

BARNTON AVENUE CONSERVATION AREA CHARACTER APPRAISAL

Barnton Avenue 地區文物保護-地區特色的鑑定

بارٹن ایویو کے قدیم علاقے کی خصوصیت کی تشخیص

بارنٹن آویٹینیو(Barnton Avenue)علاقہ کے بے شکیبہ سہولتوں کا
کھانا

تقدیم طابع منقطہ Barnton Avenue المحمیه

*THE BARNTON AVENUE CONSERVATION AREA
CHARACTER APPRAISAL WAS APPROVED BY THE
PLANNING COMMITTEE
ON 29 NOVEMBER 2001*

*Some of the maps in the document have been reproduced from the Ordnance
Survey mapping with permission of the Controller of Her Majesty's
Stationery Office*

*© Crown Copyright. Unauthorised reproduction infringes Crown Copyright
and may lead to prosecution or civil proceedings. OS License No. LA09027L.*

CONTENTS

Introduction 2

Conservation Areas 2

Character Appraisals 2

Designation, Location and Boundary 3

Historical Development 4

Origins and Development 4

1900 - 1914 6

1922 – 1933 7

1933 to present 7

Analysis And Essential Character 8

Spatial Structure 8

Townscape 9

Essential Character 12

Architectural Character 13

Essential Character 16

Natural Heritage context 17

Landscape Setting 18

Essential Character 19

Opportunities For Enhancement 20

General Information 22

Implications of Conservation Area Status 23

Supplementary Guidelines 24

Protection of Trees 24

Grants for Conservation 24

The role of the Public 24

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 that would adversely affect their special character. It is, therefore, important that both the authorities and other groups who have an interest in conservation areas 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.

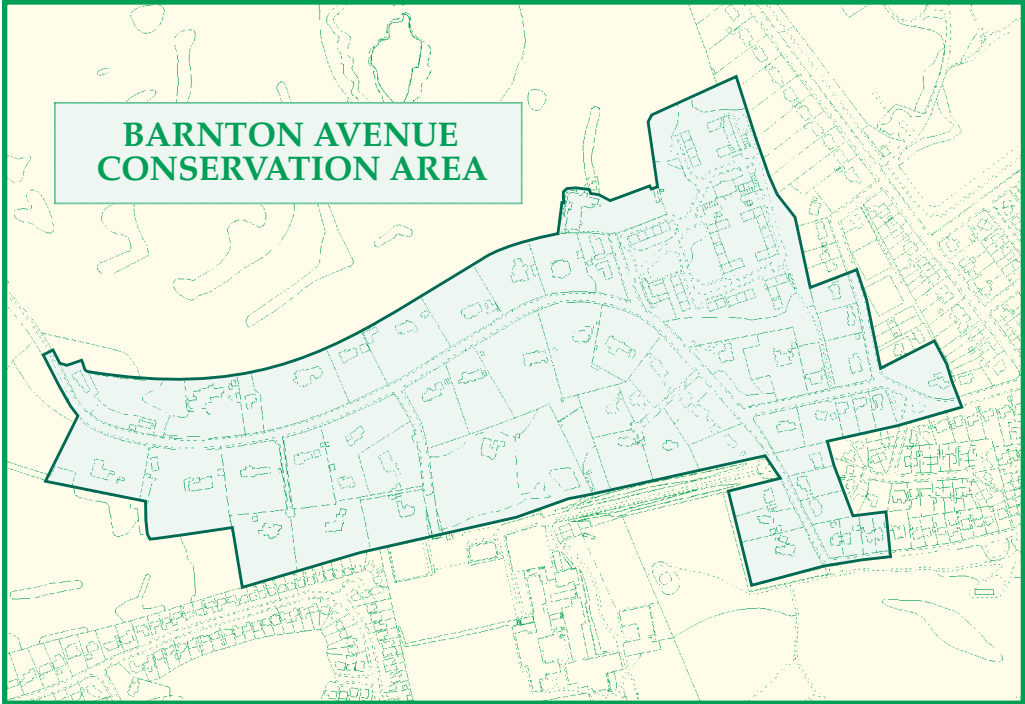
It is intended that character appraisals will guide the local planning authority in making planning decisions and, where opportunities arise, preparing enhancement proposals. The character appraisal will be a material consideration when considering applications for development within the conservation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

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

Designation, Location and Boundary

The Barnton Avenue Conservation Area was designated on 10 January 1997.

Barnton Avenue is located in the North West of Edinburgh, south of Cramond. It is bounded to the north by Bruntsfield Golf Course and to the south by the former Barnton Branch Rail line. Just beyond this lies the The Royal High School and a public park. On entering the Conservation Area from Davidson’s Mains, the boundary extends into Barnton Park to the north and East Barnton Avenue to the south. Davidson’s Mains lies closely adjacent to the east and the Royal Burgess Golf Course forms the western boundary.



HISTORICAL DEVELOPMENT

Origins and Development

Barnton Avenue lies on an old Drovers route from Stirling to Leith, running through the Barnton Estate. The Barnton Estate was purchased by William Ramsay in the 1790's and merged with Kings Crammond Estate (Crammond Regis). The merging of the two Estates provided 2 mansion houses, Barnton House which was located close to what is now Easter Park House, and Crammond Regis House, located adjacent to Cargilfield School. In 1811, Ramsay replaced Crammond Regis House with New Barnton House and improved the old Drove road to form a winding drive set in new parkland. By 1845, Old Barnton House was gone.



After the death of Ramsay, New Barnton House fell into a state of dilapidation and was finally demolished in the 1920's.



In 1857, The Caledonian Railway Act was passed which authorised a rail branch line to Granton. It opened for goods and mineral traffic in 1861. An extension to this line was authorised in 1890 taking in Davidson's Mains and terminating at

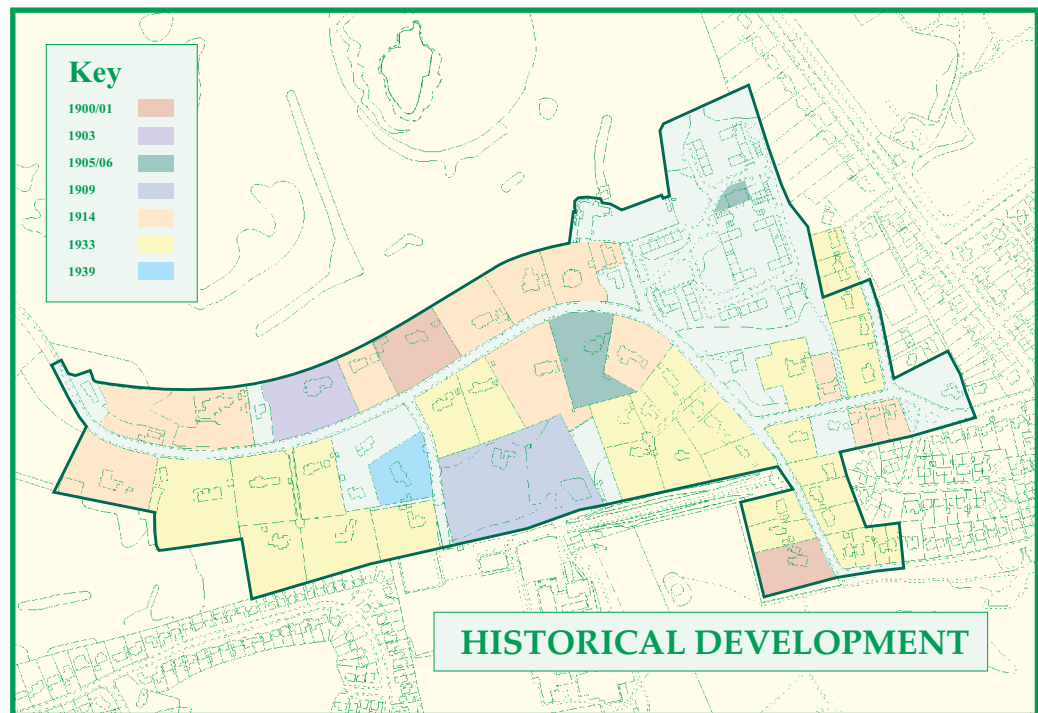


Barnton to serve a growing residential area. This Branch line lasted till 1951, when it was closed.



From the opening of the Barnton Branch Line in 1892, the Barnton Estate appears to have come under development pressure. Firstly, the Bruntsfield Golf Club, one of the oldest clubs in Scotland, established itself on the Estate grounds lying to the North of Barnton Avenue and built its existing clubhouse in 1898.

A few years after the establishment of the Bruntsfield Golf Course, a further golf course, The Royal Burgess, was established covering a large part of the remaining estate to the south west of the former drive (Barnton Avenue).



1900 - 1914

Residential development of Barnton Avenue began in 1900 with a large half-timbered house at No.42, closely followed by a large parsonage in the Tudor style at No 35 East Barnton Avenue. By the outbreak of World War 1, the whole of the north side of Barnton Avenue had been developed. Only 4 houses had been built to the same pattern on the south side of the street. A spur off Barnton Avenue accesses one of these houses (No. 39). At the eastern end of Barnton Avenue, close to Davidson's Mains, four smaller houses were built. Easter Park, built for William Younger in 1905/6, is a neo Georgian villa originally set in a formal landscape.



No.35 East Barnton Avenue

1922 – 1933



Up until 1922 no further development took place. However, in 1924 Barnton Loan was built as a cul de sac which allowed awkward ground to be plotted for development. A similar cul de sac was developed opposite No. 46 Barnton Avenue and by 1933 the development of the south side of Barnton Avenue was almost complete.



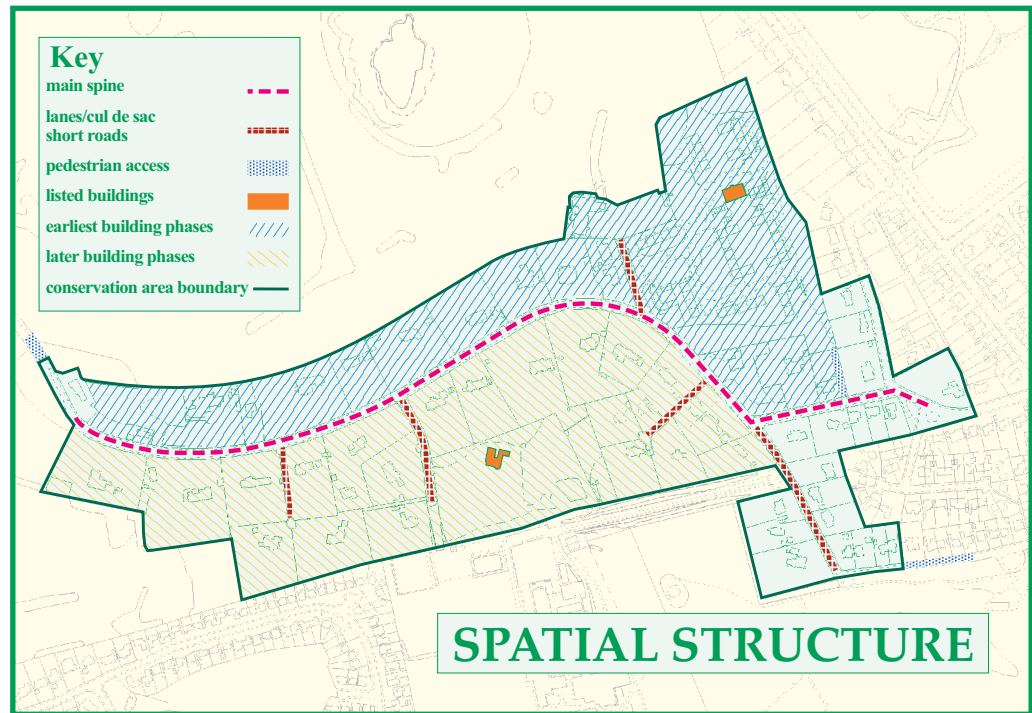
1933 to present

The land adjacent to No 43 was built on in 1939. Nos. 43a, b and c were built post second world war. The Royal High School lying just to the South of the Conservation Area was built in 1968. The biggest modern change to the conservation area occurred in 1971 when much of the grounds of Easter Park were used to build two storey groups of flats.



ANALYSIS AND ESSENTIAL CHARACTER

Spatial Structure



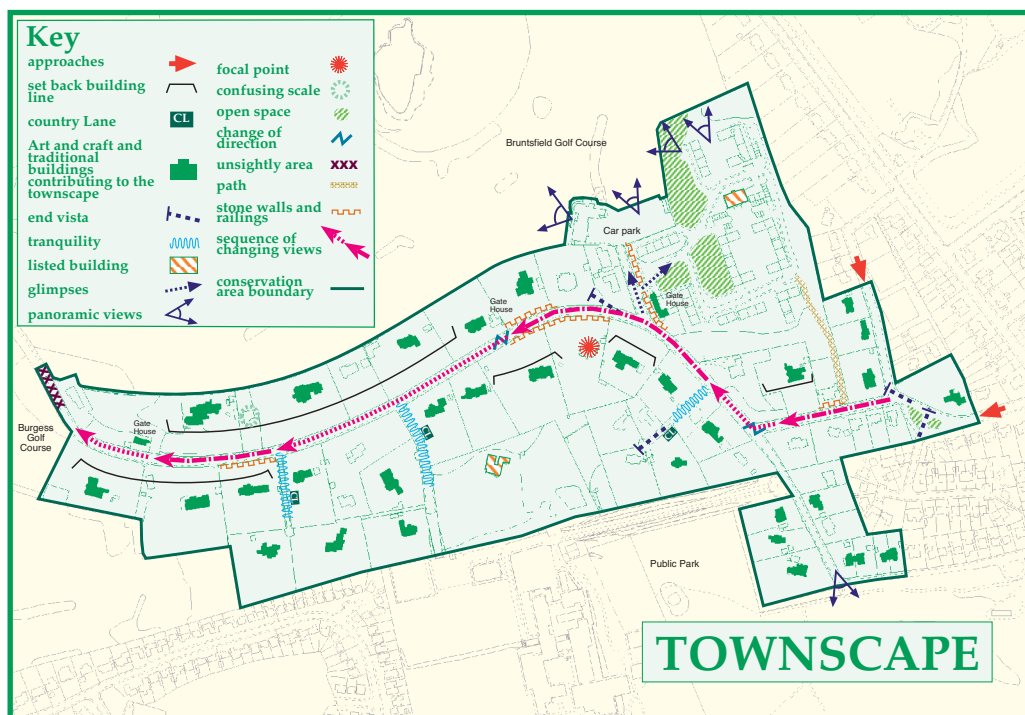
Barnton Avenue evolved in two distinct phases, the earlier being 1 plot deep overlooking the Bruntsfield golf course. The south side of the Avenue, was 2 house plots deep. The Conservation Area sits in and separates two golf courses to the North and West while being contained by the grounds of the Royal High School and public park to the South. Only on its eastern boundary does it meet with the suburban development immediately adjacent to Davidson's Mains.



The essence of the area is of a curved fairly broad street, Barnton Avenue, acting as a spine with culs- de- sac running off it, at near right angles. Two are narrow ‘countryside-type’ lanes. A short road to the north gives access to Easter Park Estate and the Bruntsfield golf course.

Townscape

The main access for the Conservation Area is via Barnton Avenue. This approach immediately conveys the strong first visual impression of green enclosure formed by mature landscape planes of hedges and trees with large houses lying behind. Another entrance is from the east leaving Davidson’s Mains via East Barnton Avenue, which is now a cul de sac with a direct pedestrian link only. This road was formerly part of the original driveway to the Barnton Estate. Some of the hedges are 3 metres high or more and they are often geometrical in form and sculptured. Holly hedges predominate and there is a rich variety of tree species.





The less striking, but nevertheless important harder elements of boundary walls, railings, gates and gate piers, combine with the green softer features to contribute towards the special character. There is visual intimacy within the area. In contrast, at its edges, it is outward looking and open offering panoramic views, especially to the north.



The main part of Barnton Avenue forms an attractive gently curved road, which is totally secluded and unexpected when coming from Davidson's Mains. The Avenue changes to a footpath at its western extremity, which acts as the boundary between the Bruntsfield and Royal Burgess Golf Courses. This western exit is poor and could benefit from enhancement. Barnton Park links with Barnton Avenue at the eastern end of the area.



The subsidiary roads on the south side of the Avenue give access to houses behind main frontages. These roads are quiet, having no through traffic, giving an air of tranquillity.



The development pattern is predominately large individual houses, of a comfortable, domestic style and generous scale. The houses sit in large gardens with well matured landscaping surrounding them, which is a dominant feature throughout. In summer, with

trees in full leaf, most properties are substantially screened.

Individual amenity is gained from within the plot. Public benefits are obtained from the dominant landscape presented to the outside. High hedging prevails as a boundary treatment and was required by the original fued superiors. They help to provide side, end and framed vistas in and to the main street. Also some houses are positioned in a way that they become focal points or markers where the street orientation changes. There are a small number of stone walls.



The boundaries of the Conservation Area are characterised by open outlooks continuing a parkland theme. The southwest corner of the Conservation Area touches but provides no access to the Barnton Park suburban estate.



Most of the houses along the north side of Barnton Avenue are placed close to their rear boundary and gain splendid panoramic views across the golf course and the Firth of Forth. The houses on the south side are also well set back, but generally have narrower and deeper plots. The houses developed to the rear, while being of the same size as the others, tend to sit in slightly smaller plots.



Easter Park is an exception. It is a neo Georgian mansion originally set in a landscaped mini estate with its own gatehouse and stable block. Its grounds were developed for housing in 1973 and the original house divided into three flats, with the gatehouse and stable block being converted for residential use.



There are a few recent houses. No. 31 Barnton Avenue erected in 1997 is notable. It is a well designed modern building sitting on high ground, and creates a focal point at a curve in the road.

Essential Character

- *Uncluttered curved intimate street giving interest and variety to views.*
- *Predominance of large houses sitting well back from the road in substantial gardens with mature trees and boundaries defined by high hedging.*
- *Open setting to the edges and in between the houses.*
- *Tranquillity, solidity and privacy allied to the lack of through traffic.*
- *Sequential rhythm of views of alternating landscape and buildings.*

Architectural Character

There is a mix of styles and forms of architecture in this Conservation Area. The range of materials used is limited and contributes to its cohesion. Several of the



houses have an Art and Crafts architectural expression. A few look Edwardian. Many are set at different angles within their original plots. Combined with the exuberant mature vegetation, they offer varied and interesting angular views,



shadows, skylines or just glimpses to passers-by. There is a typology of mainly individually designed vernacular houses comprising: manor houses, two storey villas, one to one and three quarter storey cottages, bungalows, stables and a few lodge houses.



Standing on higher ground, the modern house (No 31) sets a good precedent in fresh design for the area. It has pleasing interlinked geometrical forms breaking its mass with wall planes visually detached from the roof. It is finished in stone and glass.



The new flats around Easter Park House are two storeys. The clubhouse of the Brunfield Golf Course also has Arts and Crafts features. The grounds provide a wonderful setting and panoramic views for it and its neighbours.





There are 2 category ‘B’ listed buildings: Easter Park and Woodcroft. Both are well secluded and were built on very large grounds providing them with a rural setting, quite independent of the street structure. They are accessed by spurs.

In contrast to the listed buildings and the clubhouse, most of the other houses have a direct relation to the main street.

Easter Park House was built in 1905/1906 and is a distinctive two storey ‘Neo Classical’ box designed in an Adamesque manner by William Reid. This stone mansion house has seven bays, giant corinthian pilasters to sides and two more defining an advanced central portico framing the door and windows to front and rear. The imposing west gable facade has a giant pair of pilasters to each side and two bays. The roof is set back from the eaves line, rectangular in form and piended with two centred and one corner chimneys. The building has a very robust, elegant, symmetrical and vertical appearance. This house provides a stylistic exception to the adjacent contemporary houses.



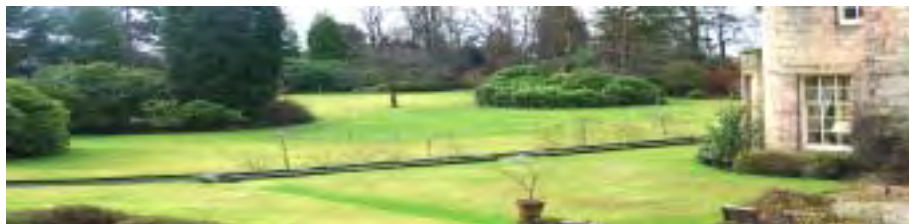
The original grand setting of the building has been lost because of newer build in its grounds. To a degree it is overwhelmed by the surrounding new development. The original lodge marking the entrance to the estate has been extended.

Woodcroft and the stable block were built in 1909 and remain very secluded. This house is large, two storey, and has an irregular-plan in the Lorimer style. It is constructed in cream sandstone with rock-face dressings. Its many interesting features and details, nicely composed in the elevations, result in a strong and well-proportioned building. (Some elements are: main door with six pane fanlight and cartouche



above, long and short surrounds to openings, swept and overhanging eaves, off-set windows and advanced shouldered chimney breast, shaped gables and upper dormer head windows breaking eaves, rounded angles clasping advanced gabled bay with bow lower window and window above etc). The house draws on many traditional Scottish features. The stable block has a hayloft and is single storey.

Overall, the good buildings in this area have broad frontages, a strong vertical emphasis and a variety of features, many asymmetrical, which make them attractive. Some of these features are: bold fenestration, off-set chimneys, complex bays, some with dormers or advanced



windows, set backs breaking the facades, broken eaves and crowstepped gables. Although a few are stone houses, many of the buildings are harled and frequently painted in white or cream. Clay slates or red clay tiles are the typical roofing materials. One predominant and attractive visible feature is the diverse geometry, broken mass and movement of the roofscape.

The density in the Conservation Area is low, about 3 to 8 houses per hectare. This helps the combination of spaciousness and rural delight that is offered throughout.



Essential Character

- *Integrity and variety of architectural design with retention of the original plots.*
- *Fascinating use of boundary sculptural hedges.*
- *Very low density helping the combination of spaciousness and rural delight.*
- *Attractive skylines derived from the geometrical shapes and movement of the roofs.*

Natural Heritage context

The Conservation Area is located on the descending slope of the Corstorphine Hill ridgeline that runs north south between the water of Leith and the almond valleys. As a result, the area is contained and is enclosed by landform to the south whilst having open, commanding views to the north across the Forth to Fife.

The area is characterised by its tree and woodland cover. Corstorphine Hill supports ancient woodland at Ravelston Wood and is one of the largest sections of woodland in the City. This woodland cover extends across Queensferry Road into Barnton and creates the setting in part to the southern edge of the Conservation Area.



The majority of this woodland is of Plantation origin and there is evidence of the pattern associated with the original Barnton Estate and around Lauriston Castle and Cramond. These areas also extend into Brunstfield golf course with Double Dykes Plantation retained along the northern boundary. A strong tree belt and woodland pattern is associated with the railway line along the southern boundary of the conservation area. This pattern extends into the individual plots along this boundary, forming important areas of trees.



This woodland and the tree groups are important for nature conservation as they allow linkages through the urban areas connecting wildlife corridors such as Costorphine Hill and the Almond Valley. The Conservation Area appears to be almost part of the Green Belt because of its landscape predominance. It visually gives a link between the green wedge at the edge of the city and Corstorphine Hill.

Landscape Setting

Dominated by high holly and beech hedging that form the roadside boundary through which glimpses are gained of large houses sitting in substantial garden settings.

Mature tree groups, and in some areas mixed woodland, provide the structure to these garden settings and a dramatic backdrop and enclosure to the individual properties.

Some of these areas would appear to have been retained from original plantations and they create separation through the built development. (see areas marked on the accompanying plan). Individual owners have planted other trees, and groups of trees, more recently.

The majority of trees are native species such as Oak, Ash and Pine, but there are some more ornamental specimens that reflect the association with the grounds of historic estates. The Monkey-Puzzle tree, introduced into this country in quantity in 1839 provides an ornamental character around Easter Park.



Essential Character

- *Strong tree belt associated with the former railway line and tree grouping features in the surrounding open parkland.*
- *Dominant roadside boundary comprising high holly and beech hedging.*
- *Remnants of original tree plantations with mature tree groups giving backdrop and enclosure to garden settings.*
- *Predominance of native tree species.*
- *Important visual component in Green Belt wedge.*



OPPORTUNITIES FOR ENHANCEMENT

Summary of elements that enhance and detract from the Conservation Area's special character

The footpath linking Barnton Avenue with Barnton Avenue West lacks definition and does not form a quality gateway. An improvement scheme would enhance this element.



Some more recent houses have not respected the scale of the houses and plot pattern that predominates in the area. In contrast, No 31 Barnton Avenue is a positive intervention.

The prevailing materials in the area, stone and harling rendered in pastel colours and rosemary clay roof tiles or natural slate, have not always been used in new buildings. An Article 4 Direction should be obtained in order to be able to seek the appropriate quality of design.



Although there are only two listed buildings in the area, there is a wealth of buildings that evidence the Arts and Crafts movement at the beginning of the century. In order to protect these buildings and the character of the Conservation Area, Historic Scotland have been asked to examine them with a view to their listing.

The trees and woodlands are part of the spatial structure of the Conservation Area and fundamental to its character. They contribute to the landscape quality and amenity and are an important part of the diversity of wild life habitats. Their retention is crucial to the maintenance of that quality and diversity. In general, it is vital that all the trees and woodlands are protected, managed and enhanced. However, there are also specific opportunities for enhancement .



- *Encourage surveys and monitoring of the trees and woodland and the replanting of trees. The use of native species should predominate in the area.*
- *Encourage the continuing use of holly and beech hedging to form the roadside boundary.*
- *Although the trees within the conservation area have a degree of protection, the introduction of further Tree Preservation Orders would give a greater degree of protection and enhancement.*
- *The trees within the Bruntsfield and Royal Burgess golf courses outside the conservation area are important features of its wider open setting and contribute to the framing of vantage views. Consideration will be given to seeking more formal involvement by the Council in the updating and monitoring of the Management Plan that has been prepared for the site for the Forestry Commission.*
- *Extend the existing Tree Preservation Order cover to include the trees in Davidson's Mains Park that are an essential part of the context and setting to the southern edge of the Conservation Area.*
- *Obtain an Article 4 Direction.*



GENERAL INFORMATION

The Barnton Conservation Area is located within the North West Edinburgh Local Plan which was adopted in January 1992. This Plan was reviewed as the West Edinburgh Local Plan and a consultation was held. The Council is currently preparing the Edinburgh City Local Plan, and, when adopted, it will replace the existing plans taking forward the conservation and design policies.

The North West Local Plan designated Barnton Avenue as an Area of Interest where developers were required to have special regard to the amenities of the area, in particular retaining gardens as the dominant feature and protecting trees and vegetation. The desirability of designating the area as a Conservation Area was promoted within the Local Plan. As a consequence of this policy the Barnton Avenue Conservation Area was designated on 10 January 1997.

Within the Conservation Area, there are two areas covered by Tree Preservation Orders

- *One covers the development area around Easter House at Easter Park*
- *The other is for a single development plot on East Barnton Avenue*

A Right of Way covers the access from the end of Barnton Avenue to Barnton Avenue West.

Bruntsfield Golfcourse is an Urban Wildlife site important for its visual and landscape qualities. The secluded nature of the site makes it a haven for birds, and the Barnton Quarry pond is a significant feature.

Bruntsfield and Royal Burgess Golf courses and Davidson Mains Park to the north and south of the Conservation Area respectively are all designated as Green Belt and Areas of Great Landscape Value. This recognises the importance of the quality of the landscape and affords protection of it as well as restricting development within the green belt. The golf courses have prepared and adopted management plans for their woodland and trees under the Forestry Commission's Woodland Grant Scheme.

Implications of Conservation Area Status

Designation as a conservation area has the following implications:

- *Permitted development rights under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 are restricted. Planning permission is, therefore, required for stonecleaning, external painting, roof alterations and the formation of hard surfaces. The area of extensions to dwelling houses which may be erected without consent is also restricted to 16m² and there are additional control over satellite dishes.*
- *Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the planning authority can seek approval of the Scottish Ministers for Directions that restrict permitted development rights.*
- *The Directions effectively control the proliferation of relatively minor alterations to buildings in conservation areas that can cumulatively lead to erosion of character and appearance. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals. The Barnton Avenue Conservation Area is not currently covered by such an Article 4 Direction, and the following range of permitted development classes are proposed for restriction under an Article 4 Direction:*
 - 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.*
- *Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised. Most applications for planning permission for alterations will, therefore, be advertised for public comment and any views expressed must be taken into account when making a decision on the application.*
- *Buildings which are not statutorily listed can normally be demolished without approval under the Town and Country Planning (Scotland) Act 1997. Within conservation areas the demolition of unlisted buildings requires conservation area consent.*
- *Alterations to windows of flats are controlled in terms of the Council's policy.*

Supplementary Guidelines

The Council produces supplementary planning guidance on a range of development control issues which are contained within the Development Quality Handbook. The Edinburgh Standards for Urban Design is also an important guidance document. In addition the Memorandum of Guidance on Listed Buildings and Conservation Areas 1998 is a major reference source on national policy.



Protection of Trees

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

Grants for Conservation

Grants may be available towards the repair or restoration of historic buildings. The Council runs a conservation grant scheme. Such grants are normally dependent on comprehensive repair and restoration of original features and priority is given to tenemental housing and prominent buildings.

The role of the Public

It is essential that property owners accept their maintenance responsibilities. The emphasis should be on the repair rather than replacement of original features, as these contribute to the Conservation Area's character as a whole. Alterations or additions should be sympathetic to the original style and of an appropriate scale.

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. 01223. For additional English copies please contact The enquiry counter, City Development, 1 Cockburn Street, Edinburgh. Telephone 1031 529 3900.

這份文件包含了 **Barnton Avenue** 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：**02246/12**。

یہ دستاویز بارنٹن ایوے کے قدیم علاقے کی ایک تشخیص پر مشتمل ہے۔ یہ ان ضروری عناصر کی وضاحت کرتی ہے جو اس قدیم علاقے کی خاص تاریخی اور تعمیری خصوصیت کا حصہ ہیں۔ اس دستاویز کے ترجمے کے بارے میں معلومات کیلئے برائے مہربانی انٹرپرائیٹیشن اینڈ ٹرانسلیٹیشن سروس کو اس نمبر **0131 242 8181** پر ٹیلی فون کریں اور اس ریفرنس نمبر **02246/12** کا حوالہ دیں۔

এই দলিলে বার্নটন অ্যাভিনিউ এলাকার বৈশিষ্ট্য সংরক্ষণ বিষয়ে খবরাদি দেওয়া আছে। এতে সংরক্ষিত এলাকার ঐতিহাসিক এবং প্রত্নতাত্ত্বিক বৈশিষ্ট্যতার মূল উপাদানগুলি দেখানো হয়েছে। এই দলিলের অনুবাদের খবরাদির জন্য দয়া করে ইন্টারপ্ৰিটেশন এবং ট্রান্সলেশন সার্ভিসকে 0131 242 8181 এবং রেফ নম্বর 02246/12 উল্লেখ করে টেলিফোন করবেন।

هذه الوثيقة تتضمن تقييمًا لمنطقة Barnton Avenue المحمية، وهي تعرف العناصر الرئيسية التي تساهم في الطابع التاريخي والعمراي الخاص بالمنطقة المحمية. للحصول على معلومات حول ترجمة هذه الوثيقة الرجاء الإتصال بخدمة الترجمة ITS هاتف: 0131-242 8181 وذكر الإشارة 02246/12

Andrew M Holmes
Director of City Development
The City of Edinburgh Council
1 Cockburn Street
Edinburgh
EH1 1ZJ