



Grange
Conservation Area
Character Appraisal

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Management

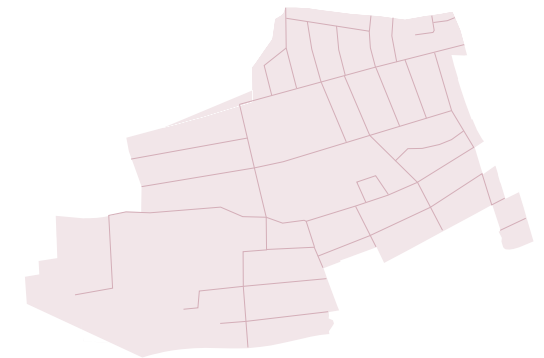
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Historical map

Conservation Area Boundary

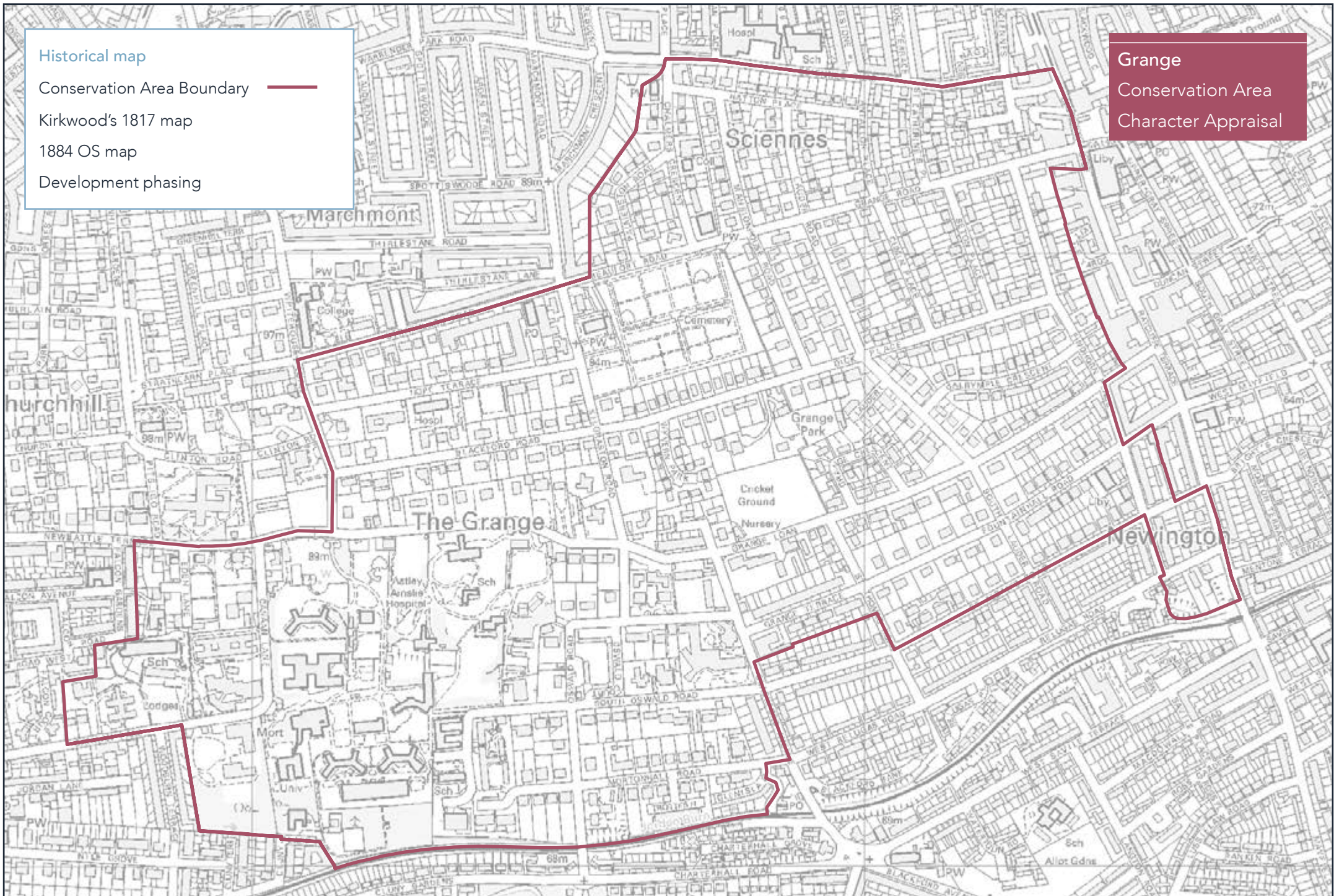
Kirkwood's 1817 map

1884 OS map

Development phasing

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Structure map

Conservation Area Boundary ———

Grain and Density

Vistas and Landmarks

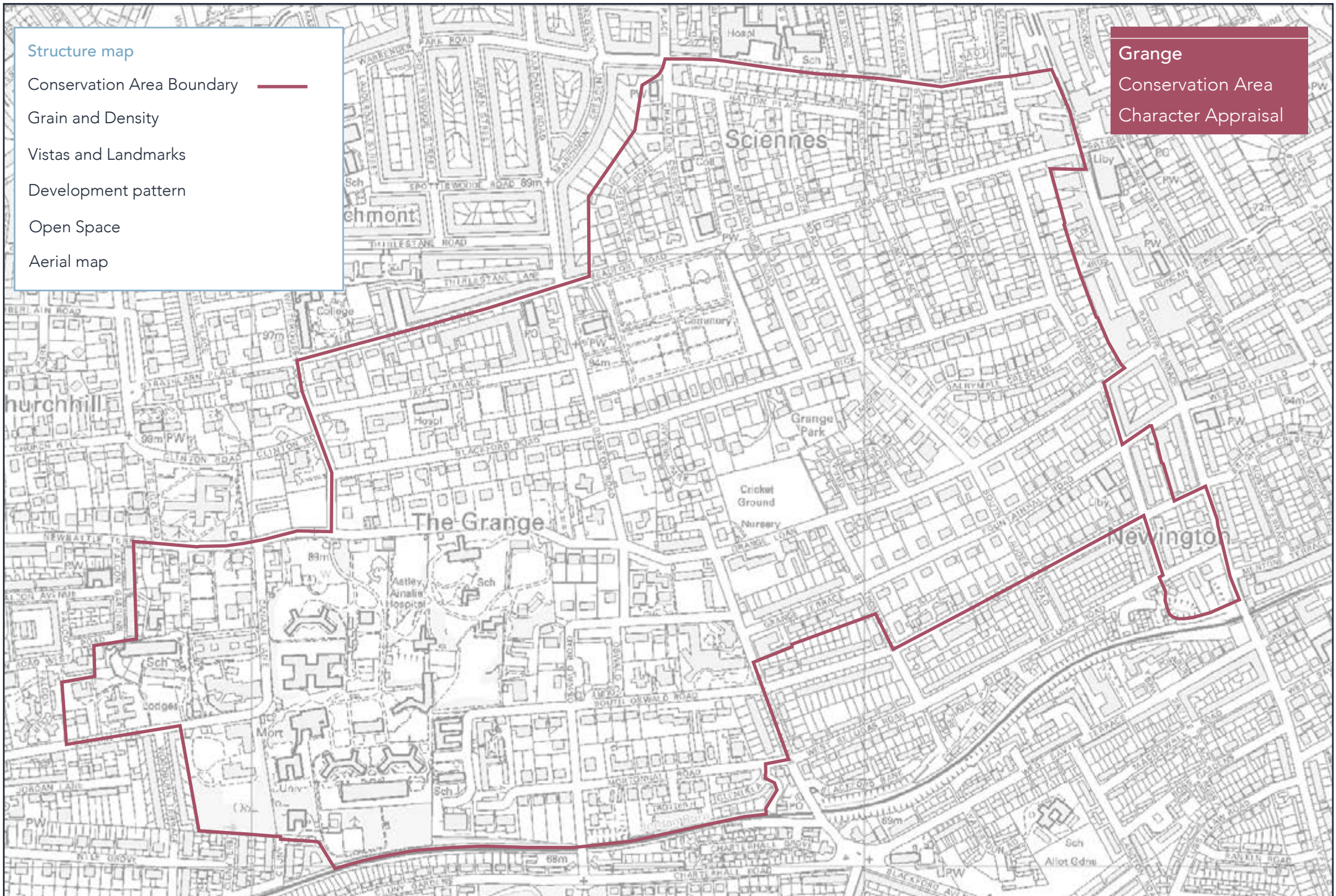
Development pattern

Open Space

Aerial map

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Key elements map

Conservation Area Boundary ———

Listed Buildings

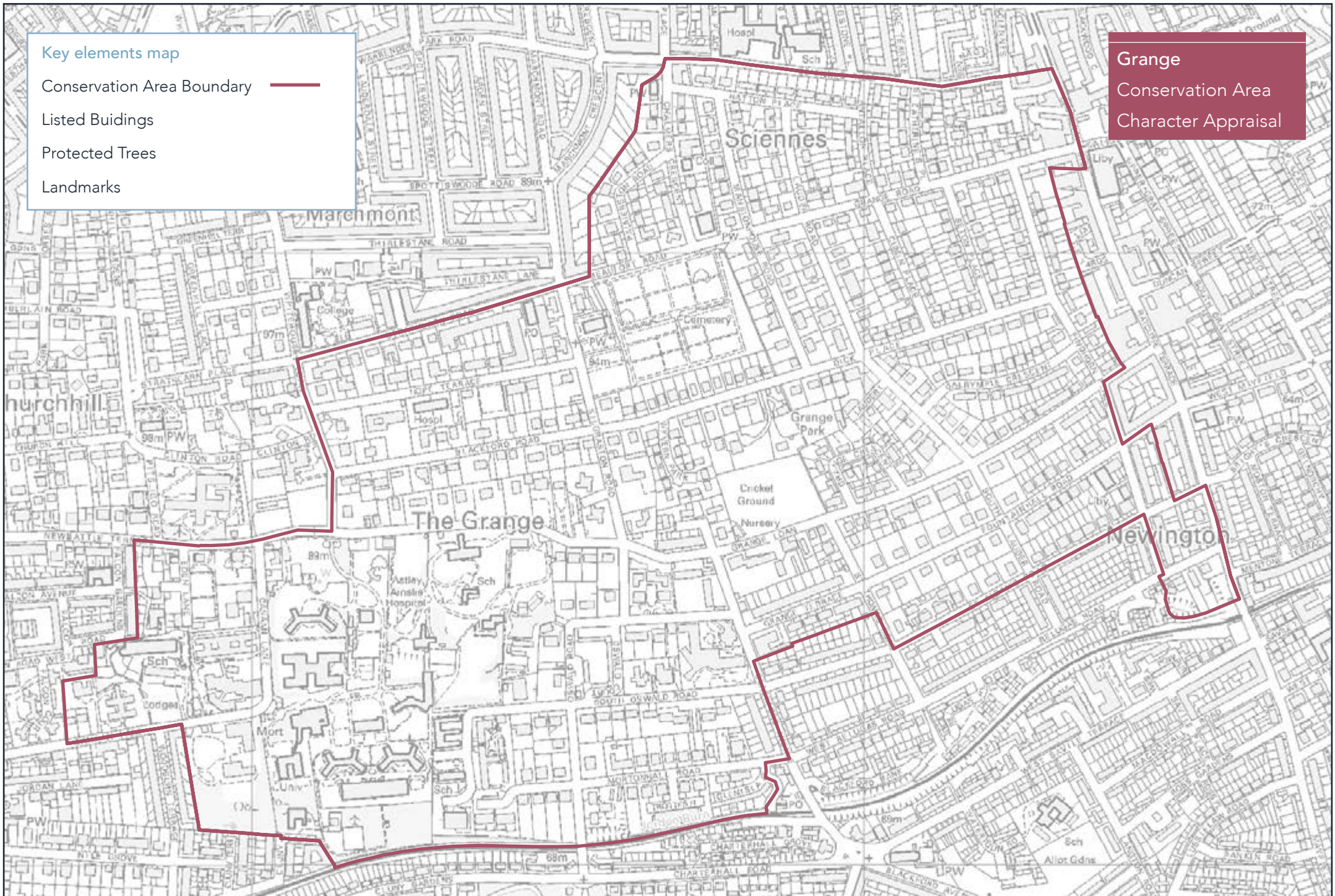
Protected Trees

Landmarks

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Summary information

Location and boundaries

The Grange Conservation Area is situated approximately one mile to the south of Edinburgh city centre. The conservation area is bounded by Sciennes Road and Strathearn Road to the north, the south suburban railway line and St. Albans Road to the south and Causewayside to the east. The west boundary is less well defined, but is generally marked by the western boundary of the Astley Ainslie Hospital complex, Newbattle Terrace and Whitehouse Loan. The area falls within the Southside/ Newington and Marchmont and Meadows wards, and is covered by three Community Councils, Grange/Prestonfield, Marchmont and Sciennes, and Morningside. The population of the Grange Conservation Area in 2011 was approximately 4600, in 2100 households.

Dates of designation/amendments

The Grange Conservation Area was designated on 16 September 1983 and was extended on 29 March 1996 to include the whole of the Astley Ainslie Hospital.

Statement of significance

The architectural form and green environment of the Grange are attributable to the picturesque movement and characterised by romantic, revivalist architectural forms that are original and individual in composition. The buildings are complemented by the profusion of mature trees, spacious garden settings, stone boundary walls and green open spaces. A significant level of uniformity is achieved from the use of local building materials, e.g. local grey sandstone in ashlar or coursed rubble with hand carved decoration, Scots slates, timber framed sash and case windows with plate glass.

Acknowledgements

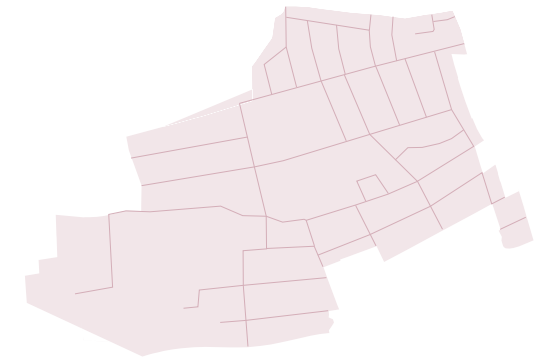
This document has been produced with the assistance of the Grange Association, a volunteer supported charity formed originally in 1974, which aims to support and protect community interests, the environment and local history of the Grange. The objects of the founding group were to promote an interest in the character and quality of life in the area; to encourage a high standard of architecture and town planning and to react to proposals affecting the area's development, to foster public amenity and to provide good relations in the community. The assistance and enthusiasm of the Grange Association have been invaluable in the production of this document.

Students and staff of the University of Edinburgh's Architectural Conservation MSc Programme have also made a valuable contribution to this document through their analysis and observations of the Grange area.

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Conservation Area Character Appraisals

Purpose of character appraisals – why do we need them?

Conservation area character appraisals are intended to help manage change. They provide an agreed basis of understanding of what makes an area special. This understanding informs and provides the context in which decisions can be made on proposals which may affect that character. An enhanced level of understanding, combined with appropriate management tools, ensures that change and development sustains and respects the qualities and special characteristics of the area.

“When effectively managed, conservation areas can anchor thriving communities, sustain cultural heritage, generate wealth and prosperity and add to quality of life. To realise this potential many of them need to continue to adapt and develop in response to the modern-day needs and aspirations of living and working communities. This means accommodating physical, social and economic change for the better.”

Physical change in conservation areas does not necessarily need to replicate its surroundings. The challenge is to ensure that all new development respects, enhances and has a positive impact on the area. Physical and land use change in conservation areas should always be founded on a detailed understanding of the historic and urban design context.”

From PAN 71, Conservation Area Management. www.scotland.gov.uk/Publications/2004/12/20450/49052

How to use this document

The analysis of the Grange’s character and appearance focuses on the features which make the Grange special and distinctive. This is divided into two sections: Structure, which describes and draws conclusions regarding the overall organisation and macro-scale features of the area; and Key elements, which examines the smaller-scale features and details which fit within the structure. The Astley Ainslie Hospital site is treated as a special sub-area with its own separate analysis.

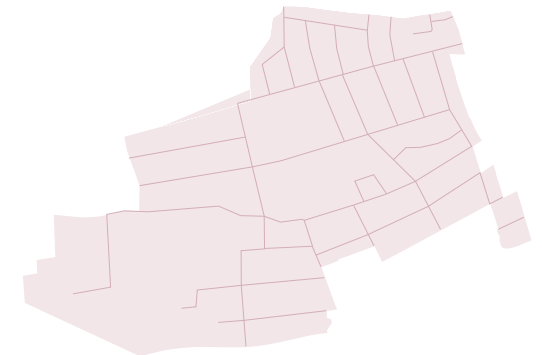
This document is not intended to give prescriptive instructions on what designs or styles will be acceptable in the area. Instead, it can be used to ensure that the design of an alteration or addition is based on an informed interpretation of context. This context should be considered in conjunction with the relevant Local Development Plan policies and planning guidance.

The [Management](#) section outlines the policy and legislation relevant to decision-making in the area. Issues specific to the Grange are discussed in more detail and recommendations or opportunities identified

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Historical origins and development

A review of the historical development of the Grange is important in order to understand how the area has evolved in its present form and adopted its essential character.

The Grange, originally known as Sanct Geillies Grange - the grange or farm of St. Giles, was an important early medieval farming estate dating to before c.1120 when it was given to St Giles Kirk by Alexander I on its foundation. A grange farm was established by the Cistercian order, probably on the site of the 19th century farm located in Cumin Place, when it was given the land by David I in 1153.

Following the Reformation this farm formed part of the estate associated with Grange House, built in 1592. The land was largely common grazing, sloping towards Blackford Hill. William Dick, at one time the Lord Provost of Edinburgh, purchased the lands of the Grange in 1631. Two centuries later, his family became the feudal superiors of the Victorian residential development which forms the basis of the Grange Conservation Area.

1825 Feuing Plan

In 1825, Sir Thomas Dick Lauder, made land from the Grange Estate available for development. The Grange Feuing Plan of 1825, which comprised a series of parallel streets between two major roads: Grange Road to the north and Dick Place to the south, remains a core townscape element of the area. Grange Road appears on the Plan as an access road linking the estate with a new road, now Newington Road. Other streets were proposed at right angles to the main east-west axes: Mansionhouse Road, Lauder Road and Cumin Place.

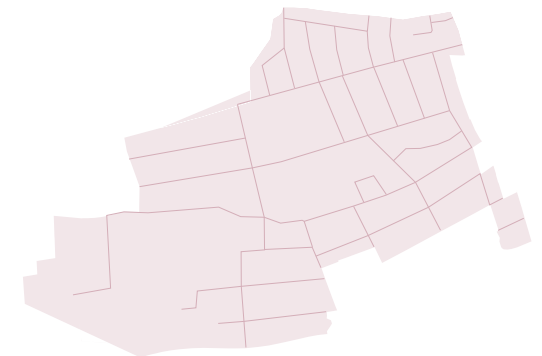
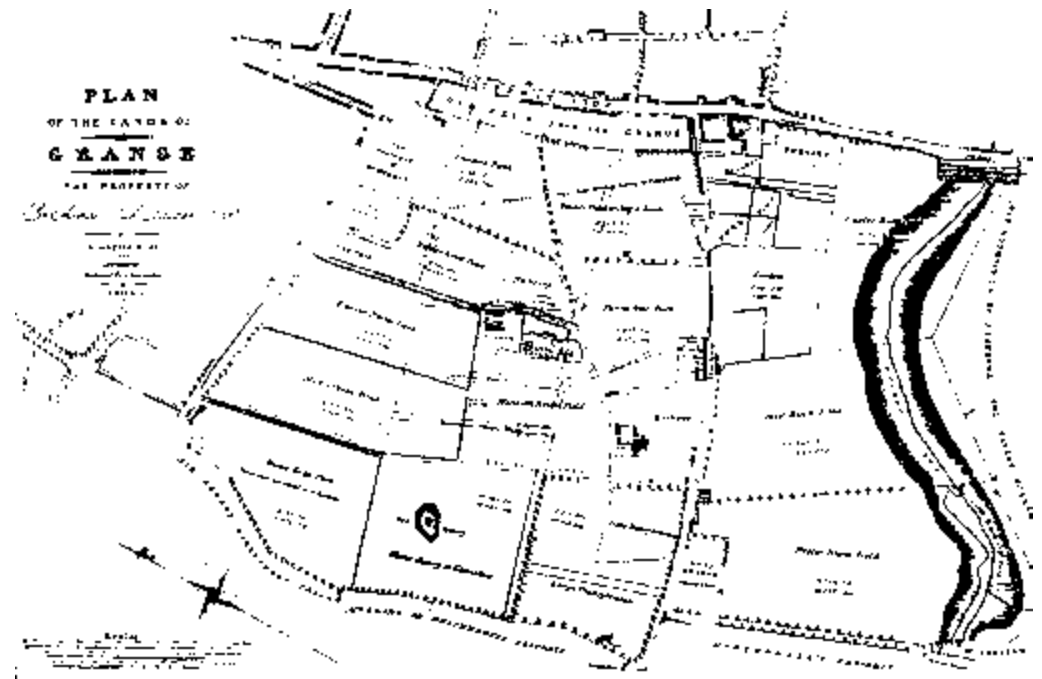
Cousin's 1851 Feuing Plans

The basis of the 1825 plan was respected in David Cousin's subsequent Feuing Plan of 1851, although the regular street pattern was relieved by slightly curving streets, providing a less formal layout and interesting vistas. These included Tantallon Place, St. Catherine's Place and Dalrymple Crescent. Cousin also planned straight streets, but changed the axis very subtly to achieve an ever-changing and interesting townscape. Findhorn Place and Lauder Road are notable examples.

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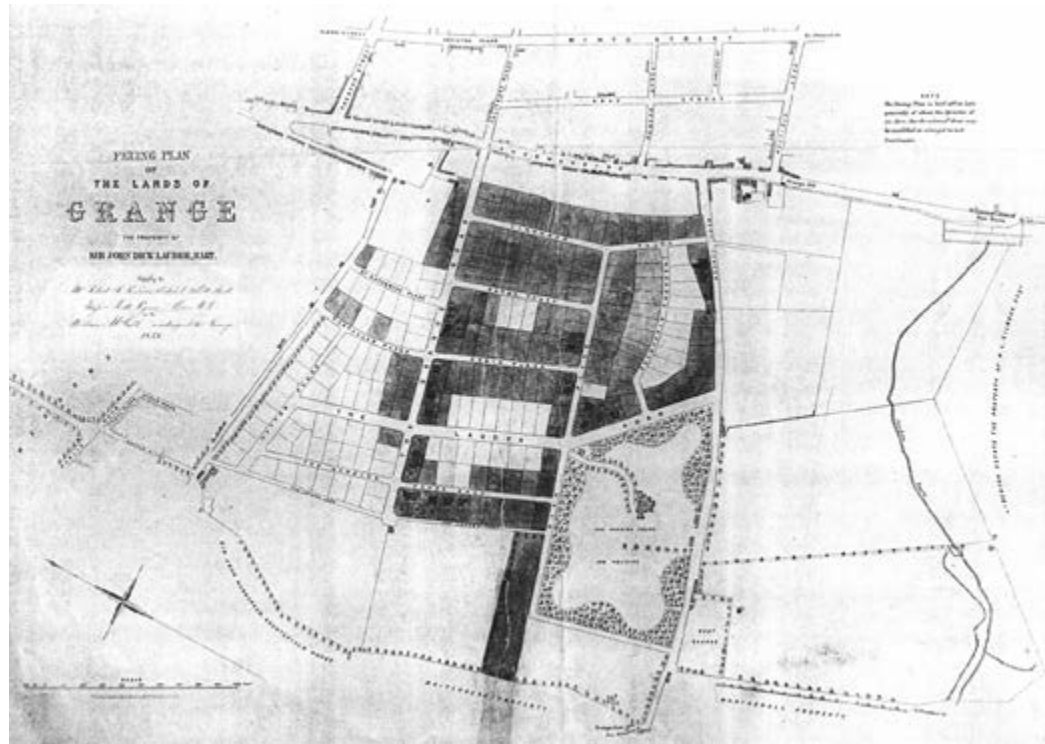


Historical origins and development

Raeburn's Feuing Plan

From the mid 19th century, increased demand for housing prompted Dick Lauder to commission Robert Reid Raeburn to design further feuing plans in 1858, 1864 and 1877. Under the first two plans, all available land as far south as Grange Loan was to be divided into smaller plots for individual houses set within their own private gardens. Minor variations to this pattern included a series of flatted dwellings with shops at the corners of Hatton Place. These were the only shops in Raeburn's plans. Individual or semi-detached houses in separate gardens remained the norm.

The 1877 Feuing Plan continued the established street pattern as far south as St. Alban's Road, the north side of which became the limit of the Grange. Subsequent building, after 1877, included a terrace of four houses on the south side of Hope Terrace, St. Raphael's in South Oswald Road and Fountainhall Road Church (1897), now the site of Newington Public Library.



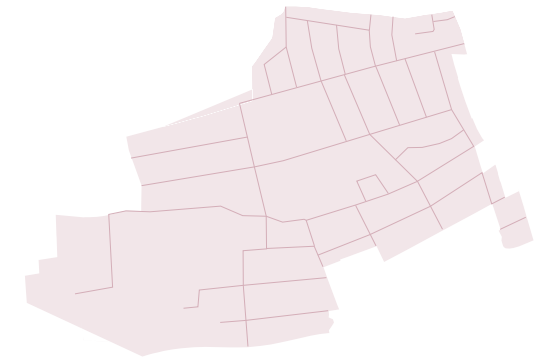
1858 Feuing Plan



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Historical origins and development

Feuing Terms and Conditions

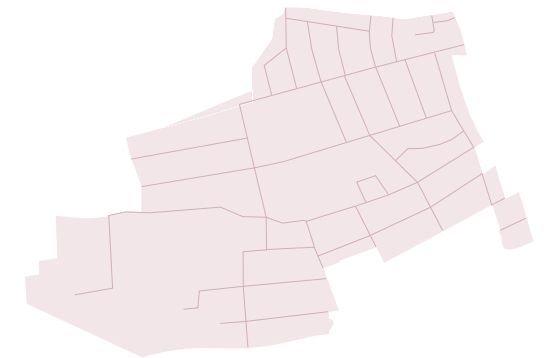
The regulations which were imposed by the Dick Lauder family are still attached to the title deeds of all properties in the Grange. The feuing conditions detailed below illustrate that development in the Grange has always been subject to strict controls:

- all plans and elevations had to be approved in writing by the feu superior on the recommendation of the architect, and no building could commence until authorised;
- the land was to be feued for villas or dwelling houses only;
- uses other than residential were specifically prohibited;
- the height of development was restricted to two storeys and an attic;
- the siting of properties was controlled by stipulating the minimum distance of the house from the street;
- gardens were required to be planted and kept in good order;
- properties had to be enclosed with stone walls, and the walls were not to exceed eight feet in height, except by the consent of the conterminous feuars, and in no case to exceed ten feet high;
- footpaths were to be of high quality paving materials, raised above the bottom of the channel, edged with a hammer dressed kerbstone, and no wider than six feet nine inches;
- properties were to be of a minimum value, for example, at least £500 in 1851;
- a time limit of around four years was imposed on construction;
- Stables were permitted, but only to the rear of properties and not exceeding 20 feet in height;
- the sub-division of villas was regulated by the stipulation that separate entry to upper flats and attics was by an internal stair only; and
- residents were granted the use of the streets and feuars were prohibited from causing a public nuisance or disturbing their neighbours.

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Historical origins and development

Open spaces

The Astley Ainslie Hospital and Grange Cemetery form the principal open spaces. Grange Cemetery was established in 1847 by the Edinburgh Southern Cemetery Company Ltd. The site was selected for its natural beauty, seclusion, freedom from pollution and close proximity to the city. David Bryce designed and laid out the Cemetery, which comprised an open space of twelve acres with a mortuary chapel above vaults in the centre of the ground.

Astley Ainslie Hospital

A chapel dedicated to St Roque, patron of plague sufferers, was established in the Canaan area, west of the Grange, in the early 16th century. Plague victims banished from Edinburgh were housed at St. Roque and administered to by religious communities including the monks of the Grange of St Giles. Archaeological remains on the site include four large cylindrical bosses, located at the base of the southern boundary wall of Southbank villa, which possibly formed part of the historic chapel.

The Canaan Estate in which St Roque's chapel lay was created at the feuing of the Burgh Muir in 1586. The collection of Biblical place names around the Canaan area, including Little Egypt, may originate from the site of a gypsy camp; the term gypsy being a corruption of Egyptian, based on a misunderstanding of their origins.



Canaan Estate 1849 with Canaan Park and St Roque shaded (courtesy of University of Edinburgh, Urban Conservation)

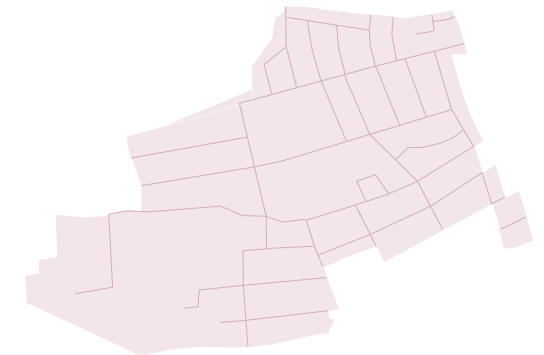
The estate was used for farming and related industries up until 1803, when the area between Grange Loan and Canaan Lane was feued out into large (c.3 acre) plots for residential development. Small country mansions or villas with private, walled grounds and extensive gardens were developed by a group of intellectuals, university professors and medical practitioners. The development of the Canaan Estate therefore prefaces the development of the main area of the Grange through the Dick Lauder and subsequent plans by 20-30 years. The current use of the site as a medical and educational establishment maintains the connection with the professions and interests of the first feuars.

By the early 20th century the site had become a nine hole golf course bordered by villas. This area was acquired under the will of John Ainslie in 1921 and became the site of the new Astley Ainslie Hospital in 1922. Most of the villas were retained and converted for hospital use, thus preserving the essential character of the earlier villa development. The distinctive butterfly-plan pavilions facing Blackford Hill were erected in the 1930s.

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Historical origins and development

Twentieth and Twenty-first Centuries

The character of the Grange was well established by the end of the 19th century. No major changes took place in the Grange in the first half of the 20th century apart from some notable additions in the inter-war years and the controversial demolition of Grange House in 1936, to make way for a new development of bungalows and flatted villas. The gatepiers from Grange House, surmounted by the Lauder Wyverns, were re-erected on Grange Loan, one at the corner of Lover's Loan and the other c.65m west of Lauder Road.

Since the Second World War, development has mainly occurred within the gardens of some of the larger villas, although a small number of villas have been demolished to make way for new developments. Notable examples of inter- and post-war architecture in the Grange have been recognised by listing, and contribute to its architectural quality, including the Strathearn Road Postal Sorting Office (1919); the Astley Ainslie Scientific Block (1929); 40-42 and 46a Dick Place (1934); 14 Kilgraston Road (1937) and 10 St Thomas Rd (1961). More recently, a number of striking contemporary extensions have added further to the evolution of the area's architecture.

Historical activity

Although the Dick Lauder feuing conditions restricted non-residential uses in that part of the area, changes appeared over time, primarily introducing uses connected with health, social and community care such as nursing homes, schools/colleges, churches/community centres and a library. A certain amount of industrial activity also developed at the peripheries of the area during the 19th century, such as the William Younger & Co. Artesian Wells in Grange Loan. The evolution of the Astley Ainslie site is the only example of the development of non-residential activities on a large scale in the Grange area.

Summary

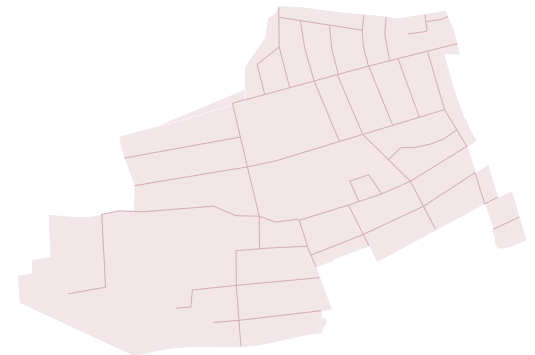
The development of the Grange reflected changes to the settlement pattern and suburban expansion which occurred in Edinburgh in the mid-19th century. While the rigorous terms and conditions of the historic feuing plans controlled the standards and scale of development in the Grange, the characteristic styles of its architecture and landscape features were fashioned more by picturesque influences which became popular during the Victorian era.

A large part of the Grange was developed around 1830, when such ideas were being adopted by the growing middle class of merchants and professionals in Edinburgh who were seeking a more secluded environment in which to raise their families. The Grange had the advantages of physical separation from the overcrowded medieval city core and offered individual dwellings in a predominantly suburban setting in contrast to the tenements of the Georgian New Town. Detached or semi-detached houses within their own private gardens bounded by high stone walls provided an attractive contrast to the communal living of the central area, and the fashions and desires of property owners are reflected in the profusion of architectural styles and individual or idiosyncratic features. The outstanding quality of many of the villas is due to the insistence of the Dick Lauder family on high architectural standards. The suburb, virtually complete by 1890, represented the idealisation of country living within an urban setting.

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Special Characteristics - Structure

Topography, setting and views _____ Development pattern _____ Grain and density _____

Gently sloping, south facing land.

Hierarchical grid street pattern with clearly defined blocks.

Low density, rhythmic pattern of precisely sited buildings.

Strict formality relieved by curves and other variations.

Gaps between buildings create space and glimpses of gardens.

Formal and picturesque composition.

Streets _____ Spaces _____

Layout creates inward-looking, short-range and glimpse views.

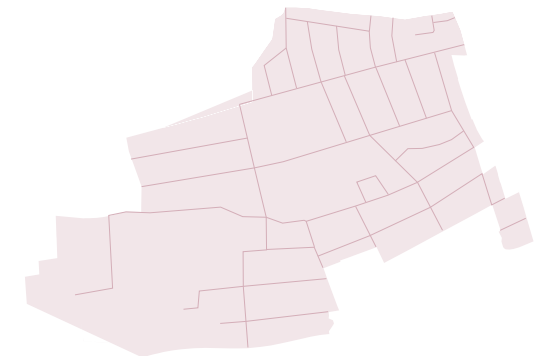
Astley Ainslie Hospital and Grange Cemetery form principal public open spaces.

Boundary walls enhance formal definition between public and private.

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Special Characteristics - Structure

Topography

The Grange Conservation Area is situated approximately one mile to the south of Edinburgh city centre on gently sloping south facing land. The slope declines gently from an upper ridge on which Grange and Strathearn Roads are built, one of a series of glacial drumlins extending east-west from Arthur's Seat.

Setting

The conservation area is bounded by residential areas and local town centres of contrasting character on all sides: Bruntsfield, Marchmont and Sciennes to the north; Causewayside and Newington to the east; Blackford and the south suburban railway line to the south and Morningside and Churchhill to the west. The protected open spaces of Blackford Hill, Braid Hills and the Craigmillar Park Golf Course to the south provide a welcome visual contrast and amenity area.

Views

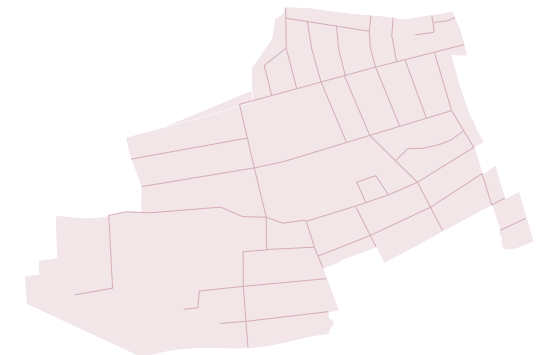
View cones defined by the Council's Skyline Study cross the Grange area although none originate within it. These include views of the city's core landmarks from the Braid Hills, Blackford Hill, Buckstone Snab and Liberton; and the reverse southward views from the Castle Esplanade. Prominent development within the Grange would therefore potentially impact in the fore- and middle ground of several key views.

Within the Grange, tall garden walls, mature trees and relatively flat topography give much of the area an inward-looking character with few longer-range views available. The exceptions are the southward vistas along Kilgraston Road, Whitehouse Loan and Blackford Avenue allowing views of the Braid and Blackford Hills. Restricted views of Arthur's Seat are also available from the north-east corner of the conservation area. Mid- and short-range views are important, framed by the grid street pattern and formal building siting. Glimpse views through the gaps between detached buildings enhance the picturesque qualities of the townscape.

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Special Characteristics - Structure

Development pattern

The plan form of the Grange is the product of regulation by consecutive feuing plans which dictated the street layout, buildings, gardens, boundaries and public spaces. The intersecting street pattern is simple and uncluttered. This incorporates the classical grid pattern of Dick Lauder and Cousin's less rigid layout, and exploits the natural topography and south facing aspect.

The few areas which contrast significantly with this prevailing pattern occur principally in the areas of open space, towards the south and at the edges of the development where variations have been incorporated to provide terraced dwellings, shops and services.

Grain and density

The density of development is generally very low. Dwellings on many corner sites in the Grange are sited to take advantage of the southern aspect. Houses on the north side of the street are generally situated to maximise front gardens, whereas most properties on the south side have larger rear gardens. Building line and separation are therefore of key importance.

The separation of dwellings creates a characteristic rhythm and solid-void repetition between precisely-sited structures of similar scale and massing. The spacious gardens provide an important setting for the buildings and mature trees within.

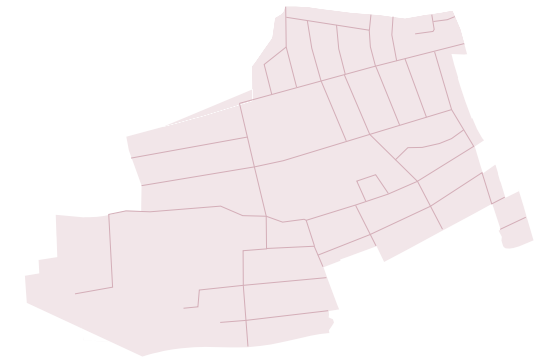
The gaps between buildings are important in maintaining the dominant green character, a sense of generous space, and glimpse views of rear and side gardens.



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Special Characteristics - Structure

Streets

The feuing plans allowed for streets of generous proportions, with relative widths reflecting the principal and secondary routes through the development. The intersecting street pattern forms a series of clearly defined blocks. Possibly the oldest route across the area, Lovers' Loan, is preserved as a pedestrian path.

Spaces

The majority of open space in the Grange is in private gardens. There are no major areas of public open space. However, Astley Ainslie Hospital, Grange Cemetery and the Carlton Cricket Ground provide welcome, open green spaces which contribute to the landscape character of the conservation area. The special characteristics of the Astley Ainslie Hospital are described on [page 25](#).

Grange Cemetery retains its original sense of peace and seclusion, providing the amenity of a pleasant, formally-planned open space with lawns, flowers and mature trees. The cemetery contains a large number of fine Victorian ornamental headstones.

Situated at the corner of Grange Loan and Lover's Loan, the Carlton Cricket Ground is the other main expansive green area which contributes to the amenity and spacious nature of the Grange.

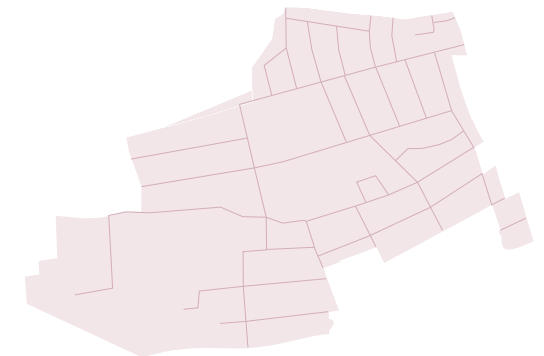
Smaller open spaces, often partly hidden from public view, also contribute to the history and character of the area. These include the Jewish cemetery at Sciennes House Place; bowling greens and tennis courts at Hope Terrace and Eden Lane; and the amenity strip with mature trees on the south side of Sciennes Road.



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Special Characteristics - Key elements

Scale (1) _____ Scale (2) _____ Building types and styles _____

Two storey detached and semi-detached dwellings, precisely sited

Generous scale and fine proportions

Dominant architectural symmetry and verticality, Revivalist styles

Landmarks _____

Materials and details _____

Trees and gardens _____

Prominent churches act as landmarks

High quality sandstone ashlar and natural slate

Generous private gardens and mature trees create green character

Streetscape (1) _____

Streetscape (2) _____

Activity _____

High rubble boundary walls, railings and hedges

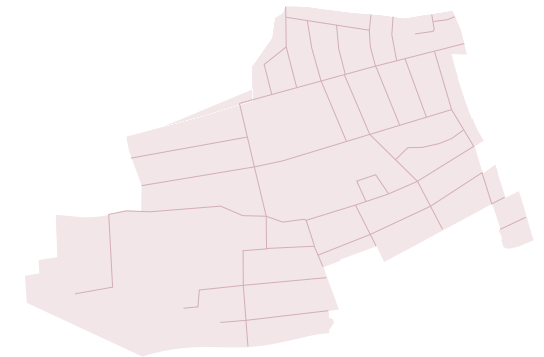
Public services integrated into boundary walls

Quiet seclusion

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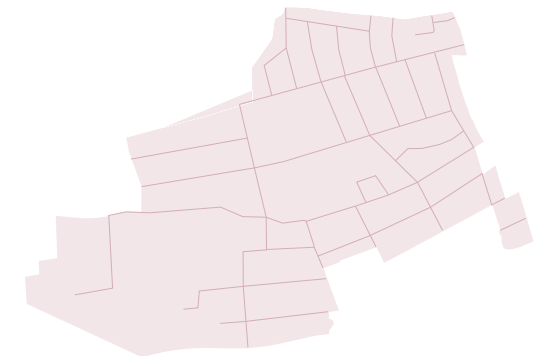
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Scale

Feuing requirements restricted the height of development to two storeys and an attic. Detached and semi-detached dwellings predominate. A significant proportion have been subdivided to form flats but generally retain the original footprint and height.

Buildings are designed to impress in terms of their scale and presence, quality of design and proportions. Tall boundary walls, or in some areas railings and hedges, give a distinctive sense of scale and enclosure to the public street.

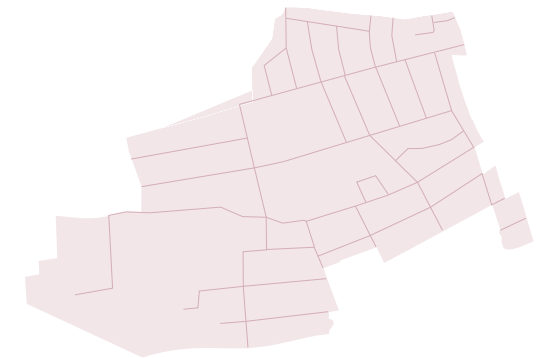


Building types and styles

Property owners were given a degree of freedom in the design of individual properties, resulting in a diversity of architectural styles. Revivalist styles such as Scots Baronial, Jacobean Gothic and Italianate Classical feature prominently. Formal and picturesque dwellings of generous scale and fine proportions, precisely sited in generous feus, became the prevailing pattern. There is a clear dominance of symmetry in the composition of front elevations, as well as a strong preference for the vertical over the horizontal, created by repeating features of bays, dormers, turrets and chimneys.

Changes in housing demand towards the end of the 19th century and into the 20th created a greater variety of dwelling types, mainly at the edges of the estate. Detached dwellings become less prevalent south of Grange Loan, with greater numbers of terraced and semi-detached villas. Mid-20th century infill and replacements of earlier villas also created variety, particularly west of Blackford Avenue, with larger-footprint apartment blocks more common here.

The International Modern style was introduced to Edinburgh in the Grange with Kininmonth and Spence's 46a Dick Place of 1933. 10 St Thomas Rd by Morris & Steedman of 1961 is an important post-war contribution to the architectural quality of the area.



Landmarks

Although the Grange is primarily a residential area with few public buildings, the presence of a number of churches occupying prominent locations, mostly at or near cross-roads, contributes to the townscape character and views into and out of the conservation area.

Marchmont St. Giles (1871), originally the Robertson Memorial Church, is the most prominent single building in the Grange due to its situation in an isolated position on rising ground in Kilgraston Road at the west end of the Grange Cemetery. The c.50m spire is visible from many points across the city.

St Catherine's Argyle and the former Salisbury Church at the corner of Grange Road and Causewayside are important local markers. Two further key orientation points for the conservation area are located outwith it: Mayfield Salisbury Church, Mayfield Road and the Royal Observatory, Blackford Hill.



St Catherine's Argyle

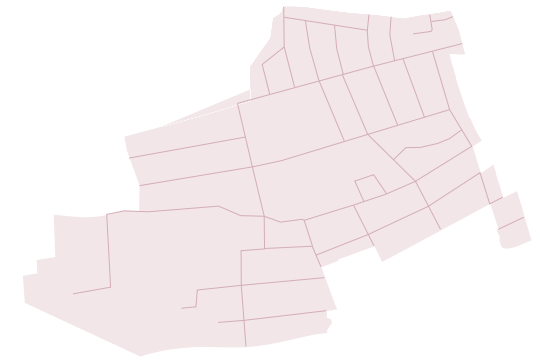


Marchmont St Giles

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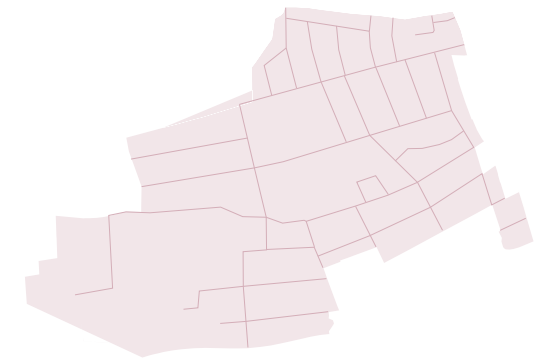
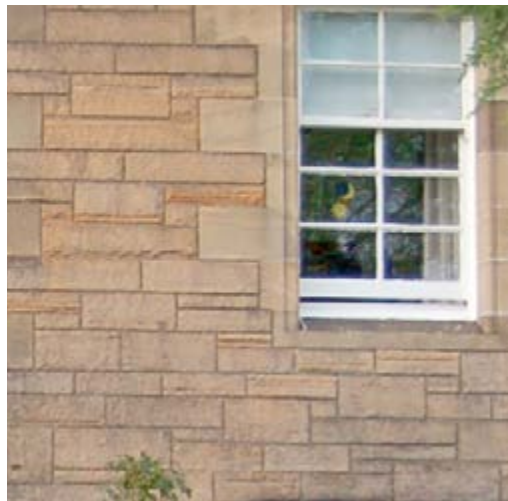
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Materials and details

A significant level of uniformity is achieved from the use of local building materials, despite the considerable range of building styles. The predominant materials are local grey sandstone in ashlar or coursed rubble for buildings and garden walls, with hand carved decoration; natural slate, often Scots slate, for roofs; and timber framed sash and case windows with plate glass.



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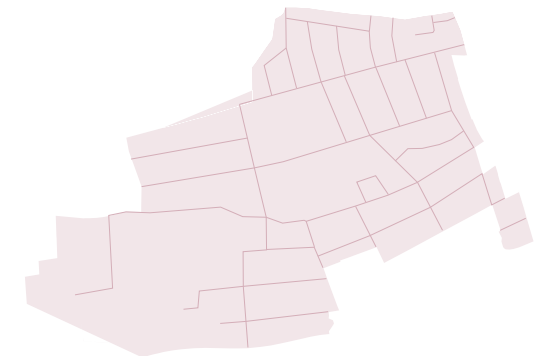
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Trees and gardens

Private gardens dominate the landscape character of the Grange. The area contains approximately 10,000 trees of more than 120 species and its uniformity is largely dependent on this profusion of mature trees. They are valuable for their appearance and environmental benefits, such as dampening noise and providing shelter for houses and gardens against wind and frost, 'green lungs' for surrounding, less wooded areas and habitats for wildlife. Large trees are of particular importance as they partially obscure dwellings from public view.



Many of the existing trees in the Grange were planted as part of the original villa development, and the majority of the trees are over one hundred years old. Significant growth of mature trees has also happened since the end of the Second World War, once gardens were no longer needed for intensive food cultivation to support the war effort. Over 90% of trees are located in individual private gardens although there is a row of street trees which formed part of the original boundary of the estate in Sciennes Road; nine mature trees (sycamores, horse chestnuts and a lime) in Glenisla Gardens, and a few other isolated examples.



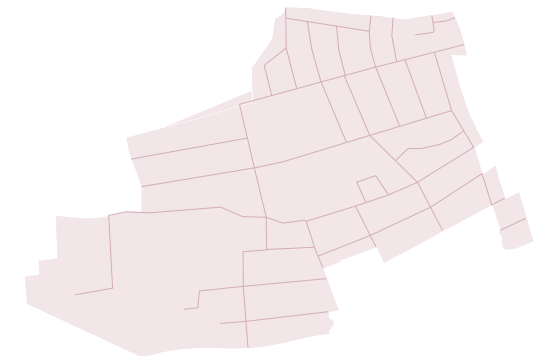
Streetscape

The dimensions and finish of footpaths were specified in the original feuing conditions and are important in setting the proportions and symmetry of streets. Very little Caithness stone paving remains, although many of the original granite kerbs and solid stone dished channels still exist. Historic setting, flags and other streetscape materials may survive in places below modern finishes. Hope Terrace is one of the few streets in the Grange which retains its original setted surface. No historic street furniture is believed to survive, although modern street lighting heights reflect the historic hierarchy of circulation.

The typical, high stone walls of the Grange add to its sense of visual and physical seclusion, and reflect the romantic ideal of country estate living. The geometric pattern of walls of mainly uniform height gives definition to the street layout and an air of formality by making a clear distinction between public and private spaces. The robustness, continuity and quality of detailing of these boundary treatments, such as gatepiers, ironwork and dressed copings, provide the public face of the more secluded, private architecture behind. Variations in boundary type, design and material, the visual permeability of railings, gates and planting, and regular punctuation with pedestrian gates reduces the 'barrier' effect by allowing glimpse views.

Public services have been set into boundary walls wherever possible. Electricity equipment boxes as well as traditional red post boxes are tidily recessed into the masonry walls. This gives the streets of the Grange a distinctive uncluttered and spacious appearance.

Two further elements of the historic Grange House survive in Grange Loan and add interest to the streetscape; the Wyverns which decorated the gatepiers of the house, now moved from their original locations; and the remains of the Penny Well (capped in the 1940s but retaining an inscribed plaque).



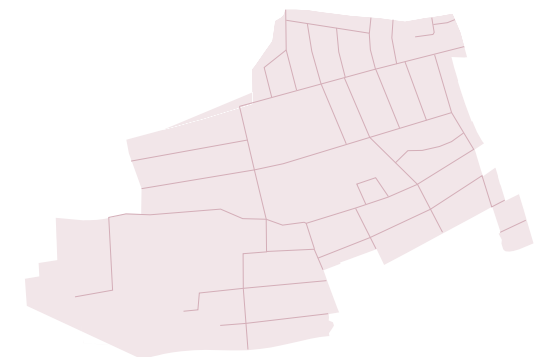
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Activity

Uses other than residential were specifically prohibited in the original feuing conditions, and in the majority of the Grange the quiet, secluded character intended by these stipulations remains the case. However, residential uses have been gradually appended with a variety of local services and businesses, mostly focused at the edges of the area adjacent to the local commercial centres of Marchmont, Causewayside and Morningside. A number of large former villas have been converted to various institutional and commercial uses.

Population density in the Grange gradually increased during the 20th century as properties were subdivided, villas replaced with flatted developments and plots subdivided to create infill development. Demand for development of multi-occupancy blocks has continued in some areas. However population growth appears to have slowed in recent years and there may be some evidence of a reversal of the earlier trends, with subdivided houses being returned to single-family use and some infill plots being developed as single houses. Home working and a trend for extension rather than re-location has also created demand for adapted and extended residential properties.

Vehicular traffic has of course become increasingly dominant through the 20th and 21st centuries and both passive and active traffic management measures have been introduced throughout the area. Pedestrian and cycle permeability of the area is excellent, including Lovers' Loan, part of the Core Paths network, and Astley Ainslie, popular as an attractive short-cut.



Special Characteristics - Astley Ainslie Hospital

The Astley Ainsley Hospital site contrasts with the majority of the Grange in both use and character, being a large, open, publicly-accessible site in health/educational use with a significant element of 20th century architecture.

Topography, setting and views _____ Development pattern, grain and density _____

Secluded site enclosed by boundary walls and formal gates.

Attractive, landscaped open space with significant mature tree cover
Early villa and garden layout provides structure for later insertions

Scale _____ Building types, materials and details _____

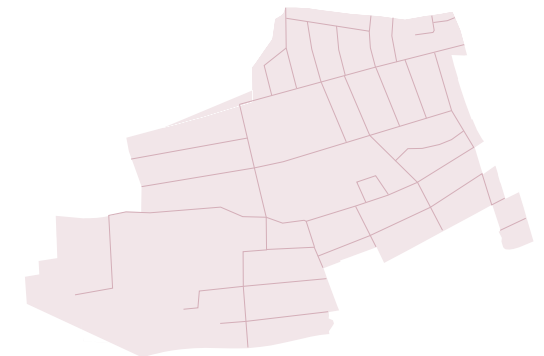
2-3 storey buildings which respect their landscape setting

Notable early 20th century healthcare buildings sit comfortably in the landscape
High quality architecture of two contrasting types, C19th villas and C20th pavilions

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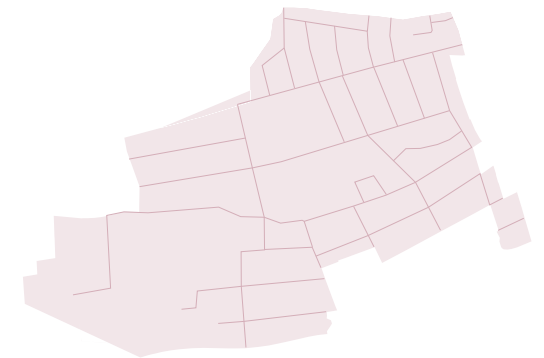
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Topography, setting and views

The site is relatively level with a slight slope downwards from north to south. The site is relatively secluded behind high boundary walls and planting. However, the summit and northern slopes of Blackford Hill and the Royal Observatory building are extensively in view from the site. Conversely, the site occupies a major part of the foreground of important views from Blackford Hill across the Grange and towards the city centre skyline.

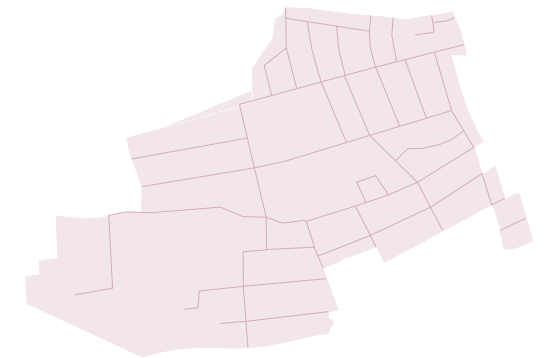


Development pattern, grain and density

Evidence of the strong north-south plot divisions of the 1803 estate feuing plan remain in the current layout, with villas at Canaan House, Canaan Park, St Roque and Morelands remaining in situ. Some of their ancillary structures such as lodges, garden walls and garden sculpture survive to define the historic grain. The line of Canaan Lane also appears to have been defined by the 1803 feuing layout.

The green structure of the site consists of perimeter tree belts, internal belts enclosing separate villas and individual specimens, all of which again reflect the historic layout, even where individuals are of later origin. The main exception is the large coniferous plantation at the south side of the site. The whole site except this plantation is protection by a Tree Preservation Order.

Later development, most significantly the 1930s insertions by Auldjo, Jamieson and Arnott, although contrasting in footprint and style, generally fit comfortably within and preserve the earlier landscape structure.



Scale

The 19th century villas are mainly of 2 to 3 storeys on a compact footprint. The 20th century pavilions spread out further into the parkland setting with extended 'butterfly' plans over one or two storeys. However the generous scale of the overall site ensures that even the larger structures do not dominate their landscape setting.

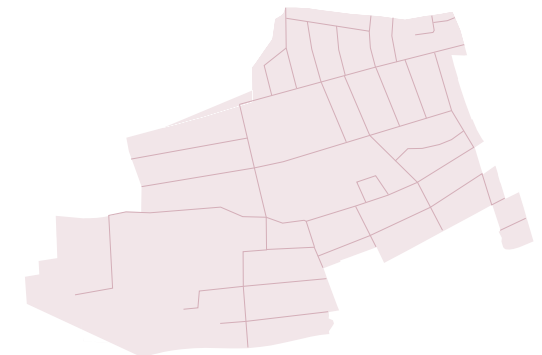
Building types, materials and details

The character of the 19th century villa development largely reflects that of the main body of the Grange (see sections 4.1 and 4.2). However, alterations and additions reflect their later adaptation for health care use, including evidence of shelters for outdoor recuperation at Canaan Park.

The 1930s development, beginning with the Millbank Pavilion and a series of similar butterfly pavilions, reflects the designers' intention to provide therapeutic spaces for tuberculosis sufferers, requiring access to fresh air, light and the outdoor environment. These buildings follow a general pattern of symmetrical planning with stripped classical detailing. The horizontal emphasis of deep roofs, eaves and broad dormers is counteracted by the vertical rhythm of pilasters and chimneys. Materials generally consist of harled walls, artificial stone detailing and tiled roofs.

The entrance gates at Whitehouse Loan and Canaan Lane provide important focal points. Although contemporary with the 1930s butterfly pavilions, these outward-facing features are more historicist in style, emulating Georgian architecture.

Art installations are a distinctive feature of the site, with several examples of sculpture which enrich the landscape setting, such as National Health Service by Edith Simon (1980).



Management - Legislation, policies and guidance

Conservation areas

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that conservation areas "are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Local authorities have a statutory duty to identify and designate such areas.

Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised. Conservation area status brings a number of special controls:

- The demolition of unlisted buildings requires conservation area consent.
- Permitted development rights, which allow improvements or alterations to the external appearance of dwellinghouses and flatted dwellings, are removed.
- Works to trees are controlled (see Trees for more detail).

The demolition of unlisted buildings considered to make a positive contribution to the area is only permitted in exceptional circumstances, and where the proposals meet certain criteria relating to condition, conservation deficit, adequacy of efforts to retain the building and the relative public benefit of replacement proposals. Conservation area character appraisals are

a material consideration when considering applications for development within conservation areas.

Listed buildings

A significant proportion of buildings within the Grange are listed for their special architectural or historic interest and are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Listed building consent is required for the demolition of a listed building, or its alteration or extension in any manner which would affect its special character.

National policy

The Scottish Historic Environment Policy (SHEP) is the strategic statement of national policy relating to the historic environment.

The development plan

The Edinburgh City Local Plan sets out policies and proposals for the development and use of land in the City. The policies in the Plan are used to determine applications for development.

In broad summary, the key policy areas affecting the Grange Conservation Area are:

- Design of new development DES 1, 3, 5,

11, 12

- Listed buildings ENV 2-4
- Conservation areas ENV 5-6
- Historic gardens and designed landscapes ENV 7
- Archaeology ENV 8-9
- Trees ENV 12
- Natural heritage and nature conservation ENV 10-16

The proposed City of Edinburgh Local Development Plan (LDP) contains broadly similar policies and is a material consideration in current planning decisions.

Planning guidance

More detailed, subject-specific guidance is set out in Planning Guidance documents. Those particularly relevant to the Grange Conservation Area are:

- Guidance for Householders
- Guidance for Businesses
- Listed Buildings and Conservation Areas
- Developer contributions and affordable housing
- Edinburgh Design guidance
- Communications Infrastructure
- Street Design Guidance - draft to be published in 2014

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In addition, a number of statutory tools are available to assist development management within the conservation area:

GPDO and Article 4 Directions

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, amended 2012, (abbreviated to GPDO), restricts the types of development which can be carried out in a conservation area without the need for planning permission. These include most alterations to the external appearance of dwellinghouses and flats. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals. See [Guidance on Householder Permitted Development Rights 2012](#).

Under Article 4 of the GPDO the planning authority can seek the approval of the Scottish Ministers for Directions that restrict development rights further. The Directions effectively control the proliferation of relatively minor developments in conservation areas which can cumulatively lead to the erosion of character and appearance. The Grange Conservation Area has Article 4 Directions covering the following classes of development:

- 7 The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure;
- 38 Development by statutory undertakers for the purpose of water undertakings;
- 39 Development by public gas supplier;
- 40 Development by electricity statutory undertaker;
- 41 Tramway or road transport undertakings

Trees [\(elements map\)](#)

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

TPOs are used to secure the preservation of trees which are of significant stature, in sound condition, and prominently located to be of public amenity value. When assessing contribution to amenity, the importance of trees as wildlife habitats will be taken into consideration. There is

a strong presumption against any form of development or change of use of land which is likely to damage or prejudice the future long term existence of trees covered by a TPO. The removal of trees for arboricultural reasons will not imply that the space created by their removal can be used for development.

[Further information on trees and woodlands.](#)

Landscape and Biodiversity [\(structure map\)](#)

The Council has an obligation to take account of the impact of development on species protected by legislation and international commitments. The Nature Conservation (Scotland) Act 2004 places a duty on all public bodies to further the conservation of biodiversity as far as is consistent with their functions. The conservation area contains no nature conservation designations but its rich garden landscape and open spaces at Grange Cemetery and Astley Ainslie give it a high amenity and biodiversity value. The area is bounded to the south by the Blackford Hill/Braid Hills/Craigmillar Park Golf Course area which is protected by a range of local and national landscape and natural heritage designations including an area of great landscape value, local nature reserve, areas of ancient woodland, and a site of special scientific interest (SSSI).

The Grange Conservation Area contains no landscapes included in the national Inventory of Gardens and Designed Landscapes.

Further information on landscape and biodiversity:

- [Landscape and Scenery](#)
- [Wildlife conservation and biodiversity](#)

Archaeology (historical map)

The Grange area was the location of several significant sites prior to its development for housing from the mid-19th century onwards. These were primarily related to its ecclesiastical connections, including the chapel sites at St Roque and St Catherine of Sienna, their associated burial grounds and Grange Farm.

The area may contain the remains of a range of historic sites and uses including lades and ponds possibly associated with the Cistercian Grange Farm, post medieval quarry sites, the leper colony of St Roque, the Penny Well & toll and Astley Ainslie Hospital. Kirkwood's Plan of the City of Edinburgh and Its Environs 1817 (see [historic mapping](#)) provides a good indication of the locations of these sites.

Remains of these structures may survive below existing development, although the extent of their survival is currently unknown due to the lack of modern archaeological investigations in the area. Depending on the scale and impact of any development proposal, the City of Edinburgh Council Archaeology Service (CECAS) may recommend a pre-determination evaluation in order to assess the presence and significance of any surviving archaeological deposits and to determine the scope of any required mitigation including preservation. Similarly for works affecting standing structures of historic significance, a programme of archaeological building assessment and recording may be recommended. The Grange area contains no scheduled ancient monuments.

Management - Pressures and sensitivities

The following pressures are associated with development proposals which conservation area designation, together with the Council's policies and guidance, are designed to manage. The Edinburgh Design Guidance, Guidance for Householders and Listed Buildings and Conservation Areas explain the Council's approach to design in historic contexts.

Architectural unity

While the original feuing plans of the area contained a wide variety of architectural details and styles, often influenced by contemporary fashionable architects, there was an architectural unity which resulted from the strict feuing conditions and the consistent use of similar materials. Prior to conservation area designation, the architectural unity of the Grange was eroded in places by inappropriately scaled, flatted developments, extensions and outbuildings using poor quality materials.

Despite making the most significant contribution to the character of the conservation area, detached and semi-detached houses in the Grange make up less than 25% of the total number. There may be continuing pressure for the demolition of certain villas and redevelopment of the grounds, and the development of empty feus or parcels of garden land. Contrasting, non-traditional materials and design in contemporary new-build and extensions

could threaten the character of the area if used indiscriminately or excessively.

Recommendation: The unity and quality of the architecture of the Grange creates a need for a sensitivity of approach to any intervention. Most importantly, design of interventions should be based on a sound understanding of context. Policy DES1 requires that design should be based on an overall design concept that draws upon positive characteristics of the surrounding area to create or reinforce a sense of place.

The Council's planning guidance generally states a presumption for sandstone and other traditional, natural materials where these form the predominant palette in the surroundings of the development. High quality, innovative modern designs and materials are not precluded, but proposals must be able to demonstrate their respect for the historic character of the host building and the area. The cumulative effect of multiple developments within the same street or area should be taken into account.

Development of villa grounds

A major pressure is on the setting of villas, garden space and boundary walls and the loss of mature trees through extensions to existing property and the erection of new developments within villa grounds.

Key elements of the area's special characteristics are potentially at risk through such development, such as the separation/distinction between buildings and the important gaps between them. This type of development may also risk the creation of uncharacteristic expanses of hard-landscaping and parking, and the loss of green landscaping and trees.

The green character of front and side gardens should remain dominant where additional on-site parking is proposed.



Recommendation: Special guidance applies to extensions and alterations to villas to respect their special characteristics (see Guidance for Householders, p.8). Townscape gaps, glimpse views of gardens and the characteristic separation of buildings should be carefully considered in proposals for side extension or development of garden areas to avoid amalgamation of plots or the creation of a terraced effect where this is not the distinctive character.

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Management - Pressures and sensitivities

Boundary treatments

The historic boundary treatments of the area contribute to a sense of privacy and seclusion that remains sought-after in modern development. However, the use of long expanses of completely opaque boundaries and gates can alienate properties from the street and create a fortified, unwelcoming character. Historic boundaries tend to retain a degree of visual permeability through the use of railings, gates or planting or through intermittent, relatively narrow openings such as pedestrian gates and secure viewing panels.

Recommendation: Where alterations to existing boundaries or the creation of new boundaries are being considered, a balance should be retained between the strong character of solid boundaries creating privacy, and the visual relief provided by limited openings and variations in treatment.

Conversely, traditional boundaries no longer exist in some areas, particularly in relation to 20th century multi-occupancy residential or commercial buildings which require larger vehicle openings and expanses of hard landscaping for car parking or communal facilities. The traditional divisions between public and private, and the quality of the buildings' setting, have been eroded in these areas.

Recommendation: These sites would benefit from the introduction or reinstatement of narrower openings and more formal



boundaries which would help to define both the public street edge and the private grounds. Signage in relation to access to and management of multi-occupancy sites also requires sensitive design.

Loss of mature trees

Several factors have led to the reduction of mature trees in the Grange. While a significant percentage of trees was lost during the outbreak of Dutch Elm disease, others have been removed to facilitate parking or extensions, or have been subjected to lopping. Lopping produces poor aesthetic results, especially in winter



when there is no foliage to disguise the form, and the tree is left exposed to invasion by disease and rot. There has also been a tendency to plant small trees, such as cherries, rowans and crab apples, which fail to provide the appropriate scale, shelter and natural habitat of the larger species.

Recommendations: Proper management of trees requires collaboration between the planning authority and owners if the most important specimens of various species are to be preserved. The gradual renewal of trees should be designed to preserve scale and variety. Proposals to plant, cut back or remove trees must be considered for the impact on the overall appearance of the Grange, to ensure that the fine townscape of the original feuing plans is preserved. It is also important to consider the whole environment of shade, protection from the elements and noise reduction. Above all, the character of trees in the Grange, i.e. freely growing and fully expressive of their individuality, should not be compromised.

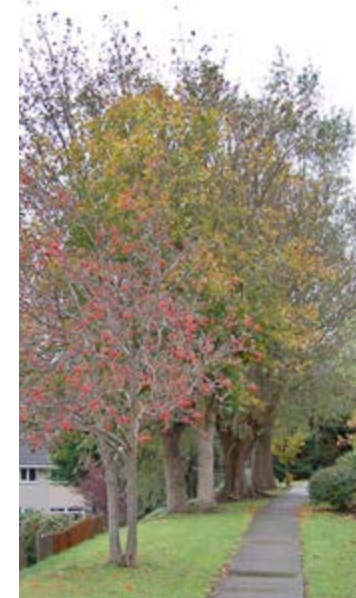
The following measures could assist this process:

- appropriate planting should be encouraged in areas which have lost a substantial number of large trees, particularly on corner sites where large trees could easily be accommodated;
- tree thinning should be promoted as

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an alternative to lopping in order to preserve the character and outline of the tree;

- if large trees cannot be salvaged without unacceptable loss of form and character, they should only be replaced with similar species;
- replacement trees should be selected to form strong, but unobtrusive settings for individual houses and contribute to an integrating framework for the whole area; and
- framework trees should be broad-leaved, long lived, hardy, and interesting in form. They should be in scale with and provide a setting for the buildings.

Management - Opportunities for development

Astley Ainslie Hospital - Small-scale development opportunities for infill or replacement may arise throughout the Grange area, and the issues connected with these are discussed above. The only major opportunity site likely to arise within the conservation area is the Astley Ainslie Hospital. The site's owners, NHS Lothian, may develop plans to re-organise or relocate hospital facilities within or outwith the site. Development here has the potential to significantly affect the character of the site itself and that of the wider area. The Council has produced a [Planning Brief](#) addressing the main issues for the site.

Inappropriate development Development here has the potential to significantly affect the character of the site itself and that of the wider area. The historic buildings – both listed and unlisted, extensive woodland planting, mature trees and the permeability of the site will be key considerations in the preservation of the character of the conservation area. Piecemeal developments occurring at the edges of the site in advance of any overall proposal should be considered in context of the character of the whole and their potential cumulative effect.

Management - Opportunities for planning action

Conservation area boundaries: the boundaries have been examined through the appraisal process. They are considered to encapsulate the special character of the Grange and no changes are proposed at present. A future review of the Causewayside and Morningside Road areas may result in recommendations for amendments to adjoining conservation area boundaries which may in turn affect the Grange boundary. However this would be addressed in the justification for any proposed changes to those areas adjoining the Grange.

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Management - Opportunities for enhancement

Sciennes Road - the strip of open space with mature trees and shrubs on the south side of the road, opposite the Royal Hospital for Sick Children and Sciennes Primary School, would benefit from enhanced landscaping and planting, and repairs or improvements to its boundary fencing. Its potential as an area of accessible amenity space should be investigated.



Grange Cemetery - a number of containers and portakabins detract from the special character of the cemetery. The area would benefit from the development of a more sensitive solution for storage and management of cemetery maintenance. Historic gravestones which have been laid flat for safety should be repaired and remounted.



Roads, parking and signage - although little historic street surfacing survives in the Grange, general road and pavement surfacing are in poor condition in places and would benefit from renewal. Surviving historic materials should be conserved in situ (see [Streetscape](#) section) and conservation-appropriate new materials should be specified where possible.

Controlled parking has been introduced in parts of the Grange but there is a concern that commuter and long-stay visitors are clogging the outer, uncontrolled areas, creating congestion and visual clutter. Potential solutions to this issue should be investigated.

Parking and other road user requirements have introduced a variety of signs, markings and equipment which in places have created visual clutter. A community-led scheme to mount signs on walls rather than poles has helped to reduce this in some streets and this scheme should be continued.



Grange Conservation Area Character Appraisal

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