality of the spaces in the Old Town. They provide enclosure, define many pedestrian links and restrict views out of the spaces. Stone is the predominant material. Harled and brick walls also exist and can be in keeping with the surrounding character.

Statues and Monuments

The Conservation Area includes an outstanding collection of statues, monuments, historic graveyards and national memorials.

Greyfriar's and the Canongate graveyards contain important collections of funerary monuments. The variety and number of statues, carved stones and sculptures add to the individual historic and architectural character of the area.

Old Town

Conservation Area

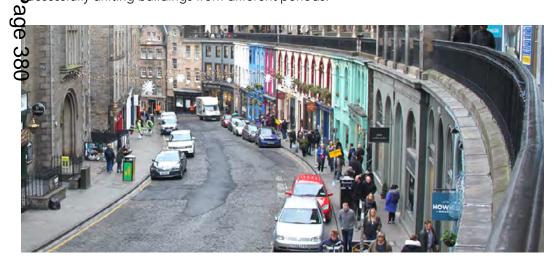


Building Lines

The main streets and spaces have a hard edged form with continuous frontages of tall buildings built directly up to the back pavements.

Building frontages have a proportion and rhythm, determined by the original medieval 'Burgess' plots and later tenement layouts.

Building lines are not set at predetermined grids and angles, but respond to natural features and contours. The consequence of this is that much of the organic character of the Old Town is still retained and building lines sweeping along the contours give a sculptural appearance to many streets as they wind up and down hill. Buildings are largely set right at the heel of the pavement. Respect for building lines and heights are essential in successfully uniting buildings from different periods.



Building Heights

Buildings conform to a generally consistent height and mass, usually four or five storeys high on street frontages, throughout the Conservation Area.

The higher buildings addressing the Waverley Valley, between 8 and 10 storeys, help to reinforce a sense of enclosure, separation and defence associated with medieval towns in a dramatic way. These heights are also found where developments have risen from the Cowgate floor right through to streets above, for example along South Bridge and George IV Bridge.

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A more usual relationship with the street is between 3 to 5 storeys which respect changes in level. This creates stepped and angled roofscapes which are further articulated by narrow dormers, crow step gables, pediments, towers, spires, skews, chimney heads etc.



Uses

The breadth of facilities and attractions establishes the Old Town as a cultural, leisure, entertainment and tourism centre of national importance. It is essential that a productive balance between the interests of residents, business, institutions and visitors is maintained. It is particularly important that retail uses that serve the needs of local residents are maintained. The continued existence of a creative mix of uses is an essential element in maintaining active streets and a vibrant town centre.

There is a contrast between bustling main streets and quiet pedestrian accessed rear areas emphasised by the street layout and the contrasting built forms of the front and rear areas.

The compactness and fine grained development pattern allows many forms of activity to function in close proximity.





Conservation Area



MANAGEMENT

Legislation, policies and guidance

Conservation Areas

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

Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised. Conservation area status brings a number of special controls:

• The demoliti

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

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

Alterations to windows are also controlled in conservation areas in terms of the Council's auidelines.

Listed buildings

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

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Planning guidance

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

Guidance for Householders

Guidance for Businesses

Listed Buildings and Conservation Areas

Developer contributions and affordable housing

Edinburgh Design guidance

ommunications Infrastructure

The treet Design Guidance

addition, a number of statutory tools are available to assist development management within the Conservation Area.

Article 4 Direction Orders

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

- Class 7 the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- Class 38 water undertakings.
- Class 39 development by public gas supplier.
- Class 40 development by electricity statutory undertaker.
- Class 41- development required for the purposes of the carrying on of any tramway or road transport undertaking.

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Trees

Trees within Conservation Areas are covered by the Town and Country Planning (Scotland) Act 1997 as amended by the Planning (etc) Act 2006. This Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 75mm at a point 1.5m above ground level. The planning authority must be given six weeks' notice of the intention to uproot, fell or lop trees. Failure to give notice will render the person liable to the same penalties as for contravention of a Tree Preservation Order (TPO).

Tree Preservation Orders are made under planning legislation to protect individual and groups of trees considered important for amenity or because of their cultural or historic terest. When assessing amenity, the importance of trees as wildlife habitats will be aken into consideration. There is a strong presumption against any form of development or change of use of land which is likely to damage or prejudice the future long term existence of trees covered by a Tree Preservation Order. The removal of trees for a provincultural reasons will not imply that the space created by their removal can be used their development.

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

Assessing Development within the Old Town Conservation Area

The richness of the Old Town's natural setting and built heritage is considerable. It is this complexity and diversity which make it attractive, yet make these qualities hard to define. It also has a fragility and human scale which often does not sit easily with the demands of present day development requirements. These are qualities and conflicts that must be resolved if the character of the Old Town is to be sensitively interpreted and enhanced.

General Criteria

General issues to be taken into account in assessing development proposals in the Conservation Area include the appropriateness of the overall massing of development, its scale (the expression of size indicated by the windows, doors, floor heights, and other identifiable units), its proportions and its relationship with its context i.e. whether it sits comfortably. Development should be in harmony with, or complimentary to, its neigh-

Old Town

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bours having regard to the adjoining architectural styles. The use of materials generally matching those which are historically dominant in the area is important, as is the need for the development not to have a visually disruptive impact on the existing townscape. It should also, as far as possible, fit into the "grain" of the Conservation Area, for example, by respecting historic layout, street patterns or existing land form. It is also important where new uses are proposed that these respect the unique character and general ambience of the Conservation Area, for example certain developments may adversely affect the character of a Conservation Area through noise, nuisance and general disturbance. Proposals outside the boundaries of the Conservation Area should not erode the character and appearance of the Old Town or intrude into views of the Castle.

New Buildings

New development should be of good contemporary design that is sympathetic to the spatial pattern, scale and massing, proportions, building line and design of traditional buildings in the area. Any development within or adjacent to the Conservation Area should restrict itself in scale and mass to the traditionally four/five storey form. New development should also reflect the proportion and scale of the traditional window content. The quality of alterations to shop fronts, extensions, dormers and other minor contents should also be of an appropriately high standard.

The development of new buildings in the Conservation Area should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, rather that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own. Therefore, while development of a gap site in a traditional terrace may require a very sensitive design approach to maintain the overall integrity of the area; in other cases modern designs sympathetic and complimentary to the existing character of the area may be acceptable.

Alterations and Extensions

Proposals for the alteration or extension of properties in the Conservation Area will normally be acceptable where they are sensitive to the existing building, in keeping with the character and appearance of the particular area and do not prejudice the amenities of adjacent properties. Extensions should be subservient to the building, of an appropriate scale, use appropriate materials and should normally be located on the rear elevations of a property. Very careful consideration will be required for alterations and extensions

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affecting the roof of a property, as these may be particularly detrimental to the character and appearance of the Conservation Area.

Definition of 'Character' and 'Appearance'

Conservation areas are places of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.

The character of an area is the combination of features and qualities which contribute to the intrinsic worth of an area and make it distinctive. Special character does not derive only from the quality of buildings. Elements such as the historic layout of roads, paths and boundaries, paving materials, urban grain and more intangible features, such as smells and noises which are unique to the area, may all contribute to the local scene.

Conservation area designation is the means of recognising the importance of all these actors and of ensuring that planning decisions address these qualities.

Care and attention should be paid in distinguishing between the impact of proposed developments on both the character and appearance of the conservation area.

Archaeology

The Old Town is the most significant archaeological area in Edinburgh. The archaeological interest of the historic burghs of Edinburgh and Canongate was analysed in 1981 as part of the Scottish Burgh Survey. Archaeological excavations have shown that Edinburgh's origins extend into prehistory.

Significant archaeological remains survive within Edinburgh Castle. Archaeology also remains beneath and within historic buildings and streets all along the Royal Mile, and in and around the Holyrood Abbey and Palace complex. At the Tron Kirk, fragments of the foundations of stone-built houses which occupied the site before the kirk was built were uncovered. The range of finds during the excavations on the site of the new Scottish Parliament and Cowgate Fire Site provide examples of the significant archaeological potential of the whole area.

The Conservation Area also contains a number of Scheduled Ancient Monuments comprising Edinburgh Castle, Holyrood Abbey, Holyroodhouse, the Canongate Tolbooth and the historic town walls. Fragments of the town walls remain at Heriot's School, the

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Pleasance, Tweeddale Court, the Vennel, Bristo Port and Drummond Street. All surviving elements of the town walls are of considerable historic significance.

OPPORTUNITIES FOR DEVELOPMENT

Development opportunities for infill or replacement may arise within the area, and will be considered in terms of the relevant guidance. No sites within the Conservation Area are identified for significant housing or other development through local development plans.

OPPORTUNITIES FOR PLANNING ACTION

From a low point at the time of the 1981 Census, the Old Town is now home to a significant and expanding residential population of about 11,000. The building of new housing on sites such as Holyrood North and the restoration of many historic residential properties throughout the Old Town has provided a firm foundation for a thriving modern community. It is essential that a productive balance between the interests of residents, business and visitors is maintained. The continued existence of a creative mix of uses is researched for the retention of the character and attraction of the Old Town.

conservation Area Boundaries

The boundaries of the Conservation Area have been examined through the appraisal process. No proposals for boundary changes are proposed.

OPPORTUNITIES FOR ENHANCEMENT

The character appraisal emphasises the more positive aspects of character in order that the future can build on what is best within the Conservation Area. The quality of urban and architectural design needs to be continuously improved if the character of the Conservation Area is to be enhanced. The retention of good quality buildings (as well as listed buildings) and the sensitive interpretation of traditional spaces in development are of particular importance.

Due to its topography and medieval street pattern, the character of the Old Town is particularly susceptible to the effects of traffic. The scale and intimacy of the Old Town is best suited to pedestrian movement.

The public realm of the Conservation Area offers a wealth of spaces created at various stages during the development of the Old Town. They are generally of a robust urban form in a limited palette of colours which is easily adversely affected by street clutter.

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Any strategy should consider and analyse the existing features and spaces of value, and consider opportunities to improve their quality and nature. The different character of the spaces needs to be clearly defined and guidance developed for the maintenance of planting, hard materials and design of any additional street furniture within that defined character.

Careful consideration needs to be given to floorscape which is an essential part of the overall appreciation of the Old Town's rich townscape heritage. Repair and renewal work to street surfaces should be carefully detailed and carried out to the highest standards using quality natural materials. Setts should be replaced or reinstated where they have been lost. Street furniture should be kept to the minimum required, to avoid clutter.

whilst there are many fine shop fronts in the Conservation Area, there are also a number which are unsatisfactory and ignore the architectural form of the buildings of which they form part.

pportunities should also be taken to increase the biodiversity potential of appropriate pen spaces through a variety of management practices. This may include the introduction of replacement native shrub planting and diversity of grass cutting regimes.

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