



地區文物保護-地區特色的鑑定

ڈڈنگسٹن کے قدیم علاقے کی خصوصیت کی تشخیص

ডাভিংস্টন (Duddingston) এলাকার বৈশিষ্ট্য সংরক্ষণ করা

تقريب طابع منقطة Duddingston المحمية

# DUDDINGSTON CONSERVATION AREA CHARACTER APPRAISAL



*THE DUDDINGSTON CONSERVATION AREA  
CHARACTER APPRAISAL*

*WAS APPROVED BY THE  
PLANNING COMMITTEE*

*ON  
13 JUNE 2002*

ISBN 1 85191 060 3



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## *INTRODUCTION*

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### *Conservation Areas*

Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, describes conservation areas as “...areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The Act makes provision for the designation of conservation areas as distinct from individual buildings, and planning authorities are required to determine which parts of their areas merit conservation area status

There are currently 38 conservation areas in Edinburgh, including city centre areas, Victorian suburbs and former villages. Each conservation area has its own unique character and appearance.

### *Character Appraisals*

The protection of an area does not end with conservation area designation; rather designation demonstrates a commitment to positive action for the safeguarding and enhancement of character and appearance. The planning authority and the Scottish Ministers are obliged to protect conservation areas from development, which would adversely affect their special character. It is, therefore, important that the authorities, other groups who have an interest in Conservation Areas and residents are aware of those elements, which must be preserved or enhanced.

A Character Appraisal is seen as the best method of defining the key elements, which contribute to the special historic and architectural character of an area.

It is intended that Character Appraisals will guide the local planning authority in making planning decisions and, where opportunities arise, preparing enhancement proposals. The Character Appraisal will be a material consideration when considering applications for development within the conservation area and applications for significant new developments should be accompanied by a contextual analysis that demonstrates how the proposals take account of the essential character of the area as identified in this document.

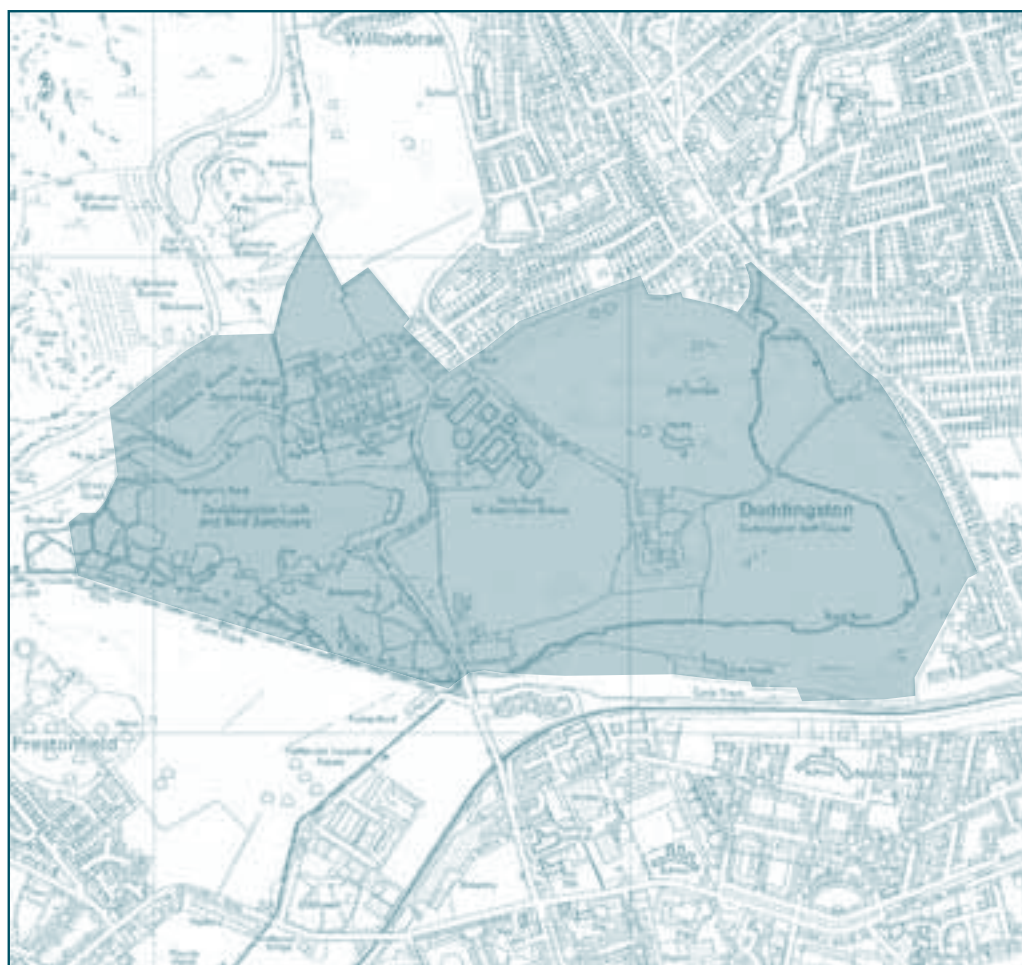
NPPG 18: Planning and the Historic Environment states that Conservation Area Character Appraisals should be prepared when reconsidering existing conservation area designations, promoting further designations or formulating enhancement schemes. The NPPG also specifies that Article 4 Direction Orders will not be confirmed unless a Character Appraisal is in place.

### *Designation*

The Duddingston Conservation Area was designated on 15 March 1975. Article 4 Directions were approved in 1976 and amended on 27 September 1996. The conservation area is classified as 'outstanding'. The boundary was extended in March 2007 to include the entire Innocent Railway cycle and pedestrian path eastward from Duddingston Road West to Bingham.

### *Location*

Duddingston Conservation Area is situated on the south-east edge of Holyrood Park, approximately 2 miles from Edinburgh's city centre. Located on a 'at ledge', Duddingston is raised from the loch in the south, and dominated by the steep slopes of Dunsapie Hill and Arthur's Seat, to the north and north-west.





*Boundaries*

The boundary of the Conservation Area contains Duddingston House and the entire grounds of Duddingston Golf Club, from east of the war memorial to where the edge of the grounds meet Duddingston Road West. The boundary runs along the cycle/ footpath (the former ‘Innocent Railway’ line) to the disused railway tunnel, near St. Leonard’s, north- east to Windy Gowl, crosses Old Church Lane to Queen’s Drive, then runs north incorporating two fields to the north of Duddingston. The boundary then shifts directly south and passes behind the gardens of houses on Meadowfield Drive, following the boundary wall, to meet the original line at Duddingston Road West, slightly east of the war memorial.



*Duddingston Village Conservation Society*

The Duddingston Village Conservation Society has been involved in the production of the Duddingston Conservation Appraisal. One of the Society’s objectives is to stimulate public interest in, and care for, the beauty, history and character of Duddingston Conservation Area and its surroundings. Their assistance and support in the production of this document is highly appreciated.



## *HISTORICAL ORIGINS AND DEVELOPMENT*

### *Origins*

Land bearing the British name of Treverlen was gifted to Kelso Abbey. Dodin de Berwic, a Norman knight who feued these lands in the years 1124 - 1153, was later named Dodin de Duddingstoun. The name of Duddingston was applied to the area from as early as 1159. It is early Scots “Dodin’s toun or farm place”. It displaced the British name for the estate, although Treverlen continued into the next century as the parish name.

### *Development - Early Beginnings*

Duddingston has been a site for human settlement for centuries. This is due to the defensive vantage points at Arthur’s Seat and Dunsapie Hill, and close proximity to fresh water, fertile soils, and other natural resources.

Between the 5th century BC and the 5th century AD, settlers in the area built an Iron Age fort on Dunsapie Hill, around which bumps and hollows indicate where cottages and houses of different antiquity were located. There is archaeological evidence that a Bronze Age settlement was established in the area of Duddingston Loch, dating back to the 8th century BC. Additional evidence of a settlement at this time is apparent from the cultivated terraces on the south- eastern slope of Arthur’s Seat, known as Crow Hill. These fertile soils at Duddingston continued to support local settlements through the Anglo-Saxon and Medieval periods.



In the early 12th century, the lands of Duddingston were gifted to William, the Abbot of Kelso Abbey, by King David I. These lands covered two extensive areas: Easter Duddingston from Portobello through to Joppa, and Wester Duddingston below Arthur’s Seat. Duddingston Kirk was built at this time, which was the turning point in Duddingston’s development history, resulting in the first permanent settlement. The village continued to develop, due to the local agriculture, fishing, dredging for ‘marl’ (a fertiliser used on lime

deficient soils) and mining. In the 16th century, James V was responsible for the completion of the walls around Holyrood Park and surrounding Duddingston in stone rubble walling.

## 18th Century

At the turn of the 18th century, a weaving industry began to develop in Duddingston. This small-scale cottage industry prompted the development of weavers' cottages along both sides of 'The Causeway'. According to the parish records, the introduction of these cottages increased the population to approximately 440 people. The weavers in Duddingston produced flaxen or 'Duddingston Hardings', a material used for clothing and linen, derived from the flax crop. The introduction of horse drawn transport was influential in the development of mills in the area, increasing trade with Edinburgh and drawing visitors to Duddingston.

In 1745, the 8th Earl of Abercorn, James Hamilton, purchased the lands of Duddingston. He sub-divided the estate and introduced a number of improvements, including the enclosure of the land with hedgerows and coppices of trees. The lands were described in the 1751 Statistical Account of Scotland thus, "no place could be better adopted for some such manufactory as this, from its access to water, fuel and the necessities of life, as well as from its vicinity to Edinburgh."



In the 1760s, the original manse was built and the Earl of Abercorn increased his lands and transformed the Duddingston estate into a deer park. Duddingston House was built between 1763 and 1768, for a modest sum of £30,000, to the design of Sir William Chambers. It was to be a house for a bachelor and is described as, "a very important early landmark in British neoclassicism."



Lancefield 1851



In the late 18th century, competition from mills in the west of Scotland resulted in the decline of the local weaving industry. Following the drainage of the Nor' Loch in 1795, Duddingston became the focus for skating and curling in Edinburgh. The Duddingston Curling Society, originally established in 1761, became the most important curling club in Scotland. In 1803, the Society established the first code of rules for the game and these formed the basis for the rules of modern curling.

## 19th Century

The early 19th century was a further period of development for Duddingston. A new Manse was built along with the newly constructed Old Church Lane in 1805. Houses were built along the north side of The Causeway, in place of the weavers cottages and along Old Church Lane. Improvements to the main footpath into Duddingston were implemented in 1817 which increased communications with Edinburgh.



Records indicate that a planned village had been intended for Duddingston but the idea met with local opposition and instead some 60 plots were offered for sale in what the particulars refer to as the “Town Park” of Duddingston. These plots are evident on the feuing plan of 1827. The ideas it put forward were similar to those associated with ‘garden cities’ a century later. The majority of the plots were located between and to each side of the two existing routes, nowadays known as Old Church Lane and The Causeway. Properties at this time were built according to the feuing plan on either single or amalgamated plots.



In the 1820s, a watchtower was built to a design by Robert Brown, “to combat off the lucrative trade of corpses.” William H Playfair designed a structure known as ‘Edinburgh’ for the curling society, which was built beside the Loch, south of the Manse, in 1825. The upper floor was used as a studio by the famous landscape painter, Rev. John Thomson (known as the Scottish father of scenic landscape painting), while the ground floor was used by the curling society as their clubhouse.



The Innocent Railway, Edinburgh’s first rail link, was developed in the 1830s. The route ran from the coal mines in Dalkeith to the yards in St Leonard’s, using horse drawn carts on rails, via Duddingston Station.

By 1845, weaving had declined and Duddingston became a recreational destination. Visitors, such as the artists Raeburn and Turner, were attracted to Duddingston by the scenery and the various recreational pursuits, notably skating, curling and fishing on the Loch. Walter Scott was not only a member and elder of the Kirk at Duddingston, but also wrote some of his novels at the Manse. A proclamation from the church allowed four taverns in the village, to continue to attract visitors.



In 1856, Old Church Lane became the main western entrance to the village, replacing the entrance at The Causeway. In the 1870s, breweries were built all around Duddingston, capitalising on the deep wells to produce fine ales. In 1884, the estate's grounds were leased out to the Beling Golf Club, renamed Duddingston Golf Club after World War One and purchased in the 1970s, by the Golf Club.

### *20th Century to Present*

Early in the 20th century, a number of modern developments were built in gap sites along the south side of The Causeway, such as the flatted development built in 1929, to the east side of The Sheep Heid.



In 1958, Duddingston Primary School was completed, and the old school on Old Church Lane was converted for residential use. Extensions were made to Duddingston village in the early 1970s, with the addition of a modern cul-de-sac to the east-end of The Causeway, and the completion of Holy Rood Roman Catholic High School in 1971. In 1968, the 'Innocent Railway' closed and by 1982, it had been restored for use as a cycle and footpath.



Duddingston House was converted into the Mansion House Motel in the 1960s. However by the early 1990s, it had fallen into disrepair. Enabling development was permitted to allow the restoration of the house and stables.

Through the years, Duddingston's development has not undermined its village form and it had maintained its rural character and setting.

## *ESSENTIAL CHARACTER*

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### *Context*

The conservation area has three main built components: Duddingston House, Holy Rood School and Duddingston Village, all set within a generous and well-landscaped context.

Duddingston's location on a ledge jutting out from the base of Arthur's Seat with the steep hill immediately behind it and a large expanse of water in front, has a defensive quality. Perhaps today this is better described as a secluded or private character. Even though it is no longer an independent settlement, it is still cut off from the city by its natural surroundings.

What has not changed is that the balance between man and nature in terms of this context remains so heavily in nature's favour, even if it is largely a designed landscape. There has been a progression from the hill top existence to a picturesque village but even today, signs of man's occupation are still only revealed by glimpses of the village in a wide and generous landscape.



Trees, water and landform further help to cut this setting off from neighbouring development. On coming into the city, this area forms part of what appears to be an almost continuous green setting for Arthur’s Seat. The green wedge leads the eye from the periphery of the city directly to Arthur’s Seat, which connects quickly with the Castle and Royal Mile ridge. The scale of the natural setting enhances these panoramic views.

### *Approaches*

The approach roads to Duddingston make an immediate transition from an urban to village character in the manner of ‘rus in urbe’. The entrance to the Royal Park to the west of the village, clearly marked by gateway and lodge house, provides an immediate transition between Duddingston and the ‘countryside’. Arthurs Seat is so near the centre of a capital city and so quickly reached that it serves to accentuate the distinction between built and natural heritage, centre and periphery, town and countryside.



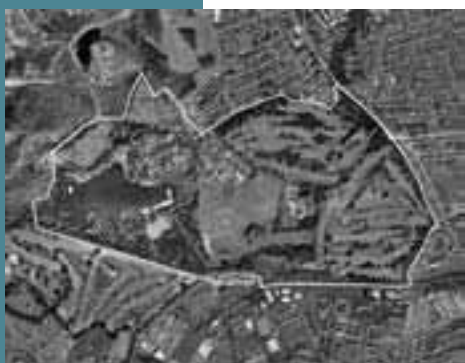
The experience is similar on approaching Duddingston from Craigmillar to the south with the open character of the nature reserve. Approaching from the east, there are low density bungalows along one side and much of the other side is lined by mature trees around the grounds of Duddingston House.



### *Essential Character – Context and Approaches*

- *Before the conservation area and Duddingston is visible, the approach roads make an immediate transition from an urban to village character.*
- *The location and accessibility of Arthur's Seat serves to accentuate the distinction between built and natural heritage.*
- *Arthur's Seat provides panoramic views of the Duddingston estate, its extensive designed landscape, green wedges connecting it with the city periphery and of the Pentland Hills beyond.*
- *The village's location with limited land area, steep hill immediately behind and large expanse of water to the front gives it a defensive, secluded and private character.*
- *The generous and mature landscape setting only reveals glimpses of the village until it is actually reached, the context is in the manner of 'rus in urbe'.*

### *Spatial Structure*



The conservation area boundaries are clearly defined by development along much of the north side on Duddingston Road, to the east along Milton Road West, Bingham Road and Circle and by railway lines to the south. The boundary to the west is partly defined by Queen's Drive, then by joining paths and lands that were feued as part of the village. Open landscape is prevalent, especially to the south west where it continues over the former Innocent Railway line boundary and includes the setting for Prestonfield House.

From Queens Drive, both Duddingston and Prestonfield Houses and their landscape settings are clearly revealed. They are reminiscent of other large country house estates that can still be found on what would at one time have been the fringes of the city. The overall spatial structure of development within the conservation area remains closely tied to the combination of its location and country house setting.



## Duddingston House

The main access on Milton Road to Duddingston House is through a semi-circular stone walled entrance gated in the middle. The long drive way is well wooded and though sylvan in character, it is not formal. Again there is almost an immediate transformation from suburbia to countryside, emphasised by the length of the drive.

A break in the trees reveals Duddingston House. The driveway terminates at the side of the house, in front of the former stable block. This lack of an axial planned approach emphasises the less formal character. Originally the colonnade linked the stables with the main House, expressing the functional connection of building elements and creating a space that remains extremely attractive, approachable and welcoming.

New build housing development approved in order to support the rehabilitation of the house in the early 1990s is located to either side. These do not intrude in views of the front elevation of the house from the east because of screening by trees and changes in ground level. They do though appear as extensive wings to the House in views from the Queen's Drive. The earlier phase does adopt a courtyard treatment in a contemporary architectural style which respects the design and heights of the stable block.



## Holyrood High School

Holyrood High School was built over much of the former walled nursery gardens to the house, but its wooded location and understated design mean that for the most part it is unobtrusive. It also adopts a courtyard layout but its system built design now looks rather utilitarian.

## Duddingston Village

As the oldest building in the village, the church is located on the highest ground and the two principal streets spread development away from it.

The rhythm of the 1827 feuing plan is evident in the spatial pattern. A relationship in plot size is still visible but the regularity of the original feu plan has been diminished by varying degrees



of amalgamation. In the middle section of the village, the plot sizes show least variation though there is a quite different character to development facing on to each of the two streets. On Old Church Lane are detached Georgian villas, set back from the road edge with front gardens that take advantage of their south facing aspect. In contrast development at the west end of The Causeway, the original route through the village, is more modest, terraced and set right at the heel of the pavement echoing more accurately the traditional vernacular of Scottish village architecture. On the south side of the street, three properties following the Sheep Heid Inn still retain a continuous frontage but are set back behind short front gardens before a high stone wall then continues on both sides to the end of the street. Detached houses are set behind these stone walls.



*Old Church Lane*



*Old Church Lane*



*The Causeway*

While there may be some stylistic similarity to other suburbs within the city, such as the Grange and Trinity, the plot sizes and very narrow property spacing gives a greater intensity of development and does not have their generosity of spatial setting combined with large villas. This impression is of a more intense development though considerably softened by low storey heights and mature gardens. The exception is the short stretch at the west end of the Causeway where development is at a much lower density with well separated larger villas on larger or amalgamated plots to the north of the Church, Manse and Hall to the south.

The interrelationship of spatial structure, design, landscape and historic qualities of the plots and properties concerned are key ingredients in creating the wealth and depth of the conservation area's essential character.

### *Essential Character – Spatial Structure*

- *A key element of the spatial structure of the conservation area is that of the landscaped estate around Duddingston House.*
- *The predominant element of the spatial structure consists of the landscaped setting around Duddingston House.*
- *The spatial structure of the village has altered through time with the consistency of plot size in the original feu plan being given variety by amalgamation and the changing relationships of different building forms to their plots.*
- *Stone walls enclosing plots are reminiscent of Georgian suburbs but the plot sizes and narrow property spacing gives an intensity of development more typical of a village.*

## *Townscape*

Despite its location so close to the city centre, the character of Duddingston merits the description of village rather than suburb. Duddingston still demonstrates diversity and offers a range of choice associated with a village community. It is characterised by a mix of plot sizes and house types and the limited area of ground available. Coherence is provided by the continuing use of traditional materials and construction techniques.

### **Gateways and Streetscape**

The immediate approaches into the village are instantly signalled by the way the road widths reduce considerably from the approaches as they pass through high stone walls, which appear to surround and enclose the village. On



Old Church Lane, the main access today, the setted surfaces immediately reinforce the change. From Duddingston Road West, the two accesses continue past high



stone walls and buildings immediately at the heel of the pavement, accentuating the reduction in road width and village character. From the west it is easy to associate the lodge and gates as marking the entrance into the village, whereas their real role is actually marking the entrance to the park. The original foot or bridle path entrance still exists, passing between high walls up to the Causeway. To one side of the footpath entrance the walls are raised to form two sides of a garden building, which does much to suggest a rural character to the village.



The reintroduction of setts, the retention of stone walls, cast iron railings and decorative gate piers, the ancient loupin-on stane (a sandstone platform with four steps for mounting horses), the recent renewal of footpaths and pavements with stone flags and the introduction of a contemporary carved stone bench and bronze wall sculpture all demonstrate a streetscape of considerable quality.

There is a continuation of building frontages, low stone dwarf walls with cast-iron railings and predominantly high stone walls, all set at the heel of the pavement. They serve to accentuate the human scale of the streets, obviously established before the arrival of the motor car, and provide a sense of enclosure to the houses set behind and the street. The stone walls around and within the village provide a unifying element and convey a sense of community, yet privacy. Many of the plots are also subdivided by stone walls.

### Building Form, Types and Characteristics

Most of the property is residential and much of it is detached houses. With restricted plot sizes, the houses are broad fronted extending to almost the complete width of the plot. Earlier development appears to maintain a building line to the street, though some extensions now come almost to the pavement and where plots on Old Church Lane extend with the alignment of the road, two houses step forward from their neighbours. Some of the larger properties are set to the back of their plots with gardens taking full advantage of south or west facing aspects. More recent houses appear to be set in the middle of their plots, or further set back, possibly dictated by the requirements of car access though they are largely hidden behind stone walls. The result is that some 20th century alterations appear more suburban, than rural, in character.

The house types range from vernacular single storey cottages and Georgian villas to two storey villas. At each end of The Causeway, there are two blocks of traditional two storey rural tenements with rear access stairs, which are common in small towns and villages throughout the central belt of Scotland. They have both contained shops; one of which is now closed and the other only has limited opening hours. The loss of local shops not only means reduced services, but also a reduction in the variety of street frontage and street life.



The overall unity provided by the different stone walls at the pavement edge, round and between properties, is reinforced by the use of Scottish traditional building techniques, materials and the mature landscape in many gardens. Mature trees overhang the high stone walls, and though the stone is now weathered and mellowed, they further soften what could have been, in true Edinburgh tradition, a severe streetscape.

### Landmarks/Views/Skylines



From most view points outside the village, little of Duddingston can be seen until it is almost reached. The church tower, the main landmark, and the three white rendered villas to the west, raised up on higher ground, tend to feature most. From

Queens Drive, the village's varied roofscape and chimneys are also visible through the trees. The sculpted turret roofs of Bella Vista, set apart higher up the hill slope, provide variety and added interest. Duddingston House, the other major landmark, and the rooflights on the school's flat roofs can be seen from further away. Distant views to the rear of the House have been compromised by the new housing development. However, views are broken up by groups of trees and maturing landscaping.



Within the village, the Church and Session House act as informal or unplanned focal points especially at the west junction between The Causeway and Old Church Lane. The landscaped space in front of the Church gates gives the impression of a small village square. In The Causeway, interesting glimpses are framed by the stepped profiles of gables, changing roofs lines and by openings in stone walls, through gates, along the vennel, down lanes and driveways. They reveal differing facets of the area's character from iron work details, mature trees, secluded houses and the summit of Arthur's Seat in the distance. The grounds of the Church, and those villas to the western side of the village, offer panoramic views over the loch and Prestonfield golf course to the Pentland Hills in the distance.



### *Essential Character – Townscape*

- *‘Gateways’ into the village are provided by the narrowing roads and high stone walls which surround and enclose the village.*
- *The conservation of traditional features and introduction of new craft pieces demonstrate a public realm and streetscape of considerable quality.*
- *The stone walls around and within the village provide a unifying element, and a sense of enclosure and privacy.*
- *The village has a wide variety of house types and sizes from cottages, rural tenements to extensive villas ranging in style from the vernacular to the classical.*
- *Diversity is maintained with an overall unity provided by the stone walls at the pavement edge and the use of Scottish traditional building techniques and materials.*
- *The church tower and varied roofscapes are visible through the trees*
- *Glimpses framed by the stepped profiles of gables, changing roofs lines, and by openings in stone walls reveal differing facets of the areas character from iron work details, fine mature trees, secluded houses, right up to the summit of Arthur’s Seat beyond.*
- *The grounds of the Church and those villas to the western side of the village offer panoramic views over the loch, Prestonfield golf course and the Pentland Hills in the distance.*

## *Architectural Character*

The architectural character of Duddingston is derived from its unique natural and physical setting. Buildings of various architectural periods built out of traditional natural materials repeat along both The Causeway and Old Church Lane. High stone walls, natural materials, timber sash and case windows and a high density of mature trees and finely maintained gardens allow the village to retain a rural essence, concealing modern additions.



A Tudor-gabled lodgehouse marks the western entrance to Duddingston Village which was originally the toll-house. This two-storey house was built in 1840, with grey sandstone and slate blending with the vegetation and expressing the original sash and case windows. Past the toll-house, a pair of detailed Royal lamp standards deceive, by expressing an entrance

to Duddingston and not as was intended to the Royal Park. An 18th century pantiled out-house also marks the entrance and is built into the defensive wall of the village.

### **The Causeway**



At the western corner of The Causeway is the Category 'B' listed Sheep Heid Inn, which was established in the 14th century, and now occupies a building dating from the 1850s. Two storeys are defined with a white washed harl, with timber sash and case windows, black painted sills, lintels and mullions. Between the Sheep Heid and Old Church Lane, there are again stone walls on each side of the street. One doorway is surrounded with a stone frame, with lintel ingrained LOCHSIDE COTTAGE and decorated above with an ornate metal swirl. Opposite this feature

is situated the Sheep Heid Inn car park, a void which detracts from the distinctive character of Duddingston.

The drive of Bella Vista is located off the west end of The Causeway. Bella Vista was built in 1801 and much enlarged in 1875 with later alterations. The house encompasses a composition of slate pitched roofs, a tower feature to the entrance and two bay windows to the south. Built out of cream smooth and rough



cut sandstone, the main architectural detailing includes ornate metalwork over the bays and a portico surmounting the doorway. In the extensive grounds are various outbuildings of interest. The Category 'C(S)' listed billiard- room, now in studio use, is flat roofed and constructed in a grey smooth cut sandstone, with sash and case windows. Other features include a 19th century lamp standard and stone carved columns framing the doorway. Within the grounds is the later 19th century two storey octagonal garden pavilion with a corbelled parapet built into the retaining wall to the west of the house.

Along the north side of The Causeway, the properties are generally located on the street front, while on the south side the properties are set back into their gardens, with dwarf stone boundary walls and railings. Buildings of interest along The Causeway include Hawthorn Brae (C listed), which is a two storey villa of the 1820s, with a significant entrance feature. Along the boundary, there is an ornate garden entrance with a stone engraved address. Sycamore Bank House, a building to the design of Robert Kay of 1810, is a rubble built property with classical dressings. This property also resembles number 42 on The Causeway. Located at the east end are one storey brick cottages that reflect the old weavers' cottages.

The view to the east-end of The Causeway is interrupted by the development of semi-detached modern housing. The materials and the style of architecture may be considered less appropriate for the conservation area. However, mature planting and rubble walling allow the development to interfere less with the surroundings.

Stretching along to Duddingston Road West, Maitland Lodge's garden wall runs for the whole length of the east side of the street, whereas on the opposite side of The Causeway are some interesting buildings. Charlescote is an Arts and Crafts two storey property, with a red slate roof, double dormer and extended bay window at ground level. The exterior harl is painted in orange, while other elements are picked out in a green finish. Bonnie Prince Charlie's House ('B' listed), is a two storey building including a five-window sash and case frontage, red pantiled roof, stone finished sills, lintels and mullions, finished in a white washed harl. Another building of interest is the corner building on Duddingston Road West with its original pantiled roof.



### Duddingston Road West



The local war memorial stands on Duddingston Road West. To the south, Holyrood High School becomes increasingly visible. Built to a design by Bamber and Hall, between 1967 and 1971, the school rises to two storeys in a typical 1970s block fashion. With two pane single glazed windows with white sills and lintels, complementing the brown brick and sandy harl on the school exterior. Situated within an expanse of green space and mature tree and fauna coverage, the school is well camouflaged within its surroundings.

### Old Church Lane



At the east end of Old Church Lane there are a series of stores attached to a single storey cottage, which again are similar to the original weavers' cottages. Situated along the north side of the street are two storey Georgian villas, the majority of which are built to a domestic scale within carefully maintained front and back gardens. Windows are either twelve pane or two pane timber sash and case. Some villas are harled in a neutral colour, which blends with the traditional building material of sandstone, whereas others are either ashlar or rubble sandstone. All the villas have slate roofs and distinctive chimney features, giving continuity to the diversity of architecture in the street. Vegetation has been allowed to creep up the frontages of the villas, allowing more privacy and a feeling of grandeur and tradition. Special points of interest are the octagonal tower at Glen Arthur and the single storey four windowed Chalfont St Arthur.



Protected by high walls and the loch to the south, the listed Manse sits in a prominent position, with a scenic setting to the south of Old Church Lane. The two storey property was built in 1805 with a later 1821 extension to the east. It has a slate roof with two dormers and sash and case windows. The Roman Doric portico forms an entrance feature. Within the extensive Manse grounds is Thomson's Tower, built to the design of William Playfair in the 1820s. This is a hexagonal rubble-built structure with a heavy modillioned cornice and blocking course. Now derelict and in a state of disrepair, the building once housed the curling society and the Reverend Thomson's studio.

At the rise on Old Church Lane, there is the Church, Watch-Tower and loupin-on-stane. The Category ‘A’ listed Church was built in the Norman style and originally had an aisleless nave with a chancel. The west tower was added later and, in 1631, the north aisle (known as the Prestonfield aisle) was added, and the windows were enlarged from the Norman to the perpendicular style. Considerable alterations took place in the late 18th century when gothic windows were installed into the south wall and east gable. The Norman arch over the original doorway is ornately carved. The Kirk is built in sandstone of various periods and utilises a darker blue rough slate and a flat roofed tower, but it retain a sense of uniformity.

To the east, adjoining the pyramid- topped gate piers, is the octagonal session house or Watch-Tower (Category ‘A’ listed with the Kirk). Designed by Robert Brown in 1824, it combines round-arched windows and a corbelled and battlemented parapet. Adjacent is the 17th century loupin-on-stane which is Category ‘B’ listed.



### Duddingston House

Duddingston House is the only country house in Scotland designed by Sir William Chambers. Its historical and architectural importance is reflected in its Category ‘A’ listing. Expressed as a perfect example of early neo-classical design, the house utilises all the classical elements and enrichments of its period. Built with huge stone blocks, the house stands at two storeys, miniaturising the adjacent stable block. It radiates grandeur with its group

of four Corinthian columns, framing the tetrastyled portico.



The architrave windows are tall and corniced on the ground floor, and further expressed by consoles and balustrade aprons in the single broad bays each side of the portico. The use of wrought- iron clamps between the facing stones has caused erosion, resulting in cement repairs and painting of the house in a cream finish. The roof uses oversized blue slate, compared to the more domestic scale of the stable blocks.





Laid out in a u-plan, the stable block has now been converted into residential use. Built using the same stone structure as the house, the proportions of stone to window and slate are unusually large. The symmetrical group is constructed of two facing blocks, with a centre building with a tower feature and copper domed roof. Within Duddingston House's grounds there are several other structures of merit. The gates to the house on Milton Road West (B listed) date from the late 18th century, and consist of a curved screen wall with arched side gates. Duddingston House Temple (A listed), designed again by Sir William Chambers, is a classical building in a square plan with splayed angles and eight Roman Doric columns.



There are modern developments surrounding Duddingston House including a u-shaped courtyard development of the 1990s to the north of stable block, which uses natural stone facing, natural slate and sympathetic planting within the curtilage of Duddingston House. The second phase of development at Duddingston House is to the west, behind the house and stable block. Although the

planting does help to disguise it, the new development has an impact on the views to Duddingston House.

### Building Materials

The predominant building materials within the conservation area are rubble and ashlar sandstone, ranging from grey to buff in colour. A number of the weaving cottage style buildings are constructed from red brick, while the school uses coloured brick and harl. The most widely used roof covering is Scots slate, but there are instances of pantiles in some of the traditional properties, as well as the use of modern pantiles. Boundary walls throughout the conservation area are in natural rubble stone. The traditional style of timber sash and case windows are predominantly found in two and twelve pane. Many modern additions to the village use render with sandstone facings and artificial slate.



Street paving has been improved throughout the village, with the use of sandstone paving and setted areas. However, some areas have been repaired in concrete.

### *Essential Character – Architectural Character*

- *A combination of architectural styles with unity achieved through consistency in key elements: stone walls, natural materials and mature large gardens.*
- *Predominance of traditional building materials, particularly of natural stone and slate, which contribute to the unified architectural character.*
- *Timber sash and case windows found in nearly all buildings whatever their date.*

## *Activities and Uses*

The village is principally residential in use. However, the remaining shop alongside the pub, church and school all contribute to a more independent village character.



Duddingston remains popular for outdoor recreational activities, particularly at the weekend. The car park at the entrance generates activity with people visiting the Loch, and as a starting point for walks around Arthur's Seat and the village itself. The disused railway line is also utilised for walking and cycling activities, and the golf course is also within the conservation area. The Sheep Heid is a popular public house and includes a skittle alley. Although its opening is restricted, the church is a tourist attraction in the summer months, along with Dr Neil's garden.



The church hall at the east end of the village holds community and church events. The presence of Holyrood High School leads to activity at key times of the day. Duddingston House is in commercial use, converted into an office, while the stables and new developments around the house are in residential use.

Church Lane serves as a short cut for commuter traffic. Traffic calming measures have been sensitively introduced in an attempt to ease through traffic and on Sundays, the road is closed to vehicular use.

- *Duddingston Village is primarily in residential use.*
- *A number of outdoor recreational uses within the conservation area.*
- *Activity is mainly concentrated from the school, along Old Church Lane, to the Loch viewing area.*
- *Busy roads at peak hours, as commuters use the Royal Park as a through route.*

## *Natural Heritage*

A major part of Duddingston Conservation Area is open space and natural landscape, including part of Arthur's Seat, Duddingston Loch, Bawsinch Nature Reserve, the Innocent Railway, Duddingston Golf Course, Holyrood High School grounds, Doctor Neil's garden, the Kirk and Manse grounds. There are several designations relating to these spaces and by recognising the importance of the area's natural heritage through these designations, Duddingston has been protected from the encroachment of development and has retained its rural setting and character.



### **Landscape Setting**

Duddingston Conservation Area has a unique landscape setting with varied topography, physical and geological features and rich vegetation. From Dunsapie Hill in the north, the volcanic slopes of Arthur's Seat fall steeply to the flatter area of the village with Duddingston Kirk sitting on a small promontory. To the south, the land slopes down to Duddingston Loch and Bawsinch Nature Reserve, Holyrood High School grounds and Duddingston Golf Course.



The village is characterised by houses with garden grounds, some of them walled and many accommodating sizeable mature trees. Duddingston House sits amid its designed landscape setting including a robust structural framework of mature trees and parkland. Much of this is now Duddingston Golf Course. Holyrood High School is located in the north west with its playing fields and mature woodland surrounding it.

### **Vegetation and planting**

Within the conservation area, there is a wealth of natural vegetation types and planting, giving the area a special character, rural feel and wildlife value. Arthur's Seat is dominated by unimproved grassland and gorse scrub, Bawsinch Nature Reserve has a number of habitats; marshland, reedbeds, scrub and deciduous woodland while Duddingston Loch and the smaller recently created ponds support aquatic flora and fauna.



Mature deciduous trees and woodland are a main feature of the conservation area, providing a strong landscape structure on the Golf Course and School grounds, complementing the built environment of the village and integrating it with its rural setting. There are several trees of significance identified throughout Duddingston. The Black Walnut within the Manse garden is rare and could be the largest in Scotland. Several Hornbeams, possibly planted over 200 years ago, are situated beside the Loch in Bawsinch and two Lebanon Cedars located off Cavalry Park Drive are notable for their age and landscape significance.

To enhance this tree population and ensure its continuity, various tree planting programmes have been carried out over the last 25 years. This has included native woodland planting under the extensive Millennium Forest for Scotland Project, at Holyrood High School in 1997. As part of the ongoing management of Bawsinch Nature Reserve, locally provenance Oaks have been planted as well as many other native tree species.

Threats to the natural environment include pressure from visitors causing erosion and litter. The invasive species Giant Hogweed is a concern, colonising the Braid Burn and the south side of the cycle path. Self-seeded sycamore regeneration is also having a negative impact, prejudicing the survival of native species.

### Natural Heritage Areas

Duddingston Conservation Area has various and overlapping areas of natural heritage.

#### Holyrood Park



Holyrood Park forms one of two Sites of Special Scientific Interest (SSSI) within the conservation area. It is part of the small composite volcano of Arthur's Seat and is geologically and biologically important. All the component parts of a typical strato-volcano are well displayed with many features of special note for example vents and lacustrine sediments. In view of the excellence of the exposure and the wide range of features of interest, the Arthur's Seat Volcano played a significant role in the early establishment of geological science and is one of the most heavily used educational areas in Britain.



The complex geology of the area is reflected in the richness of the plant communities. Holyrood Park is unique in the Edinburgh area as an example of lowland unimproved grassland, a habitat type that is rare and declining in the Lothians. Depending on the underlying rock type acid, neutral or calcareous grassland has all developed on the site. The Park also contains some of the largest area of gorse scrub in the District. Sedge rich marsh, gorse scrub and open water with associated aquatic plants add further diversity to the varied grassland on site. The Park is of exceptional interest due to the diversity of plant species present and the particularly large number of rare species that occur. Over 60 species of plants that are rare in Scotland or in Lothians have been recorded. This includes one species, Sticky Catchfly (*Lychnis viscaria*) that is very rare in Great Britain. A number of rare bryophyte and lichen species have also been found.



### *Duddingston Loch*

Duddingston Loch is also designated an SSSI for its biological and geological importance. Although the rock exposure at Windy Gowl is part of the Arthur's Seat Volcanic complex, it forms part of the geological interest at Duddingston Loch. The Loch itself is a small lowland eutrophic loch with aquatic and marshland vegetation, and extensive reedbeds, the latter the largest in the District. The loch supports a number of breeding water birds such as heron, great crested grebe, mute swan, tufted duck, mallard and coot, while birds such as the sedge warbler breed in the reedbeds and associated scrub. In winter, populations of mallard, pochard, tufted duck, teal and shoveler are present. The loch is the only remaining example of a natural freshwater loch in the City of Edinburgh Council area.

The aquatic, marsh and scrub plant and breeding bird communities are representative of these habitats and lead to great diversity within the site. A number of uncommon plants occur within the site including several that are uncommon in a Scottish context. Several of the aquatic and marsh plants are rare in the area due to a shortage of suitable habitat. The number of breeding and wintering wildfowl present on the loch is also of importance within the city.

### Bawsinch Nature Reserve



The Scottish Wildlife Trust reserve includes Duddingston Loch, therefore overlapping the Duddingston Loch SSSI; the Bird Sanctuary and a triangle of land to the south called Bawsinch. Duddingston Loch with its surrounding woodland and reedbed was presented to the nation by William Askew of Ladykirk in 1923, and designated as a Bird Sanctuary in 1925.



In 1971 the Scottish Wildlife Trust bought the land in the adjacent field to Bawsinch. This was for the continued protection of the Sanctuary, but also to provide new habitats for wildlife and an opportunity for education and study. A great deal of effort has gone into creating and maintaining a variety of new habitats; grassland, ponds, scrub, new mixed woodland and meadowland. Many of these habitats are decreasing elsewhere. The Scottish Wildlife Trust has recently planted a large Wildflower meadow on land to the south of the Manse.

### Duddingston House

The area around Duddingston House, which originally formed its grounds and parkland, are designated a designed landscape of national importance and detailed in the Inventory of Designed Landscapes.

There are no estate plans or records remaining at Duddingston House today, and historical map evidence relies on the 1st and 2nd edition of OS map. Loudon refers to Robert Robinson laying out the grounds, in the style of Capability Brown. Historical map evidence indicates various changes to the layout.

Around 1760, the land was set out as a Deer Park and was recorded as being freely wooded. There are some fine parkland trees remaining in the policies today, mainly oak and beech, dating from the 18th century and mid-19th century. The main drive to the north-east has some particularly mature trees. About 125 acres of the park is now laid out and managed as the Duddingston Golf Course.

According to the 1st edition OS map of 1851, a landscape design in the picturesque style had been laid out with several water features in the park, including the ponds and the Braid Burn, which was diverted around the southern side of the park. A large kitchen garden, divided into five compartments is shown situated to the north-west of the house. An area of formal garden was laid out to the south of the house at that time.

By the 2nd edition OS map c.1895, the kitchen garden area was not maintained. The loch to the north of the house was drained, and the Braid Burn's course canalised. The south-west of the park is shown as the 'Cavalry Drill Grounds' and must have been laid out as a golf course shortly after the survey for this edition. The formal garden had become less defined and has since been lost.

Since 1959, Holyrood High School has been located in the north west of the grounds and the former kitchen garden has been developed. In 1983, a formal rose garden to the east of the house was designed and built by Mr W Gladstone. Laid out around a central sunken pond, it has a small fountain in its centre and steps leading from it to the rose beds. Development has also taken place to the north and south- west of the house, reducing the original designed landscape further. There are approximately 205 acres in the designed landscape today.



### *Essential Character – Natural Heritage*

- *Open spaces of outstanding landscape quality and townscape significance.*
- *Areas covered by various natural heritage designations .*
- *The natural and managed landscape contains a rich biodiversity.*
- *Important wildlife corridors maintaining links with the rest of the city.*
- *Substantial green setting giving a rural appearance to Duddingston village.*

## *OPPORTUNITIES FOR ENHANCEMENT*

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### *Boundary Treatment*

The following have been identified for improvement:

- Fences around Holyrood High School are of a poor quality and consideration should be given to their improvement.
- The war memorial is in need of refurbishment and a new enclosure of iron railings.

### *Tree Planting and Natural Heritage*

The tree population of Duddingston Village is reaching over maturity and a management plan should be prepared advising on a scheduled replacement programme to reinforce the landscape structure and setting of the area and provide a sustainable future resource.

It is recommended that older trees which pose a safety threat should be replaced with the same or similar species of trees. There is an opportunity to strengthen planting, to back up views in the area and conceal new build.

There is a wealth of natural vegetation and animal life within the Duddingston Conservation Area, which should be encouraged. There is an opportunity to continue on-going management of the natural heritage, to maintain and enhance the conservation interest of the SSSIs and the Scottish Wildlife Trust reserve.

### *Streetscape*

Although several streets and footpaths in Duddingston Village have been restored using traditional paving, there is still an opportunity to continue the traditional paving elsewhere in the village.

### *Thomson's Tower*

Thomson's Tower, the listed curling societies clubhouse and the Reverend Thomson's historic studio is in a state of disrepair. This represents an opportunity to restore the hexagonal building back to a working use.

### *New Development*

There has been new development around Duddingston House and within Duddingston Village, some of which has failed to take reference from the spatial pattern, the surrounding original buildings and materials.

Careful attention needs to be paid to the original character of the area and new design should take cognisance of this in order to reinforce the character of the conservation area and to improve its setting.

## *GENERAL INFORMATION*

### *Statutory Policies relating to Duddingston*

Duddingston Conservation Area lies within both the approved North East Edinburgh Local Plan and Central Edinburgh Local Plan. A number of designations cover the area and the buildings.

#### **Green Belt**

Green Belt designation covers the whole area except Duddingston Village and the buildings of Holyrood High School. This designation gives a commitment of protection against any development inconsistent with its rural character. Land should be retained in recreational use.

#### **Sites of Special Scientific Interest**

Duddingston Loch and Holyrood Park are both identified as Sites of Special Scientific Interest (SSSIs) because of their biological and geological importance, through the Wildlife and Countryside Act (1981). This designation requires consultation with Scottish Natural Heritage prior to carrying out a variety of operations that could be damaging to the sites, including cultivation, introduction of grazing, burning of vegetation, drainage, extractions, and the erection of permanent or temporary structures.

#### *Urban Wildlife Sites*

Urban Wildlife Sites are identified in the Council's Urban Nature Conservation Strategy. These may have intrinsically less wildlife interest than sites of international and national importance, but have significance as ecological "islands and "corridors" and have community value in determining local environmental character as well as providing educational and recreational opportunities. The Council aims to encourage sympathetic management of these sites and to protect them from potentially damaging development. This status is given to Duddingston Golf Course, Bawsinch Nature Reserve, Holyrood Park and the Innocent Cycleway route.

#### **Designed Landscape**

Duddingston House has been scheduled as a designed landscape and, therefore, there is a presumption against development proposals that would adversely affect the character of the Designed Landscape. Both Scottish Ministers (through Historic Scotland) and Scottish Natural Heritage are afforded the opportunity to comment on any development proposals that might affect sites or the setting of

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sites that are included in the Inventory. This authority derives from Article 15 of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 (GDPO).

Within all the natural heritage designations, there is a presumption against development and the objective is to protect the countryside from development and maintain its rural character.

### **Scheduled Monuments**

Holyrood Park is protected as a scheduled ancient monument including the cultivated terraces and remnants of the early fort on the east flank of Arthur's Seat. Scheduled Monument Consent is required for work carried out in the area.

### **Listed Buildings**

A number of the buildings in Duddingston Village are listed. Listed building Consent is generally required for alterations or development affecting the interior or exterior of listed buildings. In dealing with proposals, the impact on architectural and historic character is the overriding consideration. There is a presumption against demolition.

## *Local Plan*

The North East and Central Local Plans contain relevant policy advice on a range of matters relating to preservation and development within the Duddingston Conservation Area; including:

- Classes of permitted development.
- Development within a conservation area including materials.
- Protection of open space, trees, designed landscapes, urban wildlife sites, and ancient monuments.
- Management of Nature Conservation.
- Protection of listed buildings.
- Protection of walkways.

### *Supplementary Guidelines*

The Council also produces supplementary planning guidance on a range of development control issues. These are contained within the Development Quality Handbook.

### *Memorandum of Guidance*

This circular issued by Historic Scotland offers detailed guidance on works affecting listed buildings and conservation areas.

### *Implications of Conservation Area Status*

Designation as a conservation area has the following implications:

- Permitted development rights under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 are restricted. Planning permission is, therefore, required for stonecleaning, external painting, roof alterations and the formation of hard surfaces. The area of extensions to dwelling houses which may be erected without consent is also restricted to 16m<sup>2</sup> and there are additional control over satellite dishes.
- Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the planning authority can seek approval of the Scottish Ministers for Directions that restrict permitted development rights. The Directions effectively control the proliferation of relatively minor alterations to buildings in conservation areas that can cumulatively lead to erosion of character and appearance. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals. The Duddingston Conservation Area is currently covered by the full range of Article 4 Directions:

Class 1	enlargement, improvement or other alteration to a dwelling house
Class 3	provision or alteration of buildings or enclosures within the curtilage of a dwelling house
Class 6	installation, alteration or replacement of a satellite dish

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Class 7	construction or alteration of gates, fences, walls or other means of enclosure
Class 30/33	local authority development
Class 38	water undertakings
Class 39	development by public gas supplier
Class 40	development by electricity statutory undertaker
Class 67	development by telecommunications code system operators

- Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised. Most applications for planning permission for alterations will, therefore, be advertised for public comment and any views expressed must be taken into account when making a decision on the application.
- Buildings which are not statutorily listed can normally be demolished without approval under the Town and Country Planning (Scotland) Act 1997. Within conservation areas the demolition of unlisted buildings requires conservation area consent.
- Alterations to windows are controlled in terms of the Council's policy.
- Trees within conservation areas are covered by the Town and Country Planning (Scotland) Act 1972, as amended by the Town and Country Planning (Scotland) Act 1997. The Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 75mm at a point 1.5m above ground level, and concerns the lopping of trees as much as removal. The planning authority must be given six weeks notice of the intention to uproot, fell or lop trees. Failure to give notice render the person liable to the same penalties as for contravention of a TPO.
- Grants may be available towards the repair or restoration of historic buildings. The Council runs a conservation grant Scheme. Such grants are normally dependent on comprehensive repair and restoration of original features and priority is given to tenemental housing and prominent buildings.



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You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact ITS on 0131 242 8181 and quote reference number 012246/17. ITS can also give information on community language translations.

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這份文件包含了Duddingston地區文物保護的鑑定。文件勾畫出什麼決定了該區的歷史和建築特色的關鍵要素，因而需要受保護。如果需要翻譯這份文件的資料，請電愛丁堡傳譯及翻譯服務，電話：0131 242 8181，檔案編號：02246/17。

یہ دستاویز ڈیڈنگسٹن کے قدیم علاقے کی ایک تشخیص پر مشتمل ہے۔ یہ ان ضروری عناصر کی وضاحت کرتی ہے جو اس قدیم علاقے کی خاص تاریخی اور تعمیری خصوصیت کا حصہ ہیں۔ اس دستاویز کے ترجمے کے بارے میں معلومات کیلئے برائے مہربانی انٹرپرائیٹیشن اینڈ ٹرانسلیٹیشن سروس کو اس نمبر 0131 242 8181 پر ٹیلی فون کریں اور اس ریفرنس نمبر 02246/17 کا حوالہ دیں۔

এই দলিলে ডাডিডংস্টন এলাকার বৈশিষ্ট্য সংরক্ষণ বিষয়ে খবরাদি দেওয়া আছে। এতে সংরক্ষিত এলাকার ঐতিহাসিক এবং প্রত্নতাত্ত্বিক বৈশিষ্ট্যতার মূল উপাদানগুলি দেখানো হয়েছে। এই দলিলের অনুবাদের খবরাদির জন্য দয়া করে ইন্টারপ্রিটেশন এবং ট্রানসলেশন সার্ভিসকে 0131 242 8181 এবং রেফ নম্বর 02246/17 উল্লেখ করে টেলিফোন করবেন।

هذه الوثيقة تتضمن تقييماً لمنطقة Duddingston المحمية، وهي تعرف العناصر الرئيسية التي تساهم في الطابع التاريخي والعمراي الخاص بالمنطقة المحمية. للحصول على معلومات حول ترجمة هذه الوثيقة الرجاء الإتصال بخدمة الترجمة ITS هاتف: 0131-242 8181 وذكر الإشارة 02246/17

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