

# Gilmerton Conservation Area Character Appraisal







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# Introduction

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## Conservation Areas

Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 defines 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 50 conservation areas in Edinburgh, including city centre areas, Victorian suburbs and former villages. Approximately a quarter of Edinburgh’s urban area lies within a conservation area, and each has its own unique character and appearance. Gilmerton was originally designated as a conservation area on 13 October 1977 recognising its unique history as a rural mining village.

## What is a Conservation Area Character Appraisal?

Conservation area designation is a commitment to safeguarding and enhancing the character and appearance of an area. The planning authority is obliged to protect conservation areas from development which would adversely affect their special character. It is, therefore, important that the Council, residents and other groups who have an interest in conservation areas are aware of what must be preserved or enhanced.

A Conservation Area Character Appraisal explains what is special about a particular area and why it is a conservation area. It outlines its historical development and identifies the key elements, essential features and special qualities that contribute to its unique character and appearance. It helps to protect what is of value, guides future development and highlights enhancement opportunities that could be made to help retain that sense of place for present and future communities in changing times.

## How will the Character Appraisal be used?

The Gilmerton Conservation Area Character Appraisal has a number of purposes:

- The local planning authority will be guided by the Character Appraisal in making planning decisions and, where opportunities arise, seek enhancements to strengthen its character and appearance. When assessing development proposals, the Character Appraisal will be a material planning consideration.
- The Character Appraisal is relevant to developers and property owners as it highlights its special character and appearance and what should be taken into consideration when planning maintenance/repair, tree works, alterations and new development.
- To guide landowners who have significant influence over the heritage in Gilmerton and are in a position to protect and enhance the historic buildings, introduce townscape improvements and work closely with the local community e.g. the Council.
- Informing those interested in the history of the Gilmerton area as the Appraisal can be an engagement tool to raise awareness of its heritage and special sense of place.

## Summary of the Special Interest

Gilmerton is designated as a conservation area due to its mining and agricultural past, which is still visible in the layout and architecture of the buildings. Modest single storey cottages, simple tenement properties, farm buildings and outbuildings are typical in Gilmerton with stone, harling, slate and pantiles being the original building materials. There are courtyards, footpaths and backlands to the rear of the buildings which reflect the village’s history and unique character.

There are number of architectural significant institutional buildings in Gilmerton; and its working roots and sense of community have been retained with the Bowling Club, Mechanic Arms and Society Hall lying within the conservation area. Gilmerton also possesses a unique heritage asset in the Gilmerton Cove; a mysterious and unique collection of sub-terranean tunnels and rooms.

# Analysis

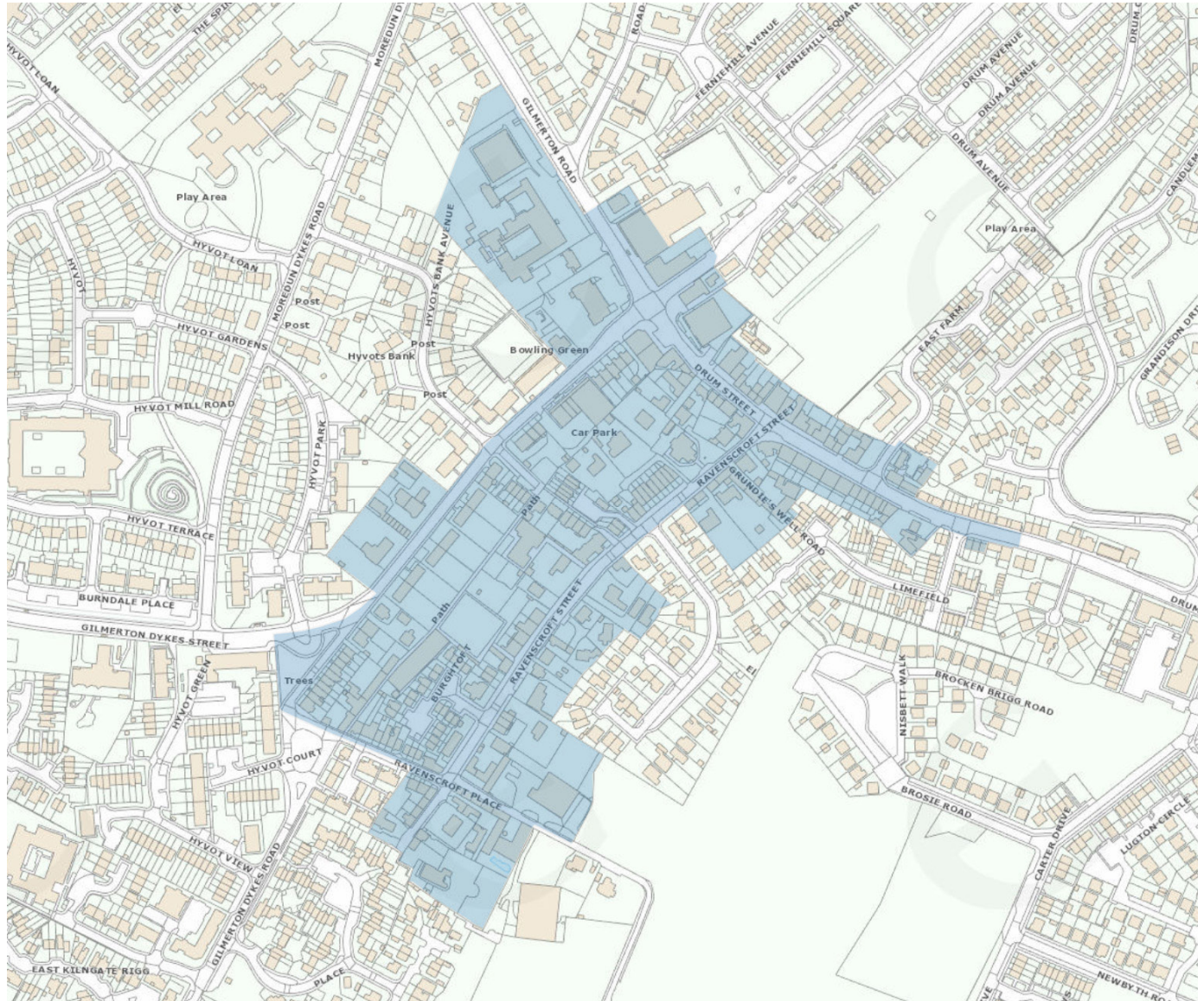
## Gilmerton Conservation Area

The village of Gilmerton lies on the top of a hill some 120 metres above sea level and is approximately four miles south-east of the centre of Edinburgh.

Gilmerton Conservation Area was originally designated on 13 October 1977 and the conservation area boundary has been previously amended to exclude playing fields and adjacent housing to the north-east and the housing developments of Ravenscroft Gardens and Gilmerton Place. In 2008, the conservation area boundary was again revised and the Limefield estate to the southeast was excluded in its entirety. Additionally, the garage/carwash on Drum Street (No. 64) was included, taking in the stone boundary wall of the site.

The conservation area includes the historic core of the village (Ravenscroft Street, Ravenscroft Place, Hawthorn Place and Drum Street) and the majority of properties in Newtoft Street including the crossroads with Ferniehill, Gilmerton Road and Drum Street. Just north of the crossroads on Gilmerton Road, the Faith Mission Bible College and Gilmerton Community Centre are included within the boundary.

The Conservation Area falls within the ward boundary of Liberton/Gilmerton.



Current Gilmerton Conservation Area Boundary

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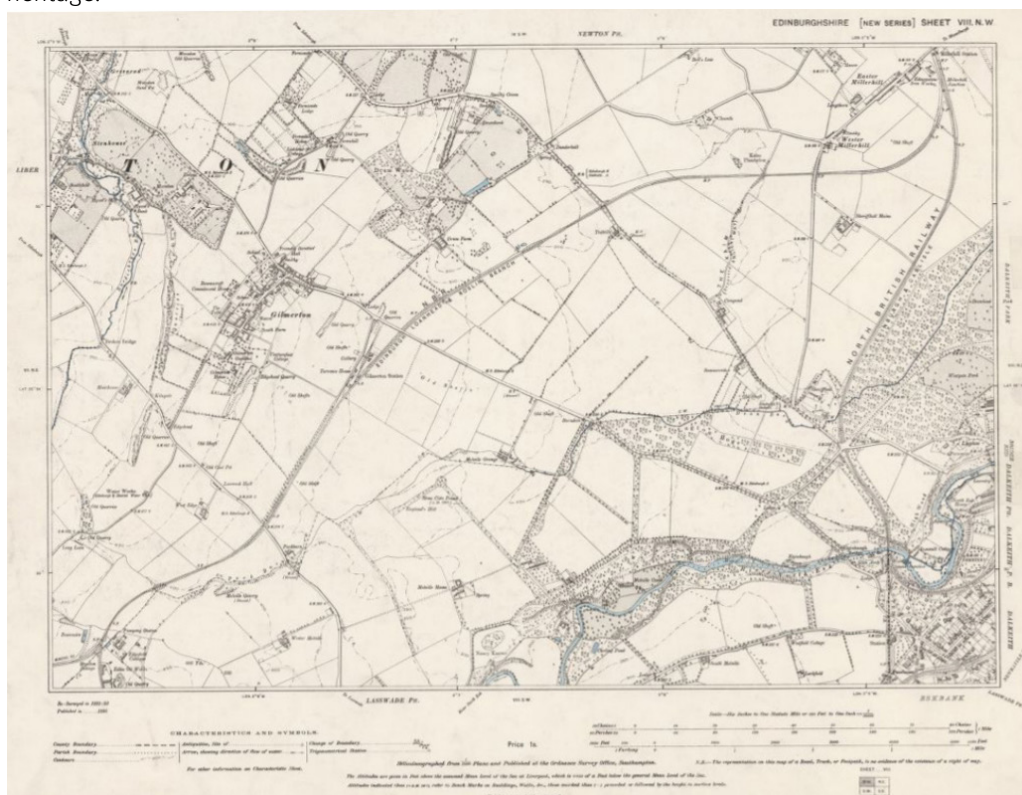


## Origins & Historic Development

Early records of Gilmerton go back to the 12th century and its long history as a rural village is reflected in its former name of Gilmour's tun or "farm place". However, it developed as a coal mining village from the 17th century and later as a limestone quarrying community in the 19th century.

Ordnance Survey maps show limestone and sandstone quarries to the south-west of the village, Gilmerton Colliery to the south of Gilmerton Station Road and numerous mine shafts dotted throughout the surrounding countryside. The colliery finally closed in 1961, two years after the nearby Gilmerton Station shut to railway goods traffic. The presence of these minerals probably explains why Gilmerton is one of the few larger villages in the Edinburgh area away from a water course.

Throughout the conservation area, street names hint at the history and subsequent development of the area. East Farm of Gilmerton references the area's agricultural legacy, and Limefield refers to the name of an old house in the area and Gilmerton's limestone mining heritage.



Ordnance Survey map of Gilmerton 1893 Copyright CC-BY (National Library of Scotland)

Ravenscroft Street was formerly Main Street and was named after Ravenscroft Convalescent Home in Newtoft Street. Likewise, the current Newtoft Street was renamed from New Street. The current name references the former name New along with Toft which is shown on an 1893 OS map as a terrace at the west end of the street.

Drum Street's name is suggested to be derived from the Gaelic druim for ridge or back and references the nearby Drum Estate to the east of Gilmerton. The hill upon which the lodgehouse is located is said to resemble the shape of a drum.

## Gilmerton Cove & Cove Cottage

Rock excavation was not unusual in the early history of Gilmerton with its extensive mining activity, however, the earthworks underneath Cove Cottage on Drum Street have an interesting history. Possibly during the 1700s, a network of underground passages and caves were carved within the sandstone. Their original purpose has remained unknown despite extensive research with suggestions that they were constructed by blacksmith George Paterson in the 18th century for use by his family, whilst others suggest that the passages predate this and could be trial bores to explore the mining potential in the vicinity.

While the original purpose of the tunnels may remain a mystery, the site was a visitor attraction but closed in 2020.



Gilmerton Cove sign

## Growth of the Village

The structure of the original village settlement was typically linear with development along the principal routes of Drum Street and what is now Ravenscroft Street, serving the agricultural and mining traffic and connecting Gilmerton with other parts of Edinburgh.

Mining continued to shape Gilmerton with 'The Middle Strip' being utilised as a key access route by miners returning from the mine shafts to the south. This route cut through South Farm and down Ravenscroft Street into the historic heart of the village at the Drum Street junction. Remnants of this as a major route can still be seen today in the higher number of older buildings and the wide roadway allowing for increased numbers of people to share the common space.





*Ordnance Survey map of Gilmerton 1855 Copyright CC-BY (National Library of Scotland)*

The map of 1855 indicates that there had been little change in the village in the intervening years, two of the most significant developments being the building of a school and the parish church, (both on Ravenscroft Street), catering to the needs of the local community as it continued to establish itself and grow due to the mining activity in the area.

The period between 1852 and 1894 saw significant development away from Ravenscroft Street. New Street (now Newtoft Street) was constructed running south-west to north-east on a line almost parallel with what is now Ravenscroft Street.

By 1894, the Tofts (terraced single storey cottages) at the west end of Newtoft Street had been built along with the two large, detached buildings on the north side of the street which were both convalescent homes, perhaps to take advantage of Gilmerton's quieter countryside setting. The Friendly Society Hall (also known as the Large Hall, Society Hall or Pin Hall) had also been constructed in around 1888 at the Newtoft Street-Drum Street crossroads, further establishing the area as a community space. It was a gathering place for religious meetings and other community activities.

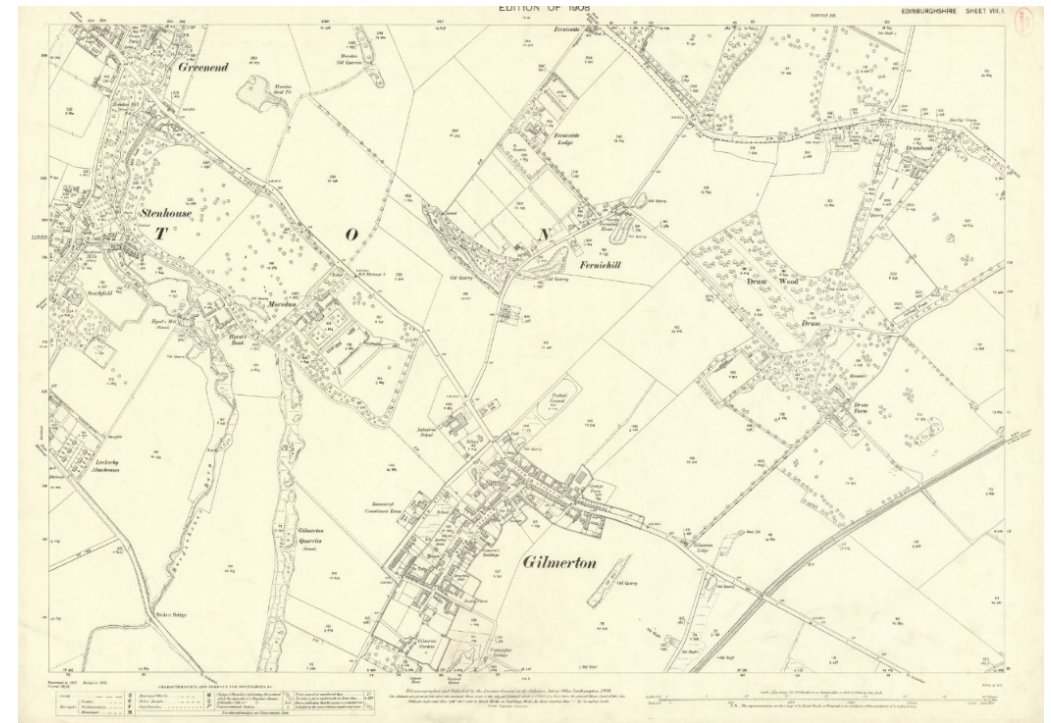
The most significant changes during the first half of the 20th century were the building of the Dr Guthrie's Girls Industrial School on Gilmerton Road 1903, and The Gilmerton Board School

on the adjacent site in 1912 as demand for state funded, vocational education for 'destitute and roaming children' increased. Additionally, the inter-war council housing in Newtoft Street and Drum Street was built to address the need for better quality housing.

The creation of the new east-west route to Ferniehill, and Gilmerton Dykes Road in the 1940s and 1950s resulted in a noticeable shift in the centre of the village northwards to the new crossroads. Further significant housing development in the 1960s in nearby Ferniehill and Hyvots Bank reinforced this change of emphasis away from the historic core of Ravenscroft Street.

Further additions within the conservation area have taken place in more recent decades with the construction of the Burghtoft housing estate adjacent to Ravenscroft Street in 1986.

Additionally, several smaller housing developments on Drum Street and Ravenscroft Street have been built along with more commercial development including the large shopping development on Gilmerton Road and the former bingo hall on Drum Street.



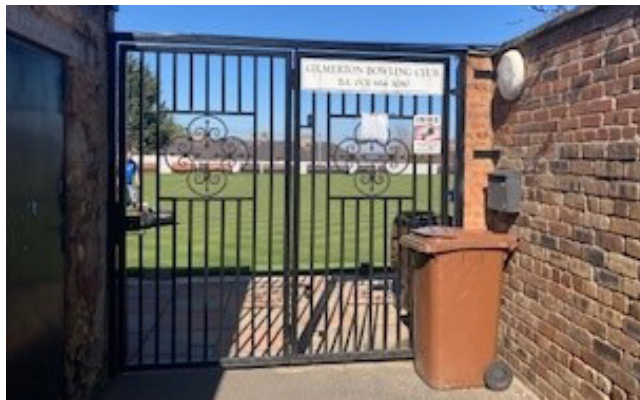
*Ordnance Survey map of Gilmerton 1903 Copyright CC-BY (National Library of Scotland)*



Community buildings such as the library on Newtoft Street and the Bowling Club accessed via Ravenscroft Street, date from the 1960s and 1970s, although the Bowling Club itself was established in 1892. The Gilmerton Miners Welfare and Social Club is outside the conservation area but it reflects the local history of the area.



*Burghoft*



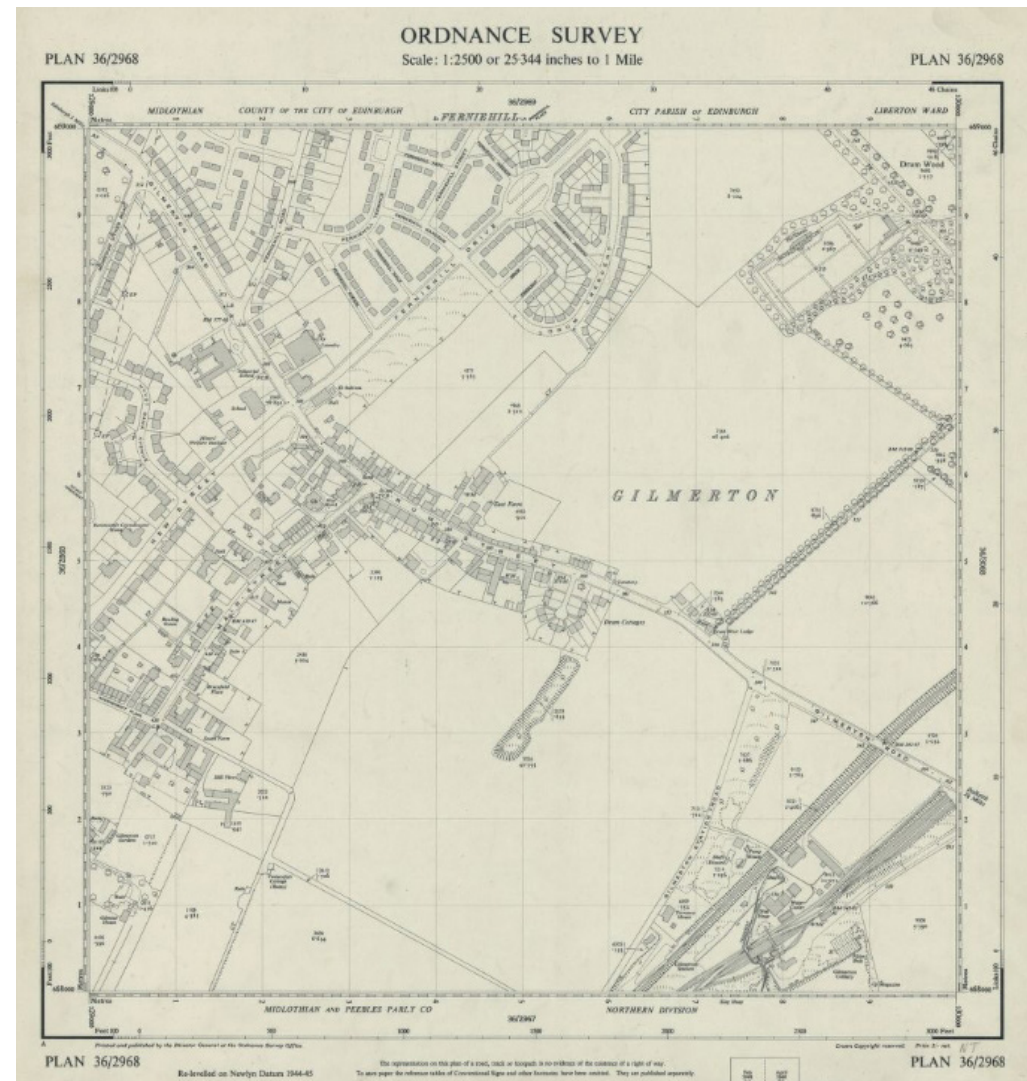
*Bowling club*

The link to farming remained strong in Gilmerton with the relatively recent working South Farm at the western end of Ravenscroft Street with fields to the south used for grazing. The farm is no longer in use but many of the farm related buildings are still there and have been identified for redevelopment.

The fields to the south of Gilmerton have been developed for housing with the street names reflecting the families who lived in the area. Gilmerton has lost its strong connection with the countryside and has become more of a suburb of Edinburgh, but its past as a small self-contained rural village is still recognisable.



*South Farm*



*Ordnance Survey map of Gilmerton 1912 Copyright CC-BY (National Library of Scotland)*



# Streets and Spaces

As a conservation area, Gilmerton does not have a formal layout. It has developed over time in a piecemeal way as what was once a rural village grew and then became subsumed into Edinburgh. It has three main streets: Ravenscroft Street, Newtoft Street and Drum Street with Ravenscroft Place forming the western boundary and Hawthorn Place linking Ravenscroft Street and Newtoft Street.

Gilmerton has a hidden layered character with development and buildings sitting behind the street facing properties. Some of the buildings and activities are hidden from public view.

The Vennel is a footpath that runs behind Newtoft Street/ Ravenscroft Street and along Hawthorn Place and past evidence indicates it provided direct links between houses and the school, village hall, open spaces and countryside.

There is little public greenspace within the conservation area and much greenspace or other open space is within the curtilage or gardens of the buildings. Whilst it originally would have been rural, Gilmerton now has an urban feel with limited places to stop and dwell.



*Hawthorn Place*



*The Vennel looking from Ravenscroft Place*



*The Vennel looking from Ravenscroft Place*



*The Vennel from Hawthorn Place*



*Map showing location of The Vennel*



# Character Areas

The Appraisal has been broken down into character areas which outline the overall character and appearance of the streets as well the predominant architectural styles and materials.

## Ravenscroft Street, Ravenscroft Place and Hawthorn Place

Ravenscroft Street (originally Main Street), Ravenscroft Place and Hawthorn Place are the oldest streets in Gilmerton and the historic centre of Gilmerton, with early school buildings and the church located here. There have been changes over time which have masked the traditional buildings, but a sense of the original village and the agricultural and mining past is still present.

- Ravenscroft Street is a wide road with a mixture of building forms with no set building layout pattern – some buildings face onto the street whilst other present the gable end.
- The boundary line of properties is varied. Some buildings are hard up to the pavement, some are set further back allowing for garden space or past working yards.
- Large grounds to the rear of properties (particularly on the north side) which has allowed space for backland development, some of which is hidden from view.
- Historic large land plots infilled by modern housing development.
- Original plot boundaries can still be seen through the retention of low stone walls.
- Pockets of low terraced cottages which are typical to agriculture and mining communities with later two storey stone tenement properties; and the occasional grander detached house.
- Survival of vernacular/ agricultural buildings such as farmhouses, farm steading, outbuildings, sheds and barns.



Old farm house on Ravenscroft Street



Former Manse on Ravenscroft Street

- Traditional materials of ashlar and rubble sandstone including red sandstone, harling, slate and red clay pantiles still evident but not always used in new development.
- Informal planting helps to soften the harder materials used creating an attractive streetscape.

## Drum Street

The original Dalkeith to Edinburgh route running through Gilmerton, Drum Street is also part of the route to the Drum Estate to the east. Although once commercial in nature, over time alterations have been made to convert shops to residential and the overall use is now more mixed.

- Long, continuous frontages built against the heel of the pavement – creating an enclosed feel to Drum Street.
- Hints of historic courtyards and pends, but many now with infill developments.
- A variety of traditional building types including single storey vernacular properties, two storey tenements and the occasional former farm steading located back from the road edge.
- Semi-detached or detached houses with increased spacing between them as the street leads out of the village to the south.
- Some evidence of historic townscape through limited stone walls, railings and hedges.
- Former Royal Bank building, Mechanic Arms, Cove Cottage, Gilmerton Community Centre, and Society Hall form landmarks and focal points of local interest.
- Commercial use is strong towards the crossroads.



Drum Street Crossroads

- Traditional materials of ashlar and rubble sandstone, harling, slate and red clay pantiles still prominent.
- Some modern and non-traditional buildings towards the crossroads including the former bingo hall and single storey commercial units.

## Newtoft Street

Newtoft Street has been developed over time and as a result, there is a variety of building ages, styles and materials.

- Mixed character with commercial and community activity focussed at the eastern end near the crossroad and changing to residential further west.
- Pockets of historic buildings including the former school house, two storey tenements, detached villas and single storey houses and terraced cottages.
- 20th century properties of differing quality but good examples of well-designed inter-war and post-war social housing set in spacious gardens.
- Traditional building materials are predominantly sandstone, render and slate.
- Properties generally set back from the street and with larger plot sizes resulting in a more open character to Newtoft Street.
- Strong boundary treatment with original stone boundary walls and railings remaining.
- Importance of trees, hedges, front gardens and some open space giving a more 'green' feel to Newtoft Street.
- Expansive views towards Arthur's Seat and the Braid Hills.
- Scope for redevelopment with the single storey commercial units on the south side.



*Inter war houses on Newtoft Street*



*Former convalescence home Newtoft Street*

## Crossroads

The crossroads (Gilmerton Road, Ferniehill Drive, Drum Street and Newtoft Street) is now the heart of village activity as commercial and community facilities are concentrated around this busy junction. Both the north-south and east-west routes are heavily trafficked.

- A transitional and spacious crossroad which allows distant vistas towards the centre of the city.
- Trees, public art, boundary stone walls and railings help to define the public space but limited opportunity to dwell.
- Commercial in character with very heavy vehicle traffic, bus routes and pedestrian footfall.
- Retail units to the north, and food outlets and other smaller retail units to the south.
- Location of key historic buildings that are also community facilities so are important to the sense of place for Gilmerton.
- Large institutional buildings that sit comfortably in larger sized plots and contrast with the smaller scale of the surrounding development.
- Later 20th century buildings – whilst of limited architectural merit – are of a small scale and generally match in with predominant single and two storey building heights.
- Later retail properties that offer the opportunity for future re-development.



*Crossroads art*



*Gilmerton Community Centre*



# Architectural Character

The village contains examples from a range of building types, styles and periods. However, the strong representation of vernacular buildings within the historic core of Ravenscroft Street, Ravenscroft Place and Drum Street has resulted in a degree of uniformity of character, notably the single storey terraced cottages, two storey tenement properties and larger farmhouse properties with associated steading buildings.

The traditional and still predominant building materials for Gilmerton are sandstone (both ashlar and rubble), harling, slates and red clay pantiles.

There are a number of institutional buildings and residential properties throughout the conservation area that bring a more defined architectural character, including the Romanesque church by John Adams, the Faith Mission and the Gilmerton Community Centre.

There are 11 listed buildings within the conservation area.



*Restored Pantile Cottage Ravenscroft Street*



*Drum Street tenements*



*Westland Cottages*



*Tron Kirk on Ravenscroft Street*



*The Faith Mission Bible College*



*Drum Street House*



# Activities and Uses

Gilmerton is primarily characterised by a mix of residential, community and commercial uses. It is a designated local shopping centre in the local development plan.

Around the crossroads, the primary uses are mainly shops and take-aways which bring footfall and traffic to the area. The larger retail units facing and sitting behind Drum Street reinforce the shopping use and act as a focal point for the surrounding area despite one of these large retail units now being vacant.

Community uses include the Society Hall, Gilmerton Community Centre, Gilmerton Cove, Gilmerton Library, Gilmerton Parish Church (The Hub) and the former school on Ravenscroft Street known as the Green Halls. The Faith Mission Bible College is a residential teaching community with café.

Elsewhere in and around the conservation area, leisure uses include Gilmerton Bowling Club, Miners Welfare and Social Club and the Mechanic Arms.

Traffic flow through the village is heavy and is particularly pronounced along Drum Street because of its enclosed character. Ravenscroft Street and Ravenscroft Place, on the other hand, experience very low traffic levels and are significantly quieter.

Pedestrian movement around the village is provided in some places by the Vennel that links Newtoft Street, Ravenscroft Place and Ravenscroft Street.

Public transport provision is good within the conservation area with multiple bus routes which brings movement and activity around the bus stops.



*Gilmerton Community Centre*



*Bible Mission Cafe*



*View towards Mechanic Arms*



*Shop on Drum Street*



*Society Hall*



# Management: Opportunities for Enhancement

The unique character of Gilmerton Conservation Area has been slowly diminished with the introduction of modern buildings and recent new housing developments that have not preserved or enhanced the area. There has been an incremental loss of original features such as doors and windows and other alterations such as non-traditional dormer windows have detrimentally changed the appearance of traditional properties. The closure of South Farm has changed the character of the village with the loss of that agricultural use and the subsequent housing development to the south.

However, remnants of the original mining and farming village are still "somewhat evident in Gilmerton through the street layout, original building materials and form. Enhancement and improvements of the buildings and streetscape would help to retain and strengthen that sense of place.

The engagement and input of residents and property owners for any enhancement or improvement measures is essential. The below topics provide a starting point for engagement to explore.

## Local History

Despite changes to Gilmerton, a strong sense of history and community persists in the conservation area through the presence of the adjacent Miners Welfare and Social Club, Gilmerton Bowling Club, Mechanic Arms, Gilmerton Community Centre and Gilmerton Parish Church.

However, as Gilmerton changes further, recording, preservation and interpretation of lived heritage that is not visible (e.g. social, spiritual) could help enhance Gilmerton's history and strengthen its sense of place and community.

Community heritage activities to recognise and celebrate the history of Gilmerton could be linked with any future built environment enhancements and repair schemes.



Tron Kirk, Ravenscroft Street



Tron Kirk grounds

## Places to Pause

Gilmerton Crossroads is now the heart of the conservation area as it is where most of the shops and services are located, including the bus routes. There is also a constant flow of traffic through the village which makes it feel busy. A lack of places to stop and pause for pedestrians adds to the sense that people are also moving around and are transitory.

There are only small areas of open/greenspace within the conservation area; most of the open space is private or within the grounds of community buildings. There could be scope to provide more opportunities for people to pause and dwell; for example, at the Gilmerton Community Centre or outside the Society Hall.



Community Centre garden



Community Centre grounds

## Streetscape Improvements

The current public streetscape does not create the feeling that Gilmerton is a distinct place and increasingly, it is a traffic corridor rather than a destination.

Streetscape improvements particularly at the Crossroads, Drum Street and Ravenscroft Street could help to address the sense of place, provide a focus to the local centre and enhance the pedestrian environment. They could help to improve the setting of the community buildings and their appearance. Such changes could help to draw people into using the local centre and community facilities especially given number of new residents due to the housing development to the south.

## Historic Buildings

The key community buildings are also in the vicinity of the Crossroads including Gilmerton Community Centre, Society Hall and Gilmerton Library. Whilst not as visible, Gilmerton Cove is a valuable historic and economic asset which is currently closed.

Investment into both well used and key community assets such as the category B listed Gilmerton Community Centre, unlisted Society Hall and Gilmerton Library could improve and enhance these facilities for community use again with the growing community around Gilmerton.

It is important that the historic buildings are retained and properly maintained as they are unique to Gilmerton and are integral to its heritage.

## Gilmerton Cove

The sympathetic renovation and reopening of the Gilmerton Cove site as an educational, community and visitor facility could highlight the extensive underground tunnels and structures of the area. Gilmerton as an area could benefit from potential visitors in terms of spend and supporting local businesses.

The Cove's history is debated and provides a unique discussion and learning attraction for Gilmerton. Increased interpretation of its history and input of the local community could successfully help to safeguard and celebrate the village's history and identity.



Looking towards Gilmerton Cove



Gilmerton Cove interior

## Existing Properties

There has been incremental changes and alterations to properties which has meant that the historic character and appearance is being diminished.

- Priority should be given to maintaining and repairing existing original fabric and features e.g. red clay pantile and slate roofs, stone boundary walls, outbuildings and windows. With regular maintenance the efficiency, longevity and appearance of the built fabric could improve.
- There has been a loss of original features including windows, doors, boundary wall and railings. Existing original features should be retained and where possible later non-traditional interventions should be replaced with those that closely match the originals. This would enhance the conservation area. Small-scale grants could help.
- Alterations or additions should be sympathetic to the original building style and of an appropriate scale.
- A significant number of non-traditional alterations, including windows and box dormers, have occurred which have affected the profile and symmetry of many traditional buildings and roofscapes. This has detrimentally impacted the conservation area and it is important that these do not create a precedent for further alterations.
- Sympathetic re-use of unoccupied buildings should be encouraged.
- The traditional materials of stone, harling, slate and red clay pantiles have not always been used in new buildings, extensions and alterations. A focus to using traditional materials and skills would make the conservation area visually more cohesive and strengthen the vernacular style of the area.
- Shop fronts could incorporate more principles of good design and help to improve the shopping environment.



Ravenscroft Street box dormer



Former Royal Bank on Drum Street



## Future Development

Greater attention must be given to encouraging developments that reinforce features that give Gilmerton its unique character.

The library, supermarket site, former bingo hall and later retail units are detracting elements in terms of design and modern materials. They all present opportunities for enhancement. Mixed uses with active frontages could be considered for larger sites, and a re-working of how buildings interact with the public realm may provide an opportunity to incorporate green/civic space and give relief to the urban form. Careful consideration should be given to materials to ensure they reflect the character of historic Gilmerton.

The former South Farm site located on Ravenscroft Street also provides a development opportunity to complement the historic core of Gilmerton. Part of the complex: South Farm Steading and Ravenscroft Cottages are on the Historic Environment Scotland Buildings at Risk Register. Proposals have been submitted to redevelop the site and demolish some of the derelict farm outbuildings. Future detailed proposals should be sympathetic to the heritage and scale of the built fabric of the conservation area and look to retain as many original features as possible, along with using traditional materials that are intrinsic to Gilmerton's character.



*Land at South Farm, Gilmerton*



*South Farm yard*



*Development to the south of Gilmerton*



*The Middle Strip at South Farm*



# Management: Policies, Legislation & Guidance

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that conservation areas 'are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

Local authorities have a statutory duty to identify and designate such areas. Special attention must be given to the character and appearance of the conservation area when planning controls are being exercised.

Change and development can still happen within a conservation area, but it is about making sure that it does not harm its special character and appearance; more careful consideration is required.

## Planning Controls

For a property within a conservation area, there are special planning controls which means that certain planning consents are required for works to properties or trees.

- The demolition of unlisted buildings requires conservation area consent.
- Permitted development rights allow small alterations and extensions to be carried out without the need to submit an application for planning permission. If your home is within a conservation area, then you do not have the same permitted development rights, therefore planning permission or prior approval may be required.
- Planning permission or prior approval is required for works including, windows, doors, extensions, garden buildings, painting, additions such as flues, photovoltaic/solar panel or satellite dishes.
- Trees within a conservation area are protected and consent is required to conduct treeworks regardless of where they are located within the grounds/garden. This includes uprooting, felling or lopping a tree.
- An Article 4 Order covers the Gilmerton Conservation Area, which restricts permitted development rights for Classes:
  - 7 - The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure
  - 18 - Agricultural buildings and operations
  - 38 - Water undertakings
  - 39 - Development by gas suppliers
  - 40 - Development by electricity undertakersPlanning permission will be required in these instances.

## Listed Buildings

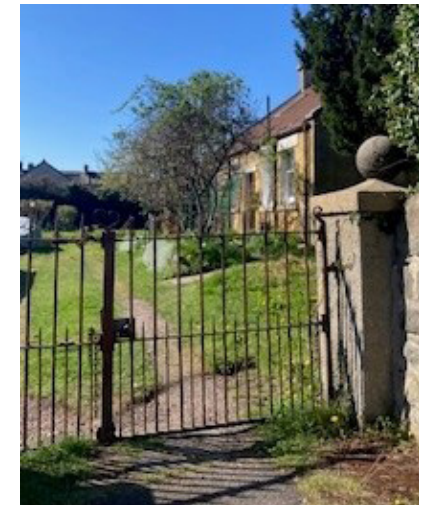
For listed properties, there are additional protections under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Listed building consent is required for the demolition of a listed building, or its alteration or extension in any manner which would affect its special character.

## Archaeology

Gilmerton has a long history as a mining and agricultural village. Remains may survive below existing development, although the extent of survival is currently unknown due to the lack of modern archaeological investigations in the area. Depending on the scale and impact of any development proposal, the City of Edinburgh Council Archaeology Service (CECAS) may recommend a pre-determination evaluation to assess the presence and significance of any surviving archaeological deposits and to determine the scope of any required mitigation including preservation of findings. Similarly for works affecting standing structures of historic significance, a programme of archaeological building assessment and recording may also be recommended.



*Old farm outbuilding at South Farm*



*Former agricultural cottage and private greenspace*



## Planning Policy & Guidance

Planning applications would be assessed against the development plan which is a combination of:

- National Planning Framework 4
- Edinburgh City Plan 2030

There is also more detailed planning guidance to help guide development and proposals:

- Guidance for Householders
- Listed Buildings and Conservation Areas Guidance
- Edinburgh Design Guidance
- Guidance for Businesses
- Protected trees in Edinburgh: a guidance note

The Gilmerton Conservation Area Character Appraisal would also be a material consideration when considering applications for development within the Conservation Area.

The Council has produced a number of [Quick Guides](#) to provide advice on whether planning consent is required.

## Planning Advice

There is further advice on the Planning webpages. If you are thinking about works to your property including to trees; and would like further advice, then please contact the Planning Help Desk by e-mail at [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk)

# References

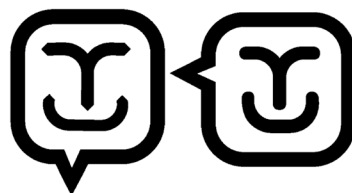
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# Gilmerton Conservation Area Character Appraisal



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Reference 25-115