



نیوہیون (Newhaven) بحفاظت علاقہ کی خصوصیات کا جائزہ

تقييم منطقة "نيوهيفن" لحماية البيئة

নিউ হেভেন সংরক্ষণ এলাকায় বৈশিষ্ট্যের মূল্য বিচারনা

تحليل الخصائص المميزة لمحافظة نيوهيفن

# THE NEWHAVEN CONSERVATION AREA CHARACTER APPRAISAL

*THE NEWHAVEN CONSERVATION AREA  
CHARACTER APPRAISAL WAS APPROVED BY THE  
PLANNING COMMITTEE  
ON 11<sup>th</sup> MAY 2000*

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## *INTRODUCTION*

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### *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 both the authorities and other groups who have an interest in conservation areas and residents are aware of those elements which must be preserved or enhanced.

A Character Appraisal is seen as the best method of defining the key elements which contribute to the special historic and architectural character of an area.

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

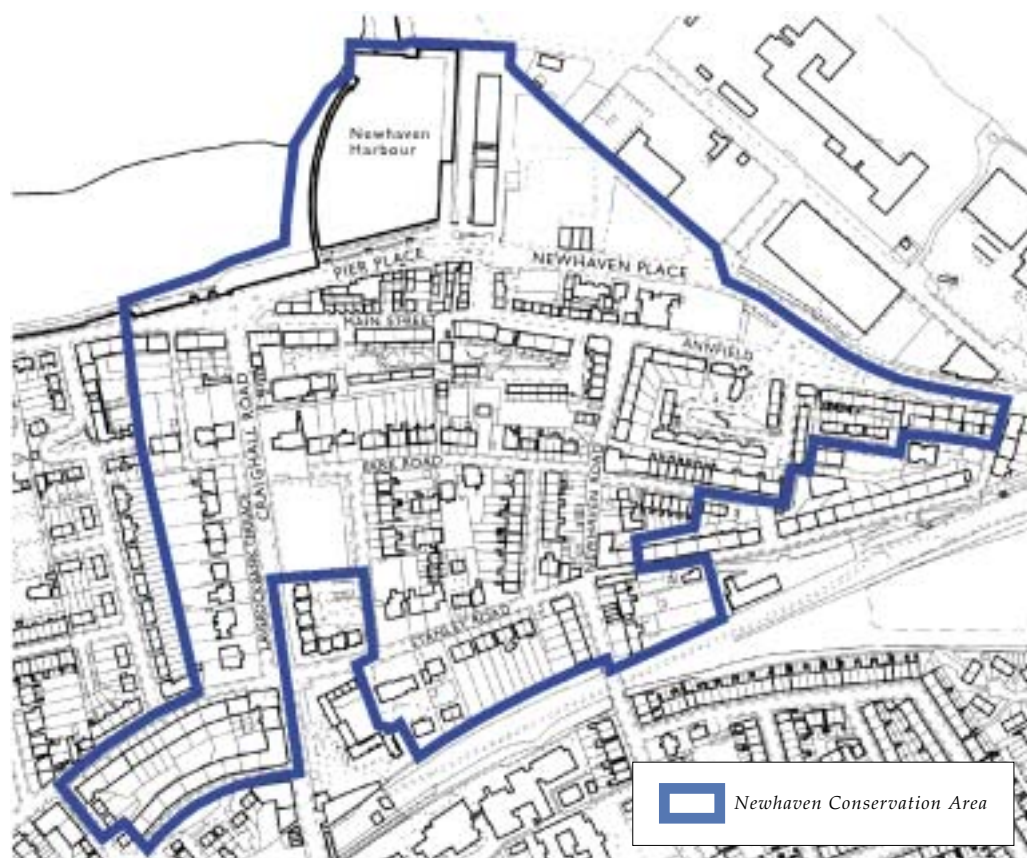
NPPG 18: Planning and the Historic Environment states that Conservation Area Character Appraisals should be prepared when reconsidering existing conservation area designations, promoting further designations or formulating enhancement schemes. The NPPG also specifies that Article 4 Direction Orders will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

### *Newhaven Conservation Area*

The Newhaven Conservation Area was designated in 1977, with an Article 4 Direction Order issued in 1985. The Conservation Area is situated approximately two miles north east of Edinburgh City Centre. A slope, running south to north and cutting the village in two, dominates the topography. This roughly marks the point at which the Historic Core of the village meets the more modern developments. Other than this, the village is virtually flat which, particularly from the harbour, allows good views across the Firth of Forth to Fife and east and west along the Edinburgh coastline.

The boundaries of the Conservation Area are irregular. In the north and east, the boundary includes the whole of Newhaven Harbour and follows Newhaven Place to Annfield. To the south, the boundary extends to Hawthornvale and Jessfield Terrace until it meets the old Railway Bridge on Newhaven Road. The tenements along Craighall Crescent and East Trinity Road define the western boundary, until it meets the villas along Laverockbank Terrace, it then follows Laverockbank Terrace until Starbank Road, where it conjoins the Trinity Conservation Area.

The 1991 Census indicates that Newhaven has a population of 5,000.



## *HISTORICAL DEVELOPMENT*

### *Origins*

King James IV initiated the development of Newhaven (formerly known as New Haven or Our Lady's Port of Grace) in April 1504. Originally based on the harbour and a small settlement comprising a main street with small lanes running down to the sea, the King had ambitions to create a Scottish Navy. However, with the exception of the launch of the "Great Michael" in 1511, Newhaven had only limited involvement with shipbuilding. Newhaven established itself as a significant harbour for freight and passenger shipping. It was also a busy fishing port and, as with most fishing villages, almost all the families of the village were involved in the industry. The physical appearance of Newhaven owes much to this dominance by the fishing industry.



*Growth of the Village*

During the late 19th Century, Newhaven began expanding southward. The advent of railways and more road building allowed for the spread of villa and tenement development away from the village's Historic Core. Newhaven Harbour itself was also reconstructed and extended and a lighthouse was added.



(1804)



(1853)

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### *Twentieth Century*

The mid to late 20th century was a period of significant development and redevelopment within Newhaven. Many of the original fishermen's cottages were demolished, and Main Street was the subject of major redevelopment/renovation. This involved the south side being demolished and rebuilt, and the north side being renovated with new deck access council houses being constructed. This redevelopment, which reflected a national pattern of housing upgrading and demolition, resulted in 200 families being moved out of the village. Despite this significant degree of redevelopment, the village retained much of its original layout.



(1876)



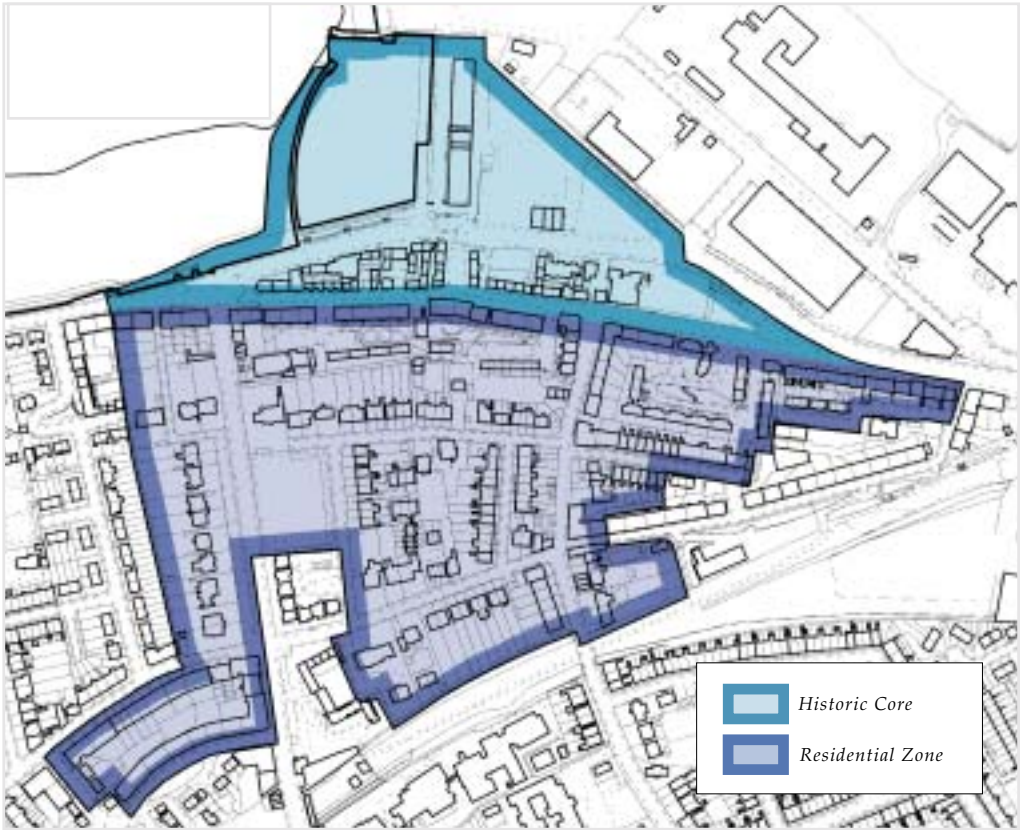
(1944)



## KEY ELEMENTS AND ANALYSIS

### Introduction

The character of an area is established by a variety of features, such as the buildings and materials, built and spatial structure, public open space, setting and circulation. In order to identify the character of the Conservation Area it is necessary to distinguish between areas which have a noticeably different character. Accordingly, for the purposes of this appraisal, the Conservation Area has been divided into two zones which are distinct in terms of form and character. Zone 1, the Historic Core, includes the village and harbour. Zone 2 encompasses the more recent developments to the south of the Conservation Area.

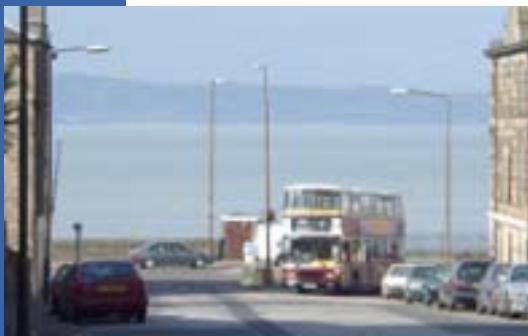


## ESSENTIAL CHARACTER

### ZONE 1: HISTORIC CORE *Spatial Pattern and Townscape*

From the south the main approaches to the Historic Core are Craighall Road and Newhaven Road. These are characterised by descending views over the village to the Firth of Forth. On Craighall Road, the tree-lined street directs the vista down over the Forth. Newhaven Road descends into the Historic Core of the village and gives an

immediate impression of the functions which the settlement has fulfilled in the past.



The structural pattern of Zone 1 has changed little over the years. The buildings are generally built in terrace form with access directly from the street, and they overlook the harbour which forms an important area of activity and open space.

The Historic Core is generally flat with the more modern developments to the south (Zone 2) rising up the hill to a position overlooking Zone 1 across the Firth of Forth.

The need for shelter clearly had a substantial impact on the development of the village. This is demonstrated by the narrow wynds and closes of the Historic Core, particularly on the north side of Main Street. Main Street, was once the main thoroughfare through the village, and forms a gently curving narrow road which directs views towards Fishmarket Square.



The structure of the Historic Core is based around a series of landmark buildings. These key distinctive buildings create interesting spaces and visual focal points, and are located



at points in the street network which aid orientation. They are orientated in a manner which makes them most impressive in views into the village. Looking from the north, the settlement has the appearance of an archetypal Scottish fishing village. This image is aided by the topography, with the land and village rising to the south.

The linear, corridor-like, Main Street produces a strong, well-defined visual character. It promotes pedestrian movement and contributes to the security of the public space.

Within the historic core and harbour area there is a balance between the spaces, building forms, roof pitches, gables, materials, eaves lines, pinch points, openings and street frontages. It is this diversity of forms that is essential in establishing Newhaven's character.

### *Buildings and Materials*

Newhaven Harbour is partly of 1837, and partly of 1864, when Stevenson built the breakwater. It was enlarged in 1876 with a lighthouse on the extended east wall, which was widened between 1893 and 1896 with an arcaded timber fish-house. The re-use of the harbour buildings contributes to the vitality of the area.



The area to the south of the harbour (Main Street) contains the two main churches: Newhaven Parish Church, located along Craighall Road, was completed in 1834. Old Newhaven Free Church (1852), now in secular use, is located on Pier Place. The thirty-seven metre steeple is a prominent landmark within the Conservation Area.



Victoria Primary School (Main Street) by John Lessels (1861) is the only school within the Conservation Area. Over the years this building has been enlarged, notably in 1875 and 1884. A much lower east extension by Reid & Forbes (1930) is in a classical style.

The "original" village begins at the east with Annfield a long three-storey artisan terrace begun in 1805 but not completed until 1850. Basil Spence constructed a new three-storey extension to the west in 1957.

The oldest part of Main Street includes St Mary & St James' Chapel on Westmost Close. Built 1506-1508 on a roughly rectangular plot seven metres long, and a ruin by 1611, it is now reduced to fragmentary walls of which the west gable is the most complete. Other older buildings include those on Great Michael Close, Fishmarket Square, Wester Close and Lambs Court.

The buildings within Zone 1 are made up of a variety of materials including: coursed stugged sandstone, yellow rubble sandstone, a variety of timber sash and case windows, a mixture of grey and red roofs in diminishing courses, harl and limewash.



### *Open Spaces*

Within Zone 1, there are significant public spaces serving a variety of functions. Most notably, the harbour area which provides panoramic views across the Firth of Forth to Fife.

Framed by the old fish-market and other harbour developments, Fishmarket Square has a strong, unified character. Softened by the permeable enclosure afforded by the row of trees along Lindsay Road, this public space is important as it functions well as a central open place.

The physical dimensions are such that neither motor vehicles nor pedestrians dominate. The relationship between the street surface, building form, scale and materials and trees combine to create a well defined public environment.

Narrow passageways and informal public spaces are useful provisions in creating a varied townscape. Well-linked, properly maintained communal public spaces significantly enhance the visual space of the area.



### *Circulation*

Zone 1 has traditionally been the location for the main vehicular thoroughfare. Previously this was Main Street though, with the closure to traffic of the west end of Main Street, it is now Pier Place and Lindsay Road. This is a very busy road running east to west across the northern sector of the Conservation Area. The effect of the heavy traffic on the road has been to effectively cut Zone 1 in two.



The main part of the Historic Core, in particular the northern side of Main Street, is highly permeable to pedestrians. This is enabled by the presence of numerous closes between and through the buildings. In offering a range of routes for pedestrians, the area generates high levels of pedestrian activity. Main Street is also welcoming to the pedestrian with its reduced importance for vehicular traffic and cobbled surfaces.



### ZONE 1: ESSENTIAL CHARACTER

- *The harbour area which serves various functions and acts as an open space.*
- *The historic alignment and traditional character of the buildings.*
- *Fishmarket Square functions as a main public space. The composition of building form, street materials and the enclosure of the space by trees makes this a well-defined environment that encourages social interaction.*
- *The prominent views to Fife across the Firth of Forth.*
- *The series of closes which link Lindsay Road with Main Street.*
- *The traditional materials which recur throughout the Zone.*
- *The strong visual edge created by the development along the shoreline.*
- *The diversity of building orientation, skyline and roofline, which is made up of a variety of traditional materials, textures and colours.*
- *Important landmark buildings and trees, which serve to structure the urban form and create a strong character.*



**ZONE 2: RESIDENTIAL ZONE**  
*Spatial Pattern and Townscape*

The Conservation Area boundary at Newhaven Road largely coincides with the north side of the old railway line. The approach leads down into the heart of the Historic Core, this, and the cobbled road, gives a strong impression of the historical form of the village. Tall stone walls, with large villas behind, define Craighall Road to the west which, with the falling land, guides the viewer’s eyes down over the Firth of Forth.



It is the variety of building types in Zone 2 that creates its interesting spaces. With the housing almost all being configured in an east to west alignment, and long streets connected by narrow passageways, the area has a strong cohesive character. The Victorian tenements along East Trinity Road follow the curved road alignment. This design element creates a harmonious street scene.

The trees along the old railway line, running parallel to the Conservation Area’s southern boundary form a strong division between the land to the south and the Conservation Area.

The main landmarks within Zone 2 occur on Craighall Road, including Newhaven Church and a number of large detached properties.



### *Buildings and Materials*

Zone 2 has a high concentration of residential development and little in the way of public or historic buildings.

East Trinity Road runs east to west, with four-storey tenements constructed between 1897 and 1902. Along much of the south side the properties have iron balconies, giving numbers 17-37 the appearance of seafront dwellings. Other buildings of interest include Laverockbank Cottage with its gothic doorway.



Typical materials and details include: yellow ashlar sandstone; iron balconies; traditional (except larger) sash and case timber windows; boundary walls in polished sandstone; and grey slate roofs.

### *Open Spaces*

The park located off Park Road is a key open space, and dwellings with well maintained front gardens and a variety of boundary treatments assist in creating a varied townscape. Deciduous trees are useful in allowing light and air to penetrate to ground level and also act as a focal point within the townscape.

The public open space at Great Michael Rise is an essential urban feature. This community space is well maintained and offers a variety of visual interests that make the area

appealing. This green space is even more important given that the dwellings do not have private gardens.



The large parking court located at Willowbank Row is well enclosed by buildings and a wall (with some hedgerow) which assist in reducing the intrusiveness of parked cars.



### *Circulation*

Zone 2 is notably less permeable to pedestrians than Zone 1. The majority of roads run east to west and only serve the properties on those roads. The main roads into and out of the Conservation Area are Craighall Road and Newhaven Road.

Whilst the overall network of routes within Zone 2 are generally linear, there are examples of spaces with various plan forms, which provide a welcoming effect to the pedestrian. These spaces encourage the pedestrian to stop and linger.

#### ***ZONE 2: ESSENTIAL CHARACTER***

- *Formal and picturesque villa development of generous scale and fine proportions.*
- *Prominent views to Fife across the Firth of Forth.*
- *Old industrial railway line linking Granton to Leith.*
- *Tenement development with distinctive balcony features along East Trinity Road.*
- *The predominant use of stone.*
- *Successful termination of vistas by buildings and landmarks.*
- *Variety of building types, plot sizes and gardens.*
- *A large privately owned open space off Park Road acts as a green oasis within the built environment.*
- *The combination of well maintained front gardens, trees and hedges are essential urban elements in creating a pleasant environment.*
- *The well defined open space at Great Michael Rise is vital in providing visual interest and enhancing the amenities of the locality.*

## *OPPORTUNITIES FOR ENHANCEMENT*

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The proposed developments on land reclaimed at Leith's western harbour could affect the setting of the Conservation Area. Issues include the possibility of multi-storey buildings dominating the skyline and the potential traffic generated by such developments.

The closure of Main Street to traffic has produced a safer environment for pedestrians. However, the traffic running east to west on Pier Place and Lindsay Road effectively cuts the village in two.

Redevelopment that would result in a loss of some of Newhaven's important features is a threat. Such spaces to be protected, in addition to particular buildings, include the closes between the properties on Main Street, Fishmarket Square, and the open spaces on Park Road and Main Street. All of these features make a noticeable impact on the character of the village and, as such should be preserved.

There is potential to improve the Conservation Area by redeveloping areas which presently detract from the character and appearance. These include the wasteland to the east of the old fish-market, the untidy street closure to the west end of Main Street and the poorly laid cobbles on Main Street.



## GENERAL INFORMATION

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### *Statutory Policies Relating to Newhaven*

The North East Edinburgh Local Plan identifies Newhaven as lying mainly within a “Housing and Compatible Uses” land use designation with the exception of the North East corner of the Conservation Area which is designated for industry/business uses.

Within the residential area, the Council seeks to protect the high level of amenity enjoyed by the neighbourhood. Consequently, impact on residential amenity is a determining consideration for all development proposals, including changes of use.

The Local Plan exercises special control over new development in the garden grounds of villas and other areas of traditional and largely uniform suburban quality in order to protect the character and amenity of these areas.

The Plan encourages the development of facilities, which enhance the provision of local community facilities and services. Within the area, major office, industrial or other commercial development will not normally be allowed.

The Local Plan contains policy advice on:

- *the classes of permitted development with the conservation area;*
- *demolition of buildings or structures;*
- *the preservation or enhancement of a conservation area where development is proposed ;*
- *protection of listed buildings; and*
- *the protection of open space.*

### *Supplementary Guidelines*

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

### *Implications of Conservation Area Status*

Designation as a conservation area has the following implications:

- Permitted development rights under the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 are restricted. Planning permission is, therefore, required for stonecleaning, external painting, roof alterations and the formation of hard surfaces. The area of extensions to dwelling houses which may be erected without consent is also restricted to 16m<sup>2</sup> 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. In 1985 an Article 4 direction was approved which restricts the following classes of development in the Newhaven Conservation Area:
  - 1** enlargement, improvement or other alteration of a dwelling house;
  - 3** provision or alteration of buildings or enclosures within the curtilage of a dwelling house;
  - 6** installation, alteration or replacement of satellite antennae; and
  - 7** construction or alteration of gates, fences, walls or other means of enclosure.

In 1998, the Conservation Area was extended in the Local Plan, and the new areas which fall within the Conservation Area are not covered by the original Article 4 Direction. Additional control is therefore proposed in the Local Plan for the whole of the extended Conservation Area to cover the following classes of development:

- 38** water undertakings;
- 39** development by gas suppliers;
- 40** development by electricity undertakers; and
- 67** development by telecommunications code system operators.

- Special attention must be paid to the character and appearance of the Conservation Area when planning controls are being exercised. Most applications for planning permission for alterations will, therefore, be advertised for public comment and any views expressed must be taken into account when making a decision on the application.
- Buildings which are not statutorily listed can normally be demolished without approval under the Town and Country Planning (Scotland) Act 1997. Within conservation areas the demolition of unlisted buildings requires conservation area consent.
- Proposals for work on trees must be notified in writing to the Council, six weeks in advance of commencing works.
- Alterations to windows are controlled in terms of the Council's policy.
- Grants may be available towards the repair or restoration of historic building.

### *Protection of Trees*

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

### *Grants for Conservation*

The Council also runs a Conservation Grant Scheme. Such grants are normally dependent on comprehensive repair and restoration of original features and priority is given to tenemental housing and prominent buildings

### *The Role of the Public*

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

## REFERENCE

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***The Buildings of Scotland: Edinburgh.*** Gifford, McWilliam & Walker (Penguin Books).  
*Architectural guide to buildings of architectural interest in Edinburgh.*

***Memorandum of Guidance on Listed Buildings and Conservation Areas.***  
***Historic Scotland (1998).*** *Guidance on all aspects of conservation and listed building legislation.*

***The Repair of Historic Buildings in Scotland.*** Historic Scotland (1995).  
*Technical advice note on the principles of repair for historic buildings.*

***Historic Scotland Technical Advice Notes (TANs):***

*TAN 1 Preparation and Use of Lime Mortars (1994).*

*TAN 2 The Conservation of Plasterwork (1994).*

*TAN 3 Performance Standards for Timber Sash and Case Windows (1994).*

***Stonecleaning: A Guide for Practitioners.*** Historic Scotland 1994.

***Development Quality Handbook.*** City of Edinburgh Council (2000).  
*Comprehensive guide to Planning Charters and Guidelines.*

This document contains an appraisal of the Newhaven Conservation Area. It is available *on request* in Braille, tape, large print and various computer formats. Please contact ITS on 0131 242 8181 and quote ref. 01529

這份文件含有紐希帆保護區的評鑿。有關翻譯資料請致電愛丁堡城市議會傳譯及翻譯服務部ITS，電話 0131 2428181 並引用參考編號 01529。

یہ دستاویز نئیوہاؤن کنزرویشن ایریا کی ایک تفصیلی پریشکھ سے تیار کیے گئے اس کے متعلق معلومات کیلئے براہ کرم بریل،  
تپے، بڑے پرنٹ اور مختلف کمپیوٹر فارمیٹس میں دستیاب ہے۔ براہ کرم ITS پر 0131 242 8181 پر ٹیلی فون کریں اور اس پر ٹریک نمبر  
01529 کا حوالہ دیں۔

اے ایڈ اسٹیمینٹ میں نیوہاؤن کنزرویشن ایریا کی ایک تفصیلی پریشکھ سے تیار کیے گئے اس کے متعلق معلومات کیلئے براہ کرم بریل،  
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01529 کا حوالہ دیں۔

تتضمن هذه الوثيقة تقييما لمنطقة «نيو هيفن» لحماية البيئة. للحصول على معلومات حول ترجمة  
هذه الوثيقة الرجاء الاتصال بخدمة الترجمة ITS هاتف: 0131-242 8181 وذكر الإشارة 01529

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