



# WAVERLEY PARK CONSERVATION AREA CHARACTER APPRAISAL

Waverley Park 保護區性質評估

Waverley Park کی خصوصیتیں کا جائزہ

Waverley Park کی خصوصیتوں کا جائزہ

Waverley Park  
تعمیرات کی معائنہ اور علاقہ (پارک) کا جائزہ

*THE WAVERLEY PARK  
CONSERVATION AREA  
CHARACTER APPRAISAL WAS APPROVED BY THE  
PLANNING COMMITTEE  
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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 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 the authorities, 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.

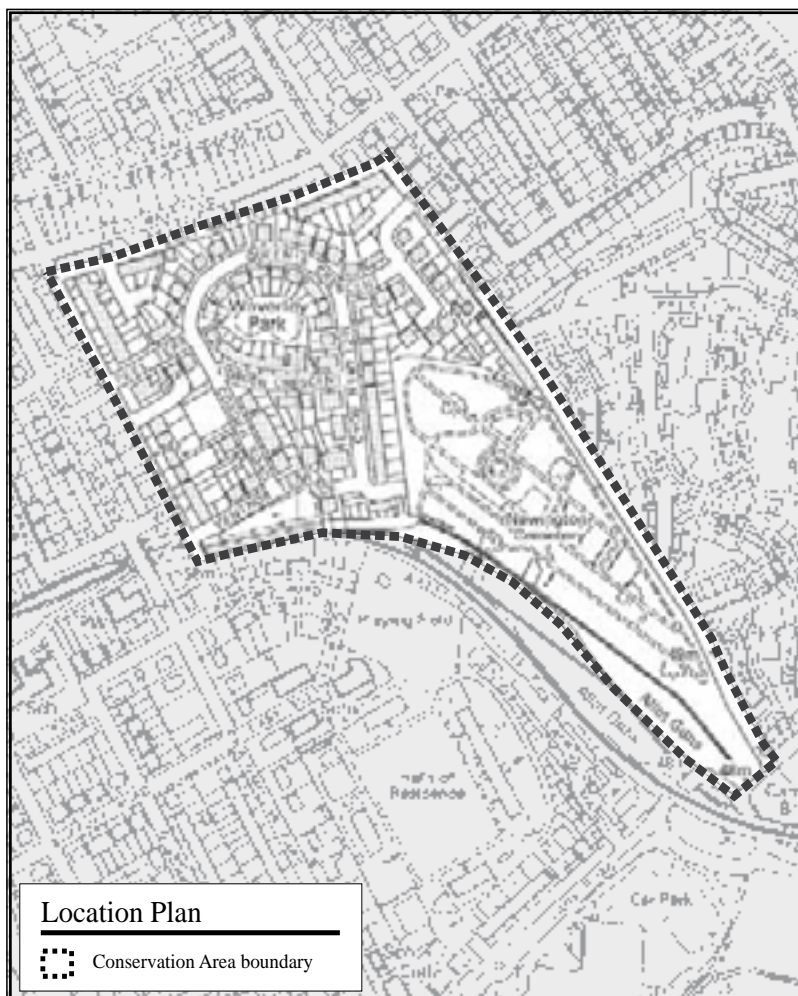
NPPG 18: Planning and the Historic Environment states that Conservation Area Character Appraisals should be prepared when reconsidering existing conservation area designations, promoting further designations or formulating enhancement schemes. The NPPG also specifies that Article 4 Direction Orders will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

### *WAVERLEY PARK CONSERVATION AREA*

The Waverley Park Conservation Area was designated on 13 October 1977. Waverley Park lies approximately 1 mile south west of the centre of Edinburgh and just to the north of Cameron Toll.

The conservation area is bounded by a line running from the corner of Dalkeith Road and East Mayfield, southwards along Dalkeith Road to Lady Road, then north west along the railway line to Craigmillar Park, next north along Mayfield Gardens and finally east along East Mayfield to Dalkeith Road.

The Waverley Park Amenity Association and the Waverley Park Feuars Committee have been involved in the production of the Conservation Area Character Appraisal.



## HISTORICAL DEVELOPMENT

### ORIGINS AND DEVELOPMENT

#### Pre 1860

For four centuries the Waverley Park area, together with the Newington Cemetery land, constituted the extreme south eastern corner of the Burgh Muir. As such, it was common grazing ground and the home of vagrants and outlaws wishing to avoid the law, as this area was exempted from Edinburgh's jurisdiction. However, in 1508, following the protests of Edinburgh residents, King James I allowed the magistrates of Edinburgh to feu the Muir and to exert jurisprudence over the area.

By 1586, the block of land bounded by Mayfield Loan (now called East and West Mayfield), Liberton Road, Dalkeith Road and the Pow Burn (which followed the line of the Suburban Railway) consisted of eight feus averaging four acres each. Subsequently the feus merged. The four central lots became known as the lands of Newlands or Mayfield and were the property of the owner of Mayfield House which stood in the corner south of Mayfield Loan and west of Minto Street.

The outer four feus were governed by the owner of Rosebank House which stood on the sites now occupied by the tenement block 14-18 East Mayfield and Waverley House, in the corner south of Mayfield Loan and west of Dalkeith Road. In 1805, the feus came under single ownership and in the late 1850s were subsequently sold to Duncan McLaren of Newington House for the sum of £16,000.

Until the 1870s, sloping farmland bounded by low stone dykes stretched south of Mayfield Loan. Apart from the houses of Mayfield and Rosebank, the only dwellings in the district were the hamlets of Powburn (immediately west of the old Newington Station), Sharpdale (Cameron Toll) and Echobank (Dalkeith Road and Prestonfield Avenue junction).



ECHOBANK



DUNCAN McLAREN

### Development from 1860

Duncan McLaren was a prominent Edinburgh draper and having joined the town council in 1834, he became City Treasurer. He was Lord Provost between 1851 and 1854 and was also a Member of Parliament from 1865 until 1880. In March 1862, McLaren published his Feuing Plan of the Lands of Mayfield. David Cousin, Architect, who prepared the Feuing Plan, was a pupil of W H Playfair. Cousin was initially Superintendent of Works and



1834



1864

later the first officially designated City Architect of Edinburgh from 1847 until 1878. Although feuing and building began according to Cousin's 1862 Plan – which consisted of rectangular feus set off from two straight streets running west to east between Mayfield Gardens and Dalkeith Road with a

shorter curved street to the south - Waverley Park as eventually built bears no resemblance to this proposed layout. By 1864, Cousin had prepared a second, and dramatically altered feuing plan. This plan was thought to have been altered to reflect the open spaces found in George Square, where Cousin once lived. It is also possible that McLaren's time spent in London influenced the change, when he is believed to have witnessed a project, Ladbroke Grove, which had a very similar form of layout to the revised feuing plan.

The layout of the estate as revised by Cousin introduced the concept of communally owned open space. The curved street was introduced with substantial stone built buildings set in their own gardens. The introduction of the curve produced a sense of enclosure in the estate and a new scale and intimacy emerged. The street gave access to a private front garden which purposely had low walls with railings to allow the flow of greenery throughout the streets. The houses also had a private garden to the rear, which in turn gave access to the communally owned private open space. The layout also incorporated proposals for a bowling green and the provision of Porter's Lodges at the entrances to the estate.

The approach is similar to a theory of planning which was developed at Radburn, New Jersey, by Clarence Stein. Radburn Planning, was the philosophy to separate cars and people and to have some open space within the core of a development.





David Cousin's distinctive layout of 1864 was accompanied by an enlightened feu charter. Duncan McLaren had very clear ideas regarding the amenities and quality of life his feuars should enjoy. Each Feu was required, within 18 months from the date of his agreement to feu, to erect and maintain on the plot either 1 or 2 villas, which should be of not less value than £1,300. Each villa was to be self-contained and could not be divided into flats or otherwise provide accommodation for more than one family. No villa could, except with special consent from the Superior, exceed two storeys in height. Feuars were at liberty to erect an ornamental central or side tower, without being restricted as to height, provided that the plan and elevation of the tower was first approved by the Superior. Each Feu was also required to provide a sum of money for the provision and maintenance of the communally owned open spaces. The Feu Charter also clearly specified the railings around front gardens as follows:

*“The front enclosure along the roads and streets shall be a parapet wall, having a neat hewn cope, not exceeding an average of 2 feet 6 inches in height above the pavement of the street, with an iron railing 3 feet 6 inches high to be approved of by the Architect of the Superior; and this railing shall always be kept open so as to let the flower-plot in front be seen from the carriage road.”*

By 6 April 1883 two thirds of the plots had been feued, and the remainder of the land belonged collectively to the whole body of Feuars as a common property, to be preserved and upheld at their joint expense in all time coming. On 10 April 1883 the necessary General Committee of Management was elected and the Feuars took responsibility for the overall management of Waverley Park.

In 1887-1888 a portion of the land designated to be within Waverley Park on Dalkeith Road was developed as tenement flats with shops underneath. This was done by the Feu Superiors, the McLaren family, and as a result there was great concern from the Feuars. However, it was agreed that no more land in the Park would be developed in this way. As a result of the loss of prospective revenue for the Feuars, they were granted an additional piece of communal land, which is the present lower level of Ventnor Park.

**The time period of building can be summarised as follows:**

TIME PERIOD	HOUSES BUILT
By 1864	Nos.1-19 Mayfield Gardens Nos.1-3 Peel Terrace
1865-1869	Nos.1-19a inclusive Queen's Crescent
1869	Porters Lodge, Peel Terrace
1871	Waverley Lodge, Queen's Crescent
1870-1879	Nos.20-39 Queen's Crescent inclusive Nos.1-7 inclusive & 15 & 16 Cobden Crescent Nos.1-8 Cobden Road No.1 Burgess Terrace No.1 McLaren Road Nos.2, 3, 12 & 13 Ventnor Terrace No.4 Peel Terrace
1880-1890	Nos.2-8 inclusive & 9 McLaren Road Nos.11 & 13-18 inclusive McLaren Road Nos.6-11 inclusive Ventnor Terrace Nos.8-14 inclusive Cobden Crescent
1890-1900	Nos.2-8 Burgess Terrace
1902	Nos.4 & 5 Ventnor Terrace
1905	Nos.10, 12 & 20-38 McLaren Road

McLaren named the streets within Waverley Park. McLaren Road, after himself, Burgess Terrace reflected his civic status as a Burgess of the city, Queen's Crescent his loyalty to Queen Victoria, Peel Terrace showing his enthusiasm for Reform after Sir Robert Peel, and Cobden Crescent and Road for Richard Cobden MP. The garden name Waverley Park reflected McLaren's enthusiasm for literature. Ventnor Terrace is named after a watering place on the Isle of Wight which was a holiday resort for the McLarens.

There are instances of modern development within Waverley Park, but these are limited in number and do not significantly impact on the feuing pattern and layout that was devised.

### **Newington Cemetery**

Newington Cemetery was developed by the Metropolitan Cemetery Association as a profit-making concern in 1846. This, along with Warriston, Dean, Rosebank, Dalry and Grange was part of the post 1830's 'Garden Cemetery Movement'. It was laid out semi-formally by David Cousin in 1848 who designed the Gothic lodge and neo-Roman catacombs beneath the west-facing terrace. It also became the main Jewish burial ground in Edinburgh once the cemetery in Sciennes House Place was full.

Cemetery Drive, on the corner of Craigmillar Park and Ventnor Terrace, was permanently closed and locked up to prevent lorries using the avenue as a short cut between Craigmillar Park and Dalkeith Road.

Whilst in private ownership, Newington was allowed to fall into disrepair until the City of Edinburgh Council was forced to step in and place a compulsory purchase order on it in 1994.



### **Railway Line**

Newington Station, which was located just outside the conservation area south of Mentone Gardens, operated between 1884 and 1962. It was on the Edinburgh Suburban and Southside Junction Line which ran parallel to the cemetery. The original station featured an island platform, unique on the Suburban Line.



*NEWINGTON STATION 1940's*

On 10 September 1962, the suburban line was closed to passengers and consequently the stations at Gorgie, Craiglockhart, Morningside, Blackford Hill, Newington and Duddingston were closed. Today the suburban line remains heavily used for freight.

## *ANALYSIS AND ESSENTIAL CHARACTER*

### *SITE CONTEXT AND VIEWS*

Waverley Park Conservation Area lies to the south east of the city centre framed to the east and west by two of the principal north south gateway routes into the City. The route of the former South Suburban Rail forms the southern boundary. Just inside the rail line there are allotments and a large open space formed by Newington Cemetery. Blacket Conservation Area lies to the north and forms the northern boundary.



There are some long glimpses of Arthur's Seat and Blackford Hill from Queen's Crescent, but the overall characteristic is one of an exclusive, introverted, Victorian suburb.

### ***SITE CONTEXT AND VIEWS***

#### ***ESSENTIAL CHARACTER***

- *There are very few glimpses out of the area, despite the proximity of Arthur's Seat and Blackford Hill.*

#### ***SPATIAL STRUCTURE***



The area contains three distinct elements, the first is the planned residential Victorian suburb, which is approximately square in shape and in which all the houses face into Waverley Park. Even where their rear garden boundaries touch Dalkeith Road and East Mayfield they turn their backs to these two principal roads. The most noticeable feature about the residential area is that it closely follows the second and radically altered masterplan produced by David Cousin. The layout is characterised internally by a picturesque arcadia, which is centred on a circle of villas whose gardens back onto a private park solely used by the Waverley Park residents. The uniform plot sizes were originally intended to be occupied by single houses, but most were built as semi-detached houses.



Waverley Park gains exclusivity from there being only three street entrances providing access. Internally the layout is formed by crescents and culs-de-sac.

The second element contains the properties outwith the original Waverley Park masterplan and fronting onto Dalkeith Road, East Mayfield and Mayfield Gardens. The frontage on Dalkeith Road comprises the long, high, stone wall of Newington Cemetery and two tenements separated by the rear stone garden walls of McLaren Road. The East Mayfield frontage consists of a tenement and a terrace of three storey housing separated by the rear stone garden walls of Queen's Crescent. Finally a mix of terracing and individual properties fronts Mayfield Gardens.



Open space provision provides the third element of spatial structure and within this there are six principal areas that contribute in differing ways.

- **The private communal gardens of Waverley Park.**
- **The private garden of Ventnor Park.**
- **The Bowling Green in Cobden Road.**
- **Newington Cemetery.**
- **The allotments lying between the cemetery and the railway.**
- **The rail line forming the western boundary of the conservation area.**

## *SPATIAL STRUCTURE*

### *ESSENTIAL CHARACTER*

- *Enclosure by well defined boundaries and a street layout which excludes traffic within this planned suburb, gives an introverted, secluded, and private character.*
- *The crescents and curved roads give a constantly changing perspective.*
- *The predominant development form comprises semi-detached Victorian villas.*

### *TOWNSCAPE*

There are three street entrances into the area, two of which were provided with single storey cottages originally proposed as gatehouses. The streets concerned are Queen's Crescent and Peel Terrace. The third street, Ventnor Terrace, which is marked at its entrance by a three storey tenement, gives access along with Peel Terrace from Mayfield Gardens. Queen's Crescent provides the only access from Dalkeith Road. The roads and pavements within the conservation area are all tarmac.



The boundary roads to the conservation area are different in character to each other and to the internal roads of Waverley Park itself.



Dalkeith Road forms the western boundary of the conservation area up to and including East Mayfield. From Lady Road northwards the boundary is formed by the long high stone wall of the cemetery running up to the stone gate piers, which form the only remaining entrance. The wall sits at the heel of the pavement and is overlooked by a large number of trees on the cemetery side. The former cemetery keeper's lodge lies immediately adjacent to the north of the entrance and a small vacant site lies between the lodge and the tenement gable.



The tenement properties are four storey with bay windows on each block. Shops occur along the full length at ground floor level. There are eight blocks of tenements with rear back greens. In the centre there is a pend entrance giving access to a triangular, enclosed space of former mews premises, which are now utilised as small garage workshops.



The formal layout of Waverley Park becomes apparent where the stone walls of the rear gardens of Burgess Terrace occur. These properties turn their backs to Dalkeith Road while the trees to their gardens create a parkland appearance over the stone walls. The four properties leading up to Queen's Crescent have a uniform building line with the rear of the tenements. Timber gates provide access from the gardens to Dalkeith Road.

The entrance to Queen's Crescent has a gatekeeper's cottage lying immediately to the south side with some planting beyond. The northern side is lined with planting and the road leads quickly into a steep right hand curve, which hints at the properties that lie beyond.

A tenemental block turns the corner of Dalkeith Road and East Mayfield just to the north of Queen's Crescent. This has an ornamental tower to mark the corner of this four storey block.



Turning into East Mayfield there is a tenemental block which has no shops and is set back from the heel of the pavement to provide small front gardens. As with Dalkeith Road this block then meets the rear garden stone walls of the properties on Queen's Crescent. Beyond this lies a three storey terrace of eight houses with front gardens. Along the western side of this terrace is a small lane which leads into a triangular piece of unkempt ground giving access to the rear gardens of the terrace on East Mayfield and Peel Terrace. A number of the walls to East Mayfield and Mayfield Gardens have been removed to provide off street parking.

Turning the corner onto Mayfield Gardens the style of the buildings becomes more uniform, with a three storey terraced row running from East Mayfield down to Peel Terrace. The style of building changes between Peel Terrace and Ventnor Terrace to a mix of individual buildings, becoming a two and a half storey terrace of four properties with a three storey tenement acting as a bookend to the opening of Ventnor Terrace.



All these properties have front gardens, which have largely been given over to car parking due to the high incidence of hotels and B&Bs. The removal of a large number of these gardens, with their associated stone walling to provide off street parking, has disrupted the form and character on Mayfield Gardens.

Immediately behind the gatekeeper's cottage on Peel Terrace a new brick built “mews” has been built overlooking a small courtyard. This brick development is accessed by a new road cutting across former garden ground belonging to the hotel on the corner of Peel Terrace and Mayfield Gardens.



The substantial detached and semi-detached villas in Waverley Park result from the uniform plot sizes, and the requirements of the feu charter relating to heights, which were not to exceed two storeys, with attic rooms. These properties were built over a period of forty years between the 1860s and 1900s. A short terraced row was built on McLaren Road in 1905, which follows the original building line.



All these properties have extensive gardens to both front and rear, which are well tended and mature. They provide a dominant landscape feature throughout the area. The properties are bounded by low stone walls which originally carried cast iron railings. Although there is a loss of visual link through the railings to the gardens, the use of hedging has made up for this loss by extending the gardens almost onto the pavement.



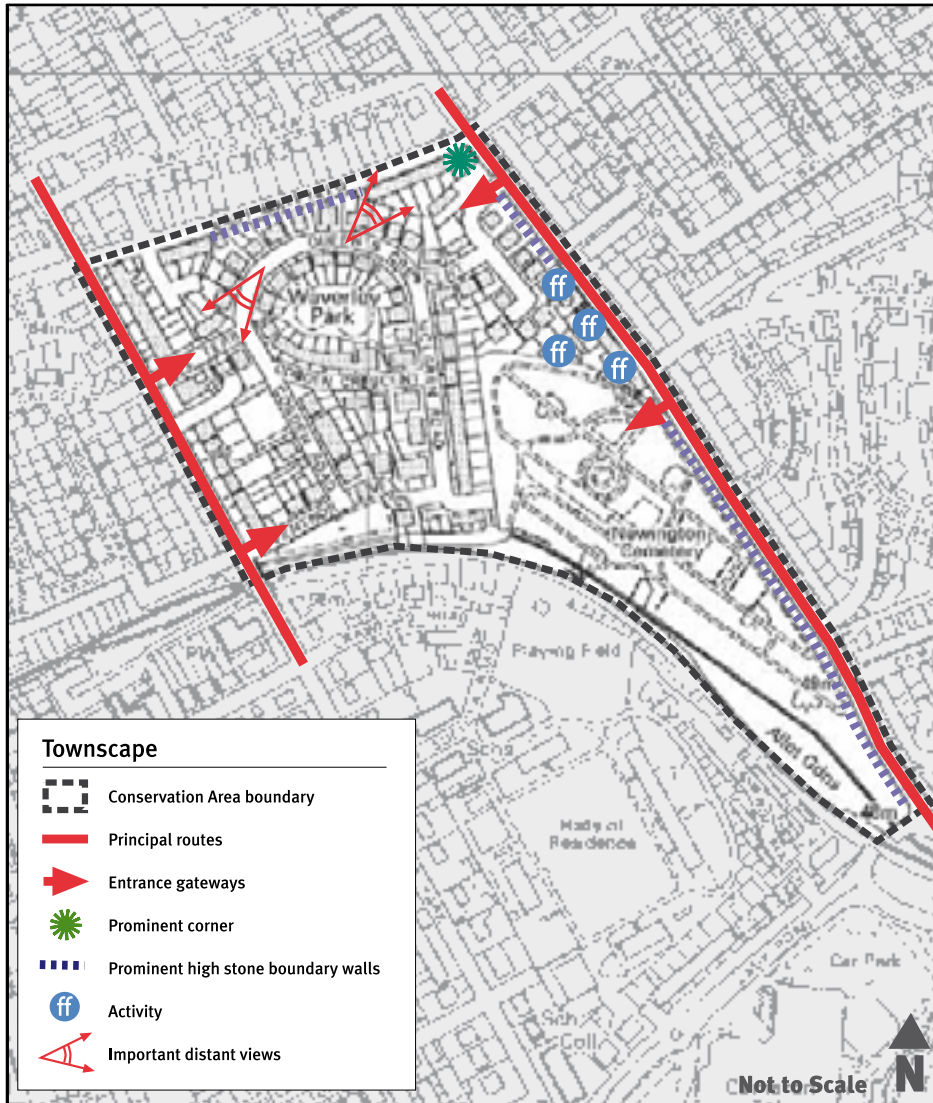
Although there is extensive on street parking, the area does not feel overwhelmed by cars and the curved streets and crescents allied to the lack of through traffic makes the area feel safe and secluded.



## **TOWNSCAPE**

### **ESSENTIAL TOWNSCAPE**

- *Dalkeith Road and East Mayfield demonstrate a diverse mix of layouts with a cemetery, tenements, terracing and individual rear gardens.*
- *The rear gardens and cemetery provide prominent landscape features partially hidden behind high stone walls.*
- *High stone walling at the heel of the pavement is a particular characteristic of Dalkeith Road and East Mayfield.*
- *The tenement on the corner of Dalkeith Road and East Mayfield provides a landmark feature.*
- *Gatehouses and gate features form prominent features leading into the area.*
- *The plots and buildings follow the crescents and curved streets giving interest and variety to internal views.*
- *Extensive mature gardens and their associated low stone boundary walls predominate through the area and add substantially to its character.*



### *ARCHITECTURAL CHARACTER*

Although the conservation area contains limited diversity, in terms of its building form and styles, a unity of materials provides a substantial degree of visual cohesion. With the exception of occasional modern developments, all buildings use cream sandstone construction with slated roofs.

Tenemental buildings of three and four storeys occur on Dalkeith Road and East Mayfield with the plan of Waverley Park breaking through at points. The influence of David Cousin is first seen in his terrace of 1862 stretching from East Mayfield to Peel Terrace, comprising of two storeys and attic with advanced end blocks of three storeys.



The remainder of Mayfield Gardens is a mix of individual properties with half a terrace and end block with bay windows which lack the grace of Cousin's plainer composition higher up the street.



The development of Waverley Park occurred over 40 years and there is a variety of architectural styles exhibited from Italianate villas with towers, to bay windowed plain villas and Victorian rural cottages with ornately carved barge boards. Despite this variety of architectural styles, there is a large degree of homogeneity resulting from by the requirements of the feu charter relating to heights, building line and massing. The use of ashlar stone on main facades, columns, pediments and parapets and the finely worked details around openings gives cohesiveness to the scheme.



Roofs are uniformly slated, with earlier properties having leaded flats to the roof. Later properties have steeper pitches with decorated eaves projections, and dormer windows of varying design. Dressed stone chimneys with decorated cans provide a roofscape of interest.

Timber sash and case windows are universal, occasionally round headed and generally without astragals. Entrances usually have a porch, or vestibule protected by a storm door. Much ornamental ironwork remains in the form of wrought iron finials to turrets and ridges. Hedges have generally replaced the original garden railings.



A terrace of two and a half storey new buildings occurs on Ventnor Place built in the 1970s/1980s. Although this scheme uses blockwork to reflect the prevalence of stone, the terrace lacks the detailing and proportion of the older properties. Immediately adjacent is a row of garages.

Another modern brick building occurs on Cobden Road. It is two storeys, and while attempting to disguise itself as a single dwelling, is actually a flatted development. The use of brick is unfortunate in terms of its colour and texture in this location.

18a Queen’s Crescent, designed in the early 1970s by Morris and Steedman, is an uncompromisingly modern design in blockwork that respects established heights, building line and massing.



A number of additions have taken place to original buildings and generally these are in keeping. The most usual additions have been garages and extensions to the side of properties, some of which have been constructed in stone. In some instances the gap between the semi-detached blocks has been closed and the garages have been built to the main front building line. This



reduces the visual permeability between the blocks, particularly where these additions are over one and a half storeys. One property on Cobden Road has added a rectangular, single storey, flat roofed, rendered box to the property.

## ***ARCHITECTURAL CHARACTER***

### ***ESSENTIAL CHARACTER***

- *There are a variety of architectural styles in the conservation area, which are given homogeneity through the feu charter which controlled heights (two and a half storeys), building lines and massing.*
- *Properties are characterised by the predominant use of stone construction, slated roofs and timber sliding sash and case windows.*
- *Dressed stone chimneys with decorated cans and the occasional tower add interest to the roofscape.*



**There are a number of listed buildings within the conservation area and these are summarised as follows:**

STREET	LISTED BUILDINGS	LISTED CATEGORY
Queens Crescent	Nos.2, 3, 3a, 16, 32 & 33 including boundary walls.	C(S)
	No.19b, Waverley Lodge including boundary walls and carriage gate.	C(S)
Peel Terrace	No.1 including boundary walls.	B
East Mayfield	No.1 including boundary walls.	B
Mayfield Gardens	Nos.1-19 (odd nos. only) including boundary walls.	B
	No.10 including boundary walls.	C(S)
Ventnor Terrace	Nos.4, 4a & 5 including boundary walls.	C(S)
	Nos.8-11 (inclusive) including boundary walls.	C(S)
	Nos.12 & 13 including railings.	C(S)
Burgess Terrace	No.1 including boundary walls and pedestrian gateway.	C(S)
	No.2 including boundary walls.	C(S)
Dalkeith Road	Newington Cemetery including no. 222 Dalkeith Road (Lodge), vaults, gates, gatepiers and boundary walls.	B

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### *OPEN SPACE*

Six principal areas of open space contribute to the character of the area in differing ways:

- 1 The private communal gardens of Waverley Park. These gardens are enclosed by the houses in Queens Crescent and Cobden Crescent. The two access paths behind locked gates are curved in such a way that there are no views possible from the street into the gardens. The mature trees within the gardens are visible through gaps between the houses and contribute to the overall green and verdant appearance of the area.
- 2 Ventnor Park. These gardens are enclosed by steel railings. The well kept lawns and mature trees contribute to the attractive streetscape.
- 3 Bowling Green on Cobden Road. This private facility is hidden behind a high stone wall and does not contribute visually to the area apart from being an obvious gap in the buildings.
- 4 The allotments lying between the cemetery and the railway are accessed from Lady Road and are visible only from the cemetery.
- 5 The railway provides a further sense of open space and forms the western boundary of the conservation area curving round from the bridge over Lady Road and enclosed in a cutting at Mayfield Gardens.
- 6 Newington Cemetery provides the only area of public open space in the conservation area and takes up over a third of its area. Newington cemetery was designed according to the principles of the Garden Cemetery Movement which was founded in 1804 with the construction of Pere Lachaise cemetery just outside Paris. This movement turned the idea of a cemetery into a place for commemoration and honouring the dead in a place which would serve as a combination park and botanic garden.

Cousin's design for the Newington Cemetery reflects the main features of this movement in that it is based on:

- 19th century English landscaping principles.
- naturalistic planting.
- meandering pathways.
- commemorative monuments and statuary.

It is bounded on the east side by a high stone wall along Dalkeith Road, on its west and north by the gardens of the houses in McLaren Road and Burgess Terrace, and on the south west side it adjoins the Suburban and Southside Junction rail line. There is only one entrance, from Dalkeith Road, limiting accessibility from the conservation area. Immediately over the stone walled western boundary of the cemetery is the Pow Burn which is largely culverted at this point. The Cemetery has a formal layout with surfaced paths, many mature trees and areas of broadleaved plantation woodland. Main tree species include sycamore, lime, horse chestnut and ash. There are also yew, cypress, pine, oak, rowan, and whitebeam.



The cemetery was acquired by the Council in 1994 following neglect by its previous owners. During this time, unmaintained and vandalised headstones had become dangerous and vegetation overgrown. Invasive species such as Giant Hogweed, Japanese Knotweed and Himalayan Balsam were widespread. The Council eradicated these, but decided to leave 40% of the overall area as a nature/wildlife habitat. Priorities have included making safe the headstones, in many cases placing them on the ground, and removing dangerous trees.

## ***OPEN SPACE***

### ***ESSENTIAL CHARACTER***

- *Spacious and uncluttered streetscape.*
- *Significant numbers of mature garden trees, with large species trees in Newington Cemetery, Ventnor Park and along the edge of the railway line.*
- *Importance of Ventnor Park and Waverley Park as private spaces lending character to the area.*
- *The planned open spaces are private and with the exception of the park on Ventnor Terrace, are only glimpsed from the street.*
- *The mature trees and gardens of the residential area, allied to the mature trees of the adjacent cemetery, create an Arcadian feeling to the entire conservation area.*
- *Newington cemetery forms an important green publicly accessible “park” within the area and has a major visual impact, particularly along Dalkeith Road.*
- *Trees and woodlands are fundamental to the character of the conservation area, contribute to landscape quality and amenity and are an important part of the diversity of wildlife habitats.*



## ACTIVITIES AND USES

The predominant use in the conservation area is residential, with detached, semi-detached and terraced houses within Waverley Park itself and also flatted properties on Dalkeith Road and East Mayfield. The properties in Mayfield Gardens are mostly in use as hotels or guesthouses.

Although Waverley Park lies between Mayfield Gardens and Dalkeith Road, which are main approach routes, it is very quiet as traffic does not generally pass through it. Walking around Waverley Park is pleasant and serene. Mayfield Gardens and Dalkeith Road present a different perspective as these routes are very busy at all times of day.



On the west side of Dalkeith Road there are a number of shops and a pub serving the local area occupying the ground floor premises of the tenement block, as well as a group of small garage workshops in the former mews lying behind. There are further shops on the corner of Dalkeith Road and East Mayfield.

There are a number of bed and breakfast establishments, guesthouses and hotels in the area, mostly concentrated on the west side of the conservation area.



There are two private communally owned gardens within Waverley Park, accessible only to residents and often used for local community events. There is also a bowling green for the local club. To the south-east lies Newington Cemetery which, even though close to a main road, is a tranquil place full of a variety of animal and plant life. Located to the south-west corner of the cemetery there are allotments which are Council owned and well tended by their owners.

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## ***ESSENTIAL CHARACTER***

### ***ACTIVITIES AND USES***

- *The predominance of residential uses.*

## ***OPPORTUNITIES FOR ENHANCEMENT***

### **Development**

Development has been strictly controlled from the time of the original feuing plans. If development does take place, then sites need to be treated with great sensitivity in order to enhance the conservation area and create a degree of cohesion and unity, which should tie the surrounding areas together. Any development should be restricted in height and scale in order to protect its setting and new design must respect the exiting spatial pattern, massing and traditional materials. Open space should be preserved, where appropriate, and existing buildings of value should also be retained.

Extensions should not exceed one and a half storeys and be set back from the building line to maintain some visual permeability and separation between buildings. The use of brickwork is not appropriate and should be avoided.

### **Restoration of gardens and garden walls**

Along East Mayfield a large number of garden walls have been removed along with their associated gardens, to provide parking for B&Bs and hotels. Where the opportunity presents itself, consideration should be given to restoring these gardens with their walls. This is also the case on Mayfield Gardens where front, and in some cases rear gardens, have been used for hotel or guesthouse car parking undermining the character of the conservation area.

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### **Fencing bounding Ventnor Park**

The mesh fencing with metal railings which bound the park do not fit in with the character of the area. These could be replaced with more traditional railings or fencing to enhance the appearance of the park and surrounding area.

### **Trees**

Trees are an integral part of the character of the conservation area, not just within the communal open spaces, but within the mature gardens of the villas in the area. It is important that these are maintained and replaced where necessary.



### **Newington Cemetery**

Within an urban context, especially in city and town centres, many cemeteries perform an important role as public open spaces for use by residents and visitors. They are places of refuge from the bustle of city life and provide comparatively quiet or secluded spaces. The quality of the spaces provided for use by the public are, therefore, important. They require to be sympathetic to the needs of the public and to be maintained to standards that are as high as possible.

There is scope for community involvement in Nature Conservation Projects relating to the Edinburgh Biodiversity Action Plan. Interpretation and signage relating to nature conservation interests should be investigated within the cemetery.

Historic buildings in cemeteries pose maintenance and repair problems similar to those of other historic structures, therefore traditional principles of regular repair and maintenance should be followed.

### Environmental Improvements

There are two small sites that would benefit from improvement:

- The triangular piece of ground at the bottom of Mayfield Gardens Lane and the lane itself.
- The small piece of open ground lying on Dalkeith Road, between the cemetery lodge house and the gable of the adjacent tenement. This was formerly a monumental stone masons yard.



### Shop Front Improvements

There are a wide range of shop front styles on Dalkeith Road, most of which are poor. Over-sized facias, garish paint and inappropriate signage detract from the character of the conservation area. Greater attention to shop fronts and advertisements would improve the appearance of Dalkeith Road.



### Alterations to Buildings

The historic buildings generally retain their original appearance, but there are instances of poorly designed extensions and altered openings and walls. It is important that these do not create a precedent for further alterations that would detract from the appearance of the conservation area. All repairs and alterations should be sympathetic to the existing materials, the character of the property and the conservation area.

### Boundary Changes

No boundary changes are proposed for the conservation area.



## GENERAL INFORMATION

### Policies relating to Waverley Park

The Waverley Park Conservation Area lies wholly within the area covered by the Central Edinburgh Local Plan. The majority of the conservation area is covered by an area of Housing and Compatible Uses in which the existing residential character and amenities are to be safeguarded. Within the conservation area the existing architectural character, historic and landscape character is to be preserved and enhanced.

The shops on Dalkeith Road are identified as a local centre where new shopping development will be encouraged so long as it is appropriate in scale and character to its location and is well integrated with the centre.

Mayfield Gardens and Dalkeith Road are identified as main tourist approach routes where limited hotel/guesthouse use will be allowed, provided that the commercial uses do not exceed 40% of the frontage of the street block. Mayfield Gardens is also safeguarded as a route for a light rapid transit system.

The railway is safeguarded, as development in the vicinity of the South Suburban Railway, including former station sites, will not be allowed to prejudice the possible re-introduction of a passenger service.

The Development Quality Handbook policy on Villa Areas and the Grounds of Villas applies to the conservation area. This policy aims to achieve the following:

- To enhance the predominantly stone built character of villa areas.
- To respect spatial character and setting and to locate buildings appropriately on sites.
- To encourage appropriate building forms, quality and design.
- To maintain the general low density of built form and retain the high percentage of garden area on sites.

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Within the conservation area, there are two areas covered by Tree Preservation Orders:

- Craigmillar Park and Ventnor Terrace.
- Newington Cemetery.

Edinburgh's Biodiversity Action Plan includes all cemeteries in its Urban Habitat Plan. These areas provide valuable havens for wildlife and important areas for interaction of people with nature, and can make up some of the most diverse and largest of Edinburgh's wildlife reserve.

Urban habitats are valuable for the conservation of biodiversity in a local context and beneficial in providing people with a direct experience of nature and an appreciation of the need for biodiversity conservation. In particular, the intricate mosaic and network of habitats found in the city provides a mixture of breeding sites and foraging areas, shelter and sustenance that many species require.

Newington Cemetery was identified in the Edinburgh Urban Nature Conservation strategy as a potential Neighbourhood Nature Area (NNA). NNAs seek to foster people's enjoyment of and interaction with urban wildlife. The Cemetery was identified on the basis of its wildlife interest and potential; this city area is otherwise relatively poor in wildlife habitat. The idea of NNAs is to encourage local groups to actively pursue nature conservation projects in order to improve their local wildlife resource. While management for wildlife takes second place to their main function, these urban habitats play a number of important ecological roles.

### *SUPPLEMENTARY GUIDELINES*

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

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*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 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 Waverley Park Conservation Area has Article 4 Directions covering the following classes of development:
  - 1 enlargement, improvement or other alteration of a dwelling house
  - 3 provision or alteration of buildings or enclosures within the curtilage of a dwelling house
  - 6 installation, alteration or replacement of satellite antennae
  - 7 construction or alteration of gates, fences, walls or other means of enclosure
  - 30 development by local authorities
  - 38 water undertakings
  - 39 development by gas suppliers
  - 40 development by electricity undertakers
  - 41 development by tramway or road transport undertakings

- 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 covered by the Town and Country Planning (Scotland) Act 1997. The Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 75mm at a point 1.5m above ground level, and concerns the lopping of trees as much as removal. The planning authority must be given six weeks notice of the intention to uproot, fell or lop trees. Failure to give notice render the person liable to the same penalties as for contravention of a TPO.
- Grants may be available towards the repair or restoration of historic buildings. The Council runs a conservation grant scheme. Such grants are normally dependent on comprehensive repair and restoration of original features and priority is given to tenemental housing and prominent buildings.



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### Web Related

<http://www.jewishgen.org/cemetery/brit/scotland.html>

<http://www.imkblue.pwp.blueyonder.co.uk/suburban>

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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.

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

這文件包含 Waverley Park 保護區的性質評估。它界定促成保護區特別歷史及建築性質的主要元素。如欲查詢本文件的翻譯資訊，請電愛丁堡市議會傳譯及翻譯服務部(ITS)及說明檔案編號 03756，電話: 0131 242 8181。

یہ دستاویز پارلے علاقے Waverley Park کی ایک خصوصی تنظیم پر مشتمل ہے۔ یہ پارلے علاقے کی خاص تاریخی و تعمیراتی اہمیت میں شامل اہم عناصر کی وضاحت کرتی ہے۔ آپ کی کیونٹی میں پارلے علاقے کے بارے میں اس دستاویز کے ترجمے کے بارے میں معلومات کیلئے براہ کرم ایم ایس ایم ایس پر مشتمل ایڈز ٹرانسلیشن سروس کو 0131 242 8181 پر ٹیلی فون کریں اور ریفرنس نمبر 03756 کا ذکر کریں۔

এই দলিলপত্রে Waverly Park-এর সংরক্ষিত এলাকার বৈশিষ্ট্যতার মূল্য নিরূপন করার ব্যাপারে লিখা আছে। যেসব মুখ্য উপাদান সংরক্ষিত এলাকার বিশেষ ঐতিহাসিক এবং স্থাপত্য-বিদ্যা-বিষয়ক বৈশিষ্ট্য হতে সাহায্য করে সেটা এখানে বর্ণনা করা আছে। আপনার সম্প্রদায়ের ভাষায় এই দলিলপত্রের অনুবাদ পেতে হলে ইন্টারপ্রেটেশান এ্যান্ড ট্রান্সলেশান সার্ভিস এর কাছে 0131 242 8181 ফোন করে রেফারেন্স নম্বর 03756 উল্লেখ করবেন।

هذا المستند يحتوي على تقييم خاص بالمحافظة على ملامح منطقة ويفارلي بارك. إنه يحدد العناصر الأساسية التي تساهم في المحافظة على الملامح التاريخية و المعمارية الخاصة في الأجزاء المعنية بالمنطقة. إذا كنت ترغب في معلومات عن ترجمة هذا المستند الى لغة جاليتك نرجو الاتصال هاتفيا بمكتب الترجمة على الرقم 0131 242 8181 و ذكر الرقم 03756

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