

APPENDIX 1

EDINBURGH BUILT HERITAGE STRATEGY

1 INTRODUCTION

- 1.1 The built heritage is an irreplaceable legacy and the foundation of Edinburgh's distinctive character. It makes a significant contribution to the high quality of life enjoyed by residents, the sense of place, cultural identity and townscape diversity. It is a valuable asset which contributes to broader strategic objectives of economic development, regeneration, tourism, leisure and recreation, cultural and community development; good urban design and sustainability.
- 1.2 Edinburgh contains the greatest concentration of built heritage assets in Scotland. The proper conservation and management of these assets is an integral part of the wider planning function of the Council. The Council takes its responsibilities for protection of these heritage assets very seriously and has adopted a range of initiatives for their protection. Policy on heritage protection is included in Local Plans, Edinburgh Planning Guidance and Conservation Area Character Appraisals. Edinburgh has completed Character Appraisals for all 39 conservation areas and has introduced Article 4 Direction Orders which provide additional controls in conservation areas. These initiatives have kept Edinburgh in the forefront of heritage protection in Scotland.
- 1.3 The built heritage requires judgement to be exercised when decisions are being made about its protection. This judgement should be based on an understanding of principles informed by experience and knowledge, including that of relevant legislation. The Edinburgh Built Heritage Strategy maintains and extends the Council's commitment to the conservation of the built heritage by providing a statement of the Council's strategic aims for the built heritage, and establishing comprehensive and integrated principles.
- 1.4 The focus of the Strategy is on the physical heritage and the characteristics which help to form Edinburgh's unique local distinctiveness and identity. They will assist in ensuring that the management of Edinburgh's built heritage is based on awareness and understanding of relevant issues.

2 STRATEGY OBJECTIVES

- 2.1 Good conservation practice is crucial to the long-term well being of Edinburgh's historic buildings and places. The Built Heritage Strategy provides a focus for the Council's wider policies for the conservation of the built environment and establishes strategic aims for the conservation and enhancement of the historic environment. It recognises that Planning and the conservation of the built heritage are symbiotic, neither being quite complete without the other.
- 2.2 **The overall aim is to ensure that there is an understanding and informed consideration of Edinburgh's heritage assets in order that they can be protected and conserved for existing and future generations, managed in a**

co-ordinated and structured manner and not diminished by unsympathetic alterations or development.

3 EDINBURGH'S SPECIAL CHARACTER

Strategic aim:

To ensure that management strategies and future proposals are based on a comprehensive understanding of the special features of Edinburgh's heritage and townscape assets, and *its landscape settings*, history, architecture and streetscape.

- 3.1 Within Britain, Edinburgh was the largest and most important city, after London and Dublin, until the Industrial Revolution produced explosive growth in manufacturing cities such as Leeds, Liverpool, Sheffield and Glasgow. Edinburgh avoided much of this frantic growth and, fortunately, also escaped major war damage and the effects of post-War redevelopment programmes. As a result, it is still a recognisable historic city which has not been seriously disturbed by urban motorways or significant disturbance of its historic centre. John Betjeman captured the character of Edinburgh succinctly when he wrote 'So Edinburgh is what a city ought to be, somewhere to live and walk about in'.
- 3.2 The historic environment of Edinburgh is of exceptional interest with unrivalled urban and landscape qualities which successfully incorporates all the functions of a thriving capital city. Edinburgh's distinctive character is based on its topography, its architectural heritage and the unique form of its historic environment. These features make Edinburgh an attractive place to live, work and visit. It also creates a strong physical identity which is highly valued by residents and instantly recognisable to people throughout the world. The built environment and unique setting of the city centre is internationally acclaimed and is a major factor behind its economic success.
- 3.3 A complex interplay of elements shaped the character of Edinburgh. It is a city in which landscape, history and architecture are consummately harmonised. Within the city centre, the contrast between the organic medieval Old Town and the planned Georgian New Town provides a clarity of urban structure unrivalled in Europe. The juxtaposition of these two distinct townscapes each of exceptional historic and architectural interest, across the landscaped divide formed by Princes Street Gardens, creates the City's outstanding urban image. This is internationally recognised in terms of the UNESCO World Heritage status.
- 3.4 Edinburgh, as the capital city of Scotland, is the centre of the national administrative focus, the seat of the legal profession, of many national institutions and a major educational, medical and financial centre. It is a historic city which ranks amongst the finest elements of Europe's architectural heritage. The features which place Edinburgh in this context are:
 - The Old Town which is characterised by the survival of the little altered medieval fishbone street pattern of narrow closes, wynds and courts

leading off the spine formed by the Royal Mile, the height of its picturesque multi-storey 16th and 17th century merchants' and nobles' houses and important early public buildings such as the Canongate Tolbooth and St Giles Cathedral.

- The size and completeness of the Georgian New Town. The development of the New Town with its disciplined palace fronted facades in local sandstone creating a regular pattern of stately streets, squares and crescents, interspersed by formal gardens, and containing a series of major neo-classical buildings by architects of the stature of Robert Adam represented a complete break with the urban form of the old city, and constitutes the most extensive example of neo-classical town planning in the world.

3.5 Edinburgh's special character is also associated with its villages and stone built Victorian tenemental and villa suburbs, which form many of its 39 conservation areas. Wide visual appreciation of much of the city's core and surroundings is also made possible by the spectacular topography revealing both the urban grain and an often dramatic townscape.

4 CONSERVATION IN CENTRAL EDINBURGH: A BRIEF HISTORY

4.1 Forty years ago, the Old Town and South Side were suffering blight from slum clearance, university expansion and highway construction programmes. In consequence, the repair of many historic tenements, and churches was neglected and the resident population continued to decline in numbers. The New Town also contained a substantial number of unfit houses.

4.2 The year 1970 marked a watershed in achieving international recognition of Edinburgh's heritage of Georgian buildings. In June 1970, Sir Robert Matthew, the Secretary of State's adviser on architecture and conservation, provided impetus for a project that would stem the deterioration of the New Town. This resulted in the establishment of the Edinburgh New Town Conservation Committee funded by the Historic Buildings Council for Scotland, the local authority and the Scottish Civic Trust.

4.3 Attention then turned to the South Side of the City. In 1974, the Planning Committee designated the South Side Conservation Area and demolition in this area largely ended. The Crown Estate Commissioners agreed to undertake a pilot rehabilitation project in Nicolson Street, and the Edinvar Housing Association, assisted by grants from the Planning Committee and the Historic Buildings Council, began the process of rehabilitating a large number of key historic tenements. The activity was to provide the confidence for later private sector owners and developer investment in tenement repairs.

4.4 In the mid 1970s there remained a substantial number of empty historic buildings along and behind the Royal Mile which were in danger of being demolished because of their seriously decayed structure. Most of these were saved through a combination of Planning Committee and Historic Buildings Council

conservation grants, but it became clear that a more comprehensive approach to rejuvenation of the Old Town was needed.

- 4.5 In 1982, the Planning Department in conjunction with resident representatives and the Edinburgh Architectural Association undertook a thorough survey of Old Town buildings. The working group recommended that a new community based organisation should be established, The Edinburgh Old Town Committee for Conservation and Renewal. The organisation was jointly funded by the Historic Buildings Council and the Council. With the addition of local enterprise company funds and a new working remit, which recognised the economic value of tourism, the Edinburgh Old Town Committee for Conservation and Renewal became the Edinburgh Old Town Renewal Trust.
- 4.6 In 1995, World Heritage Site status established a requirement for extended parameters of conservation and planning practice, and provided an opportunity to address the issues and problems facing the historic centre of Edinburgh in a more holistic fashion. The Edinburgh World Heritage Trust, which is funded by Historic Scotland and the Council, was established in 1999. The Trust focuses on championing the management, protection and enhancement of the World Heritage Site.
- 4.7 This brief account explains how, over time, the approach to conservation in Edinburgh has changed and developed. Many noteworthy examples of successful restoration and conservation work have been carried out in Edinburgh over the years, however, the historic and architectural importance of the city present everyone involved in its maintenance and enhancement with a significant challenge in terms of conservation policy. One of the most pressing issues is the need to balance economic regeneration against conservation principles.

5 BENEFITS OF CONSERVATION

- 5.1 The historic environment provides a range of benefits and opportunities. The careful sustainable management and protection of these assets are required to maximise their social and economic potential.
- 5.2 Historic buildings *throughout the city* can have strong cultural meaning for people because of their architectural quality, character or history, or simply because they are familiar and are a known and recognizable feature of a place. The character, quality, interest and aesthetic value of Edinburgh's historic environment has intrinsic value in terms of its embodiment of the history of the city. It also makes the most significant contribution to Edinburgh's distinctiveness.

Sustainability and the Historic Environment

Strategic Aim:

To ensure that the waste resulting from unnecessary demolition and replacement, with consequent loss of embodied energy, the need for landfill and the sourcing and transport of new materials, is avoided wherever possible.

- 5.3 The conservation and management of the historic environment contributes directly to sustainability in a number of ways. These include the energy and materials invested in a building, the scope for adaptation and reuse, and the unique quality of historic environments which provide a sense of identity and continuity.
- 5.4 Existing buildings contain embodied energy, derived largely from the labour invested in them when they were built, which is lost when they are demolished. The materials and traditional building methods used in conservation, although demanding of labour and skill, are, nevertheless, economical in terms of non-renewable energy resources. Repairing and using traditionally-constructed buildings with appropriate materials and labour from local sources also reduces carbon emissions, the costs of transport and its harmful impact on the environment. New build construction, by comparison, is a major user of non-renewable resources and energy. The salvage of building materials also has benefits for sustainability.
- 5.5 The Edinburgh Standards for Sustainable Building demonstrates how sustainable development may be improved in the Edinburgh context. It includes a series of 'best practice' design principles and specific development standards or requirements which should be addressed in a Sustainability Statement which must accompany all 'major' applications for planning permission.

Economic Considerations

Strategic Aims:

To ensure that the historic environment is recognised as a unique context which generates economic value and provides a high quality setting for new development.

To protect and enhance the historic fabric and special character of the city, whilst encouraging appropriate development to meet its economic and social needs.

To encourage repair, reuse and adaptation of existing buildings as the most sustainable form of development.

- 5.6 The stability and continuity represented by the built heritage plays a key part in promoting sustainable economic growth and regeneration by offering attractive living and working conditions that encourage inward investment. It is of particular importance for supporting the sustainable growth of tourism and leisure.
- 5.7 Fine architecture and good quality historic buildings in sound condition are a reflection of economic health and a stimulus to economic activity. The sense of place created by the built heritage is important in attracting inward investment and a major factor in underpinning Edinburgh's ranking as an important tourist destination.

6 OLD AND NEW TOWNS OF EDINBURGH WORLD HERITAGE SITE

Strategic Aims:

To ensure that development preserves the qualities which justified the inscription of the Old and New Towns of Edinburgh as a World Heritage Site and does not have a detrimental impact on the Site's setting.

To ensure that the World Heritage status of the Site is considered as a material consideration when assessing applications for planning permission and listed building consent.

To maintain an up to date Management Plan to ensure that an appropriate management regime is in place to protect the Outstanding Universal Value of the World Heritage Site.

- 6.1 World Heritage Sites are places of outstanding universal value, recognised as such under the terms of the 1972 UNESCO Convention concerning the Protection of the World Cultural and Natural Heritage. Outstanding universal value is defined by UNESCO as cultural and/or natural significance which is so exceptional as to transcend national boundaries. Member states are encouraged to nominate sites for inscription and ensure that they have the necessary level of protection. The 'Old and New Towns of Edinburgh World Heritage Site' was accepted on the list of World Heritage Sites at the 19th session of the World Heritage Committee in Berlin, on 9th December 1995.
- 6.2 The boundary of the World Heritage Site is centred on the Old and New Town Conservation Areas with parts of the South Side, Dean, Coltbridge and West Coates, West End and Marchmont and Meadows Conservation Areas.
- 6.3 The principal justification underlying the inscription of the Edinburgh World Heritage Site is that :
"The Old and New Towns of Edinburgh represent a remarkable blend of the urban phenomena of organic medieval growth and 18th and 19th century town planning. The successive planned expansions of the New Town and the high quality of the architecture set standards for Scotland and beyond."
- 6.4 The inscription of the Edinburgh Site on the list of World Heritage Sites was based on the following UNESCO criteria:
- exhibiting an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town planning or landscape design;
The successive planned expansions of the New Town, and the high quality of its architecture, set standards for Scotland and beyond, and exerted a major influence on the development of urban architecture and town planning throughout Europe, in the 18th and 19th centuries

- an outstanding example of a type of building or architectural or technological ensemble which illustrates significant stages in human history.

The Old and New Towns together form a dramatic reflection of significant changes in European urban planning, from the inward-looking, defensive, walled medieval city of Royal Palaces, abbeys and organically developed small burgage plots in the Old Town, through the expansive formal Enlightenment planning of the 18th and 19th centuries in the New Town, to the 19th century rediscovery and revival of the Old Town with its adaptation of a distinctive Baronial style of architecture in an urban setting.

- 6.5 The stated aim of inscription as a World Heritage Site is the “better protection and safeguarding of World Heritage Sites ... so the immediate and obvious benefit of international listing is to strengthen the hand of those who are committed to their protection and enjoyment”. The conservation and protection of the World Heritage Site are, therefore, the paramount issues in terms of UNESCO’s criteria.
- 6.6 Development proposals affecting the Site including its setting will come under close scrutiny to ensure that their immediate and long-term impacts are fully compatible with World Heritage status and objectives. Setting may include sites in the immediate vicinity, viewpoints identified in the key views study and prominent landscape features throughout the city.
- 6.7 The Edinburgh World Heritage Trust has responsibility for the administration of grant aid, site promotion and preparation of the management plan; this draws together all the relevant issues, some of which do not relate to Planning, and reflects advice given in UNESCO’s Operational Guidelines for the Implementation of the World Heritage Convention. The management plan may itself be a material consideration for decisions on planning matters. Historic Scotland has issued a Statement of Significance to assist with a shared understanding of the value of the Site.

7 LISTED BUILDINGS

Strategic Aim:

To ensure that the historic and architectural character of listed buildings in Edinburgh is maintained, that there is a presumption against demolition and that alterations do not harm the elements that contribute to the special interest of the building and its setting.

- 7.1 Listed buildings represent the very best examples of the built heritage. They are defined as buildings of special architectural or historic interest and are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The lists of Buildings of Historic or Architectural Interest are compiled by Historic Scotland on behalf of Scottish Ministers. The term *building* includes structures such as walls and bridges.

- 7.2 Edinburgh has the largest concentration of listed buildings in the UK outside of London, with 4,550 listed items comprising 31,706 separate buildings. These range in scale from the Forth Rail Bridge to the statue of Greyfriars Bobby, and in age from the 12th century to the late 20th century. The city accounts for about one-third of all the 'A' listed buildings in Scotland and has a much higher proportion of 'A' listed buildings than the national average, reflecting its designation as a World Heritage Site.

8 BUILDINGS AT RISK

Strategic Aim:

To ensure that *historic* buildings which are at risk from neglect and disuse are identified, and that appropriate action is taken to encourage their restoration and return to a sustainable use.

- 8.1 The preservation of historic buildings requires their regular maintenance and timely repair. Expenditure on routine maintenance and repairs can avoid the need for more expensive work caused by their neglect. Buildings that are vacant or in a state of poor repair are detrimental to the character and appearance of an area, are a wasted resource and may be a target for vandalism. It is the owners' responsibility to repair their buildings and neglect may be for a number of reasons, but, if left, there is a risk further deterioration and possible loss. To survive and to be of economic value buildings need to be used. Historic buildings are usually flexible and adaptable over time, whether this is the use for which they were first designed, or some new alternative use. A national survey indicates that Edinburgh has a very low number of buildings at risk. However, the Council is committed to reducing the number of Buildings at Risk in Edinburgh, and ensuring appropriate maintenance for all historic buildings.
- 8.2 The Buildings at Risk Register is operated by The Scottish Civic Trust on behalf of Historic Scotland. The Register comprises buildings which are considered endangered through dereliction or vacancy and which might be suitable for restoration. Its principal purpose is to assist in the sale or lease of historic buildings in need of rescue by publishing details of them to a wide range of potential restoring purchasers. The Council liaises with The Scottish Civic Trust on Building at Risk issues. A building is recommended for inclusion on the Buildings at Risk Register when its vacancy becomes prejudicial to the fabric of the building

9 CONSERVATION AREAS

Strategic Aims:

To ensure that all areas of historic or architectural interest are designated as conservation areas.

To ensure that all conservation areas are appropriately protected by Article 4 Direction Orders and Conservation Area Character Appraisals.

To monitor and review the effect of changes on the character of conservation areas, and take action to deal with current problems.

To implement enhancement schemes to reinforce the character of individual conservation areas.

- 9.1 Conservation areas are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. The designation of a conservation area is a means to safeguard and enhance the sense of place of the most valued historic places. It is a statutory requirement for Local Authorities to periodically review conservation area boundaries and consider whether new conservation area designations are appropriate.
- 9.2 Edinburgh has a total of 39 conservation areas with a total area of 25.5 Km Sq (9.66% of the total Council area and 23% of the urban area) and a resident population of 101,349 (22.6% of the total population).
- 9.3 Each conservation area has its own unique character and appearance. The variation in character illustrates the history of Edinburgh. They range from the internationally famous New Town which is the largest conservation area in Scotland, to small villages which have been absorbed as the city expanded. The underlying principle behind the designation of the conservation areas is to maintain the variety of character that illustrates the history of Edinburgh. This is contained in areas **such as**:
- Areas whose historic buildings and layout date from before 1800 - the Old Town, New Town, Old Leith, South Side, West End and Blackett.
 - Old Village Centres which retain their village character- Duddingston, Cramond, Swanston, Dean, Gilmerton, Currie, Balerno, Corstorphine and Queensferry.
 - A selection of the best Victorian and Edwardian areas - Merchiston, Greenhill, West Murrayfield, Grange and Marchmont.
- 9.4 An ongoing review process of conservation areas will consider amendments to boundaries, opportunities for enhancement, and the designation of new conservation areas. This will be prioritised in terms of areas where there is significant pressure for change.
- 9.5 The criteria specified in the Guidelines for Managing Edinburgh's Built Heritage will be used to assess areas for conservation area status. Only areas that are of special architectural or historic interest based on consistent criteria will be designated as conservation areas.
- 9.6 Proposals to designate additional conservation areas or extensions to existing areas will involve consultation with the local community to gain public support and raise understanding of conservation issues.

Character Appraisals

Strategic Aims:

To ensure that the historic, architectural and landscape character of conservation areas, and areas being considered for conservation area status, are the subject of Character Appraisals

To ensure that the local community is fully involved in the preparation of Character Appraisals.

- 9.7 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 is obliged to protect conservation areas from development which would adversely affect their special character. It is, therefore, important that there is an awareness of those elements which must be preserved or enhanced.
- 9.8 The Council's Character Appraisals define the key elements, essential features and special qualities that contribute to each areas architectural and historic interest, and reinforce the Council's policy objectives of promoting, protecting and enhancing the environment. The appearance of the conservation area, its role and function within the wider urban context, the activity and vitality of its land uses and buildings, and its historic associations are all considered as contributing to the essential character.
- 9.9 Emphasis is placed on the role of Character Appraisals in assisting on-going management, if used in conjunction with existing statutory planning policies, detailed guidance and site-specific development briefs. They establish a framework against which development proposals can be assessed for their impact on character and appearance and provide a sound basis, defensible on appeal, for local plan policies and development control decisions. They are a material consideration when considering applications for development and it is a requirement that 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 the document.
- 9.10 Character Appraisals have now been produced for all of the conservation areas in Edinburgh. The Council will continue to undertake Character Appraisals which can assist owners and developers in formulating proposals and inform subsequent planning assessment and decision making.

Article 4 Direction Orders

Strategic Aim:

To ensure that conservation areas are protected from damaging cumulative change by implementing appropriate Article 4 Direction Orders.

- 9.11 The City of Edinburgh Council follows a policy of introducing a core group of Directions under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 in all Conservation Areas. These restrict permitted development rights. A formal planning application is then required for

these normally permitted developments. The Directions effectively control the proliferation of relatively minor alterations to buildings in conservation areas which can cumulatively lead to erosion of character and appearance. Development is not precluded, but such alterations will require planning permission and special attention is paid to the potential effect of proposals.

- 9.12 Article 4 Directions maximise the protection of an area of historic value. They can help to protect important unifying elements such as original doors, windows and street furniture, thereby protecting the character and appearance of an area.
- 9.13 Article 4 Directions will be introduced, where 'permitted developments' are identified in Character Appraisals as affecting an area's special character.

10 DEVELOPMENT MANAGEMENT

Strategic Aim:

To ensure that appropriate conservation policies are included in development plans and planning policy, and that they are implemented through the Development Management process.

- 10.1 Development Management is the process which regulates the development and use of land and buildings in the public interest. It involves processing planning applications; the monitoring of development; providing advice to developers, applicants and the community; and enforcement action where harmful breaches of control have taken place. The objective is to ensure that changes to the physical surroundings – buildings and land – are right for their purpose and location, and that the community at large benefits from development.
- 10.2 The Council's Development Management Charter explains how the Development Management service works. The Charter details the standard of service which can be expected when dealing with the Council, whether as an applicant, a person seeking advice, a consultee on a proposal, or as an individual or community group wishing to object to or support a specific application. The aim is to provide a professional service which is courteous, efficient, and consistent and to produce decisions that reflect both quality and speed.
- 10.3 The Council strives to provide prompt decisions, but is also concerned with achieving the best quality and most appropriate decision for each application. This includes taking into account a proposal's impact on the historic environment.

Managing Change

Strategic Aims:

To base the management of heritage assets on a consideration of how their value or importance can be protected or enhanced.

To promote best practice through the planning process.

- 10.4 The Council views the historic environment as an asset, rather than as a barrier to development. The protection of the built heritage is not about preventing change. However, the Council believes that change should be managed appropriately to achieve the best outcome for the historic environment. Management of the historic environment is an essential element in the protection and enhancement of historic assets.
- 10.5 The historic environment can often be adapted to accommodate new uses, offering opportunities for new and creative design, whilst retaining its special character. In principle, therefore, the aim should be to identify the best viable use that is compatible with the fabric, setting and character of the historic environment.
- 10.6 The need for a building to earn its keep can require damaging alterations; or there can be economic pressures to carry out work rapidly, when a more cautious approach would expose the historic fabric to less risk. There are many other possible conflicts, and a clear analysis is always desirable as an aid to the decision making process. It is always desirable to identify and balance objectives in principle before attempting to resolve issues which can arise in practice.
- 10.7 In cases where it is considered that the historic environment can accommodate change, the emphasis will be on its informed and sensitive management. Key to this is a clear understanding of the historic importance of the heritage asset. In putting forward policies and proposals for the protection, conservation and positive management of the historic environment, a sound understanding of the heritage resource is vital. This should cover not only the historic characteristics and features, but also the relationship of the historic environment to adjoining areas. Change in the historic environment should be undertaken on the basis of sound evidence. It is vital that the key characteristics are identified to establish the boundaries within which change can be accommodated in a way that enhances rather than diminishes historic character.
- 10.8 Where significant elements of the historic environment are likely to be affected by development proposals, developers will be required to take the preservation of this significance explicitly into account in their proposals. ***Proposals should be accompanied by evidence of how they preserve and enhance key elements of the historic environment and meet the aims to re-use or adapt.*** The greater the prospective impact on the historic environment, the greater the amount of information and analysis will be required.
- 10.9 Proposals should demonstrate that in arriving at a strategy for intervention, the importance of the building has been clearly understood and those features which contribute to its special interest have been identified.
- 10.10 Where proposals involve significant intervention, evidence that less intrusive options have been considered should be provided. Where the application would have a significantly adverse effect on the building's special interest, but is believed to offer significant benefits to economic growth or the wider community, applicants should prepare a statement which justifies the intervention in relation

to these benefits. This statement should demonstrate that the benefits could not be realised without the intervention proposed.

- 10.11 In cases where the importance of the heritage asset is such that change is difficult, potential developers will be advised accordingly.

Design Quality

Strategic Aim:

To promote new high quality and innovative architecture which is sympathetic to the historic character, reflects and interprets the particular qualities of its surroundings, and responds to and reinforces locally distinctive patterns of development, townscape, landscape, scale, materials and quality.

- 10.12 The promotion of design quality is an essential part of Development Management. The Council places an emphasis on the quality of urban design, and the need for vision and ideas for the city. The Edinburgh Standards for Urban Design forms part of the Council's intention to improve the design quality of new development.
- 10.13 The quality of the townscape is a critical factor in the enhancement of the historic environment. It is essential that traditional townscape character is preserved and enhanced, and that a high quality, sustainable and vibrant city environment is created for present and future communities. Respect for design should be demonstrated in the way new buildings strengthen the character of the existing area, respecting the topography, physical features, views and vistas, scale and form; while producing contemporary architecture of the highest quality.
- 10.14 Architectural form and building heights ***and massing*** must, therefore, be appropriate to location and function, taking account of the design standards and objectives set out in the Edinburgh Standards for Urban Design. The objective is to preserve and enhance the existing townscape character, and pursue the highest architectural and urban design quality.

Public Realm

Strategic Aims:

To ensure that historic street patterns, *open spaces*, *associated landscaping* and materials are maintained, protected and enhanced, and that any alterations give due consideration to the historical and cultural significance of the public realm.

- 10.15 The public realm of Edinburgh offers a wealth of streets, squares and spaces, gardens and pedestrian spaces which act as a setting for the historic buildings and make an important contribution to the architectural character of the area. Public realm improvements should take account of a range of issues including;

transport movement, **bicycle use**, pedestrian flow, street furniture, lighting and landscape quality. The public realm is a key element in conservation-led regeneration and should be regarded and understood as an historic element. Any alterations should take the historical and cultural significance of the public realm into consideration.

- 10.16 The Edinburgh Standards for Streets bring together the city's aspirations for the public realm of Edinburgh's Streets and are a mechanism for achieving improvement and coherence in the public realm through careful and co-ordinated design with the overarching theme of placemaking. The Standards illustrate the extent to which guidance can be given by good design in the context of existing legislation and the need to balance Streetscape issues with transport safety requirements.

Intervention

Strategic Aim

To ensure that appropriate intervention measures are taken to protect the historic environment.

- 10.17 The Council has a duty to investigate breaches of planning control and has powers to remedy such breaches. It is the policy of the Council to exercise these powers to ensure that development takes place in accordance with the appropriate legislation or conditions of any consent imposed by the Council. The Council will use enforcement powers, as appropriate, where the historic environment is at risk. Action will be taken at the earliest opportunity to minimise loss within the historic environment.
- 10.18 The Planning Enforcement Charter details the Council's procedures and standards of service for planning enforcement. Listed building enforcement notices may also be served in connection with unauthorised works to a Listed Building. The carrying out of unauthorised works to a listed building may also be considered as constituting a criminal offence.
- 10.19 The preservation of historic buildings requires their regular maintenance and timely repair. Expenditure on routine maintenance and repairs can avoid the need for more expensive work caused by their neglect. There are statutory powers available to the Council to take action where listed buildings have deteriorated. Repair Notices will be initiated where it is clear that a building has fallen into a state of disrepair which is prejudicial to the fabric of the property.
- 10.20 It is open to the Council to serve a Building Preservation Notice in the case of unlisted buildings which appear to be of special architectural or historic interest. A Building Preservation Notice will be served where a building is in danger of demolition or of alteration in a way that would affect its historic and architectural character.

10.21 The Council will use their powers to serve Building Preservation Notices, Enforcement Notices, Urgent Works Notices, Repair Notices and Compulsory Purchase procedures whenever appropriate.

11 BUILT HERITAGE FUNDING

Strategic Aims:

To reinstate a conservation grant fund and Town Scheme grant to assist pro-active enhancement work

To consider all potential funding opportunities for heritage led projects for the preservation or enhancement of the historic environment.

- 11.1 Investment in the fabric of historic buildings is required to ensure that they are maintained to an appropriate standard. However, work to historic buildings often results in additional costs.
- 11.2 The availability of a local authority financed conservation grant fund is an effective measure to promote the restoration of original architectural detail and environmental enhancement work within conservation areas. A considerable amount of grant assisted work has been carried out in Edinburgh to ensure the long-term survival and integrity of important buildings, and to re-instate original features which have been lost over the years.
- 11.3 The City of Edinburgh Council has powers under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to make grants available for the repair of historic buildings. This extends to non-listed buildings within conservation areas, as well as listed buildings in general. The Council has historically administered both a Conservation Main Grant scheme and a Conservation Area Enhancement Grant, with awards being made at the discretion of the Planning Committee.
- 11.4 The Conservation Main Grant has been available for specified types of work on historic properties – mainly repair and restoration of original features and some major structural repairs, but not general repair and maintenance. It contributes part of the costs only, with owners and other funding sources being expected to pay the balance.
- 11.5 Part of the Conservation Main Grant was set aside to fund 'Town Schemes' for Portobello and the South Side. The Conservation Area Enhancement Grants, introduced in 2004, were targeted at enhancement opportunities identified in conservation area character appraisals. The Town Schemes were aimed at supporting relatively modest improvements by individual (mainly residential) property owners, cumulatively leading to enhancement of the conservation area's character. Council grants were supplemented by match funding from Historic Scotland.
- 11.6 Within the Edinburgh World Heritage Site all grants are administered by the EWHT, which is jointly funded by Historic Scotland and the Council.

- 11.7 Outwith the general building conservation grant schemes, substantial additional money has been awarded by the UK Heritage Lottery Fund to progress two successive 'Townscape Heritage Initiative' (THI) projects in Leith. These awards recognised the powerful effect built heritage conservation could have in stimulating the wider social and economic regeneration of Leith, complementing the major investment plans for the transformation of Leith Docks and the wider Waterfront area.
- 11.8 Shopfront Improvement Schemes for Portobello and Leith have also received funding.
- 11.9 In addition to building conservation grants, public agencies including the Council, Scottish Enterprise Edinburgh & Lothian and Edinburgh City Centre Management Company also fund a number of projects to improve the quality of the public realm and streetscape. This forms an important setting for many historic buildings.
- 11.10 Constraints on local government funding have resulted in the rescinding of the main conservation grant and the Town Scheme grants.

12 REFERENCES

12.1 Development Plan

http://www.edinburgh.gov.uk/internet/Environment/Planning_buildings_i_i_/Planning_hidden/Local_plans/CEC_city_of_edinburgh_local_plans

12.2 Edinburgh Planning Guidance

http://www.edinburgh.gov.uk/internet/Environment/Planning_buildings_i_i_/Planning_hidden/Planning_policies/CEC_other_guidance,_advice_and_publications

12.3 Conservation Area Character Appraisals

http://www.edinburgh.gov.uk/internet/Environment/Planning_buildings_i_i_/Planning_hidden/Built%20and%20natural%20heritage/Built_heritage/CEC_conservation_area_character_appraisals

12.4 Article 4 Directions

http://www.edinburgh.gov.uk/internet/Environment/Planning_buildings_i_i_/Planning_hidden/Built%20and%20natural%20heritage/Built_heritage/CEC_conservation_areas_development_management

12.5 Edinburgh Standards for Streets

http://www.edinburgh.gov.uk/internet/Environment/Planning_buildings_i_i_/Planning_hidden/Planning_policies/Supplementary_planning_guidance/CEC_edinburgh_standards_for_streets_2

12.6 Edinburgh Standards for Sustainable Buildings

http://www.edinburgh.gov.uk/internet/Environment/Planning_buildings_i_i_/Planning_hidden/Planning_policies/Supplementary_planning_guidance/CEC_edinburgh_standards_for_sustainable_buildings

12.7 Edinburgh Standards for Urban Design

http://www.edinburgh.gov.uk/internet/Environment/Planning_buildings_i_i_/Planning_hidden/Planning_policies/Supplementary_planning_guidance/CEC_city_of_edinburgh_council_urban_design_guidance_

12.8 Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

http://www.opsi.gov.uk/Acts/acts1997/ukpga_19970009_en_1

12.9 Edinburgh World Heritage Management Plan

<http://www.ewht.org.uk/Management-Plan.aspx>

12.10 Planning Service Charters

http://www.edinburgh.gov.uk/internet/Environment/Planning_buildings_i_i_/Planning_hidden/Planning_system/Charters/CEC_planning_service_charters

12.11 Buildings at Risk

<http://www.buildingsatrisk.org.uk/BAR/>

12.12 UNESCO World Heritage Sites

<http://whc.unesco.org/>

12.13 Historic Scotland

<http://www.historic-scotland.gov.uk/>