



Balerno 达地文物保護-地地特色的区域

بلیر نو کے قدیم علاقے کی خصوصیت کی تشخیص

بالیرو (Balerno) نامی علاقے کی خصوصیت کی

تشخیص، طابع مسقطہ Balerno الحیدر

BALERNO CONSERVATION AREA CHARACTER APPRAISAL

*THE BALERNO CONSERVATION AREA
CHARACTER APPRAISAL WAS APPROVED BY THE
PLANNING COMMITTEE
ON 30TH JANUARY 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 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.

Balerno Conservation Area

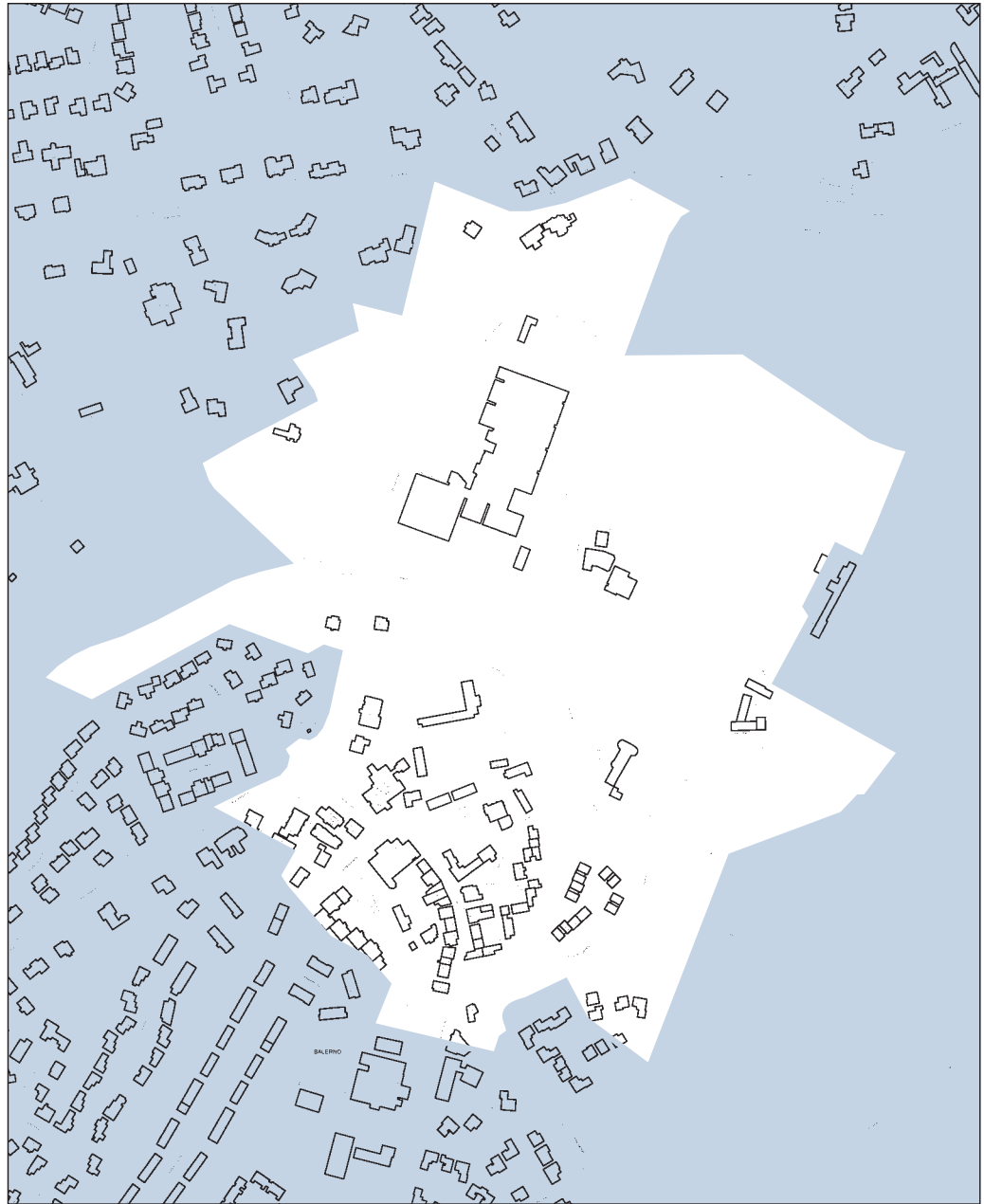
Balerno Conservation Area was originally designated in 1975. The boundary was amended in May 1997.

The village of Balerno lies approximately 8 miles south west of the centre of Edinburgh and two miles north of the Pentland Hills. The village is located off the main Lanark to Edinburgh Road and lies within the Water of Leith valley. The conservation area is based around the old village centre that is situated on the banks of the Bavelaw Burn and is surrounded by open land to the north.

The boundary of the conservation area runs along Lanark Road West (odd nos. 493-501). It turns south to include the recreational ground, Malleny House and Gardens. The boundary turns westwards, along the southern boundary of the Bavelaw Burn to include Bavelaw Gardens (all nos) and Bavelaw Road (odd nos 41-43, even nos. 10-42). The boundary continues north west, incorporating Main Street, Ladycroft, Deanpark Brae and Johnsburn Road (odd 1-3) including the Church of Scotland. The boundary then turns north along Bridge Road and includes part of the wooded river valley and the open fields to the north.

The conservation area falls within the ward boundary of Balerno.

Conservation Area Boundary



HISTORICAL ORIGINS AND DEVELOPMENT

Origins

There is uncertainty over the origins of Balerno. The generally accepted definition of Balerno is Sloe Tree Steading (Baile-Eairneach) but there is also a reference in 1289 to Balernach, a barley farm at the top of the village and in 1667 to Byrney, a mill next to the Water of Leith. It is likely that there were originally two settlements that merged and in 1773, there is the first reference to Balerno as one village.

Historical Development

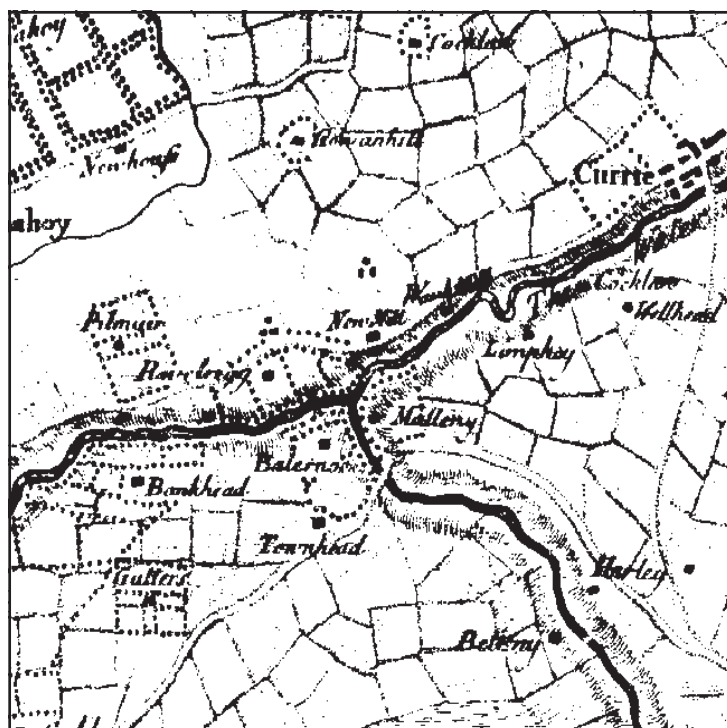
Up to the 18th century, the land surrounding Balerno was typical Scottish farming country interspersed with large houses and primitive cottages with common land for grazing and cultivation.

The 18th century was one of development for the area. Between 1693-1703, there was a famine in Midlothian and landlords were forced to encourage improvements to the land, including crop rotation, drainage and fertilisation. Land was also enclosed into fields and the number of farmhouses and steadings built in the district reflected this new way of farming. The land and livestock values rose significantly and Balerno began to prosper as an agricultural community. A number of mills also began to operate in the 18th century.

The passing of the Turnpike Act resulted in the tolls collected on main roads being spent on local roads. There was great improvement in the road surface between Edinburgh and Lanark and this brought the outside world to Balerno, as it became accessible to wheeled carts and commerce.

During the 18th century, the district's population fell due to the agricultural improvements and the need for less manpower. Consequently, the village of Balerno was relatively small and remained part of the parish of Currie.

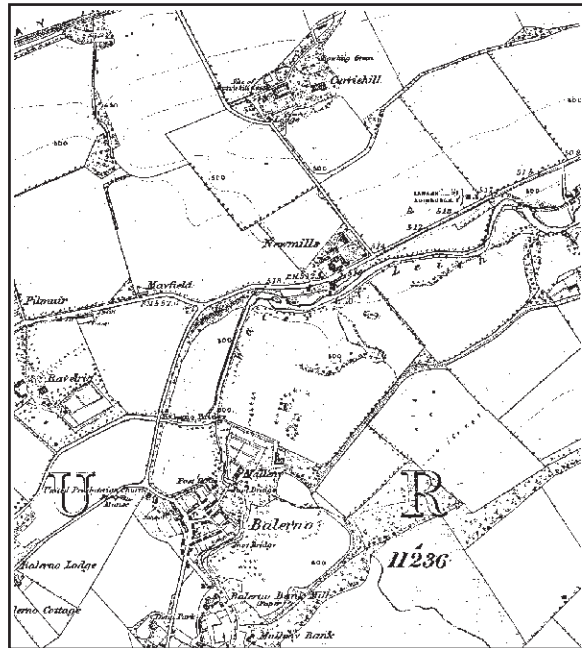
Balerno began to change significantly in the 19th century with the appearance of the paper mills. The Water of Leith attracted numerous industries, reliant on its water power. The natural flow of the burns encouraged the setting up of paper mills, which required colossal amounts of water for the paper making process. In 1805, the Balerno Bank Paper Mill bought and developed the existing Townhead Mill next to the Bavelaw Burn at the top of the village and it became the most successful in the district.



1766

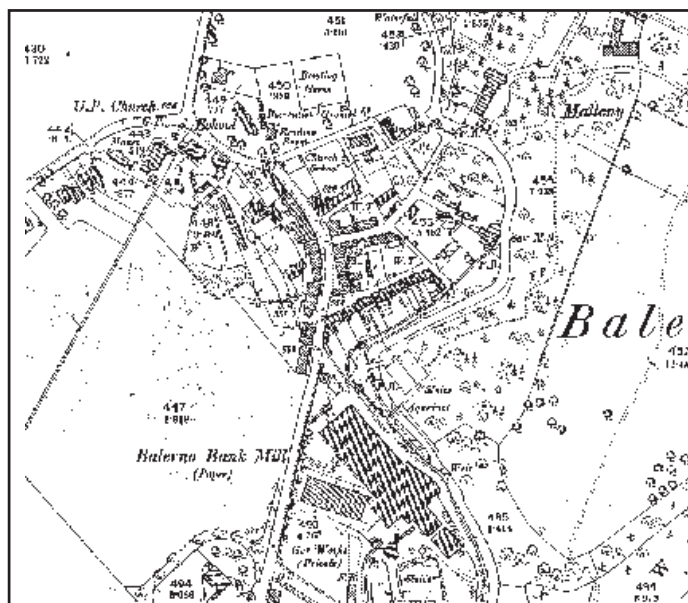


1834



1852

The flourishing paper industry provided many jobs and the village developed significantly to accommodate the growing population, predominantly around the Main Street. The majority of the buildings in the conservation area date from this century. In 1829, the first church was built in Balerno for the United Associate Congregation but a new church was built in 1884 because of the rapidly expanding population. A school and schoolhouse was built in 1864 and by 1878, it was too small and another was built and extended several times.



1893

The village was well served with shops, public houses, bank, co-operative store, blacksmiths and post office. The recreational needs of the population were addressed with a bowling green, reading room and recreational ground, and later a tennis court and putting green.



Balerno Station

The expansion of Balerno continued with the opening of the railway in 1878. The Caledonian Railway Company ran nearly 20 trains per day. There was also a large goods yard to the north of the village which was important for the transportation of the locally manufactured goods.

Balerno continued to develop in the 20th century. House building increased greatly in the inter-war period helped by the railway, which offered easy access into city centre. The first bus service arrived in the 1920s and this also contributed to the expansion of Balerno that continued post 2nd World War with both public and private house building. Balerno was inevitably becoming a residential suburb of Edinburgh.

By the 1960s, the demand and pressure on the village centre became acute. Traffic generated by shoppers, residents and the paper mill caused great congestion on Main Street. In the early 1970s, a new road was formed to by-pass Main Street to the townhead at the top of the village and Main Street was then pedestrianised. The construction of the by-pass road, the new housing behind Main Street and a new shopping centre resulted in the loss of many original buildings. The continual population increase led to the building of the High School on the former goods yard in the early 1980s.



Bridge Street



Main Street

The paper mill closed in 1989 and the village became predominantly a dormitory village. The village remains under pressure for new housing development with a number of recent new developments in and surrounding the historic village core.

ANALYSIS AND ESSENTIAL CHARACTER

Overview

The Balerno Conservation Area contains two areas of distinct character: the open approach to the village and the tightly knit old village centre. The other main features are the wooded valleys of the Water of Leith and the Bavelaw Burn, Malleny House and Gardens and the recreational ground beyond.



Wooded estate road

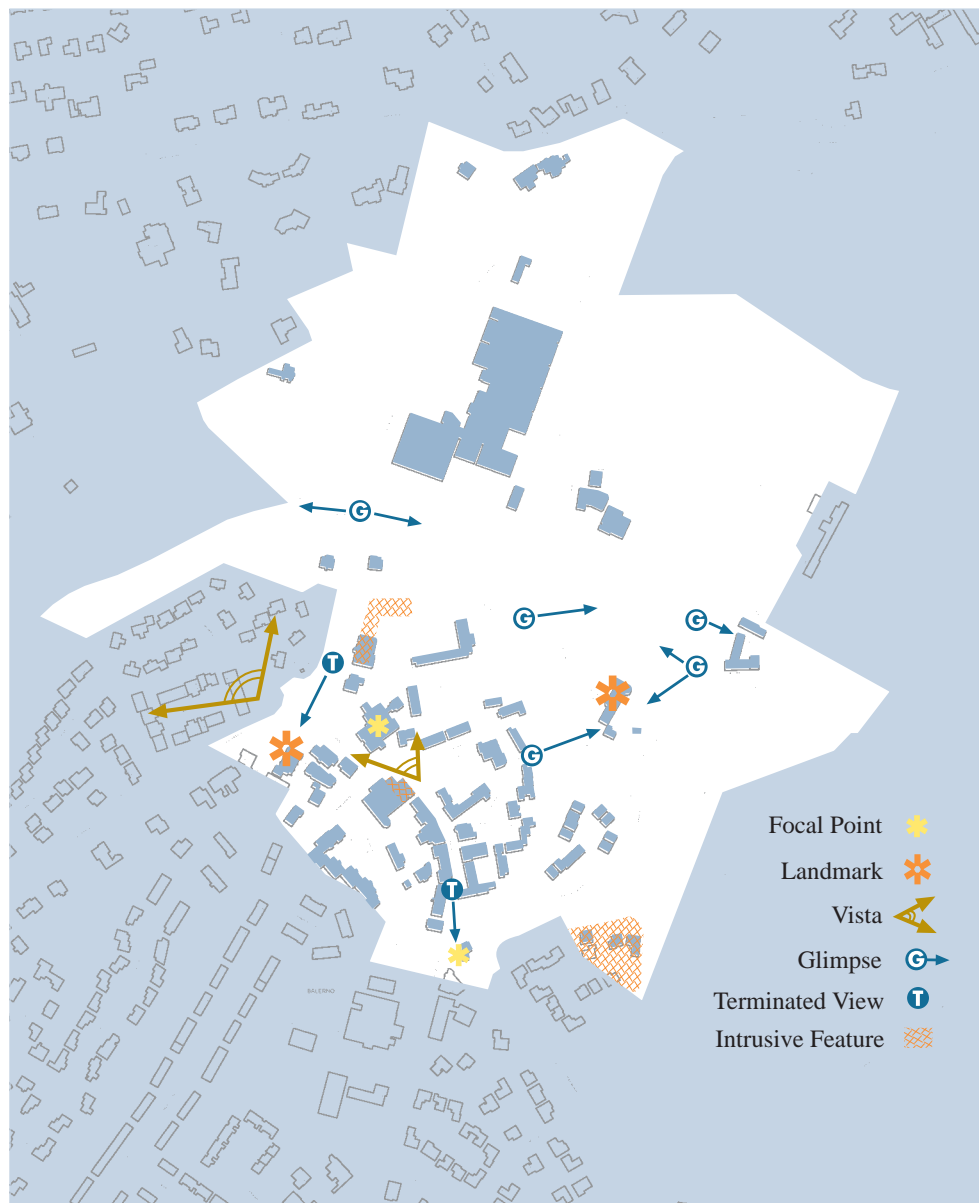
Setting

Balerno is linked to the city by ribbon development all along the Lanark Road and by the natural corridor of the Water of Leith. However, the open space and woodlands around Balerno successfully separate it from the surrounding sprawling development, giving a rural and secluded feel to the village. The foothills of the Pentlands to the south provide a scenic backdrop and further emphasise Balerno's remoteness from the city centre. Due to the new housing development to the south, the conservation area is on the periphery, rather than at the heart of Balerno.

Approach

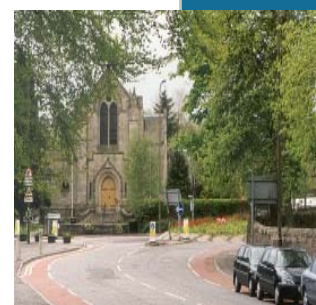
On the eastern approach to Balerno along Lanark Road West, the linear development briefly stops and gives way to trees and rich vegetation. From the west, there are large villas set in garden grounds with high stone walls. These elements hide Balerno from the main road and create a rural approach to the village. The junction to Balerno is marked by two semi-detached villas and together with the high stone boundary walls; they act like a lodge to a country estate. Bridge Road is channelled on either side by the stone walls. Despite the large number of traffic lights at the junction and the urban road markings along Bridge

Townscape Analysis



Road, the number of mature trees and the open fields to the west still give the sense of a wooded drive to the village. The large high school building is on the eastern side but its low profile lets the tree line behind remain dominant despite its very long unbroken frontage and roof profile.

The impression of a gateway into the village is reinforced beyond Balerno Bridge, where there are two lodge houses opposite each other, both with driveways disappearing off into wooded areas. The trees and planting continues right down Bridge Road to the roundabout, softening the streetscape on arrival into the historic village core and helping to disguise the new developments off Bridge Road. Balerno Parish Church terminates the vista down Bridge Road but the detailing of the roundabout detracts from this view.



Bridge Road

Relatively large single storey and two storey institutional buildings, set back off the street, mark the approach to the village core.

Essential Character

- *Secluded location, set back from the surrounding built-up areas;*
- *The stone walls and the buildings marking the junction to the village, create the sense of a gateway to a country estate;*
- *Rural approach to the village with open fields and mature trees marking a clear separation from the development along Lanark Road West.*

The Village



Path leading to Main Street

The curved Main Street is the historic core of the village. The buildings are generally domestic in scale, consisting of single storey and two storey properties, set right on the heel of the street and giving a sense of enclosure. The buildings follow the curve and step up gently reflecting the rise up the hill. The curve gives a sequence of views and helps to draw one through the centre of the village. Off the street at regular intervals are wynds that lead to the rear accesses of the properties above the shops or to more

recent development. The focal point of the view north is the spire of the primary school with a bank of trees beyond, which is framed by the end of the street.



View down Main Street

Whilst the village centre is small in size, the buildings along Main Street have varied frontages, changing widths and heights, stepped and prominent stone gables and considerable roof movement. These give visual interest to the built form and animate the continuous building line. There is a uniform use of traditional materials. At the top of the street, there is almost the sense of a small courtyard where the last remaining buildings are set at right angles to the street. These form a pinchpoint that frames the view up to the roof turret on the former mill building across the bypass road. The former paper mill due to its height and style terminates the view to the north. A significant feature of the view back down Main Street is the stepping of the roofs.



Main Street

Main Street has been pedestrianised but the modern surfacing materials are poor quality compared to the predominantly stone buildings along the street. The use of raised planters does little to enhance the traditional character of the street.

The rear of the west side of Main Street retains its original character with a clutter of buildings and cottages, whilst on the opposite side, the pattern has been completely redeveloped for two housing projects, both using small courtyard developments of two and three storey properties.

Ladycroft still retains a great deal of the rural village character, as part of the original street pattern is still evident as well as one of the older vernacular cottages. The street is lined on either side by stone walls with steeply pitched stone copes. These not only run down



Ladycroft

at the edge of the pavements but also along smaller plot subdivisions. However, the modern street surfacing does not enhance its quality. Apart from the small church, the buildings are generally single storey set in defined plots and gardens. At the end of the lane are the tennis courts and along with the nearby bowling green, these are part of the original open space of the village that contributes to the open character of this area. The courts are currently in a very poor state of repair.



Tennis courts

The historic village is by-passed by a modern road (Bavelaw Road) that starts at Balerno Bridge, circles round the village core and past the Bowling Club and tennis courts. Despite its urban character, there are grass verges either side of the road and mature trees that help to soften the road's impact.



Bowling Club

Bavelaw Gardens, the sheltered housing project, is located on the east side of Bavelaw Road. This development effectively uses the changes in ground level and incorporates one of the original single storey stone cottages in a sympathetic manner with its two storey flats focussing on well-scaled courts. Located across the burn, a small section of new suburban housing development is included in the conservation area but it makes no concession to the character of the area.



Car park

Going north past the paper mill, Bavelaw Road sweeps past the top of Main Street, cutting off the historic core. Its curve is accentuated by the continuous edge planting. It continues to the south and stone walls follow the vista out of the conservation area with some mature trees in the distance. A number of more modern and unsympathetic developments are located just outside the conservation area. There is a public car park at the top of the Main Street.

Essential Character

- *Gently curved enclosed Main Street with properties of a domestic scale, set on a continuous building line and on the heel of the pavement;*
- *Variety in width of frontages and heights of the buildings with stepped gables and roofs giving visual interest to the townscape;*
- *Vistas from Main Street terminated by key buildings and their roof features ;*
- *Vestiges of the historic street pattern as marked by original stone boundary walls;*
- *Traditional single storey properties in Ladycroft, clustered around the small-scale church.*

Malleny House and Gardens

Malleny House dominates the conservation area to the east. It can be seen from Bavelaw Road between breaks in the trees. The entrance is off this road but it does join up with the original driveway that originally started at Malleny Lodge. Before reaching the main house, set in the surrounding woodland, are the various estate cottages and stable buildings, almost appearing out of the trees as part of a rural idyll.



Malleny House

Malleny House and Gardens is on the Inventory of Gardens and Designed Landscapes. The Gardens comprise of woodland, a woodland garden and the walled garden to the north of the house. Apart from the walls, the Gardens are well screened from any outside view but the surrounding woodlands do make a visual contribution to the conservation area.



Entrance gate to Malleny Gardens

The entrance to the Gardens is glimpsed through a small cast iron gate decorated with an eagle crest and set low in one of the surrounding stone walls. It leads immediately to a little balcony set above the sunken

lawn. On the other side stand four ancient yew trees and numerous flower and vegetable beds. The setting to the front of the house is a round lawn with a fountain in the middle, the noise of the water augmented by a clever diversion of the burn just behind into a pit. A doocot stands to one side of the house almost like a garden folly. The Gardens have a high historical and design value as well as an important horticultural collection, particularly of roses.



Fountain



Malleny Gardens

Essential Character

- *Landmark building within alluding to the original character of the village and area;*
- *Gardens of historical, design and horticultural importance.*

Architectural Character

There is a strong representation of vernacular and Victorian buildings throughout the conservation area, reflecting the period of significant development for Balerno. There are also a number of modern developments within the conservation area, generally on the fringes of the historic village core.

The approach to the village has no consistent building type or architectural style. Apart from the two storey sandstone Edwardian properties at the Lanark Road West junction and the modern school building, there is little visible development at the beginning of Bridge Road.



Villas at approach to Balerno

After Balerno Bridge, Malleny Lodge is a single storey rectangular plan cottage. However, the gates to Malleny House have been removed and the former driveway terminates unsatisfactorily in a stone wall. The former east lodge to Larch Grove is similar in scale and form but harled with red sandstone dressings, matching the



Balerno Parish Church



Bank building



New development



Dormer feature



Malleny Arms Hotel

gatepiers marking the entrance to the main house. There are a number of key buildings adjacent to the roundabout and on the approach to Main Street. There is the two storey asymmetrical gabled schoolmaster's house dating from 1877. It is untypical in its brick construction with polychrome detailing. The adjacent primary school matches in design and materials but is much altered and extended. Balerno Parish Church is a rectangular plan Gothic sandstone building with a porch and large bipartite window on the front elevation. The Royal Bank of Scotland building is a single storey render and stone property with dormers, built in 1938. It is unusual for Balerno with its mixture of vernacular and grandiose detailing.



School master's house

There are also examples of modern development that have failed to reinforce the character of the village. On the corner of Bridge Road and Bavelaw Road, there is a pastiche housing development that consists of a number of architectural styles and materials. The length of the blocks neither echoes the villas at the village edge nor the narrow fronted terraced forms of Main Street. The height of the development also obstructs views to the woodland surrounding the village. This

development is followed by the 1960s geometric brown brick police station with a wedge of suburban housing opposite, just on the edge of the conservation area.

At the entrance to Main Street is the dull blank walls and monopitch roof of the supermarket building. To the rear of Main Street is typical 1970s redevelopment that has little resemblance to the historic development patterns.

The rest of Main Street is of consistently high architectural quality. There are terraces of two and single storey traditional properties, dating from mid to late 19th century. The buildings are simple in their style generally with asymmetrical elevations, some incorporating shopfronts. The roofs are predominantly natural slate and windows are timber sash and case. The Malleny Arms Hotel does differ from the other buildings as its projecting bay windows reflect a more evident Victorian architectural style.



Main Street



Main Street



Former Paper Mill building



Vernacular cottage



Villa property

At the top of Main Street, the former paper mill office block dates from the early 20th century and is a relatively large two storey asymmetrical red sandstone building with a prominent circular turret facing the main village. The adjacent two storey lodge building matches the main offices in its style and materials.

Other key examples of architectural character are found in Ladycroft. Ladycroft cottage is an early 19th century single storey rendered property with a pantile roof. It may incorporate earlier fabric and was the location of the first Post Office in Balerno. The property at 14 Ladycroft is also an early 19th century single storey sandstone villa with some architectural detailing and is the only example of a small but grand house. St Mungo's Episcopalian Church, designed by Rowand Anderson in 1869 is simple in style with a gabled bell cote feature.



St Mungo's Church

To the rear of Ladycroft is the pavilion of the bowling club. Although it has a large footprint, its single storey height limits its impact on the conservation area and it does not obscure the bank of trees behind. In Ladycroft, there are two pre-fabricated steel houses, again single storey so maintaining a uniformity in the street.



Malleny House

Malleny House is an early 18th century house, incorporating the chimney of the earlier house of 1589, and is one of the many large houses within the wider area. It is approached over a rusticated rubble bridge and through ashlar gatepiers with decorative cast iron gates. The property is harled with sandstone detailing and a slate roof. The main section is two storey with crowstepped gables, gabled dormerheads



Malleny Dooocot

and a circular turnpike stair. To the north, a grand bow-ended single storey block was added in 1820, linked to the original property by a classical doorway. In front of the house is the rectangular crowstepped gabled doocot with a slate roof that is currently in a poor condition.

To the north east of the house, there is an L-shaped block of associated rubble buildings, including a cottage, cartshed and granary. Within the wooded area to the north east is the sandstone burial vault of the Scott family, dating originally from the 17th century.



Burial vault

Essential Character

- *Predominant building form of small-scale houses and properties in a vernacular style;*
- *Key buildings of architectural and historical significance that reflect the development of the village.*

Building Materials



Stone walls



Traditional roof materials

The predominant building material within the conservation area is sandstone, ranging from grey, buff and to red in colour. A number of the traditional buildings are also harled. The boundary walls throughout the conservation area are also in natural stone. The most widely used roof covering is Scots slate but there are instances of pantiles in the traditional properties. The high school has a high quality copper roof. The traditional windows are timber sash and case, predominantly with small panes. The modern development schemes are generally in lower quality non-traditional materials including render, brick, concrete tiles and artificial slate.



Modern Development

There are no traditional street or paving materials remaining within the village.



Agricultural use adjacent to the village

Essential Character

- ***Consistency in the use of traditional building materials, particularly of natural stone and slate, which contribute to the unified architectural character.***

Activities and Uses

On the approach to the village core, agricultural use still remains as the fields along Bridge Road are used for grazing. There are also a number of institutional and community uses with the high school, police station, primary school, library, bowling green and two churches. These lead to significant amount of activity in this area at key times, for example at the end and beginning of school.



Shop fronts

At the foot of Main Street is a supermarket with its car park to the rear that attracts a significant amount of traffic and shoppers. The remainder of Main Street is essentially mixed retail and commercial with two public houses, hairdressers, solicitors, post office and various shops with residential use above the shops. This local shopping centre is an important aspect of the self-contained village character of the Balerno. Main Street is pedestrianised so it lacks the bustle of vehicle movement but it is still fairly busy with pedestrians.

At the top of the High Street, there is a bus stop and car park, which provides parking for shoppers to Main Street, and also industrial uses just outside the conservation area, which result in traffic and pedestrian activity. The majority of the development around the village centre is residential and consequently, relatively quiet.

Malleny House is still in residential use but also a National Trust for Scotland property so it generates a number of visitors. Since it is separate from the main village, there is an air of tranquillity within the walls of the Garden. Other recreational uses include the bowling green, tennis court and the rugby pitches on the land to the north. Part of the walkway/ cycle route, that follows the disused railway line and meets up with the Water of Leith, is also within the conservation area.



Walkway/cycle route

Bridge Road and Bavelaw Road is the only route to access the large number of housing development to the south of the conservation area and is therefore subject to heavy traffic, particularly at peak times. It is also the bus route for the village.



Pedestrian activity



Vehicle activity

Essential Character

- *Wide range of uses and activities within Balerno, resulting in a self-contained village character;*
- *Concentration of activity on the approach to the village and along Main Street, leading to vitality at key times;*
- *Busy main roads as only access into and through the village.*

Natural Heritage

A significant proportion of the conservation area is open space and natural landscape including the open fields along Bridge Road, the recreational ground beyond Malleny House and further open space to the east. These elements give Balerno its rural setting and character.

Balerno is also surrounded by predominantly mature broadleaf woodland copses. The views out of the conservation area are terminated by these banks of mature trees. They provide a green enclosure around the village and conceal the large high school building from the historic centre. The wooded areas have a mixture of native and non-native trees with a wide range of ground flora.



Bavelaw Burn

The Bavelaw Burn runs through the conservation area, practically following the line of Bavelaw Road; passing to the rear of the redeveloped paper mill, Bavelaw Gardens and along the walled garden of Malleny. It joins with the Water of Leith, which then forms the boundary of the high school site. The valleys of the watercourses are steep so the water does not have a significant visual presence except from the bridges over the burn and the stretches of pathways alongside. The sound of the water is prevalent in parts of the conservation area. The river banks are wooded and support many different kind of mosses, ferns and flowering plants. However, much of the adjacent development turns its back to the water, rather than using it as a feature.

The natural landscape supports numerous plants, wild animals and birds, including many protected species. Throughout the natural environment of Balerno, there is a rich vegetation smell, particularly by the water and in the woodland areas.



Open fields

Essential Character

- *Substantial green setting giving a rural appearance to Balerno;*
- *Banks of woodland copses enclosing the whole village;*
- *The Bavelaw Burn and Water of Leith as natural and continuous corridors and wooded dells through the conservation area;*
- *The natural landscape containing a rich biodiversity.*

OPPORTUNITIES FOR ENHANCEMENT

Balerno Conservation Area has many unique and special qualities that are important to protect, conserve and enhance. However some recent interventions have failed to reinforce the character of the conservation area. Balerno is a popular residential area and the demand for new housing continues but it is important that any new development within or on the fringes of the historic core respects the historic, architectural and natural character of the area. There are also opportunities to improve and strengthen the existing character of the conservation area.

Boundary Changes

The Rural West Edinburgh Local Plan includes a number of proposed boundary changes for the conservation area:

- The open approach to Balerno is important. However, the large villas along Lanark Road West set in extensive grounds are under pressure for development. The proposed inclusion of these into the conservation area will help to prevent further erosion of green space between Lanark Road West and Balerno and to protect the long stretch of original stone boundary wall that almost encloses the village.
- The inclusion of the land to the north of recreational ground will help to preserve the rural setting of the village and Malleny House.
- Within the village centre, it is proposed to include the Victorian villas along Johnsburn Road (Nos 5-17). They have a close relationship with the properties in the heart of the village and are part of the historical development of Balerno.
- It is proposed to exclude the car park at the top of the village from the conservation area. Although unattractive, it is important in terms of the setting of the Main Street. By retaining it within the conservation area, there would be opportunities for enhancement and control over its continued use as a car park. It is particularly important in terms of providing car parking for shoppers to Main Street to ensure its continued survival as a shopping centre.

In addition to the local plan, other boundary changes are proposed:

- The conservation area also includes part of the suburban development of Bavelaw Gardens, located on the east side of the Bavelaw Burn. This development is not in keeping with the conservation area and it is suggested that the boundary should run further along the east bank of the burn, to exclude this, before turning south to then incorporate the woodland.
- The Ravelrig Estate, accessed off Lanark Road West, is one of a number of large houses that surrounded Balerno. It is important in terms of the historical development of Balerno and the village's original relationship to the surrounding countryside. Although the original house is no longer discernible, the grounds of Ravelrig are an extension of the open fields to the west of Bridge Road that create the rural approach and setting to the village. It is proposed that Ravelrig is included in the conservation area to reinforce these features.

Article 4 Directions

There are already a number of Article 4 Directions. However, any additional controls on public and private development would help to prevent inappropriate development and to enhance the character of the conservation area.

Local Plan Environmental Proposals

Malleny Park is identified in the Rural West Edinburgh Local Plan as a site for environmental proposals. The aim is to encourage improvements to the quantity and quality of the open space provision and the environment in general. At Malleny Park, there are opportunities to extend the area of recreational open space to better meet the wide range of sporting and recreational needs of the local community. It is important that any development reinforces the existing landscape features. Screening should be provided to limit the visual impact of any new facilities and to retain the rural setting of Balerno. Materials must be sympathetic to the conservation area and involve the retention of the existing stone boundary wall.

Proposals must also respect the recreational and wildlife value of the Water of Leith corridor.

Approach to Balerno



Bridge Road junction

The junction with Bridge Road has been recently subject to pedestrian safety improvements, with an increased number of traffic lights and traffic islands. However, this detracts from the rural character of the approach. A more sensitive solution would help to reinforce the rural nature of the village.

The urban style road markings detract from the rural qualities of the village. More sensitive methods of delineating the road would enhance the approach to the village. Bridge Road is relatively wide and there could be opportunities to strengthen its rural qualities by widening the pavement and planting trees along the side of the road. Increased trees would be especially beneficial at the end of the road to lessen the impact of the new development.

The roundabout with its multi-coloured markings is very urban in character and inappropriate as an approach to an historic village. It dominates the view to the church and needs a more sensitive and simple approach.



Roundabout

Main Street

The decision to create a by-pass road was seen as protecting the character of the village but now, since priority has been given to the car, it is very easy to pass the historic core without knowing it is there. There may be opportunities to make a better visual connection to Main Street from the roundabout and church.

The dislocation of Main Street is not helped by the location and design of the supermarket at the bottom, which acts as a visual full stop. Any redevelopment of this site should follow the original street pattern, including its roofscape, to reinforce the curve and the visual movement up Main Street.



Supermarket building

The supermarket also has an impact on entry into Main Street with its dull blank walls. A shop frontage on this side would help to improve its appearance and add vitality to the street.

The robust stone character of the buildings in Main Street is in stark contrast to the small red brick modern pavements used for the surface treatment. Main Street would benefit from a resurfacing scheme using traditional materials that would harmonise rather than compete with the buildings. Attention also needs to be paid to the seating area at the bottom of Main Street.



Surface of Main Street

Historically, the curve of Main Street continued past the paper mill but this was lost with the creation of Bavelaw Road. The present end of Main Street runs



Bus stop at top of Main Street

into a raised landscaped bed and the impact of the paper mill on the vista is diminished by a plastic glazed bus shelter set right at the middle of the gap. The relocation of the bus stop would be an improvement. A better connection between Main Street and Bavelaw Road would help to increase the presence of the historic core.

The car park at the top of Main Street marks the edge of the conservation area and this would benefit from improved landscaping and tree planting. It is important that the car park is retained as it encourages shoppers to the local centre.

Ladycroft

This would benefit from a high quality traditional street surface to emphasise the character of the area.

Tennis Courts/Bowling Green

The tennis courts are currently in a poor state of repair. It is important that these are improved and that both the tennis courts and bowling green are retained for recreational use. The sites are part of the original open space that surrounded the village and have an amenity value for the community.

Alterations to buildings

The historic buildings generally retain their original details. However, there is some unattractive signage and instances of modern replacement windows. It is important that these do not create a precedent for further alterations and additions as these can detract from the appearance of the buildings. It is essential that property owners accept their responsibilities. The emphasis should be on the repair rather than the replacement of original features, as these contribute to the conservation area's character as a whole. Alteration and additions should be sympathetic to the original style and of an appropriate scale.

New Development

New development in the conservation area and on its fringes has often failed to take reference from the surrounding buildings and materials. It has been generally very suburban in appearance. Careful attention needs to be paid to the original character of the area and any new design should take cognisance of this in order to reinforce the character of the conservation area, improve its setting and the views out of it.

Natural Environment

Since there are no footpath or easy access to the Bavelaw Burn or the Water of Leith, the vegetation is undisturbed and there is little rubbish or tipping. However, the new housing development along the Bavelaw Burn has been built close to its banks, some of which have been allowed to present their backs and fences right to the waters edge. There is damage and erosion of the banks and more care is needed in the siting of new development to protect the burn and its setting.

Bavelaw Road

This remains an urban feature around the core of the village. Further tree planting and the creation of natural verges with wild vegetation could help to soften its appearance and introduce a more rural character to the road.

Malleny House and Gardens

The doocot in front of the main house is in a poor state of repair. It is crucial that this is made wind and water tight and eventually restored to its original state.

The Scott Burial Vault

This is located within the woodland to the north of the Malleny policies. The vault is intact but set in a much overgrown area. Consideration needs to be given to its setting and visibility.

GENERAL INFORMATION

Statutory Policies relating to Balerno

The approved Rural West Edinburgh Local Plan identifies the historic village core of Balerno as lying within an area of Housing and Compatible Uses with the Main Street as a Protected Retail Frontage. There is a presumption against the change of use of retail to non-retail use.

All the surrounding open space is within the Green Belt. Further to this designation, the fields to the west of Bridge Road are also within the Countryside Policy Area. Malleny House and Gardens is a Historic Garden and Designed Landscape and along with part of the recreational site, it is also within an Area of Significant Open Space. The Bavelaw Burn and Water of Leith are Sites of Interest for Nature Conservation.

Within all these areas, there is a presumption against development and the objective is to protect the countryside from development and maintain its rural character

The Rural West Local Plan contain relevant policy advice on a range of matters relating to preservation and development within the Balerno Conservation Area, including:

- *classes of permitted development within a conservation area*
- *development within a conservation area*
- *design quality of new development and use of materials in a conservation area.*
- *development within the Green Belt and Countryside Areas*
- *the protection of listed buildings*
- *the protection of open space, trees and Historic Garden and Designed Landscape*
- *the protection of Sites of Interest for Nature Conservation*

Supplementary Guidance

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

Memorandum of Guidance

The Memorandum of Guidance on listed buildings and conservation areas 1998 (Scottish Office Development Circular No13/1998) also provides guidance for the consideration of conservation area and listed building matters.

Implications for 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 standing. There are also restrictions on extensions to dwelling houses and the location of satellite dishes.
- Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the planning authority can seek the approval of the Scottish Ministers for Directions that restrict permitted development rights. These Article 4 Directions effectively control the proliferation of relatively minor alterations and works within 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 effects of proposals. The Balerno Conservation Area is currently covered by the following Article 4 Directions:

- 1 enlargement, improvement or other alteration to a dwelling house
- 3 provision or alteration of buildings or enclosures within the curtilage of a dwelling house
- 6 installation, alteration or replacement of a satellite dish
- 7 construction or alteration of gates, fences, walls or other means of enclosure

The following range of permitted development classes are proposed in the Finalised Rural West Edinburgh Local Plan for restriction under an Article 4 Direction:

18 agricultural buildings and operations

30 local authority development

33 local authority development

38 water undertakings

39 development by public gas supplier

40 development by electricity statutory undertaker

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 will be therefore advertised for public comment and any views expressed must be taken into account when making a decision of the application.
- Buildings which are not statutorily listed can normally be demolished without the approval under the Town and Country Planning (Scotland) Act 1997. Within conservation area areas, the demolition of unlisted buildings, including boundary walls, will require conservation area consent.
- Alterations to windows are controlled in terms of the Council's non-statutory planning policy
- Trees within conservation areas are covered by the Town and Country (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. It covers the lopping of trees as well as removal. The planning authority must be given six week's notice of intention to uproot, fell or lop trees. Failure to give notice render the person's liable to the same penalties as for contravention of a TPO.
- Conservation grants may be available towards the repair or restoration of historic buildings. Such grants are normally dependant on comprehensive repair and restoration of original features. Funding is limited and therefore grants are very competitive.

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- Scottish Women's Rural Institute (1998) *The Village and District*, Balerno.

This document is available *on request* in Braille, tape, **large print**, various computer formats, and community languages. Please contact ITS on 0131 242 8181 and quote ref. 02246/1. For additional English copies please contact Enquiries, City Development, 1 Cockburn Street, Edinburgh. 0131 529 3900

這份文件包含了 **Balerno** 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： **02246/7**。

یہ دستاویز بلیر نو 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 ٹرانسلیشن سروس کو اس نمبر **0131 242 8181** پر ٹیلی فون کریں اور اس ریفرنس نمبر **02246/7** کا حوالہ دیں۔

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هذه الوثيقة تتضمن تقييماً لمنطقة Balerno المحمية، وهي تعرف العناصر الرئيسية التي تساهم في الطابع التاريخي والعمراني الخاص بالمنطقة المحمية. للحصول على معلومات حول ترجمة هذه الوثيقة الرجاء الإتصال بخدمة الترجمة ITS هاتف: 0131-242 8181 وذكر الإشارة 02246/7

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