



Morton Mains 地区文物保護-地区特色的鑑定

طابع منقطة Morton Mains المحمية
تقييم

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এলাকার বৈশিষ্ট্য সংরক্ষণ করা

مورٹن مینس کے قدیم علاقے کی خصوصیت کی تشخیص

MORTON MAINS CONSERVATION AREA CHARACTER APPRAISAL

*THE MORTON MAINS CONSERVATION AREA
CHARACTER APPRAISAL WAS APPROVED BY THE
PLANNING COMMITTEE
ON 27TH MARCH 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, 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.

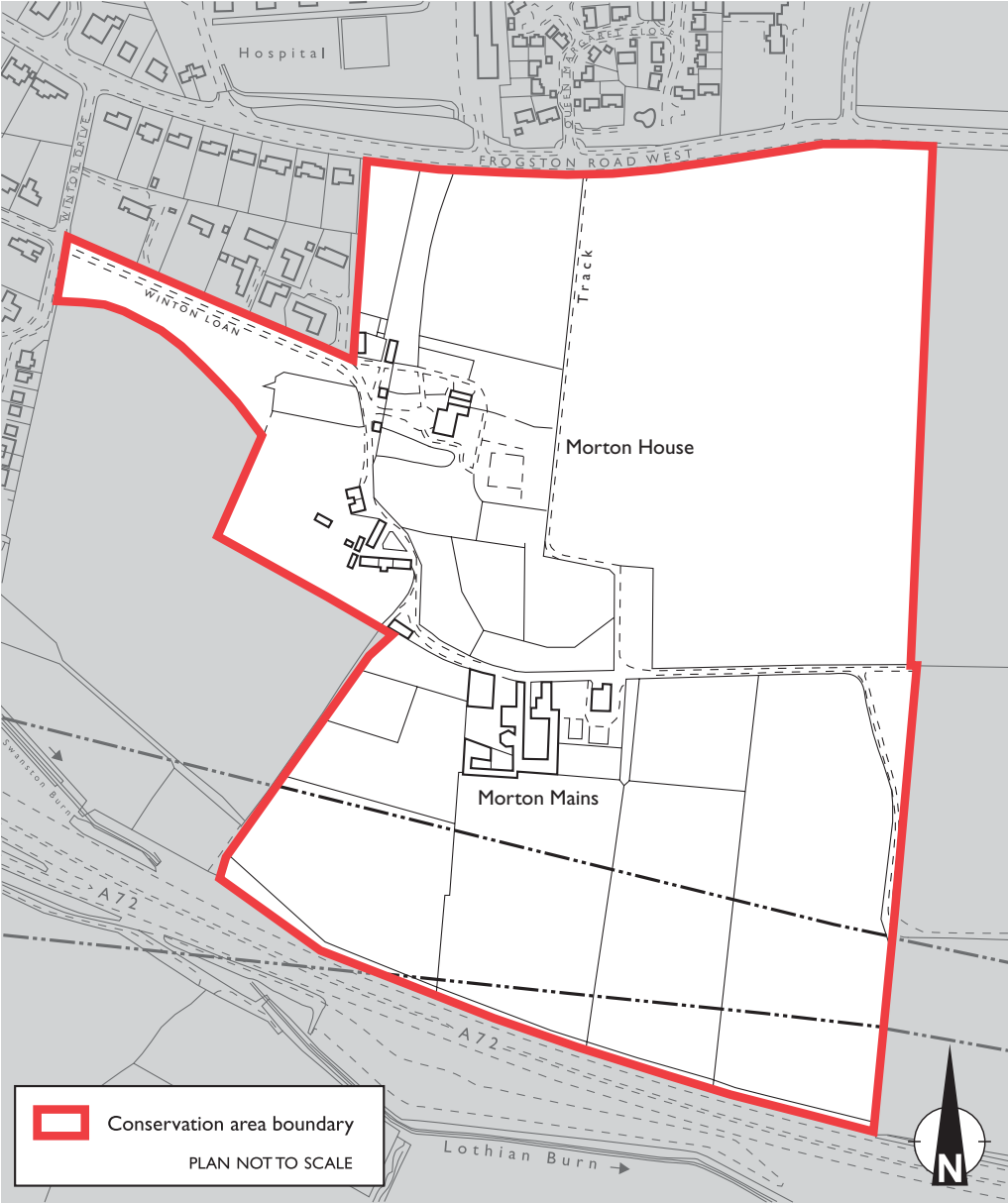
NPPG 18: Planning and the Historic Environment states that Conservation Area Character Appraisals should be prepared when reconsidering existing conservation area designations, promoting further designations or formulating enhancement schemes. The NPPG also specifies that Article 4 Direction Orders will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

Morton Mains Conservation Area

Morton Mains Conservation Area was originally designated in 1993.

Morton Mains lies approximately seven miles south of the centre of Edinburgh and one mile north of the Pentlands Hills. It is located between Frogston Road West and the City Bypass.

Plan showing conservation area boundary.



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Morton Mains Conservation Area is based around Morton House, together with Morton Mains farm, farmhouse and a group of workers cottages. The buildings are hidden by tree belts that are virtually surrounded by open fields, which gives a rural nature to the conservation area in contrast to the urban character of the outer suburbs. It is associated with the wider Mortonhall Estate, located on the north side of Frogston Road West.

The conservation area is bounded by Frogston Road West (NT253679- NT258680) and the City Bypass (NT253674- NT257672) to include Morton House and gardens, including the tree belt that forms its approach to the south of Winton Loan, Morton House Cottages (17-31 Winton Loan) Morton Mains Farmhouse and steading buildings, extending to the east to the existing field boundary on a localised ridgeline.

The conservation area falls within the ward boundary of Fairmilehead.



HISTORICAL ORIGINS AND DEVELOPMENT

Origins

The first recorded reference to Morton in 1264 refers to ‘Mertoun’ and in 1476 to ‘Mortoun’. The possible derivation of these names is ‘mere tun’, a farm by a mere or lake as there was once marshy ground in this area.

Development

There are earlier written records that refer to the lands of what are currently Morton and Mortonhall but the earliest map documentation of Morton Mains is Blaeu’s Atlas of 1654 which shows a mansion house on the site and the entry is recorded as Mortoun.



1654 Blaeu's Atlas with reference to 'Mortoun'.



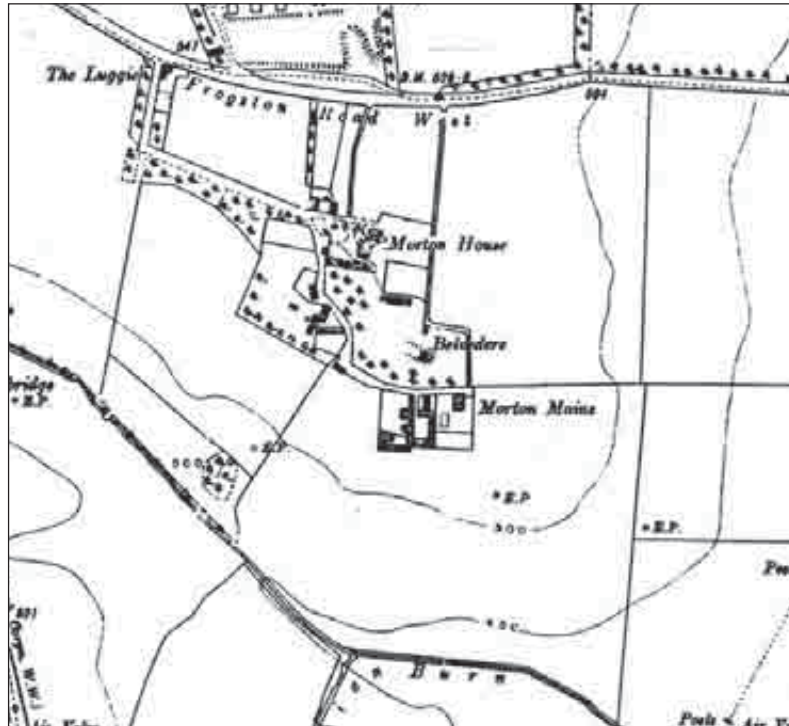
1735 John Adair showing Morton House.



1834 Wm Johnson

The first building that appears in this area is therefore Morton House, which was originally built by the Rigg family but was significantly re-modelled in the early 18th century. Winton Loan formed part of the main entrance to Morton House and was flanked by an avenue of beech trees. This is clearly shown on the Wm Johnson map of 1834 where it links to the main southern route to Edinburgh passing through Fairmilehead.

In 1713, Thomas Rigg, Deputy Sheriff of Edinburgh improved the environs of the house by laying out most of the current garden, including a bowling green and the woodlands that still exist today. Adjacent to the main house is the Belvedere that also dates from the early 18th century. It is likely that it was constructed for the enjoyment of the views. It was later used in the First World War as an observation post and at which time, the internal painted, plaster and timber decoration was spoilt. Agricultural land surrounded Morton House and many of the fields around Morton Mains still show some evidence of the initial runrig or strip farming system with tree belts and open ploughland. However, the 18th century agricultural improvements did significantly change the land as cultivation ridges were straightened, fields were enclosed, new crops and crop rotation were introduced. A number of farmhouses and steadings were built, reflecting the new way of enclosed farming.



1931 Ordnance Survey showing the farm development.

There was no further development around Morton House until the early 19th century when maps show Morton Mains farm and its associated buildings located to the south of the house. This coincides with the period when the Trotter family purchased Morton House and it became the Dower House of their neighbouring Mortonhall Estate. It is likely that Morton Mains was developed as one of the Estate's home farms.

The farm developed to form two courts with a horse mill and threshing mill on the south of the steading with the other buildings including a granary, cartshed, straw sheds, shelter sheds, stables and byres. The farmhouse was built in the 1840s and typically set apart from the rest of the steading with its own garden. Workers cottages were also built in the early to mid 19th century and again these were located away from the farm to the north. The farm subsequently expanded as ancillary farm buildings were constructed over the years.

The land to the west of Morton House began to be developed in the 1930s and the fields immediately adjacent to the west were developed in the 1960s as the Winton housing estate. Morton House remained in the ownership of the Trotter family until the 1950s. The strip of woodland to the south of Winton Loan is jointly owned by the householders of Winton Loan as the Winton Loan Woodland Trust. The remainder of Morton Mains is largely still in the ownership of the Trotter family and is run under the family based Catchelraw Trust.

ANALYSIS AND ESSENTIAL CHARACTER

Overview

Morton Mains is of interest because of its rural nature and the high architectural and historic quality of the buildings. Two characteristics make this conservation area distinctive and reinforce its essential character of a country estate and working farm. Firstly, a rural quality is emphasised through the open countryside setting and the historic grouping of distinct rural building types. Secondly, there remains a sense of seclusion, reinforced by the wooded setting and the private road access connecting the various buildings.

Topography and Setting

Morton Mains Conservation Area is particularly associated with the landscape of the Pentland Hills to south and west. It is also part of an area of open landscape that extends south from the city centre with enclosure being provided by the more elevated ground of the Braid Hills. To the east and south, the open land

descends towards the Lothian Burn. Morton Mains is located on an eastern facing slope and the ridgeline of the Lothian Burn valley. A localised ridge east of the site creates some enclosure close to the house and the Belvedere is located on the highpoint of this ridge. The topography and setting allows extended views to the open countryside throughout the conservation area.



Pentland Hills

The conservation area is also immediately surrounded by open land, and importantly, it is intact all around the buildings. This is crucial in retaining the rural setting and character of the conservation area. There are open fields in agricultural use to the east, south and west. To the north, the former garden area of Morton House is important as it provides a green barrier between the conservation area and the suburban development of the adjacent Wintons and Frogston Road West.

The open fields combined with the tree belts form a logical boundary to the conservation area that is supported by historical maps, indicating that these boundaries would appear to cover the original extent of the Morton House estate.

Essential Character

- *Significance of local topography and open landscape to the setting and character of the conservation area*

SPATIAL STRUCTURE

Approaches

Access to Morton Mains is via a single continuous vehicular track that runs right through the conservation area, coming off Frogston Road West and continuing round to the west, eventually meeting up with Winton Loan.

The main approach to the conservation area is along Winton Loan. This was part of the original tree lined avenue to Morton House. The north side is now developed but with villas set in large gardens, so it is still possible to get a sense of leaving the city and entering a country estate.

There is a secondary approach directly from Frogston Road West, which leads more directly to the farmhouse and farm buildings of Morton Mains, which lie to the south of Morton House. Opposite the road entrance, a line of mature trees hides the recent housing development. Progressing down the road, the open fields to the east contrast with the stone wall and mature trees to the other side. These elements reinforce the rural approach to the conservation area.

Essential Character

- *Two contrasting approaches: a country estate entrance along a tree lined road leading to Morton House; the other a small road along open fields leading to the farm.*

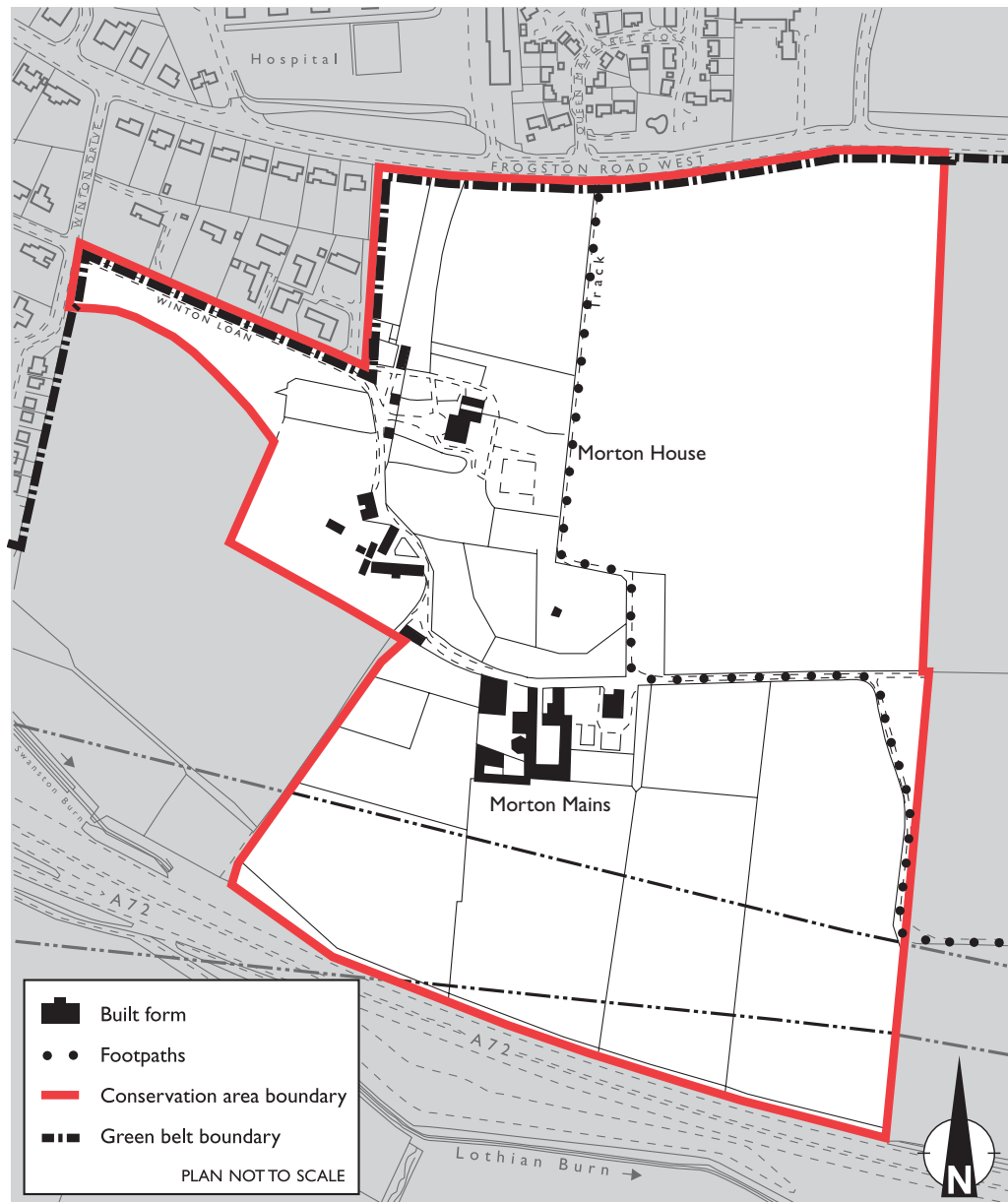
Layout

One feature that is readily identifiable is that the whole area is in the same ownership and so is not split up into a more recognisable pattern of plots or feus. Instead field patterns, tree belts and gardens mark the boundaries.

The mature trees reinforce a separation of the buildings within Morton Mains into separate groupings of Morton House, the cottages and the farm buildings that are linked by the main route through the area. This spatial structure reflects both practical considerations and a previous social hierarchy.



Approach to Morton House.

Spatial Structure Plan.

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At the end of the approach from Winton Loan, Morton House is offset round a bend, giving a sense of seclusion and surprise. Despite the rural character of the area, there are some formal design intentions. Morton House is the main and clearest area where classical ideas on layout can be seen. Symmetry was latterly created with the building of the flanking pavilions, centralised entrance gateway and drive, and more bluntly, with the extension and re-fronting of the house. These entrance details were additions and the original and more formal layout is still evident.

The ‘allotments’ directly opposite the main entrance to the house are again formal in layout with the central access path being aligned to the driveway of Morton House. The path is bordered by cylindrical yew trees and clipped hedges leading



Allotments.

to demarcating plots either side. These spaces are formal in their planning but use planting for their definition. Today, the original formality has been softened by the growth of the planting and untended nature of this area.

The rear garden has a small avenue of mature trees but it generally retains a more informal appearance with its extensive tree canopy, herbaceous planting and central sunken lawn feature, which was either a visual design feature to extend views or used for a particular sporting activity. There was also garden ground to the north, but this no longer has any formal planting, except a *Lleylandii* hedge and is more field like in its appearance. However, it is still within the enclosing stone walls of Morton House and therefore part of the curtilage of the property.



Morton House.

After Morton House, the drive becomes more like a winding track, linking the built elements, going through a sequence of alternating constricted and open spaces. Though any intention towards a formally planned arrangement remains unclear, the triangular space found in front of the next main

grouping, the worker’s cottages, appears almost like a miniature village green. The cottages look across the green to a gate in the boundary wall and the historic maps show a path leading to the main house from this gate.

Round the next corner are the farm buildings where the layout is probably governed more by practical considerations rather than a particular design philosophy. The first impression is of barns mainly running in parallel, north to south. However,



Workers cottages.

the accretion of barns hides the open working courtyards that terminate the long access strips running between them. The cluttered spatial pattern is also due to the appearance of new buildings having been added inside a defined farm perimeter wherever space allowed.

In front of the former farmhouse, there is a junction of the farm tracks, marked by trees, with access routes along hedges going into the fields beyond to the east. As opposed to urban areas where markers of space and are usually man-made, here they are natural in the form of trees and hedges. All this reinforces a rural character.

Located opposite the farm and to the south east of Morton House, the Belvedere is one of the most dramatic aspects of the spatial structure. It is set on a knoll in the middle of a grassy clearing within surrounding woodland. It comes as a complete surprise and is almost theatrical in its setting compared to the more formal and practical character of the other parts of the estate.



Belvedere.

Essential Character

- *One continuous road through Morton Mains following the topography and field boundaries and linking the buildings*
- *Seclusion of Morton House from the main approaches*
- *Buildings within defined groupings of purpose and status*
- *A number of formal and informal spaces reflecting possible design and functional intentions in terms of layout*

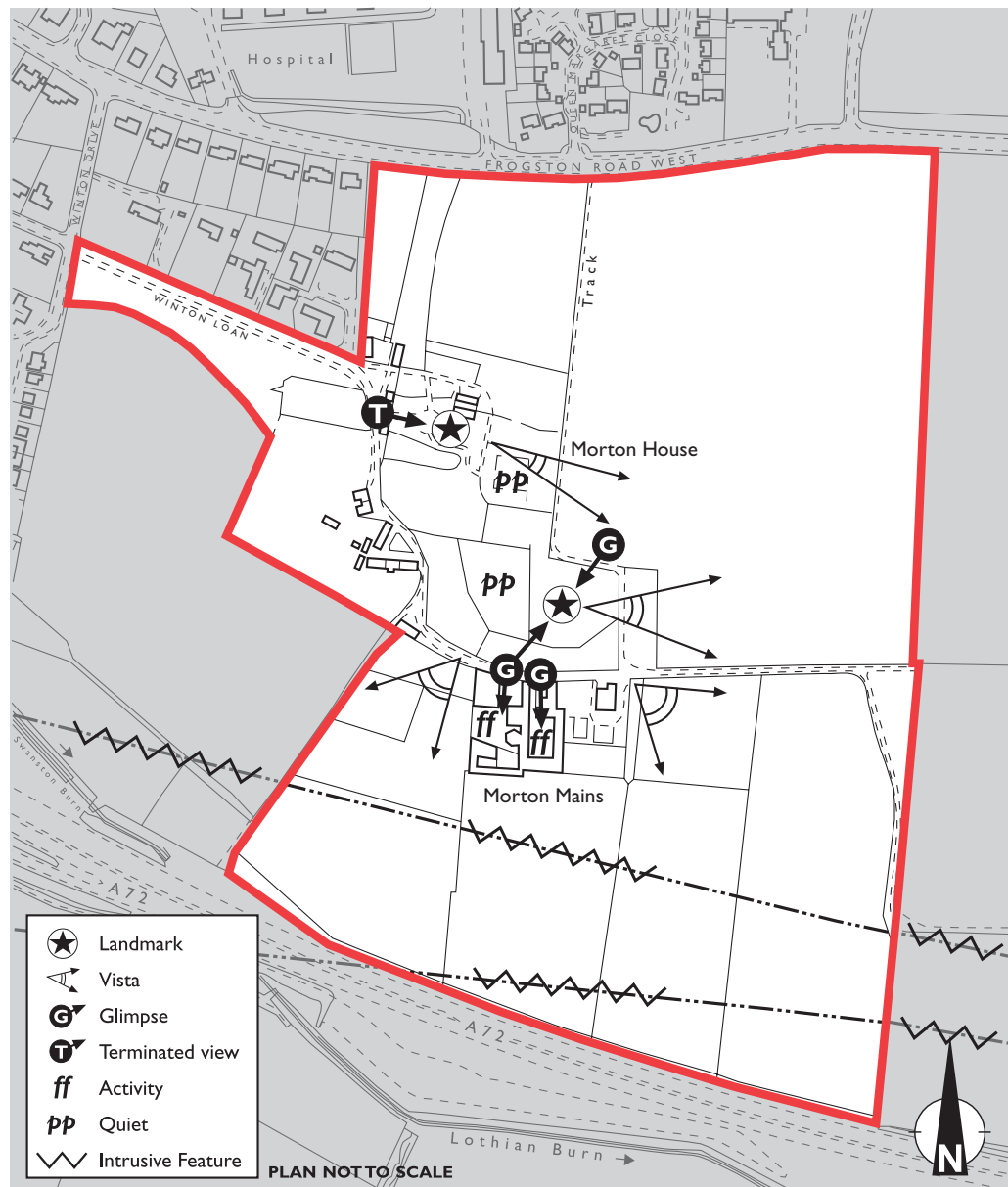
Townscape

Winton Loan has a tarmac road surface and the end of it is only a short distance to Morton House. The road then changes into more of a rough track with a loose gravel surface. On approaching the house, simple inverted stone blocks are used to mark the edge of the road and protect the lawn.

Morton House is enclosed by an estate like stone boundary wall with a random coping that continues along Frogston Road West. This continuous boundary wall and the various stone buildings alongside, enclose the remainder of the road. Stone walls are a key part of the identity of Morton Mains. Elsewhere, the farm steading contains a complex of different walls for enclosure but with a more formal round headed coping.

Throughout Morton Mains, the distances between the various building groups are short yet just enough to mask one from the other. This characteristic is also evident in the farm buildings and barns. Their stone gables face onto the track at regular intervals with the generously curved stone walls leading down to the yards in between, hiding the complex of buildings and spaces behind.

Townscape Plan.



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The high walls and trees surrounding the buildings give physical protection and also restrict views into and out of the conservation area. With this shelter and seclusion of the tree belts, there are no obvious visible landmarks when looking towards the conservation area. It just has the appearance of a cluster of trees. Views to the farm from the south are of a rather ad-hoc grouping of barns.

Within Morton Mains, the main house is only apparent just before reaching it but its scale, character and setting give it landmark status. Even less obvious to the visitor until the last minute is the Belvedere, which is hidden by the trees. There are only glimpsed views until close up to the boundary wall but again it is a landmark building within the conservation area.

The seclusion of the conservation area is reinforced by the inward looking nature of most of the built development including the workers cottages and many of the farm buildings. In contrast, the ‘grander’ buildings do have open views out.

The rear of the farmhouse is presented to the road whilst the principal elevation faces south for the views over the Pentland Hills. Although practically surrounded by mature trees, from the upper levels of the Belvedere, there will be unrestricted open views of the surrounding landscape. Morton House has channelled views to the front over extended gardens and to the rear through the avenue of trees, there are long range views out to the east. There is a deliberate reduction in the height of the rear boundary wall. Stone obelisks mark the change and frame the views out but also incidentally frame views back to the house, from the road leading to the Frogston Road West access.

While there are reminders of the surrounding city, including the City By-pass with its traffic noise and the electricity pylons, all to the south, Morton Mains Conservation Area does retain an essential character that it rural and secluded.



Open views to the East.

Essential Character

- *Secluded and hidden character of the area due to the surrounding woodlands*
- *Building groups spaced apart from one another along the winding road.*
- *Glimpsed views to the landmark buildings*
- *Vernacular and rural nature of the farm buildings contrasting with the classical appearance of Morton House and its formal entrance*
- *Extensive and sweeping views out to the surrounding countryside*
- *Natural markers of hedges and tress defining the boundaries, routes and access ways*
- *Stone walls are a constant and continuous feature*

Buildings and Materials



Pavilions flanking entrance to Morton House.

The majority of the buildings are of a single storey rural scale creating a unity to the area. Morton House, the Belvedere and former farmhouse are the only two storey buildings though the pavilions and some barns have half storey lofts.

The category A listed Morton House stands out from the domestic unity of scale. The later symmetrical classical facade with its pedimented centrepiece, contrasts significantly with the other more vernacular and agricultural buildings within Morton Mains. This contrast is even more apparent with the grand entrance to the house with the early 18th century rendered pavilions with their slate ogee roofs, ashlar gatepiers surmounted by sandstone urns and wrought iron railings on a low flanking wall. There is a formality and status to Morton House in comparison to the rest of the buildings.

Situated adjacent to Morton House and on the edge of the conservation area is 17 Winton Loan. This whitewashed stone rubble cottage dates from the 18th century so is older than the other workers cottages. The steeply pitched slate roof suggesting that at one time that the cottage may have been thatched. It is set in a landscaped garden with a pantiled rubble outhouse, giving a very pastoral impression.



17 Winton Loan.

The other cottages further into Morton Mains are grouped in either pairs or terraces and generally retain their original features. The first pair is 21-23 Winton Loan. These are double-fronted single storey cottages of coursed sandstone rubble with a slate roof. The roof has a shallower pitch, low ridge line and very low eaves coming right down almost to door height. There are 8 or 12 pane timber sash and case windows and boarded timber doors. They are named after flowers and exhibit a humble rustic character.

The other terraces of 25 and 27-31 Winton Loan are located around the green at an angle from the road. They are grouped in two short terraces of two and three single storey cottages and are practically identical in appearance to 21-23 Winton



21 Winton Loan.

Loan, except for No. 31 which projects forward from the rest of the terrace and is harled rather than stone. The properties are category C(s) listed but have a category B-group listing, reflecting their importance as an intact group of 19th century farm workers cottages. Their similarity reinforces a distinction with the individualistic Morton House. Although there are rear extensions dating from 1947, these do not detract from the architectural and historical quality of the buildings. The workers cottages remain virtually in single ownership and this may have prevented incremental alterations.



Terraced cottage, Winton Loan.

The Belvedere is a two storey rectangular tower incorporating a pair of round angle towers. Its classical motifs, including an oculus, a round-arched window with keystone and miniature obelisks to either side of the gable, allude to its early 18th century date. It is rubble with ashlar dressing but it was formerly harled. Its location on the grassy knoll, the encircling backdrop of trees, with only the Pentland Hills visible beyond, the Belvedere gives a romantic edge to Morton Mains.



Belvedere.

The mid-19th century farmhouse is the only other distinct building within Morton Mains. The main body of the house is two storey and rectangular in plan with a one and half storey extension to the rear. The house is random sandstone with slate hipped roof and timber sash and case windows. It is generally simple and robust in its appearance with a bay window to the front adding some interest. It is set in its own garden, which is partly walled.

The farm buildings of Morton Mains have the largest built footprint. As well as incorporating a whitewashed workers cottage, the farm buildings show considerable variety in form and size reflecting agricultural trends and changes. The original buildings form long ranges with their diverse type of openings reflecting their agricultural use. Although there are some whitewashed walls, the older buildings are sandstone with slate pitched roofs and cast iron rooflights. There is the odd architectural expression including the polygonal horse mill, robust circular stone plinth of a former chimney, carved lintel, stone staircase, cast iron frames and a more recent concrete chicken sitting on a gate.

However, many of the steading buildings are now in a poor state of repair. A number of unsympathetic alterations have taken place, including the use of metal roofing to replace slates. A number of buildings are in need of more substantial and appropriate repair.

The use of the same sandstone in a mixture of both coursed and random rubble construction for the majority of buildings and boundary walling does help to give a unity to buildings of different scale and uses. The predominant and original roof covering is Scots slate. Domestic windows are timber sash and case with small panes. The through road is essentially earth, gravel or a dry bound macadam material. Within the farm buildings, the ground surface is largely unmade ground, however, the original cobbled floor surface remains in parts.

Essential Character

- *Buildings of a rural scale giving visual unity*
- *Good architectural quality and integrity of the buildings, justifying the importance of their groupings*
- *Interrelationship between the buildings and with the landscape*
- *Limited number of buildings types, demonstrating their original purpose and rural character*
- *Landmark buildings of architectural and historic importance*
- *Use of traditional building materials, predominantly sandstone and Scots slate*

ACTIVITIES AND USES

Morton House, the cottages and their associated gardens are all in domestic use. The farmhouse was in residential use but is now a children's day nursery. A sign at the Frogston Road West entrance advertises this use. Morton Mains is a working farm and forms a centre for the Catchrelaw Trust's local farm management. There are a number of vehicles, oil tanks and other farm machinery scattered around the area reflecting the activities within the farm buildings and modern farming operations.

Although some appear unused, many of the steading buildings are in use as livery stables. Throughout Morton Mains, there is a dominance of horse related activity with horses and jumps in the surrounding fields, saddles and blankets hanging up in the barns and horse boxes parked around the conservation area. This use helps to reinforce the rural character of the conservation area. The fields to the east are in active use for horse grazing or arable production.

In terms of vehicle movement, the area is relatively quiet as the road only serves the buildings within Morton Mains. There is activity related to the farm, livery and nursery. Increased public accessibility has been encouraged through the 'Paths for All' project. In 1999, an agreement was confirmed between the Catchrelaw Trust and the City Of Edinburgh Council for a series of pedestrian, cycle and equestrian routes around Morton Mains. One such route runs alongside Morton House and drops down into the Lothian Burn/Burdiehouse Burn corridor. The area is therefore important in terms of amenity and recreational activity.

Essential Character

- *Countryside uses still remaining alongside residential properties*
- *Limited levels of activity adding to its seclusion*

Landscape

The tree belts and woodland are an integral part of the character, appearance and setting of the Morton Mains Conservation Area. The trees are predominantly mature mixed broad leaf so the contribution that the trees make to the conservation area changes with the seasons. Formal landscape garden areas with more ornamental parkland trees surround Morton House with policy woodlands located on its northern and western boundary, presumably for shelter.

The agricultural land is a mixture of arable and semi-improved grassland/ grazing. Field patterns are moderate in size and from the historical maps, they have not been altered extensively over the centuries. Mixed hedgerows and trees form field boundaries but many of these require further management.



Less formal approach to Morton Mains.

Essential Character

- *Mature trees and woodland as a key feature within and surrounding the area*
- *Contrasting landscapes of the formal gardens and ornamental parkland of Morton*
- *House with the surrounding agricultural land and rough grazing*



Pathway.



Obelisks framing views from Morton House.

OPPORTUNITIES FOR ENHANCEMENT

Morton Mains Conservation Area has many special qualities that are important to protect, conserve and enhance. It is crucial to protect what is already there, to manage any changes appropriately and to ensure that the area remains unaffected by new development.

Existing Buildings

The majority of the buildings within Morton Mains are part of the original development of the area. Although not all are of significant architectural importance, they are of historical value and an integral part of the overall grouping. It is important that all these buildings, including minor structures such as outhouses, are retained and conserved, as they are all part of the composition and framework of the area. The buildings, including walls are statutorily protected and any demolition or alteration will require the relevant consents.

Morton Mains Steading

Although some of the farm buildings are in use, the unused buildings are vulnerable. Many of the buildings are in disrepair and some are in a ruinous state. They are an integral part of the development and character of Morton Mains and loss of these buildings would not be supported, regardless of their condition. To prevent further decay, it should be ensured that all the buildings are wind and water tight.

At present, with the horse liveries, a countryside character still remains and the buildings are to a degree being used for their original purpose. The continuation of countryside type uses will be promoted. However, it is evident that the steading buildings are under-utilised. New uses may be proposed in the future. The

appropriate restoration of the existing buildings is to be encouraged. However, the nature of human activity envisaged in the fully restored farm buildings could pose a challenge in terms of the conservation of the historic, architectural and environmental aspects of the conservation area. It is evident that any redevelopment or new use for the buildings could potentially alter the rural character of the area so the development and alteration of these buildings would have to be carefully considered and managed.



Livery use.

Belvedere

This building has individual importance and makes a contribution to the conservation area. It has been subject to vandalism, resulting in the broken windows. This current state of disrepair is a concern as it may lead to further erosion. It should be ensured that the building is wind and watertight. Repair of the windows would also prevent further damage by the pigeons. A repair scheme for this building should be considered, as it is of significant architectural and historic interest.

Trees

The woodlands and trees in general are a crucial element contributing to the landscape quality of Morton Mains and the setting of the buildings and conservation area. There have been recent tree planting operations but consideration should be given to ensuring that there are management plans available and running for these areas of woodland including an ongoing programme of replanting. The planting of appropriate new trees should be encouraged. The existing field boundaries also require further reinforcement with new trees and tree belts where appropriate. An improvement in the management of the hedgerows should be encouraged.



*Approach from
Winton Loan.*

The Winton Loan Woodland Trust was formed to preserve and maintain the strip of woodland to the south of Winton Loan. The woodland is actively managed as a community amenity. The trees within Morton Mains are fragile and the Winton Loan Woodland in particular has lost trees due to disease, storm damage and vandalism. The Trust has planted a significant number of replacement new trees. This management is to be supported and encouraged

Particular consideration should be given to reinstating the line of trees than ran north west from Morton House to Frogston Road West, as shown on the historic maps, to reinforce the woodland approach and setting of Morton Mains. The avenue of trees to the east of the house could be replanted to also reinforce this feature. The introduction of a broad leaf mix of trees in the field to the north of Morton House would help to improve the existing Lleylandii hedge in this area.

New Development

With the Green Belt designation, there is already a presumption against new development other than for uses appropriate to a rural area. The open space around the conservation area provides a rural setting to the buildings and the conservation area in general hence its inclusion within the conservation area. The Green Belt has therefore been a significant factor in terms of protecting the special qualities of the conservation area.

In assessing new development within a conservation area, the Memorandum of Guidance states that the first priority should be to have regard to those special architectural and visual qualities which give rise to an area's designation and whether any proposals could erode these qualities. Apart from the conversion of the existing buildings, it is considered that the introduction of new build would be detrimental to the conservation area. It would inevitably require the loss of the existing open space and landscape that is vital to the rural character of Morton Mains. New build would also affect the integrity of the existing historic grouping and relationship between the buildings.

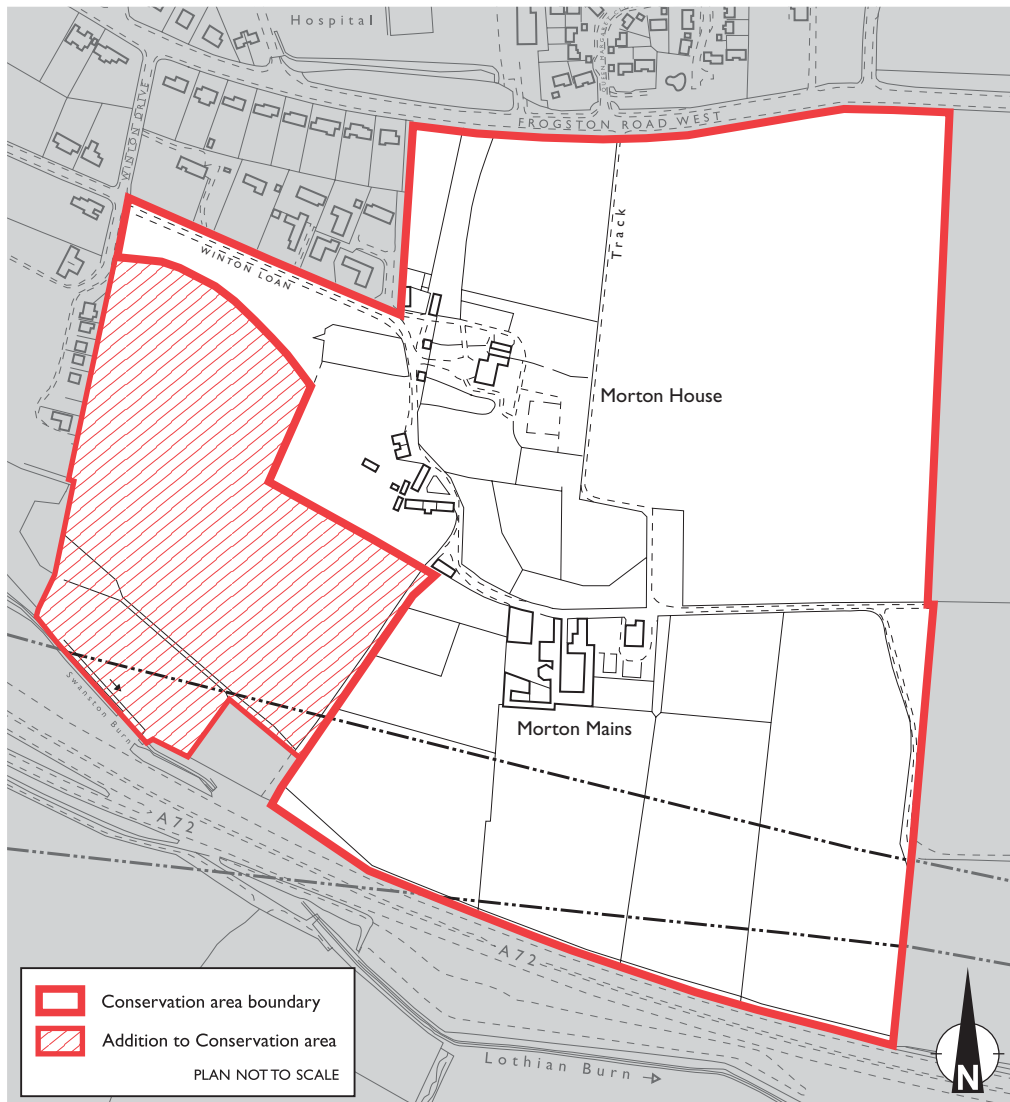
Transport/ Road Issues

The rough appearance of the road is an important feature as it adds to the rustic character of Morton Mains. However, any development, including the conversion of the existing buildings may require a public road resulting in the existing track being upgraded to adoptable standards. The materials used to re-surface the track, either as part of a redevelopment scheme or general maintenance works, have to be carefully considered to ensure that the rural character of the area is retained. Any necessary lighting should also be sympathetic to the character of the conservation area.

Boundary Changes

The boundaries of the conservation area do include much of the immediate setting but it would be desirable to reinforce this. The open fields to the south west of the conservation area are crucial in creating its rural setting. However, at present they are outside the conservation area and it is proposed that the boundary be amended to include these fields. The revised boundary would run along the rear of Winton Gardens and then turn east along the Swanston Burn.

Plan showing boundary changes.



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GENERAL INFORMATION

Statutory Polices relating to Morton Mains

A draft West Edinburgh Local Plan has been approved, but the South West Edinburgh Local Plan remains the adopted plan for this area. It identifies Morton Mains as lying within the Green Belt. The open land surrounding the conservation area is also within the Green Belt. The trees within the conservation area are covered by TPOs. These TPOs cover the environs of Morton House, the Belvedere and the cottages as well as the tree belt along Winton Loan. The tree belts outwith the conservation area that form part of the landscape context and framework to the development are also covered by TPOs.

There is presumption against development within the Green Belt and permission will not be give for new development or redevelopment in the Green Belt for purposes other than agriculture, forestry, countryside, recreation or other uses appropriate for to a rural area, except where it can be shown to be necessary and where no other suitable alternative location exists.

No woodland, individual trees or groups as specified in a Tree Preservation Order should be felled or made subject to tree surgery without prior written consent. Any unauthorised works can lead to prosecution. Any approved consent to fell a tree will require replacement planting.

A number of the buildings are listed. In dealing with proposals for the alteration or development of listed buildings, the retention and restoration of architectural and historic character will be the overriding consideration. Consent will not be granted for demolition. Alterations or development in the surrounding area will not be permitted if likely to affect adversely the character of such buildings.

The South West Edinburgh Local Plan contains policy advice on a range of matters relating to the preservation and conservation within the Morton Mains Conservation Area, including:

- Classes of permitted development within a conservation area
- Alterations to buildings and the use of materials within a conservation area
- Protection and enhancement of the Green Belt
- New uses within the Green Belt
- Protection of trees and encouragement of additional tree planting

Guidance

The Memorandum of Guidance on listed buildings and conservation areas is the document to which all planing authorities are directed by Scottish Office Development Department Circular No.13/1998 as this provides guidance on all matters relating to conservation and listed building consent.

Specific guidance on the development and conversion of farm buildings is available in Historic Scotland's Rural Buildings of the Lothians: Conservation and Conversion.

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

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 surfaces. The area of extensions to dwelling houses that may be erected without consent is also restricted and there are additional controls 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 Morton Mains Conservation Area is currently covered by the following Article 4 Directions.

- Class 1 enlargement, improvement or other alteration to a dwelling house
- Class 3 development within the curtilage of a dwelling house
- Class 6 erection of a satellite dish
- Class 7 construction or alteration of gates, fences, walls or other means of enclosure

Class 18 agricultural buildings and operations

Class 38 water undertakings

Class 39 development by public gas supplier

Class 40 development by electricity statutory undertaker

Class 67 development by telecommunications code systems 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 on the application.

Buildings that 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, including boundary walls requires conservation area consent.

Alterations to windows are controlled in terms of the Council's policy.

Trees within conservation areas are covered by the Town and Country (Scotland) Act 1972, as amended by the Town and Country Planning (Scotland) Act 1997.



Gate feature.

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 top trees. Failure to give notice render the person liable to the same penalties as for contravention of a TPO.

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

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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. 02246/01.
For additional English copies please contact City Development enquiries on 0131 529 3900.

這份文件包含了Morton Mains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：02246/10。

هذه الوثيقة تتضمن تقييماً لمنطقة Morton Mains 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 02246/10

এই দলিলে মরটন মেইনস এলাকার বৈশিষ্ট্য সংরক্ষণ বিষয়ে খবরাদি দেওয়া আছে। এতে সংরক্ষিত এলাকার ঐতিহাসিক এবং প্রত্নতাত্ত্বিক বৈশিষ্ট্যতার মূল উপাদানগুলি দেখানো হয়েছে। এই দলিলের অনুবাদের খবরাদির জন্য দয়া করে ইন্টারপ্রিটেশন এবং ট্র্যান্সলেশন সার্ভিসকে 0131 242 8181 এবং রেফ নম্বর 02246/10 উল্লেখ করে টেলিফোন করবেন।

یہ دستاویز مورٹن میز 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 انٹرپرائزیشن اینڈ ٹرانسلیٹیشن سروس کو اس نمبر 0131 242 8181 پر ٹیلی فون کریں اور اس ریفرنس نمبر 02246/10 کا حوالہ دیں۔

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