

HISTORIC ENVIRONMENT POLICY FOR SCOTLAND



HISTORIC
ENVIRONMENT
SCOTLAND

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INTRODUCTION

The historic environment is our surroundings as they have been shaped, used and valued by people in the past, and continue to be today. It is central to our everyday lives and our sense of place, identity and wellbeing.

It is wide-ranging – including natural and built features – and it can be valued for both its tangible and intangible aspects.

The principles and policies that make up the Historic Environment Policy for Scotland (HEPS) help us to care collectively for this precious resource as we work towards a shared vision:



Scotland's historic environment is understood and valued, cared for and protected, enjoyed and enhanced. It is at the heart of a flourishing and sustainable Scotland and will be passed on with pride to benefit future generations"

OUR PLACE IN TIME

WORDS AND PHRASES USED IN THIS POLICY

These are definitions of terms and phrases as they are used in this policy, to ensure that we are all using them in the same way. Some of the following definitions have been adopted from other sources (named in brackets).

asset

An asset (or 'historic asset' or 'heritage asset') is a physical element of the historic environment – a building, monument, site, place, area or landscape identified as having cultural significance.

community

A community is a group of people connected by location or by a common interest.

community of place

A community of place, or place-based community, is a group of people connected because of where they live, work, visit or otherwise spend a large amount of time. It can also refer to a group of people connected to a particular geographic location.

communities of practice and interest

Communities of practice are groups of people who share a concern or a passion for a place or something they do. A community of interest is a group of people who identify with or share a similar interest or experience.

cultural heritage

Cultural heritage is an expression of the ways of living developed by a community and passed on from generation to generation. It can include customs, practices, places, objects, artistic expressions and values, aesthetic, historic, scientific, social or spiritual aspects. (ICOMOS 2002)

cultural significance

Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations. Cultural significance can be embodied in a place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. (Australia ICOMOS Burra Charter 2013)

decision-maker

A decision-maker for the historic environment is anyone who has a role or interest in making decisions that might affect it. In this context the term often refers to planning authorities, but it could also mean individuals, public- or private-sector organisations, Ministers, communities or developers. The decisions might be about land use, funding, alterations to a building, site or place, or long-term strategies.

historic environment

The historic environment is ‘the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand’. (*Our Place in Time, the Historic Environment Strategy for Scotland*)

impact

The effect of changes on the historic environment is often referred to as the impact. This can be neutral, positive or negative. There can be impact on the physical elements of a place or on its setting, if its surroundings are changed so that our understanding, appreciation or experience is altered. Changes in the historic environment can also affect people’s associations with a place or its setting, and their responses to it.

mitigation

Mitigation refers to ways in which we can minimise the impact on the historic environment, avoid it, or make it less damaging. Sometimes it is possible to offset the impact, compensating for it through positive actions.

place

Place can refer to the environment in which we live, the people that inhabit these spaces and the quality of life that comes from the interaction of people and their surroundings. Architecture, public space and landscape are central to this. (*Creating Places: A Policy Statement on Architecture and Place for Scotland*)

planning system

The planning system is the process by which local and national government bodies make decisions about how and where development should take place. Change to some designated sites and places is also managed through separate consent regimes.

sustainable development

Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. (*World Commission on Environment and Development*)

WHAT IS THE STATUS OF HEPS?

HEPS is a policy statement directing decision-making that affects the historic environment. It is non-statutory, which means that it is not required to be followed as a matter of law or statute. It is relevant to a wide range of decision-making at national and local levels. It is supported by detailed policy and guidance.

HEPS should be taken into account whenever a decision will affect the historic environment. This includes in plans and policies that deal with funding decisions or estate management, or other specific topics such as agriculture or energy. It is also a material consideration for planning proposals that might affect the

historic environment, and in relation to listed building consent and scheduled monument consent ('material consideration' means that decision-makers should take it into account when coming to a decision). Decisions on scheduled monument consent are made in line with Historic Environment Scotland's policy for determining consents at scheduled monuments (see 'Sources of further information and guidance').

The Scottish Government produces national policies for addressing land use matters and decisions. HEPS sits alongside these policies, and should be used with them.



WHAT IS HEPS FOR?

HEPS is designed to support and enable good decision-making about changes to the historic environment. Good decision-making takes into account all aspects of the historic environment and the different ways people value it. Good decision-making is transparent and open to challenge, and recognises that a wide range of factors can affect the historic environment in different ways. Changes might support its long-term survival, impact on its current management or even give us new information to improve our understanding of it.

HEPS sets out a series of principles and policies for the recognition, care and sustainable

management of the historic environment. It promotes a way of understanding the value of the historic environment which is inclusive and recognises different views. It encourages consistent, integrated management and decision-making to support positive outcomes for the people of Scotland. It also supports everyone's participation in decisions that affect the historic environment.

By doing these things, HEPS helps to deliver the vision and aims of *Our Place in Time*. It takes into account principles that the UK and Scottish governments have agreed to in international charters and conventions on cultural heritage and landscape.

HOW HAS HEPS BEEN DEVELOPED?

HEPS is for everyone who cares about decisions that affect the historic environment. This includes the people who make the decisions, as well as the people affected by or interested in them.

The policy has been developed using current research as well as established views about how to care for the historic environment. It also draws upon previous policy documents and related policy areas that affect or are affected by the historic environment.

HEPS has also been informed by work undertaken by HES to understand what the historic environment means to the people of Scotland. HES did this by listening to people's views on how to look after and manage the historic environment. These conversations have shaped this policy document.

POLICIES FOR MANAGING THE HISTORIC ENVIRONMENT

HEP1

Decisions affecting any part of the historic environment should be informed by an inclusive understanding of its breadth and cultural significance.

HEP2

Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations.

HEP3

Plans, programmes, policies and strategies, and the allocation of resources, should be approached in a way that protects and promotes the historic environment.

If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.

HEP4

Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate.

If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.

HEP5

Decisions affecting the historic environment should contribute to the sustainable development of communities and places.

HEP6

Decisions affecting the historic environment should be informed by an inclusive understanding of the potential consequences for people and communities. Decision-making processes should be collaborative, open, transparent and easy to understand.

WHAT ARE THE CHALLENGES AND OPPORTUNITIES FOR THE HISTORIC ENVIRONMENT?

There are a number of challenges and opportunities that affect how we understand, manage and care for the historic environment.

Decision-making has to be sufficiently flexible and adaptable to deal with wide-ranging and ongoing changes in society and the environment.

Good decisions will aim to achieve the best possible outcome for the historic environment and maximise its benefits.

LAND MANAGEMENT

Land management affects much of the historic environment. Changes to agricultural and land use policies and practice can have a significant impact.

CREATING AND MAINTAINING PLACES

The changing places where we live, work and play, and the ways we understand and relate to them, are among the wide range of factors that affect our wellbeing. The historic environment plays a key part in making good places.

DIVERSITY, EQUALITY AND ACCESS

Established ways of recognising and managing the historic environment haven't always reflected our whole society. It is important to talk about the past in a way that recognises its diversity. The historic environment should be accessible and inclusive, providing a source of inspiration, enjoyment and learning for all.

ROLES AND RESPONSIBILITIES

Taking care of the historic environment is a shared responsibility. Sometimes the interests of different groups and individuals overlap, and this can cause confusion and tension about roles and responsibilities.

FUNDING

Some historic places and sites will rely on external funding. There are difficult choices to be made about where to spend available money, and opportunities to think creatively about approaches to funding.

SUSTAINABLE TOURISM

Tourism brings huge benefits to the wider economy and can provide financial resources for looking after historic sites and buildings. High visitor numbers can also affect the sites themselves, sometimes creating management challenges.

CLIMATE CHANGE

Climate change and the effort required to mitigate and adapt to its effects have a significant impact on the historic environment. We are still working as a society to understand this impact.

SOCIETAL CHANGE

Our communities and lifestyles are changing; our population is ageing and shifting. This can have an impact on the historic environment, changing how we interact with it and value it.

INTANGIBLE CULTURAL HERITAGE

Established ways of managing the historic environment are often based around physical structures such as buildings and monuments – but the historic environment is made up of both intangible and tangible cultural elements.

A HOLISTIC APPROACH TO THE ENVIRONMENT

All of our landscapes – rural and urban – are part of the historic environment. Established ways of managing them don't always recognise that natural and cultural benefits and outcomes are often interdependent.

ECONOMIC CHANGE

Changes to the economy, whether positive or negative, have an impact on the historic environment and how it is looked after and managed. The historic environment contributes to our economy and can be a source of sustainable growth.

COMMUNITY PARTICIPATION AND EMPOWERMENT

Decisions about the historic environment have an impact on people and communities. Empowering communities and broadening participation improves outcomes for people and for the historic environment.

REGULATORY CHANGE

Changes to a wide range of laws and regulations can affect the management of the historic environment. It can be hard to predict and fully understand the impact of these changes.

SKILLS AND CAPACITY

Good management relies on decision-makers having access to the right skills, expertise and capacity to look after the historic environment and make informed decisions.

CHALLENGES AND OPPORTUNITIES

POLICIES AND PRINCIPLES

The following policies and core principles set out HES's understanding of how the historic environment should be managed and how to apply these principles.

The principles in this document are the fundamental ideas that underpin desirable and positive outcomes for the historic environment. These principles are the basis for the policies outlined here. The policies describe how the principles should be implemented.

UNDERSTANDING AND RECOGNITION: POLICIES AND PRINCIPLES

Policy on understanding and recognition

HEP1

Decisions affecting any part of the historic environment should be informed by an inclusive understanding of its breadth and cultural significance.

Core principles on understanding and recognition

- **Recognising the cultural significance of sites and places supports good decision-making.**
- **A place must be understood in order for its cultural significance to be identified.**
- **A wide range of factors contribute to cultural significance.**
- **Knowledge and information about the historic environment is critical to our understanding of our past, present and future.**
- **The historic environment changes over time, and so does how it is understood and appreciated.**
- **Research, discussion and exchange of ideas can all contribute to our understanding of the historic environment.**
- **Understanding will improve when information is made widely available and everyone has the opportunity to contribute to knowledge of the historic environment.**

How these principles are applied

People have created the character, diversity and distinctiveness of the historic environment over time. It is fundamental to people's sense of belonging; it provides tangible links with the past, helps to define who we are, and shapes our lives today. The qualities an asset or place has and expresses may be rare, finite and vulnerable to change. Sometimes the value of a place becomes apparent only through the process of change.

Decisions affecting the historic environment should be based on careful consideration of cultural significance. This helps to ensure that the historic environment can be appreciated today and passed on with confidence for the future.

To understand a place's cultural significance, we have to understand the place itself. This involves thinking about its physical and material elements – how much of it has survived or how much of it has changed through time, as well as its wider context and setting. Elements of places which may not have a physical presence but which contribute to cultural significance need to be recognised. These intangible qualities include the knowledge and associations people have with a particular place; they might involve elements such as language and poetry, stories and song, and skills and traditions.

Different individuals and groups of people value places in different ways. Understanding this helps us to understand the cultural significance of places for past, present and future generations. Recognising why places are culturally significant helps to fulfil a range of social, environmental and economic needs.

Access to as much information and knowledge as possible is essential for understanding cultural significance. This knowledge should be shared. An inclusive approach takes account of different ways of looking at things and valuing them, and diverse interpretations of our past and heritage.

As a society, we recognise value in many different ways: in records in archives, pieces in museum collections or the legal protection given to some of our most valued historic places. Many other ways of recognising value are part of our everyday lives. We share local knowledge, cultural practices, the language we use and the stories we tell. The diversity of Scotland's rich cultural heritage should be celebrated in all its forms. People should have the opportunity to contribute to our understanding, and influence decision-making for the historic environment.

MANAGING CHANGE: POLICIES AND PRINCIPLES

Policies on managing change

HEP2

Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations.

HEP3

Plans, programmes, policies and strategies, and the allocation of resources, should be approached in a way that protects and promotes the historic environment.

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HEP4

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If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.

Core principles on managing change

- **Some change is inevitable.**
- **Change can be necessary for places to thrive.**
- **Caring for the historic environment benefits everyone, now and in the future.**
- **Good decisions take a long-term view.**
- **Good decisions reflect an understanding of the wider environment.**
- **Good decisions are well-informed, transparent, robust, consistent and proportionate.**
- **Good decisions make sure that nothing is lost without considering its value first and exploring options for avoiding its loss.**
- **To manage the historic environment in a sustainable way, its cultural significance and the cultural significance of elements within it have to be understood.**

How these principles are applied

The historic environment enhances our quality of life and is a hugely valuable social, cultural, economic and environmental resource. It is finite and much of it can't be replaced. Good management maintains the quality of this resource and secures its benefits, making sure that nothing is lost without considering its value and exploring options for avoiding its loss.

Cultural significance should be considered in order to manage change through national and local policies as well as other land use management systems. If a place has cultural significance or has the potential for important new discoveries, decision-makers need to consider this when making decisions. In the planning system, this is called a 'material consideration'.

When decisions are made that affect places of cultural significance, the focus should be on avoiding or minimising adverse impact. Wherever possible, special characteristics and qualities should be protected, conserved or enhanced. Lots of actions can contribute to this, including:

- conservation
- effective maintenance
- restoration and conversion
- land management
- sensitive use of materials
- building techniques and high-quality new design
- creative and informed approaches to new development
- robust and proportionate regulation

These principles apply to the whole of the historic environment. In some cases, sites are given legal protection through formal designations, which can bring more formal obligations. In the case of listed buildings, scheduled monuments and conservation areas, consent is required for many works.

Understanding the development of the environment through time helps to inform management decisions. It offers a longer-term perspective on issues affecting the historic environment – issues like the effect of past climate change and land management. The historic environment has to be managed in a sustainable way so that it can be understood and appreciated, and so that it can benefit present and future generations.

Before decisions are made, their impact should be understood. If there is no way of being confident about what the impact of an action will be, the only way to be certain that there will be no damage is to avoid the action. This is referred to as the precautionary principle.

Sometimes the best actions for the historic environment will not be the best actions for other interests. There will be occasions where decision-makers need to manage conflicting needs. Potential conflicts should be identified and reduced as much as possible.

When decision-makers are considering potential changes, whether as a result of a development proposal or arising from environmental processes, they should use this general approach:

Understand the historic environment

- Understand and analyse the historic environment, context, asset or place.
- Understand the cultural significance of any affected assets or places.

Understand the background for the change

- Identify and understand the nature of and reasons for the change.

Understand the likely impact of proposed actions or decisions

- Assess and predict the likely level of the impact of proposals on the historic environment, context, asset or place.
- Make the level of impact clear so that it can inform decision-making.

Making decisions about impact

- Avoid negative impact where possible.
- Minimise any impact that cannot be avoided.
- Keep intervention to a minimum.
- Ensure changes to a site or place are proportionate to its cultural significance.
- Consider less detrimental alternatives if they can deliver the same objectives.
- Identify opportunities for mitigation throughout, and as early as possible.
- Identify opportunities for furthering our knowledge and understanding where possible.

Monitoring

- Put monitoring measures in place to make sure that any mitigation has been implemented.
- Make sure measures are in place to identify any unforeseen or unintended consequences.
- Monitor the outcome and impact of the decision to provide a sound knowledge base for future policy and decision-making.

WORKING TOGETHER: POLICIES AND PRINCIPLES

Policies on working together

HEP5

Decisions affecting the historic environment should contribute to the sustainable development of communities and places.

HEP6

Decisions affecting the historic environment should be informed by an inclusive understanding of the potential consequences for people and communities. Decision-making processes should be collaborative, open, transparent and easy to understand.

Core principles on working together

- **Everyone has a stake in the historic environment and how it is looked after.**
- **Effective management is a collective effort.**
- **Effective management takes wider interests into account.**
- **Good management empowers and involves communities.**
- **Early dialogue and close collaboration lead to better outcomes.**

How these principles are applied

Changes to our society, climate and economy create significant challenges for the historic environment. Resources need to be managed sustainably to balance competing demands. The different ways communities and individuals place value on the historic environment should be recognised.

Effective management of the historic environment is a shared endeavour involving individuals and organisations who own, use, manage or care about heritage. People should be empowered to use their heritage to develop their communities and places in a sustainable way. We all need to work collaboratively to respond to the challenges and opportunities we are facing, to make sure the outcome is as fair as possible.

When making decisions about the historic environment, different interests need to be taken into account. Decision-makers need to consider the consequences of decisions for a range of people. In doing this, tensions and conflicts can arise. Interrelationships and areas of common ground should be identified to encourage dialogue and collaboration, rather than focusing on competing views.

DELIVERY AND MONITORING

Good decision-making balances current circumstances with long-term aspirations. This is central to the sustainable management of the historic environment. It is a collective responsibility to ensure that we are all striking that balance.

Decision-makers should understand and monitor decisions affecting the historic environment to learn from experience and to improve future decisions. Historic Environment Scotland will monitor this policy in collaboration with other interested parties over a ten-year period until 2029.

SOURCES OF FURTHER INFORMATION AND GUIDANCE

Strategy, policy and procedure

Our Place in Time:
The Historic Environment
Strategy for Scotland

Historic Environment Scotland:
Designation Policy and
Selection Guidance
<https://www.historicenvironment.scot/designation-policy>

Designations application from
historicenvironment.scot/designation-application

Historic Environment Scotland:
Scheduled Monument
Consents Policy
<https://www.historicenvironment.scot/smc-policy>

Historic Environment Circular 1:
Process and Procedures
<https://www.historicenvironment.scot/circular>

Scotland's Archaeology Strategy
<http://archaeologystategy.scot>

Guidance

Managing Change in the Historic
Environment guidance series

Managing Change Demolition of
Listed Buildings
<https://www.historicenvironment.scot/demolition>

Managing Change Use and
Adaptation of Listed Buildings
<https://www.historicenvironment.scot/use-and-adaptation>

HES case studies
<https://www.historicenvironment.scot/adaptation-case-studies>

HES Technical advice notes
(TANs), Short Guides, Inform
Guides, and Practitioners Guides
<https://www.historicenvironment.scot/archives-and-research/publications>

Scottish Government Planning
Advice Note (PAN) 2/2011:
Planning and Archaeology
www.gov.scot/publications/pan-2-2011-planning-archaeology

Scottish Government Planning
Advice Note (PAN) 71:
Conservation Area Management
www.gov.scot/publications/conservation-management-planning-advice

Online resources

Historic Environment
Scotland website -
www.historicenvironment.scot/advice-and-support

Designation records
and decisions -
www.portal.historicenvironment.scot

Canmore: National Record
of the Historic Environment
www.canmore.org.uk



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Blacket 保護區性質評估

تفہیم المستظفہ علی ملامح منطقة (بلکٹ) Blacket

How our local area is defined and what it means

مُراستے علاقے Blacket کی خصوصیتیں

• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL

BLACKET CONSERVATION AREA CHARACTER APPRAISAL

*THE BLACKET CONSERVATION AREA
CHARACTER APPRAISAL WAS APPROVED BY THE
PLANNING COMMITTEE
ON 4TH OCTOBER 2001*

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INTRODUCTION

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 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.

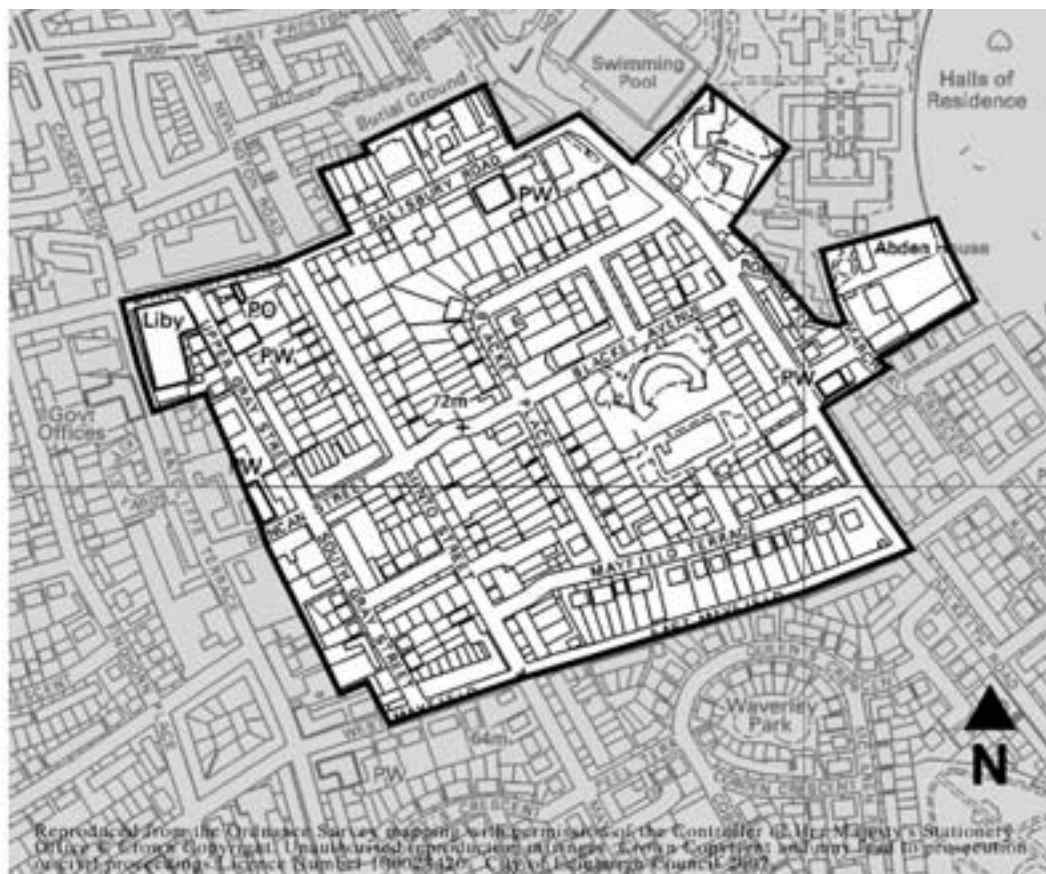
Character Appraisals

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 that adversely affect their special character. It is, therefore important that the authorities, other groups who have an interest in the conservation area and residents are aware of those elements that must be preserved or enhanced. A Character Appraisal is seen as the best method of defining the key elements that contribute to the special historic and architectural character of an area. It is intended that Character Appraisals will guide the local planning authority in making planning decisions and, where opportunities arise, preparing enhancement proposals. The Character Appraisal will be a material consideration when considering applications for development within the conservation area and applications for significant new developments should be accompanied by a contextual analysis that demonstrates how the proposals take into 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.

Conservation Area Details

The Blacket Conservation Area lies approximately a mile south east of the centre of Edinburgh and falls within the Newington Ward. The Conservation Area was designated on 13 January 1972 and is considered 'Outstanding' for grant purposes.

The Conservation Area is bounded on its southern side by a line running from the corner of Dalkeith Road/East Mayfield along East & West Mayfield to South Gray Street. The boundary then turns from the Western edge to encompass the back gardens on South/Upper Gray Street. The National Map Library on the corner of Causewayside/Salisbury Place is included within the Conservation Area and forms its north west corner. The boundary then follows a line along Salisbury Place and Salisbury Road where it is drawn out to include the properties on its northern side. The boundary follows Dalkeith Road south taking in the historic buildings of Edinburgh University Pollock Halls of Residence before meeting up with East Mayfield.



HISTORICAL ORIGINS & DEVELOPMENT

Between 1586 and 1795, the lands of Newington in which the Blacket area is located consisted of open countryside and a few small farms. Located in Edinburgh's Burgh Muir the lands of Newington were a large flat expanse of land to the west of Arthur's Seat.

By the second half of the 18th century, Edinburgh was experiencing severe problems of overcrowding in the Old Town, which were initially alleviated by the construction of Edinburgh's New Town. The South Bridge Act of 1785 facilitated Edinburgh's expansion towards the south and by 1788 the Old and New Towns had an effective connection with Nicolson Street and the Lands of Newington.



The first notable development in the Blacket area, built in 1805, was Newington House, located within a site of eight and a half acres. Newington House was to provide the focus around which the Blacket area was developed. A smaller mansion at Salisbury Green predated Newington House. Built in 1780, this mansion was extended in 1820, and in 1860 turreted Baronial towers were added. The first villa developments within the Conservation Area adopted a sequential linear form along Minto Street, and by 1817 there were a number of villas on the east side of Minto Street. There was also considerable development on Upper and South Gray Street, with the beginning of a terrace at Middleby Street. The villas along Salisbury Road were largely complete, with March Hall having been constructed on the eastern edge of the Conservation Area.

The development of the core Blacket area was initiated by Benjamin Bell of Hunthill, a distinguished Edinburgh surgeon. In 1803, when he bought the lands of Newington, he started the planning of Edinburgh's first large-scale development to the south. However, he died in 1806 before his plans were realised. His son, George Bell, commissioned James Gillespie Graham to draw up plans for development, starting with Blacket Place. Under the feuing conditions, the value of the houses erected was not to be less than £600. The feuing conditions for the whole area illustrate the concern the Bells had to conserve amenity throughout the estate.



Benjamin Bell



Gateposts



Gatehouse Lodge

In 1825, the stone pillars and gates, at the Minto Street and Dalkeith Road ends of Blacket Place, Blacket Avenue and Mayfield Terrace were erected. A porter's Lodge was planned at each gate to ensure seclusion and safety in this select development.

The land was further subdivided into smaller lots, according to James Gillespie Graham's feuing plan. By 10 October 1825, the new feus were advertised in the Edinburgh Evening Courant: "These lands command the best access and drainage and are supplied with water from public pipes...(they are) within the bounds of police, and are well watched and lighted. For the benefit of the feuars it has been resolved to keep present approaches and porters' lodges in Minto Street and Dalkeith Road which will secure to the several

lots within the gates all the privacy and convenience of country residencies and will render them more desirable than any yet offered to the public. Advantageous terms will be given to the Builders in respect of the period of entry, advances of money, if required, and other points."

The northern part of Blacket Place was developed around the 1830s and contained semi-detached and individual properties, each with their own columned doorway, high gates and railings. The area towards the west of Blacket was largely completed in the 1830s. Kirkwood's 1834 map of Edinburgh shows the villas of Upper Gray Street, the terraced streets of Middleby Street and Duncan Street.



Map Circa. 1830

The introduction of horse drawn buses and the opening of Newington Railway Station in the mid 19th century accelerated development in the area. The properties towards the southern part of Blacket Place were developed and the majority of the large Victorian villas on Mayfield Terrace were built. In 1907, Dr J G Bartholomew, of the map-making firm, moved into Newington House and was the last private owner. In 1915 the house was bought and used as a centre for the Scottish National Institute for the War Blinded. After lying empty for several years and succumbing to dry rot, Newington House was eventually demolished in 1966. The ground now houses student flats for Edinburgh University.

One of the chief attractions of the Blacket development was the privacy afforded by the high walls and restricted entry controlled by gate keepers. The streets were private to the feuars, and the superiors pledged “to keep gate keepers in each of the five lodges, for all time coming”.

The original plans show lodges for all five entrances, although only the three lodges on Dalkeith Road remain (the lodge at the Minto Street end of Blacket Avenue was demolished in the 1920s).



*Synagogue at
Salisbury Road*

There was little major change in the overall grain of the area during the 20th century. However, there were a number of significant new developments around the periphery: the Synagogue on Salisbury Road was built in 1932, the former Longmore Hospital on Salisbury Place was completed in 1947, Newington House was demolished in 1966 and developed for student flats, and the National Library extension was built on the site of the former Middlemass biscuit factory at the corner of Causewayside and Salisbury Place in 1995.



Longmore House



National Library extension

ANALYSIS & ESSENTIAL CHARACTER

Site Context and Views

The Blacket Conservation Area lies on a gentle south facing slope and is dissected by Dalkeith Road and Minto Street, two of the principal north-south routes leading into the city centre from Gilmerton and Dalkeith. These principal north-south gateway routes effectively divide the Conservation Area into three sections. The core Blacket area which is separated from the University of Edinburgh's Pollock Halls of Residence/Marchhall Place area to the east, and the Duncan Street/Gray Street area to the west.

The western edge of the Conservation Area includes all the properties lying on the west side of Upper and South Gray Streets, deviating to the north to include the prominent National Library building on the corner of Ratcliffe Terrace and Salisbury Road.



View to Arthurs Seat

Within the core of the Conservation Area, there are significant views out of the area. The dominating mass of Arthur's Seat rises to the east and is clearly visible from Blacket Place and Avenue. Views to the south are only present from Dalkeith Road and Minto Street, where the southern boundary of the city and the countryside beyond are visible. The views to the north are also limited, due to the gradient of the land which blocks out the city centre skyline.



View up
Minto Street



View down
Minto Street



View up
Dalkeith Road



View down
Dalkeith Road

Essential Character: Site Context & Views

- *The Conservation Area is divided by the two principal north south gateway routes of Dalkeith Road and Minto Street that effectively dissect the area into three distinct elements.*
- *There are prominent views of Arthur's Seat from Dalkeith Road and the core Blacket area.*

Spatial Structure

The area contains three distinct elements resulting from its division by Minto Street and Dalkeith Road. Both of these roads are principal routes into the City Centre.

West Blacket

This area is generally rectangular in shape, formed by the western strip of the Conservation Area which is bounded by Minto Street, West Mayfield, the rear of the western boundaries of the properties on South Gray Street and Upper Gray Street and Salisbury Place. There are more connections with the surrounding areas (especially Minto Street) than in the Core Blacket Area. The main thoroughfare of Minto Street is lined by large detached and semi-detached Georgian and Victorian housing, while to the west the principal development form is Georgian single storey cottages and villas interrupted by former industrial buildings and offices. Duncan Street provides a classical Georgian Terrace on its northern side. There is little public open space and the small front gardens provide a compact urban environment in this area. There are also substantial private rear gardens to most properties.



House on Minto Street



Upper Gray Street

Essential Character

- *The development pattern consists of single and two storey Georgian terraces and villas interspersed with former Victorian commercial buildings.*
- *The narrow internal street layout allied to small front gardens gives a secluded introverted character to the area.*

Blacket Core Area

The Core Blacket Area is clearly delineated on its east and west sides by the busy arterial routes of Dalkeith Road and Minto Street. The entrances at Blacket Place, Blacket Avenue and Mayfield Terrace are relatively narrow and are visually restricted by the lodge buildings and high stone walls. The seclusion is further emphasised by the restricted views to the surrounding area. This area is largely square in shape with a grid layout, and follows the original plan provided by James Gillespie Graham in 1825.

This formerly gated estate is characterised by standard plot sizes, occupied by a mix of detached, semi-detached, and small groups of terraced houses. These properties have mature garden areas to the front and large gardens to the rear. The area is scattered with mature trees and these, with the gardens, give a pleasant garden suburb feel to this area. Subsequent alterations and extensions to the height and width of some of the properties have partially changed the spatial structure. A number of the villas have ground floor extensions that have linked neighbouring properties; this blocks views into the rear gardens and results in a terraced appearance.



Kerbside planting

There is little communal open space within the area. Blacket Avenue, the principal road through the area has a narrow fringe of shrubs and trees on either side. The front gardens of all the villa properties have an abundance of mature planting and are of generous proportions, which give the street considerable width

and a sense of openness. The majority of open space is located in private rear gardens and is shielded by the buildings themselves. These private back gardens constitute a large area that is not apparent from the streets. The back gardens generally back on to adjacent gardens creating substantial areas of open space.

The grounds around the Edinburgh University halls of residence and the former Nursing Home on Alfred Place form an extensive area of open space. The properties on the margins of this area generally follow the same format as those described above, with the exception of East Mayfield on the southern boundary, where a long stone wall contains the rear gardens of Mayfield Terrace. The northern boundary spans both sides of Salisbury Place and here there is a diverse mix of Georgian residential properties interspersed with a former 1930s nurses' home and a synagogue.



Tree in Blacket Place

Essential Character

- *The predominant development form comprises Georgian and Victorian properties occupying large plots.*
- *The perpendicular street layout.*
- *The gardens, abundant mature planting within private gardens and in communal areas which make a significant contribution to the character of the area.*



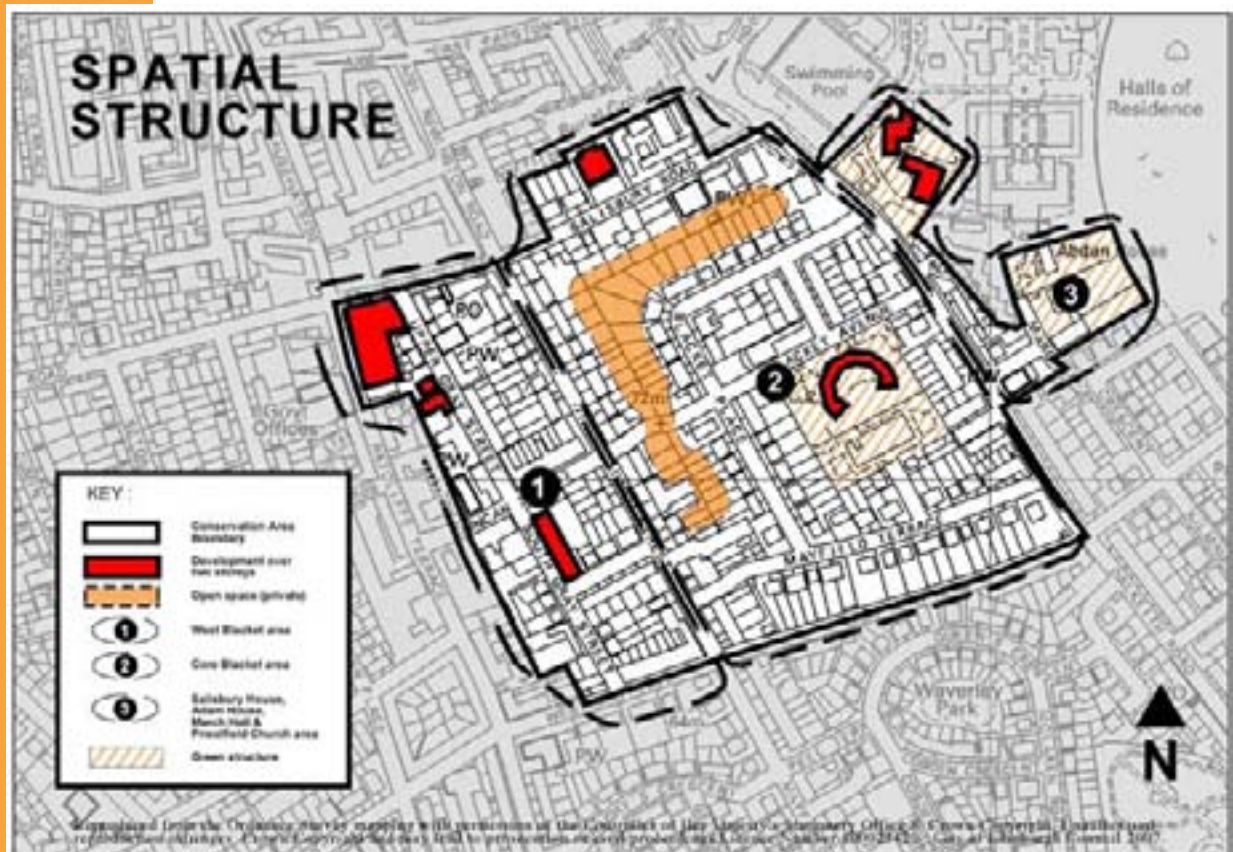
Pollock Halls

East Blacket

This area extends to the east of Dalkeith Road and includes the three historic mansions contained in the grounds of the University's Pollock Halls of Residence and the adjacent NHS Trust. These are distinctive and stand in large grounds. A small group of Georgian villas front onto Dalkeith Road just to the north of Priestfield Parish Church which acts as a significant local landmark and impressive focal point to the eastern edge of the Conservation Area. The spatial structure is characterised by the extensive adjacent area of parkland at the foot of Arthur's Seat which dramatically overlooks the area. The general quiet atmosphere of this area contrasts with the busy Dalkeith Road.

Essential Character

- *Large garden grounds allied to the visual proximity of Arthur's Seat give an open landscaped feeling to this area.*



Townscape

Dalkeith Road and Minto Street are wide gateway routes into the city centre from the south containing large Georgian and Victorian villas. The buildings are set back with garden frontages, the majority of which have now been converted into car parking to cater for the numerous guesthouses. There have been successive additions and alterations to some of these villas over the years that have had a negative impact on



Dalkeith Road

the townscape of the area. Minto Street (A7) is lined with two storey villas, some with extensions and alterations effectively linking properties, thereby blocking spaces and disturbing their massing. The wide front gardens accentuate the feeling of width and space. Dalkeith Road (A68) curves towards the west and is characterised on its western side by villa properties. Spence Street is a small cul-de-sac containing a terrace of Victorian houses. On the eastern side, the area encompasses the tall turreted buildings of Edinburgh University and the surrounding spaces.



Guesthouses on Dalkeith Road

West Blacket

This area contains a varied range of townscape elements and is less formally planned than the Core Area. Georgian residential development predominates, generally fronted by private gardens bounded by low stone walls. The former Edinburgh Geographical Institute, which fronts Duncan Street, and the former coach works on Upper Gray Street represent examples of recent residential conversion.

Non-residential development is interspersed with mainly residential uses. The stone masonry yard located behind one of the villas and the saw mill beside the Duncan Street Dental School consist of cast iron sheds and work yards that are visually out of context with the historic townscape of the area. The site at the corner of Duncan Street/Upper Gray Street contains a number of timber garages and workshops. Along Duncan Street over the Upper/South Gray Street crossroads, there is a cluster of non-residential buildings (dental school, Baptist church and telephone exchange). St Columba's, a RC Church, stands towards the northern end of Upper Gray Street.



Corner Site

The National Library building, situated at the corner of Causewayside and Salisbury Place is a major landmark feature in the Conservation Area in terms of its scale, form and materials, Salisbury Place consists of a mixture of modern and Victorian houses with a small row of local shops.

Essential Character

- *The West Blacket area demonstrates a diverse mix of building types given coherence by the limited range of traditional materials.*
- *Front and back gardens of terraced and villa properties provide open space relief.*
- *A grouping of public and commercial buildings helps bring a diversity of townscape features to this otherwise residential area.*

Core Blacket Area

The entrances into the Core Blacket Area, the most unified of the three areas, are defined by enclosed gateways. Four of these entrances, three off the Dalkeith Road and one off Minto Street, are very restricted and those on Dalkeith Road have gate-piers and lodge houses, whose original purpose was to provide security within this select area. These entrance features are of townscape interest to the area and symbolise its exclusive character.



entrances to Blacket area



Street sign

The area has a successful mix of single villas and terraces of large houses, that are shielded from the surrounding city. There are clear views to Arthur's Seat from the eastern end of Blacket Place and Blacket Avenue. The proportions of the houses and mature planting give the area an air of maturity. This is a tribute to the original guidelines set out in the feu charters, stating that plot sizes were to be uniform, building lines respected and that the height of buildings should

not exceed 2 storeys. The character of the area stems from these original guidelines and gives the area a defined unity, without diminishing the individual characteristics that give each property its charm.

The Georgian villas at the north end of Blacket Place are collectively very similar in terms of height, building line and materials. Their individual character is derived from subtle variations in architectural detailing. There have been a number of ground floor extensions that have resulted in the linking of neighbouring properties. This has resulted in restricted views of gable walls and rear gardens and gives these villas a terraced feel. One of the most distinctive townscape features of the villas is their elevation to incorporate basement levels.

Edinburgh University Halls of Residence on Blacket Avenue are located on a sizeable piece of land, with trees and plants effectively blocking views to it from the surrounding area. Belleville Lodge on Blacket Avenue is one of the largest villas in the Blacket area. Set within extensive gardens, it is situated between the back gardens of Blacket Place and Dryden Place. A band of shrubs and small trees line the entire northern side of Blacket Avenue, which contrasts with the more intensively developed Blacket Place.

The northern side of Mayfield Terrace from the Dalkeith Road end to the corner of Alfred Place, consists of villas that have been aligned to minimise views from neighbouring properties on the western side and possibly to improve views of Arthur's Seat. The adjoining side of the street follows a more consistent alignment, with the rest of the area and consists of large villa properties with more variation than is apparent in the rest of the area. These villas are the largest in the Core Area and are set back from the street, with substantial private gardens to the rear.



*view out of the
Conservation Area*

The road curves into a narrow gap when leaving Mayfield Terrace and entering Minto Street. The back gardens of Mayfield Terrace are bounded by a high stone wall that runs virtually the whole length of the street. There is also no pavement on the wall's side. Salisbury Road includes a number of two storey semi-detached Victorian villas with front gardens. The former Nurses' Home at No. 31 is a good example of 1930's architecture. This five storey building with modern extension on the top floor is of impressive proportions and dominates the area. It is set back a considerable distance from the road with a high boundary wall. The Salisbury Centre,



Ground floor extension



Belleville Lodge



Former Nurses' Home



Boundary Wall

a Victorian villa, is set in a large plot of land with high boundary walls. The red brick walls and dome of the Synagogue contribute to the mixed nature of this street, providing another interesting feature in the townscape of this area.

Essential Character

- *Unified architectural form and materials.*
- *Mix of villas and terraces of substantial houses.*
- *Planting provides an air of maturity.*

East Blacket



*Edinburgh University
Halls of Residence*

This area contains a small number of fine Georgian and Victorian mansion houses now occupied by institutional uses and situated in their own grounds. New halls of residence partly occupy and disrupt the space between these mansions and Dalkeith Road. The effect of this modern development is to detract from the townscape qualities of openness and quiet solitude, by providing an intrusive element in terms of height, materials and massing. The northern part of the Dalkeith Road frontage is defined by the high stone wall of Salisbury Green, shielding the University's Halls of Residence and reducing their impact. A short terrace of Georgian houses set back from the road occupies the southern part. The Priestfield Parish Church designed in an Italian renaissance style punctuates the southern corner of this area and provides a major landmark for the whole Conservation Area. The backcloth of Holyrood Park, Salisbury Crags and Arthur's seat dominates this eastern section of the Conservation Area, which can be viewed from most locations.



Georgian Villa on Dalkeith Road



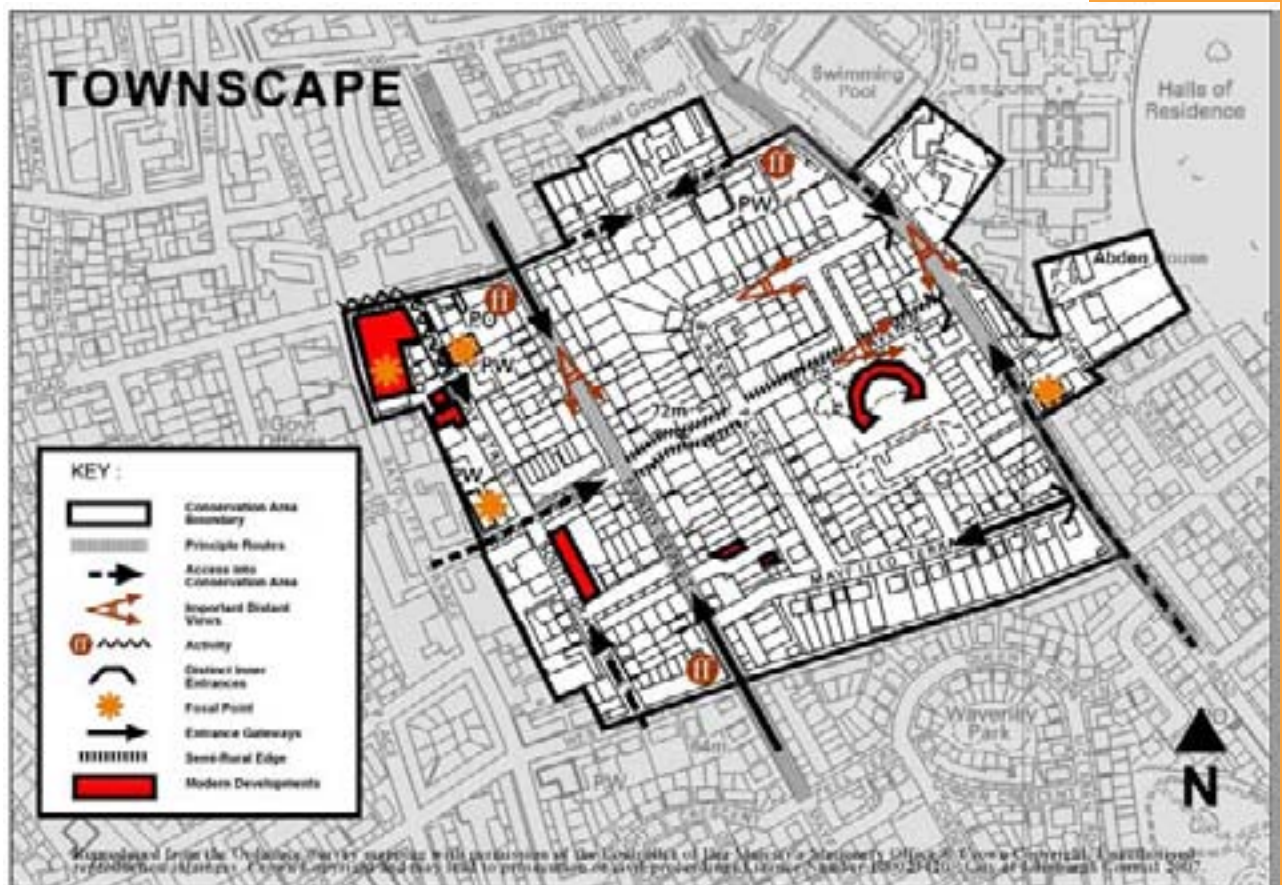
Priestfield Parish Church



View to Arthur's Seat

Essential Character

- *The varied Georgian and Victorian mansions with their associated open grounds.*
- *The stone walling of the Halls of Residence on Dalkeith Road, allied with a fine Georgian terrace.*
- *The Priestfield Parish Church which punctuates the area.*
- *Holyrood Park which visually dominates the area.*



Architectural Character

The Conservation Area contains a wealth of architectural heritage with over 90 buildings identified as being of historic or architectural importance. The overall character of the Blacket Conservation Area derives from its development as an early suburb of detached and semi-detached Georgian and Victorian villas, now enhanced by mature gardens and street planting. Whilst there are variations in character within the area, the predominant use of local sandstone for buildings and natural slate roofs contributes to a significant degree of architectural unity.

The density of development is also low, due to the rigorous enforcement of the feuing plans which ensured separation between properties and allowed for garden spaces to the front and the rear. Roofs are uniformly slated, with the later Victorian properties having steeper pitches with decorated eaves projections and dormer windows of varying design. The majority of properties have timber sash and case windows with the Victorian properties having fewer astragals than their Georgian predecessors. Distinct architectural features of the Conservation Area are the picturesque Tudor Gothic octagonal gate piers and gate lodges which provide a clearly identifiable boundary to the Core Area.



The Edinburgh University Hall of Residence on Blacket Avenue, built on the site of the former Newington House, contrasts with the more unified and traditional architecture of the surrounding area. However, this four-storey semi-circular 1980's development is set in a large plot of land with an abundance of mature trees and planting that effectively shields it from general view.



A category "A" listed two storey and attic double villa is at 23-25 Blacket Place. Designed by Sir James Gowans, its distinctive frontage reflects the architect's design principles in the use of polychromatic random stonework based on a 2 foot square modular grid. The mosaic of polychromatic masonry is prominently used on the quoins, a deep centre belt, chimneys and crow stepped gables. The round arched dormers, crow steps and decorative iron cresting to the mansard roof all contribute to the building's picturesque skyline.

23-25 Blacket Place

Arthur Lodge at 60 Dalkeith Road is one of the most distinguished buildings in the area. The building is attributed, on stylistic grounds, to Thomas Hamilton who designed the former Royal High School. Arthur Lodge was built between 1827 and 1830 by Robert Mason, an Edinburgh builder. It is designed in a classical Greek style with distinctively incised polished ashlar.



Arthur Lodge

West Blacket is characterised by a diversity of architectural styles and densities. The terraced streets of Duncan Street, Middleby Street, Upper Gray Street and West Mayfield predate the majority of villas in the Core Blacket area. The former Edinburgh Geographical Institute, now in residential use as 'Bartholomew House' on Duncan Street, was built in 1909 and incorporates a Corinthian columned portico salvaged from Falcon Hall. The modern residential development located behind the front façade reflects the building height of the original building. There has been a similar union between the old and the new on Upper Gray Street, where at No. 30-34 the three storey cream sandstone former L-plan commercial coachworks has been extended to form a residential development. The original building height and massing are taken from the original building, which does not reflect the general character of the area.



Bartholomew House



Middleby Street



Duncan Street

There are few public buildings in this substantially residential Conservation Area. One of the landmark buildings of note is the National Library Map Annexe located on the corner of Causewayside and Salisbury Place in the north west corner of the Conservation Area. This modern iconic piece of architecture with its high cornered peaks dominates the predominantly two storey buildings within the Conservation Area.

The small scale pedimented St Columba's RC Church on Upper Gray Street sits comfortably within the terrace. The Synagogue on Salisbury Road adds an interesting and diverse architectural dimension to the Street. This two storey building is constructed in red and purple brick and was built by James Miller between 1929 –1932. Priestfield Parish Church, on the corner of Dalkeith Road/Marchhall Place, is a key building in the Conservation Area. The Lombardic Romanesque, Latin cross-plan church was built by Sutherland and Walker between 1877-79 and is an interesting focal point on the eastern edge of the Conservation Area.



Priestfield Parish Church

Essential Character: Architectural Character

- *Rich variety of architectural styles evident throughout the Conservation Area, which are given homogeneity through the feu charter which controlled heights (two storey and half storeys), building lines and massing.*
- *Properties are characterised by the predominant use of stone construction, slated roofs and timber sash and case windows.*

Natural Heritage



There is no publicly accessible open space in the Conservation Area, but there is a sense of spaciousness derived from the generously proportioned gardens and large mature trees. Trees and shrubs are fundamental to the character of the Conservation Area, contributing to landscape quality and amenity and complementing the built environment. Their presence helps to dampen the noise from surrounding streets and provide shelter for houses and gardens against wind and frost, as well as acting as “green lungs” and a habitat for wildlife. The Conservation Area relies very much on the vegetation and mature trees within gardens for its leafy character and robust landscape structure. In addition, there are sizeable trees within the grounds of the University properties at Pollock Halls and the former Newington House. There has been some successful roadside planting on verges in Blacket Place and Blacket Avenue, which have contributed to the amenity and wildlife value of the area.



The mature trees along Blacket Avenue make a particularly significant contribution to the character of the conservation area. There can be conflict between larger tree species and shade within a garden, but wherever possible it is important to accommodate large species replacement trees to reinforce the robust landscape framework. Where space is limited, consideration should be given to more fastigate and less densely foliated species.



There are several Tree Preservation Orders within the Conservation Area, in Salisbury Road, Blacket Place and Blacket Avenue. These preceded the Conservation Area designation and were largely due to development pressures.

Views from the Conservation Area are important and provide it with both a context within the city and visual links to contrasting landscape of more open Green Belt areas. There are fine views along the east-west orientated streets to Arthur's Seat. Views along the north-south orientated streets are urban in character and associated with the approach roads to the city centre.

Essential Character: Natural Heritage

- *Sense of spaciousness derived from the generously proportioned gardens and large mature trees.*
- *Important vistas to Arthurs Seat.*
- *The contribution of private open spaces at Pollock Halls and the Blacket Avenue University Halls of Residence to the character of the area.*

Activities And Uses



Shops at Salisbury Place

The predominant use within the Conservation Area is residential, with detached and semi-detached villas and terraces constituting the vast majority of properties. There are also a small number of flatted properties throughout the Conservation Area. There are limited local amenities within the area. There are two small groups of shops, one of which is located at the north-east quadrant of Minto Street and West Mayfield. The other group forms part of a local shopping centre at the north end of Minto Street, along Salisbury Place. There is a large public house on the north east corner of the Conservation Area, at the corner of Salisbury Road/Dalkeith Road.



Shops at Minto Street

The predominant uses along the gateway routes of Minto Street and Dalkeith Road are hotels, guesthouses and bed and breakfast accommodation. These two roads constitute the main tourist routes from the south into the city centre and their uses comply with Council



Hotel on Minto Street

policy. There is a stone masonry yard and a saw mill within the Duncan Street/Upper & South Gray Street area. A telephone exchange and Baptist Church complete this diverse area.

There are two churches within the Conservation Area: St Columba's RC Church on Upper Gray Street and Priestfield Parish Church on the corner of Dalkeith Road and Marchhall Place. The National Map Library located on the corner of Causewayside and Salisbury Place constitutes another public use within the Conservation Area.

Essential Character: Activities and Uses

- ***Predominance of residential uses, with hotels and guest houses on arterial routes.***

OPPORTUNITIES FOR ENHANCEMENT

New Development

Development has been strictly controlled since the time of the original feuing plans. New development needs to be treated with great sensitivity in order to enhance the Conservation Area and reinforce the sense of cohesion and unity. Any development should be restricted in height and scale in order to protect the character of the surrounding area. New design must respect the existing spatial pattern, massing and traditional materials. Open space should be preserved and existing buildings of value should be retained. The site at the corner of Duncan Street and Upper Gray Street presently contains a number of timber structures which do not relate well to the surrounding environment. Appropriate redevelopment of this site is encouraged.



Modern Development

Boundaries

Cast iron railings once enclosed the front gardens of many properties within the Conservation Area providing an attractive secure edge to the properties. However, many of these railings were removed during the Second World War and boundary treatment subsequently became a mixture of hedges and modern railings. This has resulted in a lack of unity and cohesion which has been compounded by the creation of off-street parking. The reinstatement of railings would result in a significant improvement to the historic fabric of the area.



*Railings at
Blacket Place*

Boundary Changes

No changes to the existing boundaries of the Conservation Area are proposed.

GENERAL INFORMATION

Statutory Policies

The Blacket Conservation Area lies wholly within the area of the Central Edinburgh Local Plan. The majority of the Conservation Area is covered by an area of 'Housing and Compatible Uses' in which the existing residential character and amenities are to be safeguarded.

Within the Conservation Area the existing architectural character, historic and landscape character is to be preserved and enhanced.

Minto Street and Dalkeith Road are identified as main tourist approach routes where limited hotel/guest house use will be allowed, provided that the commercial uses do not exceed 40% of the frontage of the street block. Minto Street is also safeguarded as a route for a light rapid transit system.

The Development Quality Handbook policy on Villa Areas and the Grounds of Villas applies to the Conservation Area. This policy aims to achieve the following:

- To enhance the predominantly stone built character of villa areas.
- To respect spatial character and setting and to locate buildings appropriately on sites.
- To encourage appropriate building forms, their quality and design.
- To maintain the general low-density of built form and retain the high percentage of garden area on sites.

Supplementary Guidance

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

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 stone cleaning, 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 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 Executive 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 Blacket Conservation Area has Article 4 Directions covering the following classes of development:
 - 1 enlargement, improvement or other alteration of a dwelling house
 - 3 provision or alteration of buildings or enclosures within the curtilage of a dwelling house
 - 6 installation, alteration or replacement of satellite antennae
 - 7 construction or alteration of gates, fences, walls or other means of enclosure
 - 30 development by local authorities
 - 38 water undertakings

39 development by gas suppliers

40 development by electricity undertakers

41 development by tramway or road transport undertakings

67 development by telecommunications undertakers

- 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 planning regulations. 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 a conservation area are covered by the Town and Country Planning (Scotland) Act 1997. The act applies to 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 Tree Preservation Order (TPO).

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