

GRANTON WATERFRONT

Conservation Overview



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A2.1 - Overview and Approach



Part 1 - Introduction and Approach

Granton Waterfront is home to a number of valuable heritage artefacts, buildings and places. Much of the value derives from intangible cultural associations as well as inherent aesthetic and physical values. This document identifies the framework within which each asset can be considered and how they can contribute to a sense of identity and place within Granton Waterfront.

BS 7913: The conservation of Historic Building and the ICOMOS Burra Charter provide the basis for this framework and help us to understand and define the value and significance of Granton's built and intangible heritage.

BS 7913: The Conservation of Historic Buildings

The policies developed for the heritage assets within Granton will be based primarily on the approach and processes set out in BS 7913: The Conservation of Historic Buildings.

This approach uses significance as a framework for managing, revealing and enhancing the historic environment. This is a practical approach that also takes into account drivers for change, whether they be economic, social, environmental or building condition.

For each asset significance will be graded on the following scale:

- 1 - Very High significance*
- 2 - High significance*
- 3 - Medium significance*
- 4 - Low significance*
- 5 - Negligible significance*

Significance can be derived from a broad range of factors with each place's significance likely informed by a number of interwoven values. These values can include:

- 1 - architectural, technological or built fabric value;
- 2 - townscape characteristics;
- 3 - spatial characteristics;
- 4 - archaeological value;
- 5 - artistic value;
- 6 - economic value;
- 7 - educational value;
- 8 - recreational value;
- 9 - social or communal value;
- 10 - cultural value;
- 11 - religious value;
- 12 - spiritual value;
- 13 - ecological value;
- 14 - environmental value;
- 15 - commemorative value;
- 16 - inspirational value;
- 17 - identity or belonging;
- 18 - national pride;
- 19 - symbolic or iconic value;
- 20 - associational value;
- 21 - panoramic value;
- 22 - scenic value;
- 23 - aesthetic value;
- 24 - material value; and
- 25 - technological value.

ICOMOS Burra Charter

From the ICOMOS Burra Charter heritage and cultural significance are understood based on the following principles and definitions;

- Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
- Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.
- Fabric means all the physical material of the place including elements, fixtures, contents and objects.
- Conservation means all the processes of looking after a place so as to retain its cultural significance.
- Maintenance means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction.
- Preservation means maintaining a place in its existing state and retarding deterioration.
- Restoration means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
- Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.
- Adaptation means changing a place to suit the existing use or a proposed use.
- Use means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.
- Compatible use means a use which respects the cultural



significance of a place. Such a use involves no, or minimal, impact on cultural significance.

- Setting means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.
- Related place means a place that contributes to the cultural significance of another place.
- Related object means an object that contributes to the cultural significance of a place but is not at the place.
- Associations mean the connections that exist between people and a place.
- Meanings denote what a place signifies, indicates, evokes or expresses to people.
- Interpretation means all the ways of presenting the cultural significance of a place.

These definitions alongside the hierarchy and considerations contained with BS 7913 will inform the judgements made in the following sections. It is important that these definitions are clearly understood by anyone planning on developing in or around the heritage assets.

Conservation Policies

This heritage study for Granton Waterfront is necessarily strategic, however, policies informed by significance will be identified for each heritage asset at this high level. These policies will identify preservation, light touch change or adaptive re-use as the most appropriate outcome for each asset; more than one outcome may be appropriate in any given situation depending on the developing context.

Each asset's ability to influence and enhance character areas will also be discussed.



Prior to the development of any specific projects further studies will be necessary that will consider each asset on a more granular level.

Future project development and the Heritage Management Plan

For each asset any future development should be shaped by the high level policies presented within this document and taken forward in line with the detail of BS 7913:2013.

The process is as follows:

- 1 - *Drivers for change - identify and understand*
- 2 - *Informed viewpoint / understanding the significance*
- 3 - *Opportunities and options*
- 4 - *Develop brief and proposals*
- 5 - *Agree solution(s)*
- 6 - *Works phase*
- 7 - *Post project review*
- 8 - *Regular maintenance*

Each asset should have a Heritage Management Plan and Conservation Statement prepared that responds to these eight principles to support and inform future development.



A2.2 - Future use of Listed Building / Relationship to Character Areas

1 - Craigroyston House

Summary

A category B listed house built circa 1800 with significant internal alterations in 1907-08 by Sir Robert Lorimer.

Significance (high level summary)

Craigroyston House is of Medium significance based on;

- architectural, technological or built fabric value,
- townscape characteristics,
- spatial characteristics,
- scenic value,
- aesthetic value

Potential future use

The most appropriate use is residential though alternative commercial or cultural uses could be considered appropriate with sufficient justification.

Character area relationship

N/A

Policy approach

Conservation and maintenance are considered most appropriate.



2 - Granton Gasholder

Summary

The Gasholder is a Category 'B' listed structure, constructed between 1898 and 1902, designed by W.R. Herring.

From the Historic Environment Scotland listing:

Column guided gasholder, circular-plan; external framework constructed of riveted rolled steel; comprising 24 vertical posts with finials (each formerly carrying gas flame) divided into 4 tiers by horizontal tie beams; latticework bracing between. Drum-shaped steel tank to centre above 252ft diameter shaft of brick with cement mortar sunk 37ft into ground.

B group with other contemporary buildings on gasworks site: station/office and main gates/gatehouse. Turn-of-the century gasholder still in use during peak

periods. Originally intended as one of row of 8 gasholders (this was the only one built to the original design). Current flanking gasholders were added in 1933 (to W) and 1966 (to E). Has a capacity of 7 million cubic feet. The works was commenced in 1898 to supply much needed extra gas to the City of Edinburgh. The manufacture of gas was commenced in 1902 and the first section officially opened in 1903.

Significance (summary)

The Gasholder is of High significance based on;

- architectural, technological and built fabric value,
- townscape characteristics,
- spatial characteristics,
- educational value,
- communal value,
- inspirational value,
- identity,
- symbolic and iconic value,
- scenic value

Potential future use

The Gasholder represents a clear connection to Granton's social and industrial heritage. A variety of civic, cultural or residential uses could be appropriate depending on budget and relationship with the wider strategy and character areas. However, it also has the potential to act as a symbol of Granton's industrial heritage as its primary function.

Character area relationship

Given its symbolic potential the Gasholder has the potential to act as a driver or basis for a character area and can inform the wider development of the Granton Masterplan.

Policy approach

Preservation, light touch change or adaptive re-use are all appropriate for this structure. Whichever option is selected it is important that, as a minimum, it be Maintained and Preserved.



3 - Gasworks gatehouse

Summary

The former Gasworks Gatehouse is a Category C listed structure (though considered to be B listed as part of a group with other contemporary structures), currently unused but for symbolic value at the entrance to Edinburgh College.

Most significant as former main entrance to Gasworks, design in plan Edwardian classical style with red bricks walls and sandstone dressings.

Significance (high level summary)

The former Gatehouse is considered to be of Low-Medium Significance based on;

- architectural, technological or built fabric value;
- townscape characteristics,
- social or communal value
- symbolic or iconic value;
- associational value

Potential future use

Future uses are likely to remain symbolic though consideration should be given to raising the profile through lighting and undertaking restorative works to window openings alongside conservation and maintenance works to stone and brickwork. The contemporary gates and fences should also be reconsidered in light of the original design of the Gatehouse and walls.

Character area relationship

The Gatehouse will contribute the identity of Waterfront Broadway.

Policy approach

Conservation and maintenance with focussed restoration to windows and metal features is recommended.



4 - Caroline Park House

Summary

Caroline Park House is a 1683-96 remodelling of an earlier 15th century mansion. This is a very important 17th century house with a French influenced principle south elevation and very fine intact internal features. Category 'A' listed.

Significance (high level summary)

Caroline Park House is considered to be Very Significant based on;

- architectural, technological or built fabric value;
- townscape characteristics
- spatial characteristics;
- archaeological value;
- artistic value;
- scenic value;
- aesthetic value;
- material value; and
- technological value,
- educational value

Potential future use

Retaining the building as residential or opening to the public to support education and understanding are considered appropriate uses.

Character area relationship

Caroline Park House is a building of Nationals Significance, it should therefore inform all surrounding character areas and the identity of Granton.

Policy approach

Conservation and maintenance are considered most appropriate for its current use.

5 - Walled garden

Summary

Probable early to mid 18th century walled garden incorporating earlier 16th and 17th century fabric forms a significant setting with the adjacent Caroline House. There are specific exclusions from the listing identified by HES along with a clear diagram confirming the extents off the listed fabric. The listed elements include the garden walls and a Doocot. It is possible that the west and north walls incorporate material from Granton Castle.

Significance (high level summary)

Considered to be of High significance in the setting of the category 'A' listed Caroline House based on;

- architectural, technological or built fabric value;
- townscape characteristics;
- spatial characteristics;
- archaeological value;
- educational value;
- social or communal value;
- cultural value;
- associational value;
- aesthetic value;
- technological value.

Potential future use

There are limited alternative uses that would not undermine the significance of the walled garden.

Character area relationship

Alongside Caroline House the walled garden forms a centre piece of Granton's identity and should inform all character areas.

Policy approach

Conservation with maintenance is considered appropriate.



6 - Station building

Summary

4 Marine Drive And 11 West Shore Road, Granton Gasworks, Former Station/ Office, Including Railway Platform.

The former station building is a Category 'B' listed building design by W.R. Herring and constructed between 1898-1904. Earlier railways and stations

had served Granton and provided connections to the centre of Edinburgh at Scotland St and later at Edinburgh General Station (later Edinburgh Waverley) via the North British Railway. This remaining station building at Marine Drive served the Caledonian Railway line.

The railway lines and their stations were important pieces of infrastructure built to serve the harbour which had been in place since 1838 as well as the settlements around them and as such provide a visual link to Granton's broader industrial and social heritage. The gasworks had its own railway lines, both standard gauge which connected to the caledonian Railway and narrow gauge for internal use.

Significance (high level summary)

The station is of Medium-High significance based on;

- architectural, technological or built fabric value,
- archaeological value,
- social or communal value,

Potential future use

The space around the former station is considered to be of value, the setting will therefore need to be carefully considered.

Character area relationship

The former station has the potential to strengthen the Waterfront Broadway character area.

Policy approach

Adaptive re-use that takes into account the building's social value and architectural characteristics is considered appropriate. Ideally the building would have a publicly accessible function though commercial or residential uses could be acceptable with sufficient consideration of quality intervention and setting.



7+8 - Maldevic Car Factory and House

Summary

The former Maldevic Works formed of Production Block, Office and Generating Block is a Category 'B' listed group of buildings associated with the development of the earliest electrically powered cars in the world. The listing information clarifies the extent of the works that are listed with a number of exclusions. The adjacent Maldevic House contributes to the character and significance of these retained buildings.

Significance (high level summary)

The Maldevic Car Factory is considered to be of Medium-High significance based on;

- architectural, technological or built fabric value, (Conservation plan required to provide a more granular understanding of the value of component parts),
- economic value,
- educational value,
- social or communal value,
- cultural value,
- symbolic or iconic value,
- associational value.

Potential future use

The buildings are suited to multiple alternative uses.

Character area relationship

The Works can contribute to The Link character area.

Policy approach

The buildings are suited to careful adaptive re-use.

9 - Granton Parish Church ('B' listed) / Granton Congregational Church ('C' listed) / St Margaret Mary's RC Church ('B' listed)**Summary**

While outwith the boundary of the study area the three churches on Boswall Parkway demonstrate a breadth of religious observance and contribute positively to the proximate built environment. They are not considered in future detail for this study due to their location outwith the project boundary.

Significance (high level summary)

N/A

Potential future use

N/A

Character area relationship

N/A

Policy approach

N/A



10 - Granton Lighthouse and adjacent converted warehouses

Summary

Granton Lighthouse and its surrounding warehouses and outhouses form a distinctive group of Category 'C' list buildings. The corner lighthouse lantern cupola offers a clearly identifiable anchor to the buildings which are primarily in red brick with yellow brick window surrounds and corner detailing.

Significance (high level summary)

The grouping of buildings is considered to be of Medium significance though individually they would be of low-medium significance based on;

- architectural, technological or built fabric value,
- townscape characteristics,
- technological value.

Potential future use

The buildings are suited to adaptive re-use. Some have previously been converted to residential use with a positive streetscape impact,

Character area relationship

The Lighthouse can help to anchor the Harbour Road character area and support the relationship with the Granton Harbour Masterplan.

Policy approach

The buildings are suited to adaptive re-use with appropriate conservation and maintenance.

11 - Former Custom House

Summary

The former Custom House is a later 19th century category 'B' listed 2-storey L-plan office building which was officially associated with Granton Harbour.

Significance (high level summary)

The Custom House is considered to be of Medium significance based on;

- architectural, technological or built fabric value,
- townscape characteristics,

Potential future use

The building is suited to multiple uses, most readily as residential or commercial.

Character area relationship

The Custom House can support the identity of the Harbour Road character area.

Policy approach

The building is suited to adaptive re-use with the interior not clearly identified as part of its listing. Appropriate conservation and maintenance needs to be undertaken on an ongoing basis.



12 - Granton Square

Summary

Granton Square is made up off the densest agglomeration of listed buildings within the study area and as such has the potential to affect the character and identity of the local character areas.

Significance (high level summary)

Granton Square is considered to be of High significance based on;

- architectural, technological or built fabric value,
- townscape characteristics,
- spatial characteristics,
- economic value,
- social or communal value,
- cultural value,
- identity or belonging,
- symbolic or iconic value,
- associational value,
- scenic value,
- aesthetic value.

Potential future use

The multiple buildings suit a variety of uses and should be considered on a case by case basis subject to the specific needs and opportunities.

Character area relationship

Granton Square can be a focal point the Harbour Road character area and act as a gateway to the wider development.

Policy approach

The buildings are most suited to conservation and careful maintenance though adaptive re-use could be appropriate where a prominent public function supports this.



14 - Granton Park Avenue

Summary

A terrace of typical late 19th / early 20th century two storey houses formed in stone with slate roofs and bay windows. The buildings are not listed but form a coherent piece of heritage fabric with the adjacent Maldevic Car Factory.

Significance (high level summary)

Low to Medium significance based on;

- architectural, technological or built fabric value,
- townscape characteristics.

Potential future use

No change of use considered necessary.

Character area relationship

Its retention can contribute to 'The Link' character area.

Policy approach

It is considered appropriate that the street be conserved and maintained.