

# Planning Committee

## Craigmillar Park Conservation Area Character Appraisal Review

2.00pm, Wednesday, 29 January 2020

Executive/routine

Wards

15 – Southside/Newington

Council Commitments

[15](#)

### 1. Recommendations

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- 1.1 It is recommended that Committee approves the revised Craigmillar Park Conservation Area Character Appraisal (CACA).

**Paul Lawrence**

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# Report

## Craigmillar Park Conservation Area Character Appraisal Review

### 2. Executive Summary

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- 2.1 On [22 August 2018](#), Planning Committee approved an updated programme of review of the existing conservation area character appraisals. This report presents the revised Craigmillar Park Conservation Area Character Appraisal (CACA). The revised appraisal has been the subject of consultation with the Craigmillar Park Association and the Grange and Prestonfield Community Council.

### 3. Background

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- 3.1 It is a statutory requirement in terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 for local authorities to periodically review conservation area boundaries and consider whether new conservation area designations are appropriate.
- 3.2 On [22 August 2018](#), Planning Committee approved an updated programme of review of the existing CACAs. This was based on the age of the character appraisal, with the earliest being given priority, and development pressure, based on the number of applications submitted for planning permission and the extent of recent housing development.
- 3.3 The resulting priority conservation areas were: South Side, Marchmont and Meadows, Colinton, Merchiston and Greenhill, West End, Coltbridge and Wester Coates, Craigmillar Park and Morningside. Trinity Conservation Area was added to the priority list due to local community requests for a review of the boundary of the area. Planning Committee approved the revised South Side CACA and boundary amendment on [27 February 2019](#). The revised Trinity CACA was approved by the Committee on [7 August 2019](#).

### 4. Main report

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- 4.1 The Craigmillar Park Conservation Area was originally designated in March 1996 and was extended in March 2007. The character appraisal for the area was approved in 2003.

- 4.2 CACAs 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.
- 4.3 The revised character appraisal (Appendix 1) updates and refines the text of the original appraisal for its final publication as a digital document which will include images, photographs and interactive maps. The main change is to the format of the appraisal. The Historical Development section has been augmented with additional detail, but there have been no significant amendments to the Structure and Key Element sections. A comprehensive list of listed buildings has also been included. A substantial number of format changes have been made and it is not possible to clearly highlight changes. No changes to the conservation area boundary are proposed.
- 4.4 The draft revised Craigmillar Park CACA was the subject of a consultation with the Craigmillar Park Association and the Grange and Prestonfield Community Council during September and October 2019. They reviewed an initial draft of the appraisal and submitted comments which have been incorporated in the final version of the appraisal.

## **5. Next Steps**

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- 5.1 Once approved, the revised character appraisal will be published on the Council website.

## **6. Financial impact**

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- 6.1 There are no immediate financial implications for the Council arising from this report.
- 6.2 The new format for the character appraisals is intended to be viewed online. The Council would not stock a traditional, printed version. However, individual copies could be photocopied on request for customers with difficulties accessing the web version. Demand for this service is expected to be low and the minimal additional costs could be absorbed in existing budgets.

## **7. Stakeholder/Community Impact**

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- 7.1 The draft revised Craigmillar Park CACA was the subject of a consultation with the Craigmillar Park Association and the Grange and Prestonfield Community Council during September and October 2019. The aim of conservation area status is to enhance the quality of the area. This has the potential to improve quality of life and supports sustainable communities.

## **8. Background reading/external references**

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- 8.1 [Report to Planning Committee of 22 August 2018, Review of Conservation Area Character Appraisals.](#)
- 8.2 The current [Craigmillar Park Conservation Area Character Appraisal.](#)

## **9. Appendices**

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- 9.1 Appendix 1 - Revised Craigmillar Park Conservation Area Character Appraisal.
- 9.2 Appendix 2 - Map of Craigmillar Park Conservation Area.

## **Appendix 1 - CRAIGMILLAR PARK CONSERVATION AREA CHARACTER APPRAISAL (29 January 2020)**

### **Location and Boundaries**

The Craigmillar Park Conservation Area is situated approximately two miles south of Princes Street, in the Newington district, close to the Cameron Toll shopping centre. It is centred on the Victorian residential development around the A701 (Liberton Road/Craigmillar Park/Mayfield Gardens), which is one of the main arterial routes into the City from the south.

The northern section lies north of the Edinburgh Suburban and Southside Junction railway line and was formally part of the Mayfield Estate. It is bounded on the north by West Mayfield, on the east by Mayfield Gardens and the Waverley Park Conservation Area, on the west by Moston Terrace and the south by Mentone Gardens. The central section comprises the properties on Craigmillar Park; it is bounded on the north and east by the railway line (following the course of the Pow Burn), the former East Suffolk Road Halls of Residence and the former playing field at the end of Crawford Road. To the south it is bounded by Lady Road. The southern section comprises the Gordon Terrace area, a long narrow strip bounded on the east by Liberton Road (the A701) and the west by the Gordon Terrace frontage properties.

### **Dates of Designation/Amendments**

The Conservation Area was designated in 1997. The Craigmillar Park Conservation Area Character Appraisal was approved on 27 November 2003. In 2007, the boundary was extended to include the Victorian villa area to the west of Craigmillar Park, through to Mayfield Road, as well as the properties on the north side of Lady Road including the early houses at its west end.

### **Statement of Significance**

The Craigmillar Park Conservation Area is principally a Victorian residential suburb developed as part of Edinburgh's southward expansion in the nineteenth century.

## **CONSERVATION AREA CHARACTER APPRAISALS**

### **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.

"When effectively managed, Conservation Areas can anchor thriving communities, sustain cultural heritage, generate wealth and prosperity and add to quality of life. To realise this potential many of them need to continue to adapt and develop in response

to the modern-day needs and aspirations of living and working communities. This means accommodating physical, social and economic change for the better.

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

From PAN 71, Conservation Area Management.  
[www.scotland.gov.uk/Publications/2004/12/20450/49052](http://www.scotland.gov.uk/Publications/2004/12/20450/49052)

## **How to Use This Document**

The analysis of the Craigmillar Park Conservation Area’s character and appearance focuses on the features which make the area special and distinctive. These are considered in terms of:

- Historical Origins and Development;
- Structure, which describes and draws conclusions regarding the overall organisation and macro-scale features of the area;
- Key Elements, which examines the smaller-scale features and details which fit within the structure; and
- Management: The Management section outlines the policy and legislation relevant to decision-making in the area. Issues specific to the area are discussed in more detail and recommendations or opportunities identified.

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 (LDP) policies and planning guidance.

## **HISTORICAL ORIGINS AND DEVELOPMENT**

In the nineteenth century, development to the south of Edinburgh met an increasing demand for high-quality houses with private gardens, at a much lower density than in the New Town, and this type of housing progressed steadily southwards until the end of the century. A major factor that stimulated this development to the south of the city was the construction of the new southern approach. This had begun in the late eighteenth century with the completion of South Bridge, in 1788. By 1795, it had been proposed to continue this road south to open up more ground for house feuing, and by 1806 the road (as Minto Street) had reached the southern boundary of the Newington Estate at Mayfield Loan (now West and East Mayfield). This was still a service road for the new development, but, in about 1812, the broad avenue of Minto Street was continued southwards as a major new turnpike road, connecting to the existing network at the present Gilmerton Road and Liberton Road. The impressively

wide new road became one of the principal approaches from the south. The expansion into the area was also facilitated by an improved transport links. In 1871, horse-drawn trams were introduced and the railway which had a station at Newington, was opened in 1884.

The ground covered by the Craigmillar Park Conservation Area was open farmland until the 1850s. The northern section of the Conservation Area formed part of the lands of Mayfield, immediately to the south of the Newington Estate, originally feued from the Burgh Muir in the sixteenth century. The central and southern sections, to the south of the Pow Burn, were part of the lands of the Gilmours of Craigmillar and Liberton.

The western half of the original Mayfield Estate forms the northern section of the conservation area. Mayfield, also called Newlands, was an estate of 16 acres created in 1704 by Walter Porterfield, surgeon and burgess of Edinburgh. Duncan McLaren, Lord Provost of Edinburgh (1851-1854) and MP for Edinburgh (1865-81), acquired the estate in 1863. McLaren feued the estate for villa and terraced housing to a plan by David Cousin, although only two terraces on the east side of Mayfield Gardens were built to Cousin's plan. By the time of McLaren's death, in 1886, the lands of Mayfield were almost entirely built over. Bright's Crescent was named for his brother-in-law, John Bright MP, Glenorchy Terrace was named for his ancestral home; and Moston Terrace for his property in Cheshire.

In 1872, encouraged by the success of the feuing of Mayfield, Sir Robert Gordon-Gilmour began to feu out Craigmillar Park, as East and West Craigmillar Parks. The existing Dumfries and Carlisle road, that separated the two, was named Craigmillar Park. The Post Office Directory plan for 1873 shows as 'feuing ground' a network of proposed streets, including a crescent-shaped communal garden area to the east of the main road. Villas are shown already in place on Craigmillar Park. The Directory of 1877 also shows the more geometric terraced proposals, in which David Cousin was involved.

Gilmour's East Craigmillar Park scheme was slow to feu behind the main road, and a significant change in land use occurred when Gilmour leased all the remaining unfeued land in 1895 to form a 9-hole golf course.

### **Craigmillar Park Golf Course**

Craigmillar Park Golf Course opened for play in February 1895. It was a time of rapid growth in golf, particularly for the increasing number of fellow workers across the city who made up golf teams, but who did not have a course on which to play. Craigmillar Park's course was advertised as being within a three minute walk of the Craigmillar Park tram terminus and of Newington Suburban Station. The course was about a mile long, and had been laid out by a Mr Day of Musselburgh. At a meeting of the club committee, in January 1895, it was announced that about 50 ladies and gentlemen had been admitted members. The club was unusual, for the time, in having no restrictions on membership and was open to women players from the outset. The membership continued to grow and resulted in the need for a clubhouse, which was opened on 5 October 1895. The Arts and Crafts style clubhouse was designed by Alexander Lorne Campbell (1871-1944), a founding member of the Craigmillar Park Golf Club and brother of the Club's President, Archibald Campbell. In 1904, Gilmour's

agents renewed feuing on Lady Road leading to the loss of one of the fairways, and Craigmillar Park Golf Club moved to a new site on Blackford Hill. The pavilion was sold to the Edinburgh Northern Hockey Club, but was also used by other sports clubs. The pavilion is a rare example of a late nineteenth century small scale former golf clubhouse. In October 2015, listed building consent was granted for the relocation of the clubhouse to a new landscape setting within the field following the granting of planning permission for the erection of 10 dwelling houses in the field. The exterior of the pavilion has been partially restored.

Gilmour abandoned the 1873 feuing plan for East Craigmillar Park, and developed the land for a completely different purpose. In 1905, a new system of teacher training was proposed and a campaign began to build colleges at Edinburgh, Glasgow, Dundee and Aberdeen. This resulted in the establishment of Moray House College of Education. The need to provide halls of residence for women students was recognised, and Gilmour's land at East Craigmillar Park was purchased for this purpose in 1913 by the Edinburgh Association for the Provision of Hostels for Women Students, a consortium of four education bodies with support from the Government and the Carnegie Trust. The architect, Alan Keith Robertson (1881-925), architect to the Scottish Education Department, obtained the contract. Through his partnership with Thomas Aikman Swan, one of Sir Robert Lorimer's assistants, Robertson will have been well aware of the work by other Lorimer assistants at Canadian universities and this seems to have been a major influence on Robertson. The Lorimer-style Arts and Crafts student residence blocks grouped round a grassed quadrangle were first occupied in session 1916-17. This very North American campus layout was unknown in Scotland, and these were the first purpose built residences developed exclusively for women students in Scotland. In June 1928 two further buildings were completed in accordance with the original scheme on the south side of the quadrangle by Robertson's successor Frank Wood. The advent of central heating however meant that most of the chimneyheads were omitted. In 1939, the hostels and grounds were taken over by the War Department and acted as a prisoner of war camp for German naval officers. They reopened as hostels in October 1945. They continued to function as student residences until their conversion into private apartments in 2004.

The southern section of Gilmour's housing development was designed to have a high-level crescent above the main road and separated from it by a communal garden. This crescent, originally called South Craigmillar Park (and later Gordon Terrace), has some fine and substantial red-sandstone villas dating from the closing years of the nineteenth century.

There was little change in the overall form of the Conservation Area during the twentieth century. However, the development of the Cameron Toll shopping centre and the University's King's Buildings complex, in the immediate vicinity, resulted in increased traffic levels. The street of houses at Cameron March to the south-west of the Conservation Area dates from 1991.



## **Craigmillar Park College and St Margaret's Ladies College**

The Education Act (Scotland 1872) made secondary education up to 14 compulsory for all. Although women's attendance at university was now possible, degrees for women only came in the 1890s.

In response to the pressure for girls' schools, two schools were established in the Conservation Area. The first advert for Madame Muriset's Craigmillar Park College, a high class private boarding and day school for girls of all ages, in premises at 6 Crawford Road appeared in 1890. Madame Muriset was assisted by a large staff of masters and lady teachers and the college offered classes in languages, music, art, dancing, English, Geography, Nature Study, Arithmetic, Geometry and Algebra, and emphasised outdoor pursuits: 'Besides Garden Games, Tennis and Netball, the college is close to Blackford Hill and Arthur's Seat, where the boarders are taken during the week, as well as for other country walks. They may also enjoy a day's skating, etc. Arrangements may be made for swimming and riding lessons.' The College pupils took an active part in the community organising concerts and collections for Boer War widows and orphans. Madame Muriset retired in 1932, by which time the college was also accepting 'little boys', and, in December of that year, three generations of girls who 'had come under her able tuition' came together at Craigmillar Park Church Hall to thank her for the 'sound educational grounding which had stood them in good stead in the years that followed.'

The second, and more significant, was St Margaret's School for Girls (originally St Margaret's Ladies College), also founded in 1890. The original house in East Suffolk Road and its identical sister-school in Egypt Terrace (later Cluny Drive) in Morningside were built by James Buchanan, who had identified the fast-growing suburbs of Newington and Morningside as suitable areas for establishing schools for the successful education of able and less academic girls. His architect James Pearson, produced schools with classrooms on the ground floor with staircases at both ends and a large assembly hall above, and both sat in large playgrounds. Buchanan's insurance against the project failing was that the houses could readily be converting into pairs of desirable semi-detached houses for which there was a good market.

Both schools were a short walk from stations on the new district railway and this meant that pupils and staff could easily transfer to the other school for particular lessons or for organised sports and games. After the golf course moved to Blackford Hill the pavilion was sold to the Northern Hockey Club and two hockey pitches were laid out for weekend games and rugby - St Margaret's was able to lease the pitches for weekdays. They already had a tennis court, and there were public courts in Crawford Road.

The school's success led to steady expansion in property acquired in the adjacent streets for boarding accommodation and specialist teaching, in the process taking over most of the other private schools in south Edinburgh - Cranley, St Denis, Grange Home, St Hillary's.

The first major addition to the school was Ormidale, a large nineteenth century villa (circa 1897), with a prominent three-stage entrance tower to the left of the main

elevation. It sits on a corner site on the north side of East Suffolk Road with substantial grounds which could accommodate tennis courts. It was acquired by the school in 1937 and named St Margaret's. Later alterations were needed to integrate it into the school. James Anderson owned a large chemical manufactory in Leith and the house was originally built for his retirement. Anderson is perhaps the archetypal successful industrialist and self-made man of substance who retired to a mansion designed for him in the leafy southern suburbs, occupied then largely by affluent professionals. Other houses commissioned by lesser Edinburgh merchants were subsequently built in Gilmour's later feuing around Gordon Terrace.

### **Craigmillar Park Bowling Club**

The site of the Craigmillar Park Bowling Club on Gilmour Road had been left as an open space when the houses in Gilmour Road were built. In 1903, Colonel Gilmour, granted a lease for the use of the site as a bowling green. Rapid process was made in laying out the green and building the clubhouse and the club was officially opened on 11 June 1904. The green and clubhouse are a visual asset to the area, whereas the 1885 Waverley Tennis Squash and Sports Club at 22 Suffolk Road is largely hidden.

### **Will Fyffe**

The area also has associations with Will Fyffe (1885 –1947), the famed Scottish music hall artist and character actor. Fyffe who was born in Dundee, wrote '*I belong to Glasgow*', and died after falling from a hotel window in St Andrews. He had a home in Craigmillar Park at Taybank, 17 Suffolk Road.

### **Royal Blind School**

The former Royal Blind School at West Savile Road/Craigmillar Park dates from 1874 and was one of the earliest developments in the area. The School was founded in 1835 by Mr James Gall, an Edinburgh printer, to provide specialised educational support. The school then grew in 1875 from the amalgamation of the educational unit of the Royal Blind Asylum. The Board of Royal Blind took the decision to consolidate their campuses at Canaan Lane, and the Craigmillar Park campus closed in June 2014. Consent was granted in July 2019 for the demolition of later additions to the school and the conversion of the original school building and lodge into 21 residential units, plus the lodge and 27 new builds, totalling 49 units.

## **STRUCTURE**

The southern boundary of the Conservation Area forms a visual edge between the planned urban area of stone-built Georgian and Victorian houses and the mixture of modern suburbs and semi-rural (and now commercial) development to the south. This city gateway feature is clearest at the junction of Lady Road with Craigmillar Park, and is an important element of the Conservation Area.

Craigmillar Park, Liberton Road, Lady Road, Esslemont Road and Mayfield Road are busy main routes, which contrast with the much quieter adjoining residential side streets.

The area lying to the east of Craigmillar Park is primarily comprised of Victorian semi-detached buildings on substantial plots. Adjacent to these are the former Halls of Residence sited in a substantial landscape setting with views across to Arthur's Seat. The former Craigmillar Park Free Church provides a landmark building within this area. Terraced properties are more prevalent in the area to the west of Craigmillar Park.

Craigmillar Park, which forms the spine of the Conservation Area, is lined with substantial buildings, set back from the road, with mature gardens. Gordon Terrace is set on a steep wooded embankment rising away from Liberton Brae and is developed with sizeable Victorian and Edwardian buildings on large plots on its west side only. The east side is open and gives clear views to the east and south. The views to the west are closed by the King's Building campus of Edinburgh University.

The area enjoys a fairly low density, with a mixture of detached, semi-detached and terraced mainly Victorian stone houses. The open character of the area affords fine views outwards towards Arthur's Seat, and Blackford Hill.

## **KEY ELEMENTS**

### **Townscape**

There is a distinct pattern of detached, semi-detached and terraced mainly Victorian houses oriented towards the street frontages, set within significant gardens. Consistency is provided by the very regular building lines, with all properties set back behind a front garden. The mature gardens soften the stone buildings and create an open landscaped structure which characterises the Conservation Area. The properties also have significant rear gardens.

The detached properties on the east side of Craigmillar Park, Gordon Terrace and the south side of West Mayfield, in particular, are very low density with large back gardens. Some of the largest villas have their original coach houses, particularly along the main road. Most of the roads and building lines are linear, but this is punctuated by the crescents at Crawford Road and Bright's Crescent.

The former residence halls/playing field off East Suffolk Road/ Crawford Road forms a peaceful backwater consisting of five former residence halls arranged around a large quadrangle with striking views to Arthur's Seat and Craigmillar Castle. A major component of the special character of the building complex is its sheltered rural setting and the high quality of views into and out of the site. Newington cemetery, lying just over the north eastern boundary of the Conservation Area, increases the open landscaped feeling in this area.

At the southern end of the Conservation Area, development on the side streets south of Hallhead Road is of more mixed form, with a number of more recent, but still

substantial, houses. Gordon Terrace has some very large Victorian villas in spacious grounds. They are sheltered from the traffic noise by a strip of dense vegetation that slopes steeply between Gordon Terrace and Liberton Road. This strip forms a narrow, private, linear park with paths through it and gated entrances from Gordon Terrace and Liberton Road. The long stone retaining wall to the bank of the park along Liberton Road is a distinctive feature. Gordon Terrace is the only part of the area that is on a slight hill.

The building lines are consistently set back, with good sized, mature gardens with many trees and shrubs. The relationship of the open spaces, trees and characterful buildings create a high quality of urban design, making it one of the most attractive entrances into the city. Externally, most of the buildings have changed little since they were constructed, solidly built of stone and slate, with many rich features characteristic of Victorian buildings, including distinctive low stone walls, making the buildings within gardens readily visible.

The area is characterised by the consistent and unspoiled quality of the Victorian buildings and the important relationship of the buildings, trees, gardens and open spaces. Victorian detailing contributes to the street picture, establishing a pleasing rhythm of bay windows, chimney stacks, original dormers and prominent doorway features.

### **Architectural Character**

The architectural character of the area is predominantly solid Victorian, with grey sandstone walls and slate roofs. There is some limited use of red sandstone (available from Dumfries from the 1880s as a result of new railway links), mainly in Gordon Terrace and East Suffolk Road church. The high quality stone-built architecture of limited height provides homogeneity through building lines, heights and massing. The predominant use of traditional building materials: local sandstone for buildings and boundary walls and Scots slate for roofs provides a significant degree of uniformity. Low stone boundary walls define the physical seclusion of the villas.

The buildings are relatively plain compared to many more ornamented Victorian buildings, but there are notable features such as decorated stone entranceways, cast iron balconies, finials, balustrades, dormers and bay windows. Some of the grander detached houses and terraces on Craigmillar Park and Gordon Terrace incorporate turrets, Italianate towers and crow step gables.

The strong and regular pattern of the buildings along street blocks is complemented by the regular rhythm of solid chimneys, doorways, bay windows, dormers and roof details.

Windows tend to be very large, with a vertical emphasis, typically wooden sash and case. The slate roofs are pitched, often with gables over the windows. The substantial chimneys are characteristic of this period of building, when fires in each room were the main form of heating. The architectural character is generally uniform, with buildings of two and three storey. The front gardens are enclosed with low walls, with high walls at the sides and rear. Many original iron railings were removed during the

Second World War and in some places have been replaced by wooden fencing or non-standard railings which are not of traditional materials or to scale.

The only significant tenements are a short stretch on Mayfield Road, incorporating a parade of shops, and a longer row on the south side of Mentone Terrace.

The three churches within the Conservation Area form solid landmarks. The corner location and substantial spire of Mayfield Salisbury Church is a major feature marking the northwest corner of the Conservation Area.

A number of buildings within the conservation area are included on the statutory list of buildings of historic or architectural interest:

- 2-28 (even numbers) Moston Terrace and 13 Bright's Crescent (Category: C). A two storey and attic, 29 bay, near symmetrical terrace of houses, which dates from circa 1880. The highly eclectic range of details, including shouldered-arched doorways with contrasting colonettes and panelled doors, fish-scale slates and scalloped flashings, and decorative carved cornices to the ground floor windows.
- Mayfield Salisbury Church, including Church Hall, Mayfield Road and West Mayfield (Category B). A Gothic church by Hippolyte J Blanc, dating from 1876-1879. The 48 metre high spire was added in 1894 and is a local landmark.
- 18 West Mayfield, former Manse to Mayfield Salisbury Church (Category B). An asymmetrical two storey and basement Gothic style house with a single storey wing, which is now used for a variety of church purposes. Designed by Hippolyte J Blanc and dates from 1876, with modern alterations.
- 20 and 20A West Mayfield, Mayfield House (Category C). A two storey symmetrical classical house, which dates from circa 1870. The southern section of West Mayfield was largely designed in the 1870s by W Hamilton Beattie and J C Hay.
- 21 West Mayfield (Category C). A two storey, symmetrical classical house with single storey wings' which dates from circa 1870 with twentieth century alterations.
- 10 Mayfield Gardens (Category C). A two storey and basement house dating from circa 1870 with classical details and modern additions on a corner site.
- 17-21 (Odd numbers) Crawford Road (Category C). A late nineteenth century. two storey and attic, seven bay near symmetrical, classical terrace of three houses. Very similar in character and detail to Nos 7-9 Granby Road. Unusual triple house arrangement, with good quality decorative detail.

- Royal Blind School and Gate Lodge, West Savile Road and Craigmillar Park (Category C). The former Royal Blind School was built as a Female Blind Asylum, was designed by Charles Leadbetter and dates from 1874. Three storey and attic, French-style with central entrance tower and flanking wings.
- Craigmillar Park Church (formerly Mayfield Church) including War Memorial, Craigmillar Park (Category B). A cruciform-plan Gothic church (1878) with hall (1899) adjoining to north.
- 19 Craigmillar Park, large villa with central tower (Category C), wide cast iron balconies and fine carved detailing at the entrance. Modern extension at rear.
- Former Club House, Crawford Road (Category C), now relocated and rotated within the public open space to the south of the new houses. A single storey, five bay, rectangular-plan, Arts and Crafts style former sports pavilion by Alexander Lorne Campbell, and dating from 1895. This is the first recorded building by the prominent architect.
- Former Craigmillar Park Free Church, East Suffolk Road (Category: B). Perpendicular Gothic church dating from 1898. A red sandstone perpendicular Gothic church, by Sydney Mitchell & Wilson, with an incomplete tower, but which is complemented by an adjoining octagonal hall, positioned to close the vista at the end of East Suffolk Road. The memorial stone of the church was laid by the Rev Dr Whyte, the Moderator of the Free Church Assembly, in May 1898. The congregation had previously worshipped in the Free Tron, Chambers Street, and at East Suffolk Road they initially met in the upper hall of St Margaret's school. The building was later acquired and used by St Margaret's School and an upper floor was inserted at the gallery level. It has been in use as the Iqra Academy since the closure of the school in 2011.
- 6 East Suffolk Road (Lodge) and 1-13 (Inclusive numbers) and 20-22 (inclusive numbers) East Suffolk Park (Category B). A symmetrically arranged group of five Arts and Crafts Lorimer-style residence blocks around a spacious rectangular green. The former Halls of residence date from 1914. Their character and setting are unique in Scotland, but have clear echoes in the campuses of the Canadian universities of Alberta and McGill. They are notable for their Arts and Crafts style and the formal arrangement around an open green. The substantial landscape setting is a major component of the special character of the building complex. In 2004, the halls of residence were converted for residential accommodation.
- 7 and 8 Gilmour Road (Category C). A late nineteenth century two storey symmetrical pair of classical houses.

- 7 and 9 Granby Road (Category C). A late nineteenth century two storey symmetrical pair of classical houses. Facing and similar in design to Nos 8-10 Granby Road.
- 8 and 10 Granby Road (Category C). A late nineteenth century two storey symmetrical pair of houses with classical details.
- 50, 50A and 52 Craigmillar Park (Category C). A late nineteenth century two storey and attic, four bay asymmetrical house with baronial and classical detailing.
- 10 and 12 Lygon Road (Category C). A four bay pair of symmetrical houses with baronial detailing.
- 1-5 (inclusive numbers) Gordon Terrace (Category C). A late nineteenth century two storey and attic, 12 bay asymmetrical terrace with baronial detailing. Slightly bull faced, coursed cream sandstone with red sandstone ashlar dressings.
- 169 Mayfield Road and 43 Esslemont Road (Category B). A two storey and attic, three-bay rectangular plan house. Squared and snecked sandstone with polished ashlar dressings. A rare domestic work by H E Clifford, dating from 1911 for Mrs Margaret Huison Russell (Lamont-Campbell).
- 21 Hallhead Road, Rankine House (Category B). A two storey near T-plan Arts and Crafts house. Squared and snecked rubble with polished ashlar dressings and some brick window surrounds. Eaves course; irregular quoins and margins. Designed by Arthur Balfour Paul and built for Miss Jean Rankine Brown in 1923.
- 9 Gordon Terrace, Netherbrae (Category B). A two storey nearly rectangular-plan freestyle house. Squared and snecked red sandstone with polished ashlar dressings. West Coast materials and details predominate in this 1897 house by W N Thomson of Leith for Henry Duncan Christie.
- 10 and 10A Gordon Terrace, Cademuir (Category B). A two storey irregular plan freestyle house with classical details. Squared and snecked red sandstone with polished ashlar dressings. Designed by W N Thomson of Leith and built in 1901 for W B Lindsay Esq, coal and iron merchant of Leith.
- 1 Gordon Terrace, South Park (Category B). A late nineteenth century, two storey and attic, three bay house with classical details and three stage, central entrance tower.

## **Natural Heritage**

The buildings are set in substantial gardens which complement and soften the architecture. The feeling of spaciousness in the Conservation Area depends largely on the size of its gardens, and the small but significant green private open space formed by the quadrangle within the former halls of residence at East Suffolk Road.

The densely vegetated railway line (identified as a wildlife corridor in the Edinburgh Biodiversity Action Plan), which links to Newington Cemetery, forms the eastern boundary of the Conservation Area. They make an important contribution to the character and appearance of this part of the Conservation Area. The extensive green spaces with their mature landscape framework provide a pleasant open outlook at the ends of Suffolk Road /Crawfurd Road and views to the wider landscape. The most significant vista defining the character of this part of the Conservation Area is the view of Arthur's Seat from the quadrangle.

There are five narrow 'Nature Strips' bordering Granby, Suffolk and Gilmour Roads in the West Craigmillar Park area. The Craigmillar Park Association commissioned a conservation and biodiversity report and with support from the Council's Green Spaces Department, south side, a team of volunteers is now progressively following the report's recommendations. The overgrown laurel bushes are being removed or substantially reduced and bulbs and native trees are being planted. There has already been a significant improvement in appearance – and in public safety.

Trees and shrubs encourage wildlife, provide shelter and serve as barriers to noise and pollution. The varied planting, trees, shrubs, hedges and flowers, within the gardens also contribute significantly to the character of the area. Mature trees make a particularly significant contribution to the landscape framework and are an important part of the diversity of wildlife habitats. There are significant tree belts along the eastern section of Suffolk Road.

The Craigmillar Park Bowling Club forms an attractive open space on Gilmour Road but is essentially private land. Public open space is severely limited - at the southern tip of the area, in the angle of Liberton Road and Mayfield Road, there is a small park through which the Braid Burn runs.

## **Activities and Uses**

Although the area is predominantly residential, it is punctuated by several other uses: a veterinarian surgery on Mayfield Road; the Waverley Lawn Tennis and Squash Club, which was established in 1885; the bowling club on Gilmour Road; and the hotel at the south end of Craigmillar Park. The area has two small parades of shops on Craigmillar Park, which were originally associated with the former railway station, and on Mayfield Road. Many of the properties, principally along the main roads, have been converted into hotels or guest houses. St. Margaret's School, which opened in East Suffolk Road in 1890, had expanded over the years along the former residential properties on East Suffolk Road and had occupied the Craigmillar Park Free Church. In 2002, the school constructed a modern building on former garden ground on East Suffolk Road. The school closed in 2011 and the East Suffolk Road property was converted to a care home with the church used as the Iqra Academy.



Most of the buildings within the Conservation Area were built as single family dwellings. This predominant use remains, but many of the buildings have been subdivided into flats because the original houses were very large. Often this has not meant any physical change to the external appearance of the properties, with the exception of outside staircases providing access to the upper properties.

However, the propensity is towards residential use with the conversion of the Royal Blind School and the Suffolk Halls to apartments.

The Conservation Area is well served by the numerous bus routes along Craigmillar Park with smaller numbers on Mayfield Road, Dalkeith Road and Lady Road/Esslemont Road.

The Cameron Toll shopping mall is a district centre bringing traffic through the area, although its award-winning design, by Michael Laird, and setting within the land contours and dense planting mean it is unobtrusive, when viewed from the Conservation Area.

## **MANAGEMENT**

### **Legislation, policies and guidance**

#### **Conservation Areas**

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

Special attention must be paid to the character and appearance of the Conservation Area when planning controls are being exercised. Conservation Area status brings a number of special controls:

- The demolition of unlisted buildings requires Conservation Area Consent;
- Some permitted development rights, which allow improvements or alterations to the external appearance of dwelling houses and flatted dwellings, 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 assessing applications for development within Conservation Areas.

Alterations to windows are also controlled in Conservation Areas in terms of the Council's guidelines. Specifically, PVC windows are not permitted.

## Listed buildings

A significant number of buildings within the 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.

## Planning guidance

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

- Guidance for Householders;
- Guidance for Businesses;
- Listed Buildings and Conservation Areas;
- Developer contributions and affordable housing;
- Edinburgh Design guidance;
- Communications Infrastructure; and
- 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 dwelling houses and flats. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals.

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

- 7      The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure;
- 38     water undertakings;
- 39     development by gas suppliers; and
- 40     development by electricity undertakers.

## **Trees**

Public and private mature trees contribute to the character of the Conservation Area. Larger trees are also complementary to the scale of Craigmillar Park's wide streets and large villa grounds.

Trees within Conservation Areas are covered by the Town and Country Planning (Scotland) Act 1997 as amended by the Planning Act 2006. This Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 75mm at a point 1.5m above ground level. The planning authority must be given six weeks' notice of the intention to uproot, fell or lop trees. Failure to give notice will render the person liable to the same penalties as for contravention of a Tree Preservation Order (TPO).

Tree Preservation Orders are made under planning legislation to protect individual and groups of trees considered important for amenity or because of their cultural or historic interest. When assessing amenity, the importance of trees as wildlife habitats will be taken into consideration. There is a strong presumption against any form of development or change of use of land which is likely to damage or prejudice the future long term existence of trees covered by a Tree Preservation Order. The removal of trees for arboriculture reasons will not imply that the space created by their removal can be used for development.

Appropriate planting is encouraged in areas which have lost a substantial number of large trees or would benefit from such planting, particularly on corner sites where large trees could easily be accommodated. Tree maintenance which preserves the scale, character and outline of the tree will be promoted. Replacement trees should be selected to form appropriate settings for individual houses and contribute to an integrating framework for the whole area. Framework trees should be substantial, long lived, hardy, and interesting in form. They should be in scale with and provide a setting for the buildings.

*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 Craigmillar Park Conservation Area**

The richness of Craigmillar Park'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 Craigmillar Park 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 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 Craigmillar Park.

## **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. 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 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 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 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.

The unsympathetic subdivision of garden grounds can erode the quality of a building's form and proportion, and the historic relationship between buildings.

## **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.

### **Streetscape**

Careful consideration needs to be given to floorscape which is an essential part of the overall appreciation of Craigmillar Park'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.

### **High Buildings**

Craigmillar Park has generally consistent heights 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.

### **Repair, Maintenance and Alterations**

The character of the Conservation Area is maintained through regular maintenance of the built fabric in appropriate quality materials. Alterations must maintain the character

and appearance. The reinstatement of boundary enclosures to the original pattern would benefit the overall architectural character of the area.

### **Biodiversity**

Measures to enhance biodiversity within open spaces are encouraged. Opportunities may be constrained by the limited open space available but the ongoing work in the Nature Strips, referred to above, should continue to encourage biodiversity.

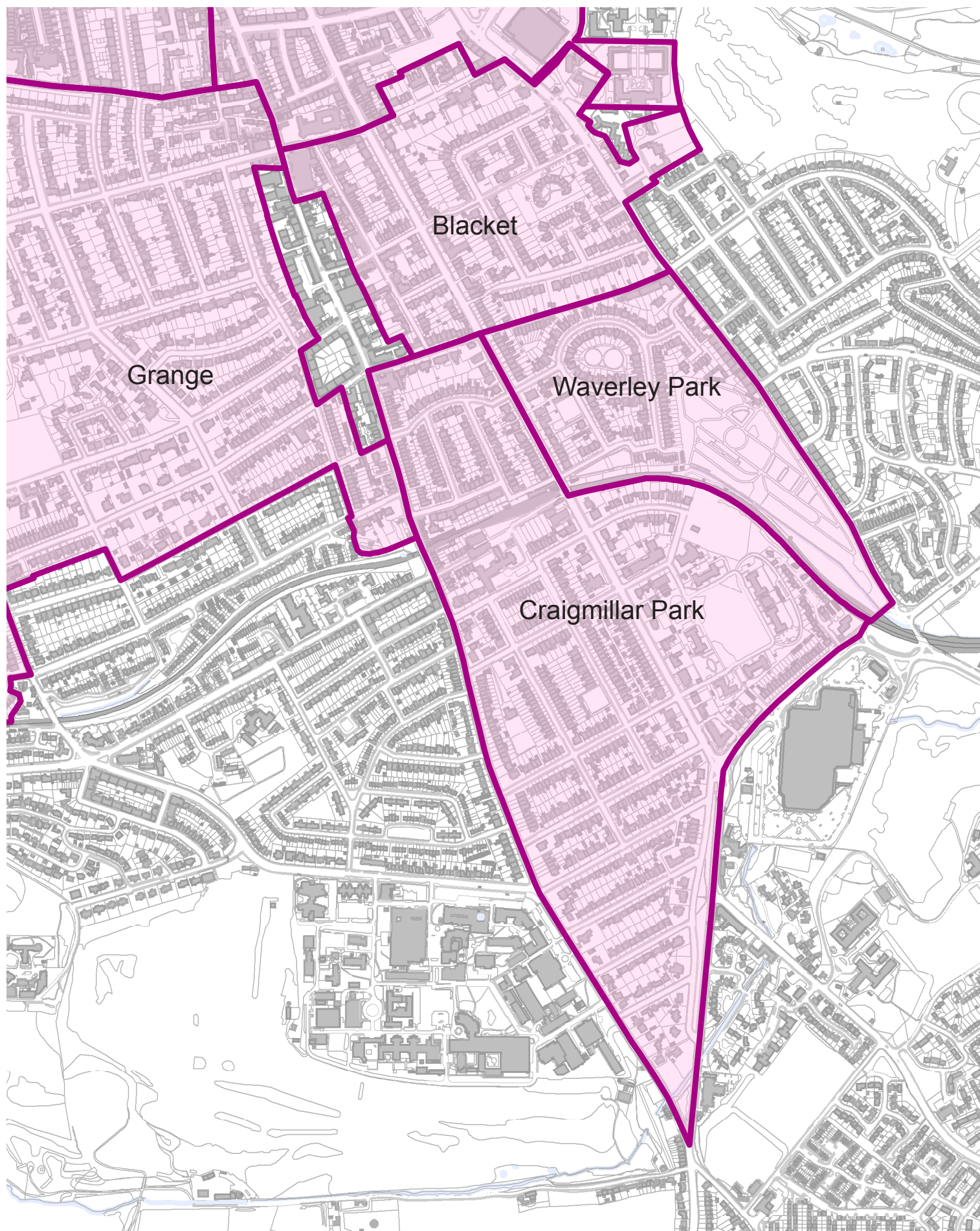
### **Redevelopment and Changes to Building Tenure**

Even where externally buildings may not alter greatly, changes in the property market affect the uses to which buildings are put, and these can affect the character and setting of buildings. The commercial market for small hotels continues to be challenging and some have reverted to sub-divided dwellings. These additions to the housing market can be welcome, providing they do not impinge adversely on traditional villa areas with unsympathetic additions and infilling. Another trend has seen some loss of normal family housing to specialised housing uses such as student accommodation, HMOs and short term lets. Changes in the housing market have to be managed carefully if the character of the Conservation Area and its social diversity are not to be damaged.

### **Signage**

The large number of guest houses and hotels, especially on the main road, have resulted in a significant number of signs. Signage, including public signage, should be controlled so that it does not adversely affect the character of the Conservation Area. However, little progress, if any, has been made.





Craigmillar Park & neighbouring conservation areas