

# Planning Committee

2.00pm, Wednesday, 2 September 2020

## Colinton Conservation Area Character Appraisal Review

<b>Executive/routine Wards</b>	Executive Fairmilehead/Colinton, Pentland Hills and Fountainbridge/Craiglockhart
<b>Council Commitments</b>	<a href="#">15</a>

### 1. Recommendations

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- 1.1 It is recommended that Committee approves the revised Colinton Conservation Area Character Appraisal.

**Paul Lawrence**

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## Colinton Conservation Area Character Appraisal Review

### 2. Executive Summary

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- 2.1 On [22 August 2018](#), the Committee approved an updated programme of review of the existing conservation area character appraisals. This report presents the revised Colinton Conservation Area Character Appraisal (CACA). The revised appraisal has been the subject of consultation.

### 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 The City of Edinburgh Council completed character appraisals for all the conservation areas in Edinburgh between 1998 and 2007. More recently, appraisals have been approved as part of the designation process for new conservation areas. Since 2013, a more interactive format has been used for the review of conservation area character appraisals.
- 3.3 A ranking system was used to prioritise reviews of conservation areas on the basis of their relative need for an updated appraisal. The appraisals for Inverleith, Grange, Portobello, Leith, Queensferry and the Old and New Town Conservation Areas were completed in the new format.
- 3.4 On 22 August 2018, 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.
- 3.5 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.

## 4. Main report

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- 4.1 This report presents the revised Colinton CACA, which was approved as a priority by Committee on 22 August 2018. The appraisal has been the subject of consultation.
- 4.2 The Colinton Conservation Area was originally designated in October 1977 and the first character appraisal for the area was approved in 1999.
- 4.3 The statutory definition of a conservation area is an ‘area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. The Historic Environment Scotland Policy Statement on the criteria for the designation of conservation areas specifies that it is the character or historic interest of an area created by individual buildings and open spaces, and their relationship one with the other which the legislation covering conservation areas seeks to preserve.
- 4.4 The principles of selection for designation as a conservation area include:
  - 4.4.1 areas of significant architectural or historic interest in terms of specific listed buildings; and
  - 4.4.2 areas of significant architectural or historic interest in terms of building groupings.
- 4.5 Colinton is one of the most historically and architecturally important parts of Edinburgh with a rich mixture of stages of development and a wealth of heritage interest.
- 4.6 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.
- 4.7 The revised character appraisal (Appendix 1) updates and refines the text of the original appraisal for its final publication as a digital document that will include images, photographs and interactive maps. The review involved the addition of a Management section.

### **Consultation**

- 4.8 The draft revised Colinton CACA was the subject of a consultation from 3 March 2020 to 31 March 2020. An on-line questionnaire was set up on the consultation hub to capture views on the draft appraisal and boundary changes and to encourage comments about how well it defines the special characteristics of the Conservation Area.
- 4.9 The consultation generated three responses. Appendix 2 lists the comments received. All respondents agreed with the contents of the draft revised appraisal. Where text has been added in response to comments, this is highlighted in yellow in Appendix 1.

## **5. Next Steps**

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- 5.1 Once approved, the Character Appraisal will be published online.

## **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 Colinton CACA was the subject of a consultation from 3 March 2020 to 31 March 2020. An on-line questionnaire was set up on the consultation hub to capture views on the draft appraisal and boundary changes, and to encourage comments about how well it defines the special characteristics of the Conservation Area.

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

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- 8.1 [Colinton Conservation Area Character Appraisal](#)

## **9. Appendices**

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- 9.1 Appendix 1 – Colinton Conservation Area Character Appraisal – final text version.
- 9.2 Appendix 2 - Consultation responses.

## **APPENDIX 1 - COLINTON CONSERVATION AREA CHARACTER APPRAISAL**

### **Location and Boundaries**

The Colinton Conservation Area is situated some 3¾ miles (6 km) to the southwest of the city centre on the suburban edge fringing the Pentland Hills. The topography is dominated by the steeply sided gorge of the Water of Leith, within which the village core is located. Later developments are restricted to the land above the gorge margins on the Hailes ridge to the north and the rising ground leading to the Pentland Hills, to the south.

The boundaries of the Conservation Area are irregular. In the east, the boundary includes the northern end of Redford Road and follows the estate margins of Merchiston Castle School, along Colinton Road, Paties Road, and Katesmill Road to the river. To the west the boundary extends to the city bypass; with Lanark Road, excluding the Hailes development, forming the north west boundary. The southern boundary is even less regular, but is generally marked by West Mill Road, Allermuir Road, West Carnethy Avenue, Carnethy Avenue and the southern end of Dreghorn Loan, adjoining Laverockdale House.

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

The Colinton Conservation Area was designated on 13 October 1977. The boundary was amended in November 1993 and extended in 2007 to include: 9-55 (odd nos.) Dreghorn Loan; the area of woodland to the north of Woodhall Road between Woodfield Park to the west and the western boundary of the Conservation Area to the east; 259, 265, 275, 287-301 (odd nos.) Colinton Road (Redford Barracks) and 305-311 (odd nos.) Colinton Road.

### **Statement of Significance**

Colinton has retained its original rural framework, despite the demands of the twentieth century. There is still a compact grouping around the church and the site of the old ford on the Water of Leith. Old estate patterns are still visible in the expansive policies of Merchiston Castle School, Redford Barracks and Dreghorn Barracks, and these provide broad areas of space, woods and trees that are a refuge for wildlife.

## **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 Colinton 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 DEVELOPMENT**

The character of present day Colinton has been shaped by hundreds of years of history. Early inhabitants were attracted to this area by a fording place over the Water of Leith at the foot of what is now Spylaw Street. In the eleventh century, added importance was given to the locality by the founding of the first church by Prince Ethelred, the son of Malcom Canmore and Queen Margaret, on the sheltered elbow of land adjoining the river. The settlement became known as Hailes, but by the beginning of the fourteenth century the name had been changed to Colbanestoun, probably after a man of stature called Colban who lived in the village; this was subsequently contracted over the years to Colinton.

Norman barons, began arriving in the twelfth century, bringing with them the feudal system. The lands of Hailes to the north of the Water of Leith became the first estate, and the Barony of Redhall to the south of the Dell was the second. James Foulis of Colinton was to become the most powerful baron. He acquired land all over the parish and built Colinton Castle, the ruins of which still tower over the headmaster's house at Merchiston Castle School. In time, the estate pattern was to include Woodhall, Dreghorn, Redford, Oxgangs, Bonaly, Fernielaw and Spylaw. Vestiges of the boundaries and enclosures of these can still be seen - a pillar at the foot of Fernielaw Avenue, remnants of hedgerow on the west side of Bonaly Road and on the south side of West Carnethy Avenue, and signs of enclosure at Woodhall.

By the end of the fourteenth century, mills for waulking cloth and grinding grain had been established along the Water of Leith and the marshes were drained for pasture. In 1650, life for everyone in Colinton was profoundly changed by the arrival of Cromwell and his troops, who took revenge on the Royalist Barons of Redhall and Colinton by plundering and burning their estate buildings, barns and fields. This precipitated the disintegration of the estate system in the area. The losses of Baron Colinton were so great that he had to sell parcels of land all over the parish, and new countryseats were established by the rich merchants and burgesses of Edinburgh.

The Statistical Account of Scotland (1797) describes Colinton as 'a parish of 5000 Scots acres, of mills, quarries, woods, plantations and enclosed lands, making it one of the most productive parts of the country. People found employment in farming and the mills where they ground flour and barley, manufactured paper, lint and tobacco, and waulked cloth'. In the eighteenth century, there were no fewer than 71 mills operating along a 10 mile stretch of the Water of Leith near Colinton – 14 producing flour, 14 milling corn, 12 barley, five snuff and four paper.

In 1838, the New Statistical Account noted that cultivation in the parish had been greatly improved, but there were considerable manufacturing changes. The distillery and the skinnery had disappeared, the magnesia factory was in ruins, and the mill for beating flax was not much used. The industrial use of steam was then superseding water power; and this may be the reason why

the mills were closing. However, many mills were still operating on the Water of Leith, some grinding grain and four making paper, while a new snuff mill was being built at the time of the New Statistical Account. These were the mills described in *Memories and Portraits* (1887) by Robert Louis Stevenson who, was a frequent visitor to his grandfather's Colinton manse. This he thought was a 'place in that time like no other' since amongst its many beauties was 'the smell of water rising from all around, with an added tang of paper mills'. At this time, Colinton was so well separated from Edinburgh that the village was even considered a summer holiday resort by Edinburgh families.

The population of Colinton in 1838 was given as 119, with agriculture as the main source of employment. There was a school, a post office and a library. The nearest public transport was the Lanark Coach.

in 1874, the Caledonian Railway Company opened a new spur line connecting Slateford and Balerno, with a station at Colinton. The new rail link altered the character of the area completely. It made it possible to live in Colinton and do business in Edinburgh. The fresh air and scenery attracted commuters, and the result was a steady growth in villa houses on Thorburn Road, Westgarth Avenue, Dreghorn Loan, Gillespie Road and Spylaw Bank Road. The high-level multi-arched Gillespie Bridge was built in 1874, to the west of the village, to carry the new main road linking the old community to the newer developments on the other side of the Water of Leith valley at Gillespie Road and beyond.

The eminent Scottish architects Sir Robert Rowand Anderson and Sir Robert Lorimer then began their close association with Colinton. Lorimer's work was influenced by the Arts and Crafts Movement and the Scottish vernacular tradition, the style of house design, which he developed in Colinton being characterised as the 'Colinton Manner'.

Colonel Trotter, the last laird of Colinton House, looked at this with a degree of disdain: 'The parish is now being overrun by the new rich from Edinburgh. Every road shows new sites being cleared for houses.' Most of the building for 'the new rich from Edinburgh' appears to have been in the manse glebe, although some took place on the south side of the river. Many of these were described as being 'old-English looking'.

## **The Twentieth Century**

Immediately after the First World War, a matter which had which had been causing concern to many people in the village came to a head. This was they threat, as they saw it, of being absorbed by Edinburgh. Those in favour of incorporating Colinton with Edinburgh argued that since the city already supplied public services such as water, sewage, gas and electricity, these would be more readily extended and more cheaply supplied if Colinton became part of Edinburgh. The same argument was used for other suburbs,

and when eventually in 1920 Edinburgh was granted a very large extension of its boundaries, Colinton was amalgamated with the Capital.

At the same time, high taxation had begun to hit the more prosperous professional classes. The result was that fewer people could afford the large villas that had been built in Colinton after the arrival of the railway, and development after 1919 tended to be of more modest houses. Available sites were rapidly filled by speculative builders.

Redford Barracks were built to alleviate cramped military accommodation at Edinburgh Castle. As the cavalry troops based in Edinburgh were also housed in poor conditions at Piershill, the decision was taken by the Government to build a new substantial complex incorporating barracks for both infantry and cavalry and including all the necessary associated buildings on the same site at Redford. Although on the same extensive site, the cavalry barracks (located to the east) and infantry barracks (located to the west) were administered separately.

Today, Colinton, with its array of independent shops and its attractive setting, continues to retain its 'village' feel.

## **OVERVIEW OF THE CHARACTER OF THE COLINTON CONSERVATION AREA**

Derived from landscape and architectural elements, there are three distinct thresholds to the Colinton Conservation Area: the western end of Gillespie Road, the eastern approach along Colinton Road from Firrhill, and the southern approach along Redford Road from the Dreghorn Link roundabout

Many of the existing road patterns follow the routes of the packhorse trails to the ford and are consequently narrow and unsuited to modern-day traffic. Many also reveal their rural origins in sinuous alignments, steep roadside banks, remnant hedgerow trees and stone walls. They also provide clear views to the Pentland Hills which nineteenth century developers respected. It was only after the arrival of the railway in 1874 that more formal geometric grid and plot layouts became predominant in some areas. Developers made wide streets, constructed substantial houses in generous plots, and retained existing trees and hedgerows. Colinton provides a high-quality environment both for its residents and for the many visitors who are attracted by its rural character and wooded riverside walks, particularly those along the Water of Leith.

## **CHARACTER ZONES**

The diverse nature of Colinton makes it difficult to consider as a whole, and for the detailed analysis it has been divided into six zones: Rural, Village, Villa, Suburban, Parkland and Redford Barracks.

## **THE RURAL ZONE**

### **Structure**

Natural features in this zone provide the rural framework and setting for the Conservation Area.

This zone comprises the woodland of the Dell of the Water of Leith, which flows through the centre of the Conservation Area and the open spaces of Spylaw Park. A small part lies to the south and includes the environs of Laverockdale House.

The qualities of this zone have been recognised by several important designations. The entire zone is an Area of Great Landscape Value (AGLV) and a key urban wildlife site. The Dell forms part of the Green Belt, and some groups of trees have Tree Preservation Order (TPO) status. There are several asserted public rights of way and important listed buildings

The zone is dominated by predominantly broadleaved woodland growing on the steep sides of the Dell. This creates a strong feeling of enclosure, interspersed with more open areas such as Spylaw Park and fields in the western area. The woodland forms an important habitat for wildlife.

The disused railway, tunnel and bridges, and old mill access roads, sunken between earth banks, such as West Mill Road run along the bottom of the Dell. Many of these routes are asserted public rights of way and the railway line now forms part of the Water of Leith Walkway. From these paths the serpentine river, its rapids, pools, weirs and old lades, can be glimpsed and heard. The Water of Leith Walkway with its links to Spylaw Park and the village provide excellent opportunities for recreational activity.

The disused railway tunnel has recently been transformed by the Colinton Tunnel Mural Project. The walls of the tunnel have been painted with murals, celebrating the industrial, social, artistic and literary history of the local community.

The southern part of the zone also exhibits a significant rural identity. The northern approach to Laverockdale House is through remnant hedgerow banks that overhang the old drove road. There are random rubble stone walls, the mature garden trees of Dunalastair House, and the bridge across the Bonaly Burn. Asserted rights of way and paths leading to the Bonaly Country Park and the hills also traverse this area

### **Key Elements**

The key landscape features of gorge, woodland, watercourses and fields are incorporated in the Dell, Dreghorn Woods, the Water of Leith, and Spylaw Park. There are prominent views to the Pentland Hills, across open fields with path systems providing riverside access.

Colinton Dell is a steep sided gorge that includes mature and ancient mixed woodland. Along the Dell there are historic remnants of the mills adjoining the river, and later structures associated with the railway dating from about 1870. Built of a variety of materials, though predominantly of rubble stonework, these tend to be in isolated small clusters within the woodland setting.

Kate's Mill on the south bank of the river, with the adjacent Redhall Mill, forms an interesting collection of low buildings. It was reputedly named after Kate Cant, wife of John Balfour who lived at Boag's Mill.

Spylaw Park lies between the river and the Walkway, and is an important recreational space, overlooked by villas on both sides of the valley. It was acquired by Midlothian County Council in 1911 for use as a public park and safe children's playground.

In 1773, James Gillespie built Spylaw House in Spylaw Park. The house is an impressive Georgian mansion and is attached to a former mill building, which dates from 1650 and is an early example of industrial architecture. The house is now converted into eight flats. James Gillespie (1726-1797) owned a snuff mill in Colinton, the produce of which was sold by his brother, John, from a shop on Edinburgh's High Street. He made a considerable fortune, which he left for the establishment of a free school, James Gillespie's.

The continuity of the woodland was severed at the turn of the century by the development of a large collection of mill buildings for paper and oats adjoining the Park, and on the southern slopes rising to Woodhall Road. Many of these have recently been demolished, exposing evidence of the original pattern of lades and watercourses.

Upper Spylaw Mill, tightly sited between the river and the old railway, demonstrates a combination of mill and railway architecture. The mill, of four storey rubble construction, has been developed into a dwelling without compromising the massive keep-like mill character. The later railway structures are of equally massive construction using coursed and dressed stone blocks. These are heavily rusticated, matching retaining walls elsewhere along the track, and complementing the fortified appearance of the mill.

As well as the railway's retaining walls, there are numerous small bridges built to permit access to the dwellings and mills. The major tunnel is stone-faced and brick-arched, and the Colinton 'high' bridge, has been recently widened for the second time. At the river there are weirs, sluices and lades, as well as the retaining walls lining the watercourse.

The southern part of this zone includes Laverockdale House, built in 1907 for J.A. Ivory by Sir Robert Lorimer. It is on three storeys in sandstone and roofed with Forfarshire slates. The garden originally laid out intricately as a herbarium, has since been modernised.

## **THE VILLAGE ZONE**

### **Structure**

The Village Zone is characterised a strong sense of identity and containment within a rural setting.

The Village Zone lies at the centre of the Conservation Area set in the sheltered basin of the Water of Leith between the river crossing by the parish church and Bridge Road to the south. It encompasses the ancient core of the settlement, derived from shelter, proximity to water, its focus for historic routes and the site of worship in earliest times.

Woodland walkways along the Dell, narrow paths between buildings, stairways and steep streets give it a rural character, and the ancient origins of the parish church near the site of the old ford contribute to its historic value.

Topographical enclosure of the village is accentuated by the mainly broadleaved woodland of the Dell and its steeply rising ground to the south containing residential properties with large garden trees, also predominately broadleaved.

### **Key Elements**

Key elements include:

- The views of the hills from the eastern section;
- High quality architecture exemplified by distinguished buildings such as Lorimer's Rustic Cottages, the Old Schoolhouse, the mill workers' and other small cottages in Spylaw Street, the Parish Church and the Episcopal Church;
- The predominant use of traditional building materials: stone, slate or clay tiles, harling, small astragalled windows;
- The stone retaining boundary and separating walls; and
- The uniform small scale of the buildings.

The plain single elliptical-arched Dell Road Bridge over the Water of Leith replaced the old ford at the bottom of Spylaw Street. It contributes significantly to the picturesque character of Colinton Dell and links the commercial and residential area of old Colinton to St Cuthbert's church. The original bridge would have been a narrow pedestrian bridge, and the width of the present bridge suggests a late eighteenth century date.

St Cuthbert's Parish Church was founded on this site circa 1095 by Prince Etheldred, a younger son of Malcolm III and Queen Margaret. It was probably

destroyed during the Earl of Hertford's invasion of 1544-5. A second church was built in the mid-seventeenth century, and this in turn was replaced in 1771 to the designs of Robert Weir (mason) and William Watters (wright). In 1837 some alterations were carried out by David Bryce, and the bell tower is attributed to him. In 1907-8 Sydney Mitchell reconstructed the church but retained Bryce's tower.

The plain Italianate exterior of the church is well suited to its picturesque setting in Colinton Dell. The unusual interior of the church is of particular interest and is more ornate than Church of Scotland interiors often are. All the fittings appear to be intact, and the workmanship is of very good quality, especially the carvings on the pulpit, lectern and communion table. The stained glass is also of notable quality, especially the three windows by William Wilson (1905-72).

The small lodge at the main gate to the churchyard is believed to have been an offertory house and may later have been used as a session house. The church hall which adjoins to the south-east dates from 1998. The churchyard is considerably older than the church with numerous important gravestones and monuments. The entrance is marked by a rare Scottish example of a lych gate. The large enclosed vault to James Gillespie of Spylaw, stands to the north of the church.

St Cuthbert's Manse was originally built in 1784 for the Rev Dr Walker and has been significantly altered over the decades. The Rev Lewis Balfour (1777-1860), was the minister at Colinton from 1824 until his death. Rev Balfour was the grandfather of Robert Louis Stevenson, who was a frequent visitor to the manse.

The statue of Robert Louis Stevenson as a boy with his dog, by Alan Beattie Herriot, outside Colinton Parish Church, was erected by the Colinton Community Conservation Trust. It was unveiled on 26 October 2013 by Ian Rankin, author of the Rebus books. Stevenson often stayed with his grandfather, Dr Lewis Balfour, the minister of Colinton Parish Church and based many of his poems in the Child's Garden of Verses on his boyhood in Colinton. The statue shows the author with two books, reflecting his habit of always having 'one to read, and one to write in'.

Spylaw Street has a diversity of building types, styles and periods, domestic and industrial. The most prominent architectural element is the stepped row of mill workers' cottages in white harl with red pantiled roofs, restored to their present appearance by the architects McGibbon and Ross. The street is successfully focussed at the lower end by a two-storey building, creating a sense of enclosure. The stairs and pathways, and the variety of walkway levels add character and interest to the area.

The stone, slate or clay tiles, harling and small astragalled windows used in many of the buildings, give the area both containment and architectural variety.

The views are generally contained within the Village by the surrounding wooded landform, the buildings along the steep streets and the sandstone retaining walls. There are, however, glimpses of the upper Village and the backdrop of the Pentland Hills through the gaps between the buildings and up the footpaths and steps.

The upper part of this zone also follows the contours and historic routes and is composed of the almost one-sided Bridge Road, the main thoroughfare and shopping area. Prominent at the high level is a two-storey shop. Further single-storey infill shops and stone tenement block of shops, flats and an inn complete the upper part, separated from the lower by the two converted lodges in an early nineteenth century classical style, the lower one being formerly part of the old smiddy. A recent artificial stone pharmacy building adjoins a pleasant open area at the top of Cuddie's Lane which forms a 'balcony', with views over the Dell, the Village and the villas to the north. The lower block of single-storey, flat roofed shops, terminate at the bottom corner with a stone-faced classically modelled former bank building (now a church). The early nineteenth century ashlar faced schoolhouse is the most significant building in this part of the Village.

Beyond the traffic lights at the top of Bridge Road the present-day service core of the Village extends to the east and south to encompass the recently restored Mackenzie's Cottage, Heather Cottage and Sir Robert Rowand Anderson's St. Cuthbert's Episcopal Church. In Thorburn Road the former primary school, built in the 1890s, is now a nursing home.

This area of the extended Village zone has a more open, spacious character, with views of the Pentland Hills. St Cuthbert's Episcopal Church on Westgarth Avenue contributes to this. It stands in attractive landscaped grounds on the west side of Westgarth Avenue. It dates from 1889 and was designed by Sir Robert Rowand Anderson. It is a Scots gothic style church with a three-stage, square-plan tower surmounted by a seventeenth century style lead-covered belfry. The site of the church was given by Robert Andrew McFie for the nominal feu duty of one peppercorn. The church opened in August 1889 and the lead belfry was added in 1894. The belfry is in a style that originated in Holland and was popular in seventeenth century Scotland. The church hall and link corridor were added in 1925 by A Lorne Campbell. In 1934 the nave was extended to the west by H.O. Tarbolton and Matthew M Ochterlony.

The Lady Rowand Anderson Memorial Cottage is an attractive and unusual building in a prominent position at the junction of Thorburn Road and Colinton Road. Lady Rowand Anderson died on 21 January 1921. She was the wife of Sir Robert Rowand Anderson, the eminent Edinburgh architect, who died in June of the same year. He made a bequest of £3000 for the building of this memorial cottage, which was to house the Colinton district nurse. The cottage is now part of the Aged Christian Friend Society Cottage Homes. Lady Anderson was involved in significant charity work in Colinton

On the north side of Colinton Road, the modern developments, apart from the former car showroom (now redeveloped for housing), are set behind high stone walls, and have preserved in their grounds some specimen cedar trees. The school and the Rustic Cottages, a picturesque group in an English vernacular style with large boat-shaped dormers by Robert Lorimer and dating from 1900, on the south side are of a much closer density and smaller scale than the adjacent villas constructed at about the same time.

The lime tree on the traffic island at the junction of Colinton Road and Redford Road. is a relatively recent replacement for the Sixpenny Tree, a Colinton historic natural landmark, that stood there before it. The original tree is said to have derived its name from its function as the meeting place for mill workers who met at the tree to pay their sixpence dues to the Paper Makers' Union. The new tree was planted maintain the tradition.

## **THE VILLA ZONE**

The Villa Zone is characterised by substantial buildings of varied appearance, sited individually in large walled gardens with abundant mature trees.

### **Structure**

This zone consists of the late nineteenth and early twentieth century domestic development of Colinton on the upper levels north and south of the river gorge above the Village core, generally following the contours of Gillespie Road and Woodhall Road. The zone includes a small area adjoining Lanark Road and includes one side of Redford Road near the junction with Redford Drive.

Substantial houses on generous feus, dell woodland, mature garden trees and stone walls give this area a feeling of tranquillity and privacy. Views of the Pentland Hills, and Corstorphine Hill, the Firth of Forth and the Fife Hills, provide a feeling of spaciousness. Historic pathways and hedgerows reinforce the countryside character, which exists throughout most of the zone.

### **Key Elements**

Key elements include:

- Substantial, detached houses of varied and high-quality architectural character, sited individually within large gardens and set behind high stone boundary walls with inserts of fencing and hedging;
- The low density form of development;
- Irregular feu shapes and sizes;
- The significant numbers of mature garden trees creating woodland effects in the vicinity of Spylaw Bank Road and parkland effects in Grant Avenue;

- The views to the Pentland Hills and the river valley;
- Consistency in the use of materials and form of building;
- The Dell woodland, mature garden trees and hedgerow remnants;
- The historic pathways and routes which combine with other characteristics to give a countryside character; and
- The general tranquillity and privacy.

## Landscape

Both parts of the zone contain an abundance of mature garden trees, predominately broad-leaved to the north, less densely spaced and with more conifers to the south. In the Spylaw Avenue, Park area and around Pentland Avenue, an attractive feature is the overhang of the large trees at junctions, creating a 'pergola' effect. The villas are set in variously sized and often randomly shaped feus, contained within stone rubble walls. Occasional hedge remnants and timber fences, reminders of the rural origins of the area, can be found to the east, by the historic footpaths and routes traversing the area.

Most of the properties and feus in this northern area benefit from fine views of the Pentland Hills to the south. The general impression is of houses and their policies set in open woodland.

The rising ground to the south from Woodhall Road contains the other main area of villa construction. Developed earlier than the northern area, the reminders of the rural origins are more frequent and noticeable. There remain many large trees at the boundary of the Dell and along the sinuous Woodhall Road, but these diminish in density and numbers toward the south, where the views of the hills are more noticeable. The overall effect is more of parkland, the feus being contained by a greater variety of walls, banking and hedgerows. Less infill in Grant Avenue, a greater diversity of house types and better house concealment contribute to the greater sense of spaciousness in the southern area.

Focused at the top by the old stone steading, Bonaly Road most strongly manifests the rural origins of the area. Bonaly Road and Woodhall Road are historic routes, the former retaining more remnant hedgerows and banking. The frequent views of the hills and the many unsurfaced roads tend to make this the most open, quiet and private part of the zone.

The south side of Lanark Road is strongly enclosed by high stone walls and the edge of the Dell woodland. The rural origins of the western side of Redford Road are reflected in its edge of trees and remnant hedgerows.

## Architecture

The zone contains a variety of buildings of different ages and types, reaching their highest aesthetic expression between 1880 and the beginning of the Great War, a period when Colinton attracted domestic and other works by the most prominent of Scottish architects. These included Sir Robert Rowand Anderson and Sir Robert Lorimer, who both adopted as a style and mode of construction their own individual interpretation of Scottish vernacular. These villas lie both to the north and south of the river. They overlook the valley and take advantage in their siting of the amenities of the historic Village core, the views, access to the countryside and the Pentland Hills, and the benefits of the communication routes.

Robert Rowand Anderson pioneered the earliest of this form of development in the 1880s on the south bank. In 1877, he built a double villa at 11 to 13 Woodhall Road, first as a country retreat and subsequently as his suburban home. In 1879, Anderson also built Thirlestane, originally called Torduff, on the corner of Barnshot Road and Allermuir, a steep-roofed crowstepped house in a Scottish Jacobean style followed. Anderson was also responsible in the 1880s for several other houses in Barnshot Road and nearby, where he adopted increasingly 'English' characteristics, such as applied timbering and infill rendering.

These villas, set in spacious plots and bounded by stone walls, set a precedent in terms of style for other developments in the 1890s. Robert Lorimer, a protégé of Anderson and subsequently his chief assistant, began to receive commissions for houses in the area. Lorimer's style derived from the Scottish Vernacular and the Arts and Crafts Movement. Lorimer built some 20 houses in this zone, using stone facings with harling, frequently on rubble stone structures, red 'Rosemary' tiles and 'cropped' gables. Examples of his work can be seen south of the river on Colinton Road in the Rustic Cottages, with their 'boat' dormers and again in a group of houses on Woodhall Road. His designs had a great influence on subsequent development and are a feature of many later houses by other architects, particularly to the north of the river.

Although Anderson and Lorimer set the character of the villa development in the Conservation Area, it is to the credit of their successors that the pattern did not greatly change and that the massing and volume of the buildings together with their siting, spacing and setting ensured that the 'grain' of the zone was maintained into the time of the Second World War. Only later did more compact terraced and semi-detached buildings disturb the sense of 'grain' in the zone, though not completely, as often the garden walling and roofing reflected those earlier, more generous buildings.

## **SUBURBAN ZONE**

### **Structure**

The suburban zone is situated in five separate locations:

- the environs of Hailes Approach towards the centre of the Conservation Area
- the small areas adjacent to Lanark Road, to the north
- Broomyknowe estate to the east
- the northern end of Redford Road and Dreghorn Loan, an old drove road to the ford from the south
- West Carnethy Avenue and the environs of Bonaly Steading to the west

This zone is typified by smaller feus, greater density and a more regular approach to the layout of the houses on their sites. The zone still reflects its rural origins, with remnant hedgerows, copses, stone boundary walls and outstanding views to the hills.

### **Key Elements**

Key elements include:

- Remnant hedgerows or copse in the Hailes Approach area, Broomyknowe, Dreghorn Loan and West Carnethy Avenue;
- Prominent views of the Pentland Hills and of Corstorphine Hill, the River Forth and the Fife hills;
- The stone boundary walls and hedgerows in Lanark Road and Dreghorn Loan, which emphasise the rural origins of the zone; and
- Principal building design features and materials include: brick and stone facings, harling, chimney stacks, bay windows and slate or red tile, moderate pitch roofs.

### **Landscape**

Remnants of hedgerows and copses of large old broadleaves can be found in the Hailes Approach area, Broomyknowe, Dreghorn Loan and West Carnethy Avenue. Sandstone walls, some with hedge inserts, are present only in Hailes Approach, Lanark Road, Broomyknowe and Dreghorn Loan. There is no major public open space in any part of the Suburban zone.

Landform makes Broomyknowe and West Carnethy Avenue more enclosed than the other areas. Large garden trees are present only in the Hailes Approach area, Lanark Road and Dreghorn Loan. West Carnethy Avenue, like other adjacent streets, is partly unsurfaced. This produces a more tranquil environment than other areas, where traffic movement and noise levels are more intrusive. Large garden trees are less evident in these areas.

## Architecture

Apart from the historic routes of Lanark Road, Redford Road and Dreghorn Loan, the new roads for the Suburban zone are laid out on a mainly geometric grid. The blocks formed by these roads are divided into variously sized feus, producing a relatively high density. There are a variety of styles and types of semi-detached, terraced and bungalow-type houses, some matching in scale and grandeur those of the earlier villa developments. A frequent feature of much of the development is the positioning of buildings towards the front of the site on a common building line. This presents a more uniform facade to the street and creates a barrier between the public and private elements of the feu.

These new buildings, except for those in Broomyknowe, follow the design characteristics of the Villa zone, using slate or red tile roofs and harling. Brick is more common than stone for facings and base courses. Timber framed gables; bay windows, lower pitch roofs and larger window openings are characteristic features. Harling predominates, sometimes with facings and detail, but more often without. Dormer windows of a variety of shapes and styles are popular as original features of these houses and as subsequent additions.

Broomyknowe is a modern, brick built, cul-de-sac development, which bears little relationship to the architecture of the rest of the Conservation Area.

Throughout the zone there are several distinguished buildings, both listed and unlisted, such as Hailes House, 1767, by Sir James Clerk. However, the setting of this building has been compromised by the housing estate within its curtilage. There are fine villas in Lanark Road, and in West Carnethy Avenue there is an imposing row of large, white harled, detached houses with red roof tiles.

## **THE PARKLAND ZONE**

### **Structure**

The zone comprises Merchiston Castle School and its extensive grounds lying in the east of the Conservation Area.

This zone, originally known as the Colinton Castle estate, is one of the largest remnants of the sixteenth century feudal estates of Colinton. The ruins of the castle, now a scheduled ancient monument, lie within the school grounds. Its southern boundary adjoins Colinton Road, an historic route and important threshold to the Conservation Area from the east.

Large open spaces, avenues of trees and views to the hills dominate this zone. This spaciousness and the tree-lined Colinton Road provide a high aesthetic quality to the eastern approach to the zone.

### **Key Elements**

Key elements include:

- Glimpsed views of imposing buildings and panoramic views to the Pentland Hills;
- The mature parkland trees and 'avenue' trees on Colinton Road; and
- The lodges, gatehouses, stone walls and iron railings on Colinton Road.

The lands were acquired by Merchiston Castle School in the late 1920s and were laid out so that the new buildings, mainly by architects W.J. Walker Todd and Norman Dick, related to the existing 1806 Colinton House on the western part of the site. Colinton House was built from a design by Thomas Harrison, adapted by architect Richard Crichton. Since the original school buildings were occupied, there have been numerous additions in the grounds to meet the needs of modern education and a rising roll. The greater part of the ground is, however, devoted to playing fields.

The fifteenth century Colinton Castle, was destroyed by Oliver Cromwell during his invasion of Scotland. Following repair, the castle was subsequently partially demolished by the artist Alexander Nasmyth to create a picturesque ruin.

The walled entrance and lodge on Colinton Road, the wide drive meandering through scattered mature broadleaves, and the spacious well-tended playing fields surrounding the imposing main building produce an impression of an eighteenth-century country house and its park, landscaped in the fashion of that time.

Although parts of these grounds have already been subject to development, the open parade grounds and playing fields of Redford Barracks opposite reinforce the general spaciousness, with panoramic views to the Pentland Hills and across the Firth of Forth to Fife.

## **REDFORD BARRACKS**

### **Structure**

On 9 March 2007, Redford Barracks were included in the Conservation Area following a review of the boundary. It was considered that the whole composition of Redford Barracks, including guardhouses, boundary trees and iron railings along the south side of Colinton Road, contributed to the overall character of the high quality of the eastern approach to the Conservation Area.

Redford barracks was the largest barracks to be built in Scotland since Fort George in Inverness (1748-1769). They were the most advanced of their type in Britain at the time and the best equipped, incorporating all the latest developments in training and accommodation. The magnitude of the building programme at Redford was so great that the builders, Colin MacAndrew Ltd, built their own railway to transport materials from the main line at Slateford.

The infantry buildings lying to the west of the site include, a large barracks block, a guard house with its associated gates and gatepiers, a Commander in Chief's house (Alva House), the Officers' mess and its stables, a former Sergeants' mess, a band block, a gymnasium and a stores building. There were originally married quarters, but these were demolished in the 1990s. The cavalry barracks and all its associated buildings lie to the east of the site.

The opening of Redford Barracks resulted in the loss of land from the old Redford and Dreghorn estates. However, there remain broad tracts of open space around the barrack buildings for parade squares, training areas and sport.

The north and east of the site face onto wide, busy roads; the rest of the site backs onto surrounding uses which include housing, a Tesco's superstore, Territorial Army and piping centres and a bowling club. There has not been public access to the site during its time as a barracks which has created a barrier between the site and the communities which have grown up around its boundaries. There is currently a two-metre-high fence topped with razor wire surrounding most of the site.

The Ministry of Defence intend to vacate Redford Barracks and the options for the site are considered in a Place Brief.

## **Key Elements**

The site contains numerous listed buildings and listed structures built in the early twentieth century. These include two large 'A' listed barracks buildings with large parade grounds to their north which allow for open views of the barracks blocks from Colinton Road. The frontage along Colinton Road is tree lined and includes listed railings and gateposts which set the character for the approach into Colinton.

The scale and size of the barrack buildings make them the most distinctive on the site and their imposing structure and monumentality is emphasised by the large open parade grounds.

The infantry barracks block at Redford is one of the largest buildings of its type and contains a wealth of architectural detailing. It is one of the key buildings in a largely intact complex of infantry and cavalry buildings which make up one of the largest barracks sites ever built in Britain. Redford barracks was the pinnacle of military building prior to the First World War and the complex is a rare survivor.

There are good views from the site to the south towards the Pentland Hills and the frontages of the barracks and the parade grounds form key vistas when viewed from Colinton.

## **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 several 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. uPVC windows are not considered acceptable in the Conservation Area in terms of the Council's Guidance on Replacement Windows.

### **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 Colinton 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, several 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 Colinton 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 Colinton's wide streets and large villa grounds. Loss of mature trees and the planting of trees of an inappropriate scale have a significant impact on the character of the Conservation Area.

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 Colinton Conservation Area**

The richness of Colinton'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 Colinton is to be sensitively interpreted and enhanced.

### **General Criteria**

General issues to be considered 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 they 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 Colinton. The natural environment along the Water of Leith should be protected, conserved, enhanced and managed.

### **New Buildings**

New development should be of good contemporary design that is sympathetic to the spatial pattern, scale, massing, proportions, building line and design of traditional buildings in the area. Any development, either within or outside the Conservation Area, should be restricted in height and scale in order to protect the key views of the Conservation Area. New development should protect the setting of individual buildings and the historic context. 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 Colinton'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**

Colinton 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.

### **Boundary Treatments**

Stone boundary walls are a key feature within the Conservation Area. They should be repaired and reinstated where appropriate.

### **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.

## **COLINTON CONSERVATION AREA – LISTED BUILDINGS**

(The list of listed buildings within the Conservation Area is subject to change over time).

### **Redford Barracks**

The complex, as a whole, was the pinnacle of military building prior to the First World War and gives an important and rare insight to the way the military was organized at the beginning of the twentieth century.

### **Redford Barracks**

#### **Redford Cavalry Barracks including stables (Category A)**

A 3-storey, symmetrical, 57-bay, T-plan cavalry barracks block with attics to the gables and end bays and with 9 internal courtyards. The Cavalry Barracks block at Redford is the finest building of its type built in Scotland. It is perhaps the only remaining cavalry barracks in Scotland and contains a wealth of architectural detailing, including a distinctive clock tower and arcaded balconies. It was built to home the Royal Scots Greys regiment.

### **Redford Barracks**

#### **Officers' Mess and stable block (Category B)**

A 3-storey, 25-bay L-Plan Officers' Mess dating 1915.

### **Redford Barracks**

#### **Guard House (Category B)**

A single-storey and attic, 3-bay guard house built between 1909 and 1915 with a veranda supported on cast iron columns to the principal northeast elevation and a 2-bay flat-roofed wing to the southwest.

### **Redford Barracks**

#### **Balaclava House and Stable (Category C)**

A 2-storey and attic, 3-bay, irregular-plan villa with advanced gabled outer bays and a swept, piended roof. It was the residence of the Commanding Officer of the cavalry barracks.

### **Redford Barracks**

#### **Former Sergeants' Mess (Category C)**

A single-storey, 6-bay, asymmetrical-plan former sergeants' mess.

### **Redford Barracks**

#### **Former Band Block (Category C)**

A 2-storey, 23-bay, rectangular-plan, symmetrical former band block.

### **Redford Barracks**

#### **Store Buildings (76 & 77) (Category C)**

A single storey, L-plan plan store building with Dutch gable.

### **Redford Barracks**

#### **Former Gymnasium (Category C)**

A 2-storey, 7-bay rectangular plan gymnasium with Dutch gables.

**Redford Barracks****Alma House (Category C)**

A 2-storey and attic, 3-bay, irregular-plan villa with a steep, piended roof and advanced gables.

**Redford Barracks****Ancillary Buildings nos 9, 10, 13, 26, 28, 29, 39, 40, 42, 43 and 44 (Category C)**

Eleven single-storey buildings situated around the main Redford cavalry block.

**Redford Barracks****Education Centre (Category C)**

A single-storey, 4-bay, rectangular-plan former school building. The building has undergone very few alterations.

**Merchiston Castle School:**

A range of notable buildings can be found within the school grounds. For example, the sixteenth century ruins of a 3-storey L-Plan tower house known as Colinton Castle are situated within the Western part of the grounds. Colinton House was also erected from 1801 for Sir William Forbes, a successful banker and philanthropist. In 1928 the house was converted into a science block to accommodate the new school.

**Colinton House (Category A)**

A nineteenth century 2-storey and basement, 5-bay classical house on a sloping site containing a projecting portico with coupled Ionic columns and lower recessed wings with Venetian windows. Interiors include an original groin-vaulted lobby with pilasters and frieze decorated with paterae, ionic pilastered corridor with groin vaulting and decorative plasterwork and a stone staircase (remodelled by Playfair) with cast-iron balusters.

**Main School Building (Category B)**

A 2-storey, 19-bay porticoed school building with advanced end pavilions and a 6-bay Memorial Hall extending behind school at right angles. The building is dated to 1928. It contains a large columned entrance hall leading to double sweep staircase with barley-twist wrought-iron balusters.

**Chalmers House and Rogerson House (Category B)**

A 1928 2-storey, 9-bay, U-plan, symmetrical early Scottish classical style boarding house with attic and piended roof.

**Former Stables (Category B)**

A single storey, 7-bay square classical stable block encompassing courtyard. The stable originally served as multi-purpose farm buildings as well as stalls for horses.

### **House at Walled Garden (Category B)**

A nineteenth century single storey, 3-bay plain classical cottage with piended roof and later single storey extension to NW.

### **Walled Garden and Store (Category B), HA-HA and steps, the Headmasters House (Category C)**

A rectangular walled garden with a single storey rectangular garden store. A late eighteenth century high wall forming inset ha-ha with integral flight of steps with stone wing walls. A 1929, 2-storey, 5-bay L-plan, piend-roofed classical astylar house with pedimented front door and 2-storey service wing advanced to NW.

### **5 & 6 Bonaly Steading (Category C)**

A mid-nineteenth century 2-storey 6-bay former cart shed and granary converted into flats and garages. It was originally the steading of Bonaly Farm.

### **9 Bonaly Road (Category C)**

A 2-storey former farmhouse built between 1834-1855. The farmhouse forms an important reminder of Bonaly's agricultural past.

### **1 Woodhall Road (Category C)**

A nineteenth century 2-storey, 3-bay rectangular Georgian villa formerly known as Colinton Bank House.

### **2 Woodhall Road, The Old Schoolhouse (Category C)**

A very prominent small building originally built as the village school but also housed the public library. It is a 3-bay, 2-storey and basement square-plan building located on a steep slope.

### **3-9 (Odd Numbers) Woodhall Road (Category C)**

A nineteenth century single-storey and attic symmetrical pair of semi-detached villas with canted bay windows and finialled pedimented dormers to front.

### **4 Woodhall Road (Category C)**

A nineteenth century symmetrical house with single storey to the South and 2-storey to North.

### **6 and 12 Woodhall Road (Category C)**

Two nineteenth century single-storey, 3-bay cottages.

### **11 and 13 Woodhall Road (Category B)**

A pair of nineteenth century 2-storey and attic, 2-bay semi-detached gable-fronted Arts and Crafts villas.

### **15 Woodhall Road (Category A)**

A nineteenth century 2-storey and attic, asymmetrical Scots Jacobean house containing a well detailed interior. A range of interior details including dado panelling, marble tiles, corner fireplace and Columbian pine staircase.

**29 Woodhall Road (Category C)**

A twentieth century 2-storey and attic, 3-bay rectangular-plan mock half-timbered house.

**31 Woodhall Road (Category C)**

A 2-storey and attic square-plan piend-roofed house, circa 1897.

**33 Woodhall Road (Category C)**

A single-storey and attic Arts and Crafts suburban villa with Scottish features and asymmetrical plan, dating around 1900.

**34 Woodhall Road, West Colinton Cottage (Category C)**

A nineteenth century 2-storey, original rectangular cottage.

**51, 53, 47, 49 Woodhall Road and 2 Bonaly Road (Category C)**

Single storey and attic, 4-bay, semi-detached villas of rectangular plan. 2 Bonaly Road is a 2-storey asymmetrical detached villa with 2-bays. All form part of a B-Group which were built at about the same time following a similar plan.

**6 Castlelaw Road (Category B)**

A single-storey and attic L-plan villa with Art-Deco detailing, dating 1933. The elevations of the house are influenced by American Dutch architecture.

**Laverockdale Bridge, Laverockdale Cottage (Category C)**

A mid to late nineteenth century single round-arched bridge over Bonaly Burn with high, semi-circular-coped parapet wall and a late eighteenth century single-storey 4-bay gabled cottage.

**57 Dreghorn Loan, Dunalistair House Lodge (Category C)**

A twentieth century single storey cottage at head of Dreghorn Loan and closing the view from Laverockdale Crescent.

**60 Dreghorn Loan with Outbuilding and Arched Link-wall (Category B)**

A single-storey and attic L-plan former Motor House with cottages, dating 1909. B-Group with Laverockdale House and numbers 66 & 68 Dreghorn Loan.

**61 Dreghorn Loan (Category B)**

A 2-storey and attic, irregular-plan Edwardian villa dating 1902.

**66 and 68 Dreghorn Loan (Category A)**

An irregular-plan seventeenth century Scots style 3-storey tower house (number 66) with adjoining single-storey and attic former service wing to NE (number 68) and a main house (number 66) with advanced central stair-tower. Forms part of the B-Group with 60 Dreghorn Loan.

**1 Grant Avenue (Category B)**

A twentieth century single-storey and attic, asymmetrical Arts and Crafts villa of an unusual composition.

**1-15 (Odd Numbers) Barnshot Road (Category C)**

Nineteenth Century semi-detached pairs of Arts and Crafts cottages. Listed as part of the development by the Lady Flora Hastings Trust.

**2 Barnshot Road (Category B)**

A nineteenth Century 2-storey and attic square-plan gabled Arts and Crafts gothic villa with single-storey service annexes.

**4 Barnshot Road (Category C)**

A single-storey and attic 3 bay, T-plan detached house. It is stylistically similar to number 6.

**6 Barnshot Road (Category B)**

A Single storey and attic, asymmetrical plan Arts and Crafts detached villa with half-timbered gables jettied out at first floor.

**17 Barnshot Road (Category B)**

A nineteenth century large 2-storey and attic Arts and Crafts villa of unusual design with later first floor conservatory to South. Contains a remarkably intact interior with the principle rooms appearing to have original fireplaces, cornicing and panelling. The service quarters also contain an unusually high number of original features such as double sink with wringer and the downstairs lavatory.

**28 Redford Road (Category B)**

A nineteenth century large villa with dark-red paint on the half-timbering which is characteristic of Scottish Arts and Crafts architecture.

**15/1-4, 15/9-15, 15/17-22, 15/27-31 Thorburn Road (inclusive numbers) and 4 Redford Road, the Cottage Homes (Category C)**

3 single-storey and 2 2-storey almshouses, dating nineteenth century. The Cottage Homes were built to provide houses for pensioners.

**1 and 1B Thorburn Road, Lady Anderson Memorial Cottage (Category C)**

A 1921 single-storey and attic cottage with predominantly 16 and 24-pane glazing in modern casements.

**2A Thorburn Road, Bonaly Primary School Annex with Outbuildings and Boundary Wall (Category C)**

A nineteenth century single-storey, irregular-plan cottage-style well detailed Board School.

**Westgarth Avenue, St Cuthbert's Episcopal Church with Hall (Category A)**

A nineteenth century Scots gothic church with 3-stage, square-plan tower to NE surmounted by seventeenth century style lead-covered belfry.

Approximately cruciform plan with 7-bay nave, later (1934) transepts to N & S, advanced aisle to S, and corridor connecting to large Church Hall. Contains a very well detailed interior.

**1 and 2, 3, and 4-7 (inclusive) Rustic Cottages (Category B)**

nineteenth century single storey and attic semi-detached pair of cottages with 1-bay, four 4-bay cottages and one 3-bay cottage.

**302 and 298 Colinton Road (Category C)**

Two single-storey, 3-bay gabled cottage with gablehead stack.

**32 Hailes Avenue (Category C)**

An exposed basement, 2-storey and attic, 3-bay Palladian villa with later 2-storey wing to W elevation dating 1760.

**St Cuthbert's Churchyard, The Dell (Category B)**

A G Sydney Mitchell, 1907, square-plan Italianate church with square-plan 4-stage tower to SW. The churchyard is considerably older than the church with a rubble enclosure dating mainly eighteenth century. Contains a neo-Byzantine interior.

**Spylaw Street and Dell Road Bridge (Category B)**

Probably later eighteenth century, plain single elliptical-arched bridge over the Water of Leith.

**1 Spylaw Bank Road (Category C)**

An eighteenth century, 2-storey rubble building.

**5-17 (inclusive) Spylaw Street and 51 Spylaw Street (Category C)**

Early nineteenth century row of single-storey cottages.

**18 Spylaw Bank Road (Category C)**

A 2-storey and basement, L-plan Arts and Crafts house with modern addition to rear, dating 1901.

**25A Spylaw Street (Category C)**

An eighteenth century single-storey, 3-bay building with modern extension to rear. Was originally built as Spylaw Park gate lodge.

**33 And 34 Spylaw Street (Category C)**

eighteenth century 2-storey, 3-bay house with later alterations and additions.

**35 and 37, 38, 39 Spylaw Street (Category C)**

Mid-nineteenth century properties with 2-storey and basement, coursed rubble with polished dressings. Number 35 is single storey.

**49 Spylaw Bank Road (Category B)**

A nineteenth century Scots-English traditional, harled and tiled, 2-storey and attic house.

**52 Spylaw Bank Road (Category A)**

A nineteenth century 2-storey, U-plan, Scots Renaissance style almshouses around central courtyard with elaborate over-door carving to central entrance. They were built at the bequest of Sir William Fraser (1816-98), former Deputy Keeper of the Records of Scotland.

**1 Spylaw Avenue (Category C)**

A large 1910 2-storey and attic villa of unusual design. Roughly L-plan with semi-octagonal entrance tower corbelled out to square with V-oriels and pyramidal roof.

**2 Spylaw Avenue (Category C)**

An early nineteenth century 2-storey, 3-window house.

**3 Spylaw Avenue (Category B)**

A nineteenth century single-storey and attic loggia property.

**4 Spylaw Avenue (Category B)**

A 1902, 2-storey, square-plan Voysey-inspired Arts and Crafts house with single-storey swept piend-roofed service wing.

**5 Spylaw Park (Category C)**

A 1910 2-storey, T-plan, late Arts and Crafts style suburban villa.

**6 And 6B Spylaw Park (Category B)**

A nineteenth century 2-storey, 5-bay, irregular-plan villa with piended roof.

**10 Spylaw Park (Category B)**

A nineteenth century 2-storey and attic, roughly T-plan house. This building has undergone little alteration.

**65 Spylaw Bank Road (Category B)**

A Scottish style L-plan property with two storeys and a round tower with conical roof at N salient angle.

**Spylaw Farm Steading off Gillespie Road, Colinton (Category C)**

An Original 2-storey farm steading near farmhouse.

**Spylaw Farmhouse off Gillespie Road, Colinton (Category B)**

A two-storey and attic rubble-built with ashlar dressings, dating mid-eighteenth century.

**Gillespie Road, Former Railway Bridge (Category C)**

A skew-arched former railway bridge over Water of Leith, dating 1870.

**14 Gillespie Road (Category C)**

A nineteenth century 2-storey, roughly rectangular plan, early Modern style house. Has undergone numerous alterations.

**21 Gillespie Road (Category B)**

A nineteenth century Voysey style house.

**26 Gillespie Road (Category B)**

A nineteenth century 2-storey and attic approximately square-plan Arts and Crafts house with English and Scottish detail.

**32 Gillespie Road (Category B)**

A Scots-English traditional 2-storey and attic property dating nineteenth century.

**33 Gillespie Road (Category C)**

A nineteenth century large 2-storey and attic asymmetrical villa of picturesque outline.

**39 Gillespie Road (Category C)**

An asymmetrical 2-storey villa, harled with stone sills and door architrave. South elevation has 2-single-storey rectangular bays linked by continuous roof with central recessed area. Dating 1905.

**1 Pentland Road (Category A)**

A nineteenth century 2-storey and attic, roughly L-plan, Arts and Crafts style house with entrance forecourt, front door in re-entrant angle, small loggia to S. This was the last house that Sir Robert Lorimer designed in Colinton.

**4 Pentland Road (Category B)**

A 2-storey, harled, partly with attic, 3-window south elevation with central 2-storey 3-light rectangular bay.

**7 Pentland Avenue (Category B)**

A large Edwardian, 3-storey late Arts and Crafts style house on sloping site with asymmetric gable, dating 1906.

**8 Pentland Avenue (Category C)**

A 2-storey, 3-bay harled Arts and Crafts house.

**21 and 23, 40 and 42 Pentland Avenue (Category B)**

A 1900 Scots-English traditional, 2-storey house.

**8 Dell Road (Category C)**

A single-storey, 3-bay symmetrical cottage with piend-roofed, dating nineteenth century.

**Dell Road Cemetery, War Memorial (Category C)**

A municipal war memorial in the twentieth century cemetery adjacent to St Cuthbert's Church. The site was previously occupied by a Mill.

**Bridge Road, K6 Telephone Kiosk (Category B)**

A standard Sir Giles Gilbert Scott K6 telephone kiosk comprising 3 sides of lying-pane glazing, dating 1935.

**23 And 24 Bridge Road (Category C)**

A nineteenth century well detailed 2 storey, 3-bay detached house with bracketed eaves, barge boarded dormers, and former shop at ground floor.

**25 Bridge Road, Railings and Gates (Category A)**

These railings were designed by Phoebe Traquair with the help of Frank Mears in the early 1920s. Phoebe Traquair (1852-1936) was one of the leading artists of the Arts and Crafts movement in Scotland, and the first woman to be elected an honourable member of the Royal Scottish Academy. The house is not included in the listing.

**42 Bridge Road and 44-46 Bridge Road (Category C)**

A nineteenth century single-storey, 3-bay, piend-roofed cottage on sloping site with basement to rear. Grouping with number 44-46 Bridge Road. An attractive pair of Regency cottages, in a prominent position on Bridge Road.

**64 Bridge Road (Category C)**

A single-storey (2-storeys to N), flat-roofed bank (former shop) with plain entablature to W supported on free-standing paired Doric columns in antis, dating 1908.

**Colinton Conservation Area Character Appraisal: Analysis of Survey Results**

The consultation ran from 3 March to 31 March 2020. Three respondents (including the Colinton Amenity Association) completed the evaluation of the draft appraisal.

**Q1 Do you agree with the content of the Character Appraisal?**

The three respondents agreed or strongly agreed with the content of the Character Appraisal.

**Q2 Do you have any suggestion for changes to the Character Appraisal?**

Councillor Arthur suggests including a reference in the appraisal to the recently painted murals in the disused railway tunnel. (The appraisal has been amended to include reference to the murals in the railway tunnel).

The Colinton Amenity Association noted that:  
the Polo Fields and Mossy Mill were now housing developments;  
the Thorburn Road primary school was now a nursing home; and  
the car showroom on the north side of Colinton Road had been redeveloped for housing.  
(The appraisal has been amended to include these points).

One respondent suggested that hitching rails for horses need to be reintroduced and that the dairy should reopen. (These comments are not considered relevant to the appraisal).