



تقديم المحافظة على طابع قرية ثيسل فاؤنڈيشن (Thistle Foundation)

تمسك فاؤنڈيشن وچ کنزرويشن ايريا کيريكٹراپرزل

‘تیسلس فاؤنڈیشن ڈیلوژ کانسارٹیشن اریا’-ر بےسٹیٹاتار مڈیا نیکرپن

蘇格蘭基金會村落保護地區特質評估

THISTLE FOUNDATION CONSERVATION AREA CHARACTER APPRAISAL

*THE THISTLE FOUNDATION CONSERVATION AREA
CHARACTER APPRAISAL WAS APPROVED BY THE
PLANNING COMMITTEE
ON 4TH OCTOBER 2001*

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CONTENTS

<i>INTRODUCTION</i>	2
<i>Conservation Areas</i>	2
<i>Character Appraisals</i>	2
<i>Thistle Foundation Conservation Area</i>	3
<i>Conservation Area Boundary</i>	3
<i>Thistle Foundation Character Appraisal</i>	5
 <i>HISTORICAL ORIGINS AND DEVELOPMENT</i>	6
 <i>ARCHITECTURAL INTEREST</i>	9
<i>Essential Character</i>	11
 <i>GENERAL INFORMATION</i>	12
<i>Implications of Conservation Area Status</i>	13
 <i>REFERENCES</i>	15

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 39 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 Executive are obliged to protect conservation areas from development that would adversely affect their special character. It is, therefore, important that both the authorities and other groups who have an interest in conservation areas, and residents are aware of those elements that must be preserved or enhanced.

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

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

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

Thistle Foundation Village Conservation Area

The Thistle Foundation Village was designated as a conservation area on the 9th March 2007. The Conservation Area is located on the southern side of Niddrie Mains Road, east of Craigmillar Castle Avenue. It occupies a shield shaped area of ground, which extends to around 7.7 ha. The site is bounded on the east by Greendykes Road and Greendykes Avenue. On the south west, it is again bounded by Greendykes Road, which joins Craigmillar Castle at the western most point of the site. Castlebrae High School is immediately to the west of the site, on the other side of Greendykes Road. The residential areas of Craigmillar and Niddrie lie beyond the other boundaries. The main entrance to the estate is from Craigmillar Castle Avenue with other vehicular accesses on the southern and eastern sides of the estate by way of Greendykes Road. There are numerous pedestrian access points around the boundary of the estate.



THISTLE FOUNDATION VILLAGE
CONSERVATION AREA CHARACTER APPRAISAL



There are distinct boundaries to the north, west and south west formed by a high privet hedge which covers original metal railings. A crescent shaped landscape verge and line of lime trees separates the estate from the busy Niddrie Main Road on the northern boundary. The main entrance from Craigmillar Castle Avenue is marked by ornamental wrought iron gate piers and gates.

The Thistle Foundation was developed following the Second World War as a garden village for disabled service personnel and their families, with the buildings and their layout designed to cater for wheelchair access.



Road to Front

The site contains 103 family houses comprising specially designed single storey, single storey and attic, and two storey dwellings. The houses are mostly terraced, and harled, with slate or pantiled roofs. Also located on the estate are the Robin Chapel, a clinic (the Tudsbery Centre), a recreation hall (Hopetoun Hall), a residential home (Wighton House), and a resource



Village Entrance



Connecting Walkway



Covered Walkway

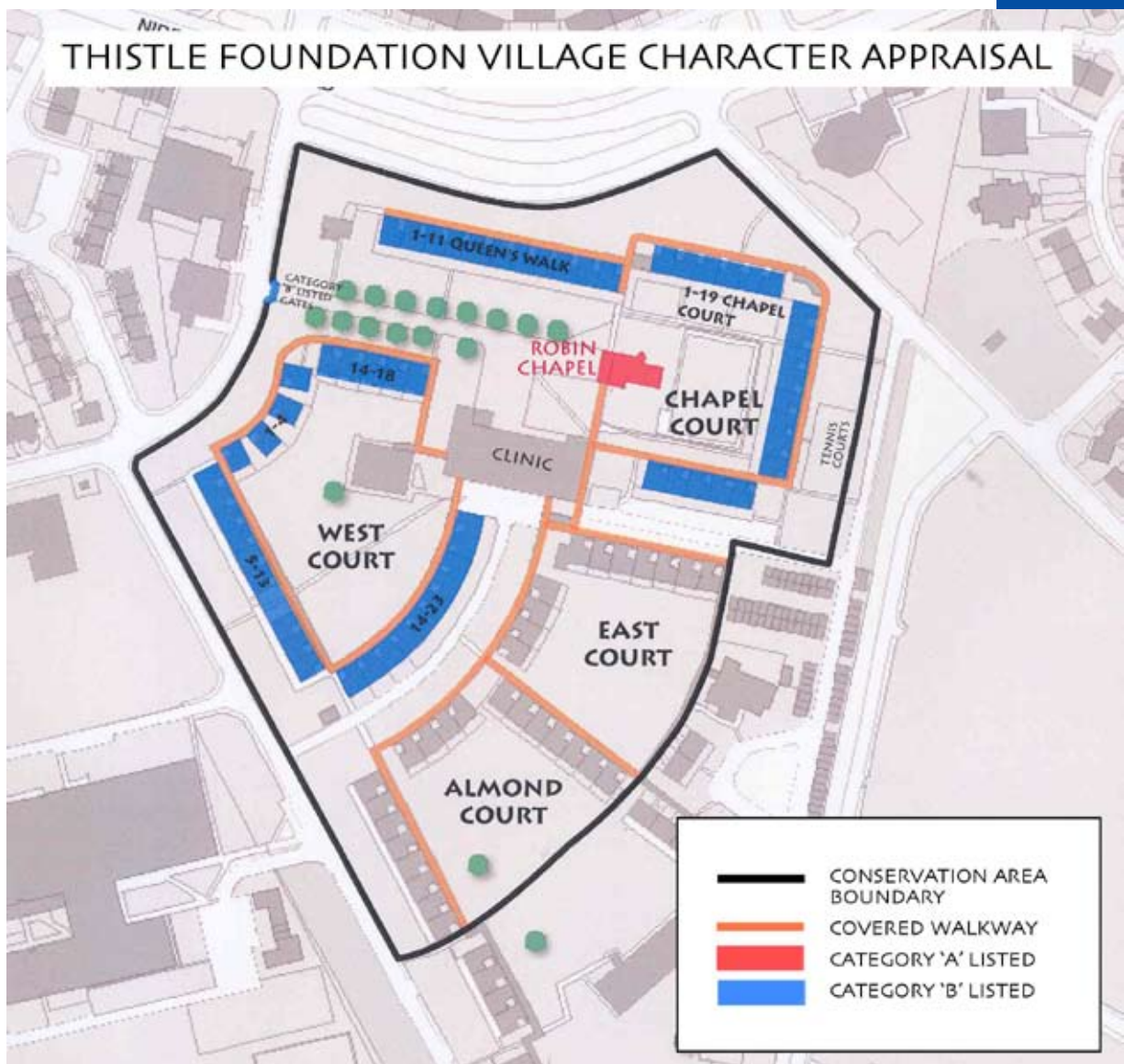


Covered Walkway

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centre. The buildings are laid out in an open fashion around substantial green spaces, and a network of covered walkways links the terraces of houses and the more formal buildings.

Statutorily Listed Buildings of Historic or Architectural Interest include the Robin Chapel and a representative core of the residential buildings on the estate. The houses in Chapel Court, West Court and Queen's Walk are category B listed buildings. The Robin Chapel, entrance gates and gate piers are separately listed at category A. The buildings are linked in an overall A-Grouping.



HISTORICAL INTEREST

The Thistle Foundation Estate was conceived in 1944 by Sir Francis Tudsbery, its founder and president, to provide appropriate family housing and medical support for disabled ex-service personnel and their families to enable them to live in their own homes, and with the facility to receive regular and skilled medical treatment on site rather than having to visit, or reside in, a hospital.

Sir Francis Cannon Tudsbery CBE (1888-1968) and Lady Isabella Tudsbery moved from London to Champfleurie House, which is situated 2 miles west of Linlithgow Palace, in 1921. Francis Tudsbery lectured in merchant law and was awarded a knighthood in the Queen's Honours List in 1954. Their son Robin was an equerry to the Queen. Sir Francis had witnessed the consequences that resulted in the lack of adequate housing and support for disabled service personnel after the First World War. Many had to spend the remainder of their lives in long stay hospital care, which added significant extra strain and financial hardship for relatives. Sir Francis's vision was for a community supported by professional staff that would create as normal an environment as possible for families to live together in comfortable circumstances. Prominent figures such as Sir Stafford Cripps, Sir John Stirling Maxwell and Lord Linlithgow were party to the origin and erection of the estate.



In 1946 Sir Francis Tudsbery wrote *“When the benefits of this novel and humane undertaking are fully understood, it is thought that the misery and mental distress caused by the prolonged separation of invalids[sic] from their homes will no longer be tolerated, and that this new conception of institutional treatment carried on in the comforting and contented atmosphere of an unbroken family life will be regarded as an essential provision in the case of all patients requiring long-term care and attention”*

The desire to do something for those who had suffered in the service of their country, combined with a realisation that in the Thistle Foundation there would be a real and tangible memorial, was responsible for an immediate and spontaneous response to the financial appeal. Sponsorship came primarily from regimental bodies and prominent families, which are commemorated by crests and carved panels on each individual house. Numerous offers of sites came from all over Scotland, and the Foundation finally settled on an offer by the Corporation of the City of Edinburgh of land at Craigmillar which was provided at an advantageous price. The site satisfied the Foundation's requirement that the estate should occupy

an urban rather than rural site, to avoid the potential isolation of residents. The site was close to shops, schools, local employment centres, and a bus route.

The design was the result of an open competition. The brief for the competition specified that the general layout of the scheme should be informal and intimate on 'garden court' lines and that uniformity should be avoided. Thirty-six entries for the competition were submitted, and Stuart Matthew was the winner of the



Perspective Looking NE

first prize of £500. Matthew's scheme was considered to combine a coherent architectural scheme, spacious courts, direct corridor connections and varied plan shapes; whilst avoiding being 'institutional'.

The wife of the founder cut the first sod on 22 June 1946. The building operations were divided into separate contracts, and the construction work proceeded apace, despite the numerous delays which affected post-war building operations. 140 houses were originally intended, but rising costs saw the scheme stop at 100 houses in 1950, with £600,000 expended to that date on the building operations and equipment (houses and clinic), from subscription and accrued interest. The first families took up residence in June 1950. The occupiers paid no rent or rates, but were required to contribute to the special amenities provided.



Construction Work

The inter-denominational Robin Chapel, which stands in the centre of the Foundation, is a memorial to Sir Francis and Lady Tudsbery's only son Robin, who as a 25-year-old lieutenant in the Royal Horse Guards was killed by a mine as the Allies completed their final push through Germany. The news was broken to his parents within hours of the announcement of the ceasefire that marked the end of the war in May 1945. The Chapel has historical importance



Robin Chapel Interior

as a war memorial and as a pioneering home of inter-denominational worship, devoted “to furthering the spirit of unity and concern among Christian people”. Many details of the chapel are a reminder of Lt Tudsbery’s life, even down to the candlesticks and cross on the altar which were cast from the melted silver of some of his personal possessions.



Her Majesty the Queen Elizabeth (the Queen Mother) opened the Foundation on 5 September 1950, and on the same day laid the memorial stone on the inner wall of the cloister entrance to the Chapel. The Scotsman on the day



Candlesticks and Cross

reported that Craigmillar was *en fete* for the event, with local children lining the road to the estate waving flags and cheering at the Royal car.



Stained Glass

The estate was an important resource for all those that had an interest in special purpose housing, and contributed to the history and development of housing for people with physical disabilities. The level of community services and support provided on the estate was visionary, predating the Beveridge Report of 1948, which resulted in the National Health Service. In more recent times, the provision at the Thistle Foundation has been extended to include people with disabilities who have no service connection. The Thistle Foundation works with many other organisations to provide services which enable disabled people and their families to lead independent lives.



Memorial Stone

ARCHITECTURAL INTEREST

The Thistle Foundation Village is a unique development of specially adapted housing with integrated streetscapes linked to public buildings that serve the special needs of the tenants. The estate constitutes a remarkable complex without precedent in the United Kingdom in terms of its design, function, scale and quality.

The Statutorily Listed housing was designed by Stuart Matthew of Lorimer & Matthew and erected from 1946. The northern section and western court comprise terraces of patio-plan houses: 2-bay, single storey and single storey and attic, and single and 2-storey special housing with 4 single storey and attic 2-bay houses. They are harled, with slate or pantiled roofs, and slatted timber aprons to projecting triangular windows. Strategic gables are decorated with the Foundation's heraldic shield and Latin inscription. The house entrance doors are flanked by carved sandstone panels detailing the sponsors. A near continuous covered timber walkway runs around the entrance elevations of the houses.



The covered verandahs, wide doorways, folding doors between bed and living rooms, double leaf bathroom doors, appropriately sited window boxes, are all indicators of the quality and sensitivity of the design for special needs. The metal surrounds to the doorways served to protect them from wheelchair wear and tear. The parquet flooring provides material distinction and is unusual in properties on such a small scale. The houses are deceptively spacious, with generous circulation and living space. The attic and first floor areas provide accommodation for family, carers and visitors, and ample built-in storage.



Chapel Tower

The Robin Chapel was designed by John F Matthew of the architectural firm Lorimer Matthew in a Scottish Arts and Crafts style, and dates from 1949-52. It is an exceptional building forming the centrepiece of the estate, and its semi-circular, crow stepped spire forms a minor local landmark. Construction materials are squared and coursed Dodington sandstone and Ballachulish slate.



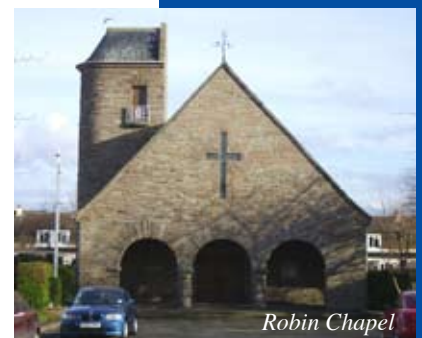
Housing



Heraldic Shield



Covered Verandah



Robin Chapel



The broad west front contains a three-bay arcaded loggia with a cross shaped window formed in thin radiating stones in the gable above. The bold inscription, 'Come In, Come In, Eternal Glory Thou Shalt Win', over the main entrance door is taken from the Pilgrim's Progress. The barrel-vaulted interior contains a fine decorative and stained glass scheme (of John Bunyan's Pilgrim's Progress) by Sadie McLellan. A decorative wrought-iron finial

over the west door symbolically depicts a robin perched on the branch of a tree.



The remainder of the site is occupied by the similarly detailed, residential East and Almond Courts to the South and East, together with the institutional and community buildings. The latter include: the Clinic which is known as the Tudsbury Centre and was extensively refurbished in 1998; the Resource Centre in the West Court has also been known as the Craft Block; and the Hopetoun Hall, off the East Court, the community recreational space.



Lorimer and Matthew used the terms 'Scotch' or 'Scotchie' for the traditional style which they incorporated in their work. However, the principal interest in the building form of the estate is their avant-garde design, as built before 1950, which pre-dated (and likely contributed to) many of the principles of later Government design specifications for special needs housing. Stuart Matthew made a study tour of other sites, where there was provision for disabled persons, prior to designing the details for the estate. The patio plan (interlocked in terraces with covered walkways linking around open squares and back to the main court, with chapel and administrative building) follows a formal footprint common in housing designs in post-war Germany and indicates the utmost care in service provision and aesthetic quality.

THISTLE FOUNDATION VILLAGE
CONSERVATION AREA CHARACTER APPRAISAL



Green Space



Boundary Hedge

The landscaping of the site complements the architectural interest and reflects the skill of the original design in the creation of a real village ambience. The relative seclusion of the estate is emphasised by the high hedging around the periphery. The wrought-iron gates and gate piers at the main entrance are decorated with thistle motifs and clearly delineate the separate environmental form of the estate from its immediate surroundings.



Gate Pier

The gates frame a view of the Robin Chapel along a long avenue of flowering cherry trees, with the houses on Queens Walk, with their angled patio entrances and windows projecting from pantiled roofs, forming a



Housing

backdrop to the trees. The bowling green, to the rear of the Chapel, is surrounded by hedging and flowering cherry trees, and has a specially raised bed to allow access for wheelchair bowlers. The housing is grouped around the perimeter of generously proportioned grassed courts, which are an essential component of the estate.



Bowling Green



Green Space

ESSENTIAL CHARACTER

- *The historical importance of the estate in terms of the advanced design for its original function and its war memorial status.*
- *The national historic and architectural importance of the Statutorily Listed buildings group on the estate.*
- *The relative seclusion of the estate from the surrounding area.*
- *The authenticity of the site which retains its original layout and many of its original architectural features.*
- *The importance of the Robin Chapel as a local landmark.*
- *The uniqueness of the estate in terms of its design, function, scale and quality.*
- *The importance of the landscape setting formed by the green courtyards and mature trees which complements the architectural interest and reflects the skill of the original design.*



GENERAL INFORMATION

The Thistle Foundation Village is covered by Housing Proposal HSG 3 in the South East Edinburgh Local Plan. Partial redevelopment is proposed in order to allow the modernisation of the estate and the inclusion of general purpose private housing for sale. The result will be a more intensively managed estate. Development proposals will retain the listed buildings and protect their setting, and will also preserve and enhance the character or appearance of that part of the Thistle Foundation Estate proposed for designation as a Conservation Area. The estimated capacity of the site is 170 houses.

The Local Plan contains policy advice on:

- the safeguarding of the character and setting of listed buildings;
- the control of development and the appropriate use of listed buildings;
- the protection of features that contribute to a conservation area's character and appearance, including boundary walls, trees and landscape features;
- the preservation or enhancement of a conservation area, where development is proposed; 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 General Development Order are restricted. Planning permission is, therefore, required for stonecleaning, external painting, roof alterations and the formation of hard surfaces. The area of extensions to dwelling houses which may be erected without consent is also restricted to 16m² and there are additional control over satellite dishes.
- Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the planning authority can seek approval of the Scottish Executive 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 following Classes of Permitted Development are recommended for restriction in terms of Article 4 within the conservation area:

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

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- 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 Planning Regulations. Within conservation areas the demolition of unlisted buildings 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. The Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 75mm at a point 1.5m above ground level, and concerns the lopping of trees as much as removal. The planning authority must be given six weeks notice of the intention to uproot, fell or lop trees. Failure to give notice render the person liable to the same penalties as for contravention of a TPO.
 - Grants may be available towards the repair or restoration of historic building
The Council runs a conservation grant scheme. Such grants are normally dependent on comprehensive repair and restoration of original features and priority is given to tenemental housing and prominent buildings.

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本文件刊載蘇格蘭基金會 (Thistle Foundation) 村落特質評估的內容，詳細說明促成地區的歷史和建築特質的關鍵成份。欲得到這份文件的中文翻譯資訊，請電愛丁堡市議會傳譯及翻譯服務部 (ITS)，電話：0131 242 8181，並說明參考編號 07665。

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يحتوي هذا المستند على تقرير تقييم المحافظة على طابع قرية تيسيل فاؤنڈيشان (Thistle Foundation) ، ويحدد العناصر الأساسية التي تضيف إلى الطابع التاريخي والهندسي الخاص بالمنطقة. للحصول على معلومات عن ترجمة هذا المستند باللغة العربية، الرجاء الاتصال هاتفياً بمكتب الترجمة (ITS) بواسطة الرقم 0131 242 8181 وذكر الإشارة 07665.

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