



Marchmont Meadows & Bruntsfield 自然保育區特色評估

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تقييم المحافظة على طبيع مناطق مارشموث ميدوز وبرانتسفيلد

MARCHMONT MEADOWS & BRUNTSFIELD CONSERVATION AREA CHARACTER APPRAISAL

*MARCHMONT MEADOWS & BRUNTSFIELD
CONSERVATION AREA
CHARACTER APPRAISAL WAS APPROVED BY THE
PLANNING COMMITTEE
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CONTENTS

INTRODUCTION 2
Conservation Area 2
Character Appraisals 2
Conservation Area Details 3
Townscape Analysis 4

HISTORICAL DEVELOPMENT 6
Origins and Development 6

ANALYSIS AND ESSENTIAL CHARACTER 12
Spatial Structure and Townscape 12
Architectural Character 18
Activities and Uses 28
Natural Heritage 30

OPPORTUNITIES FOR ENHANCEMENT 35

GENERAL INFORMATION 36
Statutory Policies 36
Supplementary Guidelines 36
Implications of Conservation Area Status 37

REFERENCES 39

INTRODUCTION

Conservation Areas

Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, describes conservation areas as “...areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The Act makes provision for the designation of conservation areas as distinct from individual buildings, and planning authorities are required to determine which parts of their areas merit conservation area status.

There are currently 39 conservation areas in Edinburgh, including city centre areas, Victorian suburbs and former villages. Each conservation area has its own unique character and appearance.

Character Appraisals

The protection of an area does not end with conservation area designation; rather designation demonstrates a commitment to positive action for the safeguarding and enhancement of character and appearance. The planning authority and the Scottish Government are obliged to protect conservation areas from development that would adversely affect their special character. It is, therefore, important that both the authorities and other groups who have an interest in conservation areas and residents are aware of those elements that must be preserved or enhanced.

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

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

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

Conservation Area Details

Designation

The Marchmont Conservation Area was originally designated on 9 January 1987. The boundary was amended on 29 March 1996 to include the Meadows, Bruntsfield Links and immediately surrounding streets. The name of the conservation area was also amended to Marchmont & Meadows. Article 4 Directions were approved in 1996.

The conservation area was amended on the 28th September 2007 to include an area west of Bruntsfield Place, extending to Gilmore Place. The name of the conservation area was amended to the Marchmont, Meadows and Bruntsfield Conservation Area.

Location

The Marchmont, Meadows and Bruntsfield Conservation Area is situated some 1.5 kms to the south of the City centre.



Boundaries

The Conservation Area is focused on the Meadows and Bruntsfield Links and the boundaries include many of the buildings that surround and define these open spaces. These include the former Royal Infirmary of Edinburgh, Victorian tenemental housing fronting the Meadows at Lonsdale, Leven and Glengyle Terraces. To the south, the regular tenemental streets of Marchmont are bounded by the villa conservation areas of Grange and Merchiston & Greenhill.



TOWNSCAPE ANALYSIS

- Landmark Feature Focal Points
- Activity Framed View
- Urban Parkland Major Routes



- Panorama Terminated View
- Former Hospital Victorian Perimeter Blocks

HISTORICAL DEVELOPMENT

Origins and Development

Marchmont

Marchmont was developed by Sir George Warrender, the mid 19th century owner of Bruntsfield House and the surrounding estate, as a middle class tenement suburb from the 1870s. The first feuing plan was drawn up by the architect David Bryce in 1869. The proposed layout involved the construction mainly of terraced villas, with large detached villas on Marchmont Crescent. The terraced houses on Alvanley Terrace were the only properties built in accordance with the Bryce plan, which was superseded in 1876 by a feuing plan prepared by A Watherston & Son. This plan was more comprehensive and all the proposed buildings were four or five storey tenements.



Bryce Plan

Development commenced on the basis of the Watherston plan in 1876 and was completed by around 1914. The work prior to 1900 conformed strictly to the feu charters which required the use of the Scottish Baronial style. Warrender Park



Bryce Elevations

Road and the streets to the north, Marchmont Crescent and Marchmont Road were built during this period. After 1900, Spottiswoode Road and Street, Arden Street and Lauderdale Street were built in a more standardised style.



Watherston Feuing Plan

Westerhall and New Campbeltown were former communities, immediately to the east of the Warrender estate. Westerhall was bounded by Roseneath Terrace, Street and Place and Argyle Place, separated from the Warrender estate by a stone boundary wall, the line of which divides the north section of Marchmont Crescent and Roseneath Place. It was redeveloped at the end of the 19th century.

In the early 19th century, the area to the east of Sylvan Place consisted of four large houses. The area was redeveloped from the mid 19th century with the Royal Edinburgh Hospital for Sick Children (1895), Sciennes School (1890) and Livingstone Place and Gladstone Terrace (1865-69).



The Meadows

The Meadows occupy the site of the former South or Burgh Loch. In the 16th century, the loch provided Edinburgh's main water supply until it was acquired by the "Fellowship and Society of Brewers." Several breweries were established beside the small group of houses at the east end of the Meadows in the district still known as Boroughloch. The brewers drew heavily on the Loch and, by the time the Society was dissolved in 1619, the loch had been significantly reduced.



Burgh Loch

In 1657, the Town Council decided to drain the Loch, and in 1658 John Straiton, a merchant burgess, was given lease of the loch. Straiton's ultimately unsuccessful efforts to improve the half-drained loch's surrounding amenities led to it being renamed Straiton's Park.

In 1722, Thomas Hope of Rankeillor, leased the loch and, at his own expense, attempted to convert the marshland into an ornamental park. One improvement effected by Hope was the formation of Middle Meadow Walk. Edinburgh Town Council began the reconstruction of the Meadows in 1804. However, after many delays, it was not until the mid 19th century that the public had access to the Meadows. In 1858-59 the southern drive was constructed and named after Sir John Melville, who was then Lord Provost.

As the city grew, early concerns about potential development in the meadows resulted in the Edinburgh Improvement Act of 1827. This stipulated that “it should not be competent for the Lord Provost, Magistrates and Council, or any other person, without the sanction of Parliament obtained for the express purpose, at any time thereafter to erect buildings of any kind upon any part of the grounds called the Meadows or Bruntsfield Links so far as the same belong in property to the Lord Provost, Magistrates and Council”. Further later acts reinforced this firm statement. The West Meadows were the site of the International Exhibition of Industry, Science and Art in 1886.



Bruntsfield

The name Bruntsfield traces back to the ‘lands of Boroumore’ recorded in the late 14th century as having been held by the ‘late Richard Broune’, King’s serjeant or agent. Still earlier, a William Brune del Boroumore is recorded in about 1332; but even then the estate must have been in existence for two centuries or more, as it was surrounded by the Burgh Muir but was never part of it, and the inference is that it must have been created at or before the time when the Muir was granted to the burgh in 1120.

The estate name Brounisfeld is first recorded in 1452, but must date from before the time that the estate passed from the Broune family to the Lauders of Hatton in the late 14th century. The second part of the name, feld, is early Scots meaning open country.

Although the name originally belonged to the land east of Whitehouse Loan, it spread to the neighbouring part of the Burgh Muir, when the name was applied to the Links and by 1810 this had led to the naming of a section of the main road as Bruntsfield Place. The new neighbourhood of Bruntsfield was soon consolidated by the construction of Bruntsfield Terrace (1858), Crescent (1871) and Gardens (1887).

Late Georgian and early Victorian maps show villas spreading along Bruntsfield Place and spreading outwards into Leamington Terrace and Viewforth. The classical Georgian detached villas at Bruntsfield Place are the only remnants of this phase of development. Other villa properties were demolished to make way for the construction of later Victorian tenements

Viewforth began as a villa, mentioned in 1780 and shown on Kirkwood's plan of 1817. It was located immediately west of the entry to Westhall Gardens and was demolished in 1911, when the ground was cleared for the building of Boroughmuir School. Westhall Gardens was formed in 1881 in part of the gardens of Viewforth House.



Former Boroughmuir High School

Bruntsfield Links

Bruntsfield Links lies immediately to the south west of the Meadows, occupying an area of 36.2 acres (14.6 hectares) bounded by the south side of Melville Drive and extending beyond Whitehouse Loan to Bruntsfield Place, Terrace and Crescent.

Bruntsfield Links forms the last remaining fragment of the Burgh (Borough) Muir, which once stretched from the Borough Loch (South Loch) to Blackford Hill. There are records from 1599 of stone quarries on the site of the Links. However, golf has long been the main activity associated with Bruntsfield. There are claims that it was Scotland's first golf course. In the 18th century, two clubs, the Royal Burgess Golfing Society and the Honourable Company of Edinburgh Golfers, were established at Bruntsfield.



Edinburgh Royal Infirmary

The foundation stone of the Infirmary was laid by the Prince of Wales in 1870, and it was opened in November 1879. Designed by David Bryce, it shows the influence of the continental pavilion-plan hospitals advocated by Florence Nightingale. It was acknowledged as ‘the largest hospital in the United Kingdom, and probably the best planned.’ The hospital use has been discontinued, and the site is being redeveloped for a mix of uses.



ANALYSIS AND ESSENTIAL CHARACTER

Spatial Structure and Townscape

Marchmont and Meadows

The spatial structure of the area is overwhelmingly characterised by the equal division of the area into the open parkland of the Meadows and Bruntsfield Links. This urban parkland is flanked almost exclusively by Victorian tenemental properties to the south, east and west, the northern flank being closed by the former Royal Infirmary. The Links and Meadows jointly form the largest area of recreational open space in the City, amounting to 36 hectares in total, traversed with a web of tree lined walks. The Links are divided from the Meadows by Melville Drive, an important east-west transport route.



The principal features of the urban fabric are the Victorian tenemental perimeter blocks interspersed with occasional Georgian terraces along the south side of the Meadows, and Georgian villas part lining Bruntsfield Place as it approaches Tollcross. School buildings are dotted through the area, a number having been converted for residential use. The northern boundary is dominated by the former Victorian pavilioned Royal Infirmary, which is currently being converted to residential and mixed uses.

Bruntsfield Links and Tollcross are dominated by Pilkington's Barclay Bruntsfield church, Transylvanian gothic, with a spire which forms a distinctive feature in the City's skyline. The wide expanse of recreational open ground offers panoramic views across the city to the north and east, from the Castle across the Old Town's roofscape to Salisbury Crags and Arthur's Seat.



The Conservation Area is flanked to the North by the Old Town Conservation Area, with the Royal Infirmary giving way to the 17th Century Heriot's School which is flanked by a Georgian perimeter block, both lying on Lauriston Place. The eastern boundary is shared with the South Side Conservation Area, where the standard scale of the perimeter blocks of Marchmont and Meadows gives way to a more irregular urban pattern. Finally, to the south the boundary is shared with the Grange Conservation Area, with its villa pattern of development.

The general height of the Victorian tenemental buildings is four storeys, rising to five storeys on Bruntsfield Links. Georgian buildings vary from three storeys to three and half, with basements. All buildings are constructed from stone and have slated roofs. Most tenements have small front gardens to the street. The exceptions to the latter are where parades of shops occur, with their shop fronts coming down hard on the heel of the pavement.



Many streets are setted and are tree lined, giving the effect of the Meadows penetrating into the streets to the south. The perimeter blocks in the area bounded by Warrender Park Road, Whitehouse Loan, Warrender Park Terrace and Marchmont Crescent exhibit the exuberance of Scottish Baronial architecture. The perimeter blocks to the east and south are generally stripped of Baronial detail and have plain facades to the street. Despite this change in detailing, the conservation area reads as a unified whole.





MARCHMONT & MEADOWS
ESSENTIAL CHARACTER
SPATIAL STRUCTURE AND TOWNSCAPE

- The conservation area contains the largest urban recreational parkland in the city, which affords panoramic views to the north and east.
- The urban form largely comprises Victorian tenemental perimeter blocks.
- Barclay Bruntsfield Church dominates the western end of the conservation area.
- The area is characterised by Victorian and Georgian tenemental perimeter blocks that are of uniform height, massing and use of stone and slated roofs.
- Many streets have retained their setts and are tree lined, particularly those streets leading off the Meadows to the south.

Bruntsfield

The land form slopes to the north in an even gradient. There is a rectilinear grid structure to most of the streets with interesting variations, formed by cul-de-sacs and a square, within the structure. It is a high density area of tenements and terraces, with a tight urban structure. Bruntsfield Place, the main arterial route, with its associated tenements and villas frames the southern side of the area.



There are significant views to the north, encapsulated in the naming of the street - Viewforth. Other views north are restricted either by the street layout or by buildings. To the south-east, Bruntsfield Links provides a sweeping vista across to Marchmont and down towards Melville Drive, with the Bruntsfield Hotel and the Barclay Bruntsfield Church forming landmark features.



The sweep of 5 storey tenements along upper Bruntsfield Place dominates the area, forming an edge and framing the route to the south. They continue down into the adjacent streets of Bruntsfield Gardens, Forbes Road, Bruntsfield Terrace and Merchiston Place. Their individual variety provides character and a classic view with the Barclay Church to the right and the Castle in the centre background.

Bruntsfield Gardens derives significant character and interest from its enclosed end and an art deco block of flats. The cul-de-sacs of Hartington Place and Hartington Gardens exhibit a calm settled air with their rhythmic pattern of bay windows, front gardens, and steps as the gradient rises slightly along the terraces. Front garden parking has resulted in some disruption to the pattern of front boundary enclosures. Other terraced housing in the area builds on this solid, urban character, and forms links between the tenements



The tenements in the north part of the area have more of a rectilinear framework. Montpelier Park displays coherence, in terms of virtually full tenemental design on both sides of the street, however even with this, there are differences in colour. Bruntsfield Avenue has a similar coherence, with tenements on both sides framing the compact, yet large Victorian Primary school. The other tenements radiate out from the main arterial roads of Bruntsfield Place and Gilmore Place.



The tenements at Viewforth Square are surrounded by housing of a lower scale, and the adjacent Boroughmuir School. The curve of Gillespie Crescent draws the eye round into the landscaping of the adjacent Viewpoint Housing Association site. Westhall Gardens, Admiral Terrace and Leamington Terrace contain three storey flats which blend in well with the mix of taller tenements and terraced housing.



The main vistas are across the Links and up and down Bruntsfield Place, with the view down to Tollcross framing the Castle. The view down Viewforth also provides a fine aspect, albeit restricted. There are several smaller scale views of importance - down Gillespie Crescent, down Bruntsfield Avenue, and onto the crossroads and churches at Holy Corner.



BRUNTSFIELD
ESSENTIAL CHARACTER
SPATIAL STRUCTURE AND TOWNSCAPE

- Bruntsfield Place and its tenements provide the main structure to one side of area.
- A rectangular grid with interesting loops and culs-de-sac.

- Solid continuity of stone walls, pitched slate roofs, stone front walls and railings.
- A palette of housing forms that blend together well and provide surprising variety.
- Key buildings providing focus and purpose.
- Consistent quality of building form and materials provide integrity and character.
- A number of interesting views.

Architectural Character

Marchmont and Meadows

The architectural character of Marchmont is typified by well proportioned tenements planned in long blocks that take advantage of the gently sloping site. They are principally in the distinctive Scottish Baronial style, and the pre-1900 tenements in Marchmont represent perhaps the most dramatic use of this architectural style. The success of the Marchmont development is in the diversity of detailing contained within a carefully controlled development. Many of the tenements are Statutorily Listed for their historic and architectural quality.



Many eminent architects were involved in the development of Marchmont, and the Baronial style was well suited to accommodate different designs in the incremental development of street blocks. Street compositions give the impression of unity due to the discipline of height and materials.

Baronial details – pediments, string courses, crowstepped gables, corbelling, carved panels - are used extensively to produce diversity and individuality. Particular emphasis is placed on the design of corner blocks. This is exemplified by the tenement building at the corner of Marchmont Crescent and Marchmont Road which, with its ornate gable and twin corbelled turrets topped by a lion and shield, is a landmark on a naturally commanding location overlooking the Meadows.



The area to the east of Marchmont Crescent is more diverse, with Argyle Place and Sylvan Place forming an attractive town house development of 1825. Thirlestane Lane also has a quite different character from the tenement development. It is an elegant mews lane with a narrow pavement and cobbled street. It was built to house the coaches and coachmen for the large houses of the Grange.



The Meadows was the site of an International Exhibition in 1886, and a number of artefacts remain from this time:

- The pillars at the west end of Melville Drive consist of eighteen courses of stone from different quarries as a durability test.
- The octagonal sundial at the west end of the Meadows was erected to commemorate the opening of the exhibition by Prince Albert Victor and was named after him.
- The whale jawbone arch at the Melville Drive entrance to Jawbone Walk. Close to the Jawbone is a small fountain dedicated to Helen Acquiroff, the blind Edinburgh musician and singer.



- The two tall ornamental pillars at the eastern entrance to Melville Drive were gifted by Nelsons the Publishers in appreciation of being given temporary accommodation on the Meadows after their premises were destroyed by fire in 1876.

The Barclay-Bruntsfield Church is an important landmark, and one of the most visually exciting churches of the city. It is built on a slight incline with its rear elevation open to Bruntsfield Links. Its three stage 250-foot-high tower dominates the landscape from the Meadows and towers above the road to Bruntsfield, each side showing off new aspects of its intricate design. The detailing with its use of foliage and varied natural forms was inspired by the ideas of John Ruskin.



Bruntsfield House, which is incorporated in James Gillespie’s School, is one of the oldest mansions in the city. It dates from the late 16th century with later additions and alterations. A number of features associated with Scottish Baronial architecture - steeply pitched crowstepped gables, carved ornaments, stair towers, and pedimented and finialled dormerheads - are incorporated in its design. The house and James Gillespie’s School are surrounded by a high coped rubble boundary wall which is a significant feature at the west end of Warrender Park Road.



The redevelopment of the former Edinburgh Royal Infirmary Site involves the demolition of all unlisted buildings and accretions to listed buildings. In addition, the Florence Nightingale Nurses Home, the Simpson’s Memorial Pavilion, the Queen Mary Nursing Home and the George Watson’s wing of the Surgical Hospital are to be demolished. The demolition of unlisted accretions to the original buildings has significantly improved the spatial integrity of the site.

The masterplan for the former Infirmary site has been developed to maximise pedestrian permeability to re-integrate the site with the city. The site is laid out in a series of grids, which divides the zones and uses, creating a residential zone in the south, with the majority of the commercial uses in the north. A north-south orientation of buildings is repeated throughout, linking in with the listed buildings to be retained.



As well as the north-south opening up of the site, with pedestrian routes opened directly on to the Meadows, east-west access is also created, with a major pedestrian space to the rear of the new hotel. This leads to a focus within the site on the main pedestrian spaces in the centre of the site. In terms of

design, the new build elements are uncompromisingly modern in their treatment. Infill towers introduce spires across the site, reflecting the fact that the existing buildings are heavily spired with a strong verticality to the site.

The former Usher Institute of Public Health occupies a prominent location on the south west quadrant of the junction of Spottiswoode Street and Warrender Park Road. It dates from 1899-1902, is in a distinctive Renaissance palazzo style with Beaux Arts detailing, and is now converted to residential use.

The Royal Hospital for Sick Children was designed by George Washington Browne and dates from 1892, with the addition, in 1903, of the Outpatients Department fronting Sylvan Place. The main building is in a Jacobean style in red sandstone. A front courtyard to Sciennes Road is formed by gabled wings with octagonal corner towers. The 2-storey, rectangular-plan Outpatients' Department is in an Edwardian Renaissance style.

Warrender Baths on Thirlestane Road are in a Jacobean style and date from 1886. The former James Gillespie's Boys' School at the junction of Marchmont Crescent and Marchmont Road dates from 1882, and is in a Gothic style with decorated windows.

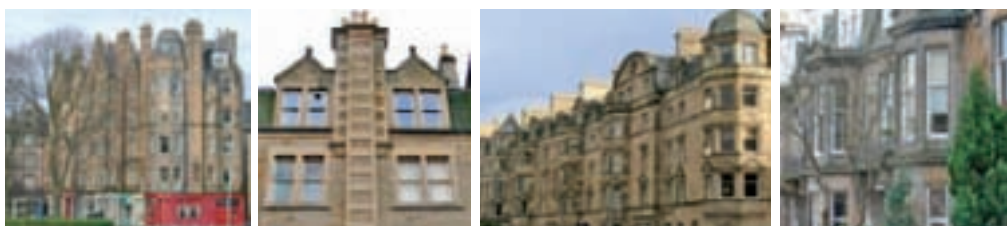


***MARCHMONT & MEADOWS
ESSENTIAL CHARACTER
ARCHITECTURAL CHARACTER***

- Well proportioned tenements planned in long blocks that take advantage of the gently sloping site.
- The distinctive Scottish Baronial style is the principal architectural form.

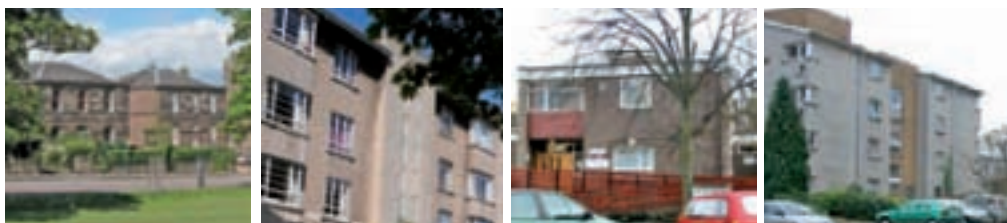
Bruntsfield

The architectural character of the area is dominated by Victorian tenements. The tenements vary in scale, being 3, 4 or 5 storey, each having an integrity of purpose and definition. The 5 storey tenements are concentrated along or near the main roads. The stylishness and exuberance of the tenements varies from the corbelled wall-head chimneys of Viewforth/Viewforth Square and George Washington Browne's blocks on Bruntsfield Place, to the plainer but still coherent 3 storey blocks.



There is a more eclectic mix of houses in the northern part of the area - in Gilmore Place and Viewforth Terrace. However, these are mainly all high quality stone buildings of significant character.

Virtually all of the area is Victorian. The main exceptions being the Georgian Villas on Bruntsfield Place; the 1930's Art Deco flats in Bruntsfield Gardens; the Children's Centre on Viewforth Terrace and the Viewpoint Housing Association flats in Gillespie Crescent - both post-war new build.



The substantial tenement blocks at the top of Bruntsfield Place have been described as echoing the grand mansion flats of London. Hippolyte Jean Blanc designed the blocks at 155-192 (built 1882) and George Washington Browne developed the style further for those at 131-151 (built 1887). The blocks at 198-206 Bruntsfield Place/1 & 3 Montpelier Park are in the style of George Washington Browne. There are also tenement blocks in the area by Edward Calvert, Dunn & Findlay and James Miller.

The terraced housing, whilst often not having special individuality, compensate for this with rhythm and solidity - their patina creating a permanence and sobriety which belies the small variety within the built form. The classic Victorian bay windows repeating up a street add a human scale.



The Georgian villas between 46 and 65 Bruntsfield Place are a link with the older roots of this area. The Bruntsfield Hotel provides an interesting anchor/change point where the Georgian Villas meet the tenements on Bruntsfield Place.



Glengyle Lodge, at 65 Bruntsfield Place, is an early Victorian detached house built around 1860 by W M MacGregor. Viewforth Square was designed by Edward Calvert in 1891-5, and with its corbel-topped bays and ladder-like chimneys, is very similar to the Bruntsfield Avenue tenements.



The tenements at 2-24 Viewforth were designed by R M Cameron in 1885. R M Cameron also designed the tenements in Bruntsfield Avenue which face down to Bruntsfield Primary School and continue round to Bruntsfield Place. 6-28 Montpelier Park has spired bays and was designed by Dunn & Findlay in 1893.

The Art Deco apartment block in Bruntsfield Gardens/Forbes Road built between 1936 - 39 fits well within the tenement housing. It is designed purposefully round the 'L' shaped site and makes a fitting statement to match the adjacent tenements.



The low rise flatted development by Viewpoint Housing Association on the Gillespie Hospital/Royal Blind Asylum workshop site provides a modern theme to this locality, and includes high quality landscaping.

The post-war Social Work Children's Centre in Viewforth Terrace is one of the few post-war intrusions. It is archetypal with its flat roof, acres of external slabbing, large horizontal defining elements.



The consistent use of grey sandstone, slate roofs, timber sash windows, substantial front doors, and stone boundary walls unifies the varied built forms. The low stone walling to the front of buildings is an important feature of the area, particularly where enhanced by traditional railings and gates which add rhythm and character.



Churches



- The Bruntsfield Evangelical Church (formerly the United Presbyterian Church) on the corner of Leamington Terrace and Westhall Gardens is described as a 'tough, early French Gothic' style by J Russell Walker in 1882-3.
- The former Episcopal Church on the corner of Montpelier and Montpelier Park provides another firm anchor to the neighbourhood, with its towering spire.



Schools

The two key educational buildings each have a setting that reinforces their presence.

- Bruntsfield Primary School was opened in 1893 and designed by the School Board Architects - Robert Wilson and his successor John A Carfrae. It stands almost hidden within the townscape, but is a hive of activity on schooldays. Its location, now confirmed with road restrictions, is a safe space, tucked away from the bustle of Bruntsfield Place and the other busy through-routes.



- Boroughmuir High School nestles to the gradient of the site, with the classic structure well framed by the playground. It is a compact tight structure, with elegant decorative flourishes.



BRUNTSFIELD
ESSENTIAL CHARACTER
ARCHITECTURAL CHARACTER

- High quality local sandstone, slate roofs, timber sashes unify the different types and scales of housing. Chimney-stacks, bays, dormers and other flourishes continue this theme.
- Stone boundary walls enhance the theme of solid character and definition.
- The two schools, the church and the hotel have strong mass and character with exuberant roofline features and identity.
- A human, urban scale with integrity of purpose.

Activities and uses

Marchmont & Meadows

Marchmont is principally residential with shops and other commercial activities occupying ground floor units of tenement properties. It contains a full range of social, commercial, education and community facilities. The area performs an important shopping and service role for people working and living in the area. Bruntsfield Links is an important district shopping centre.

The Meadows and Bruntsfield Links form one of the most important areas of open space in Edinburgh. Over the centuries, the Meadows and Bruntsfield Links have provided a range of activities. From golf, football, bowling, tennis, cricket, croquet, to target practice for the Royal Company of Archers.



By its completion, the Quartermile development at the former Royal Infirmary will comprise more than 650 new houses, some 30,000 square metres of office space, retail outlets, restaurants, cafes and a hotel.

***MARCHMONT & MEADOWS
ESSENTIAL CHARACTER
ACTIVITIES & USES***

- The predominance of residential uses within the area.
- The importance of the recreational open space at Bruntsfield Links and the Meadows.

Bruntsfield

The area is principally residential with shops and other commercial activities occupying ground floor units of tenement properties on the principal roads. Bruntsfield Place is an important district shopping centre with an extensive range of retail facilities. The shops along Gilmore Place are more marginal. In the stretch along Gilmore Place between Viewforth and Viewforth Terrace, several shops have been converted to flats.



The two education establishments make an important contribution to the overall character of the area. They generate activity during school hours and act as a centre for community activities in the evening.

There are a few examples of other uses - Bed & Breakfast, Hostel, Nursing Home, Private Nursery - within the main residential framework. These generally retain the original domestic setting of the buildings and are not intrusive at their current scale.

There is also a small garage on Viewforth Terrace, which has been a long-standing occupant of the site.

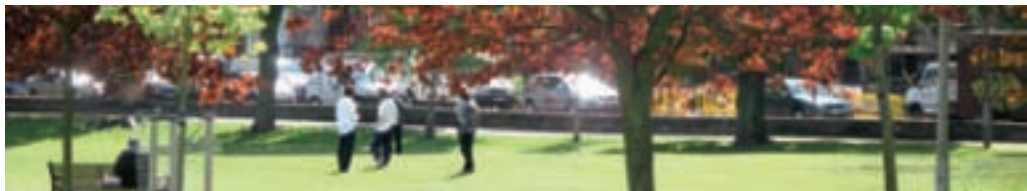
***BRUNTSFIELD
ESSENTIAL CHARACTER
ACTIVITIES AND USES***

- Predominance of residential use.
- Two key local authority schools catering for the local population.
- Busy shopping environment on Bruntsfield Place.

Natural Heritage

Marchmont & Meadows

Bruntsfield Links and the Meadows dominate the character of the area. They form one of Edinburgh’s most historic, recreational and scenically important parks, extending to an area of 36.6 acres. They provide recreational opportunities for the immediate contiguous population of no less than 20,000 as well as serving a central park function for the whole city. Usage includes cricket, football, tennis, jogging, festival temporary venues and fairgrounds.

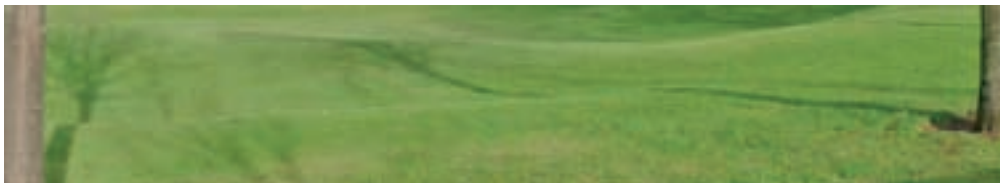


The Meadows is designated as a Millennium Park, which means that the Council will ensure that the park is protected in perpetuity as community open space. The Council will maintain them in good condition and report to the National Playing Fields Association the level of use by the general public.



Landscape Character

The Meadows and Bruntsfield Links form two interrelated but separate visual units differentiated in terms of topography; the Links have a gently rolling open terrain gradually rising westwards and split into two by Whitehouse Loan. Within the Links there are a series of depressions or natural bowls formed originally by quarrying operations and subsequently re-contoured as an integral part of the Parkland. It has mature tree belts on all perimeters. Within the flatter



Meadows, the main distinctive feature is the landscape structure, with mature tree belts defining a series of diagonal roads and footpaths. The combination of topography and planting provides the over-riding visual structure of the Meadows, and segments it into a number of distinct spaces.



Views

While the Meadows and Links landscape is the focus of views from the north-south oriented streets of the conservation area, the open space itself provides framed views of Arthur's Seat and the Castle, particularly from Whitehouse Loan and Warrender Park Terrace.



Trees and vegetation

In the Meadows and Links as a whole, there are about 1700 trees; consisting of 28% elm, 25% sycamore, 12% cherry, 10% maple, 6% ash, 6% lime, 4% whitebeam, 3% hawthorn, and smaller numbers of other species. A phased tree

planting programme designed to ensure existing gaps are filled and produce a balance of age and species over a 5 to 10 year period is promoted.

Within Marchmont, tenemental front gardens are a key feature; most are well tended and hedged with a variety of species and styles. A few larger front garden trees contribute to this softening effect of greenery.



Access

The pedestrian system within the Meadows and Links is connected to the external footpaths system by 29 access points spread evenly around the boundaries, forming a pattern of exceptional accessibility. Many of the footpaths in the Meadows are named eg Jawbone Walk, reflecting their historic or functional context. The open space enhances the permeability of the area as a whole; linking Newington, Marchmont, Tollcross and Old Town. The only path with Right of Way status is Middle Meadow Walk, itself linking via Argyle Place to Lovers Lane, in Sciennes and Grange.

More access points will be established through the redevelopment of the former Royal Infirmary of Edinburgh site. The landscape plan for the site include proposals for the greening of the spaces between the residential blocks on the south end of the site, the creation of a visual link with the Meadows beyond and hard landscaped public spaces. It is intended to use a simple, high quality palette of materials to define the pedestrian spaces and unify the site. Indigenous species are proposed and the trees are intended to be mature nursery stock to establish an early level of maturity.

Biodiversity

The Urban Habitat Action Plan in Edinburgh's Biodiversity Action Plan states the aim of maximising opportunities for conserving enhancing and managing for biodiversity.

MARCHMONT & MEADOWS

ESSENTIAL CHARACTER

NATURAL HERITAGE

- The mature landscape of the Meadows and Bruntsfield Links with its rich historical background forms the core of the Conservation Area.
- Framed views of Arthur's Seat and the Castle, especially from the Links and Whitehouse Loan.
- Open space as a setting for a wide range of outdoor activity.
- Importance of private open space in providing biodiversity within the area.
- Tenemental front gardens provide setting to buildings.
- Street trees are few but valuable in providing scaled green setting to the built environment.
- Visual permeability of Meadows and Links.

Bruntsfield

There are no public open spaces within the area, though Bruntsfield Links opens out from the south-east corner. There are a number of back greens associated with the tenements, however the majority are relatively small compared to other areas of tenement housing. The biggest green is that formed by the Viewforth, Montpelier, Bruntsfield Avenue and Bruntsfield Place tenements.



The landscaping around the Viewpoint Housing Association flats on Gillespie Crescent is mature and of a high quality, and softens the fairly standard 1970's low rise flats on the site.

The open spaces around the two schools are in tarmac, with occasional planters and trees.



In this environment, greenery associated with front gardens, corner plots and old established trees is very important, to give colour and nature to this urban landscape. Generally such greenery is long established and mature, and it is important that it is preserved, rather than lost to off-street parking or other uses.

The few front garden trees tend to be species of lesser height - rowan, hawthorn, occasional birches. In the back gardens taller species occur - ash, elm, sycamore. Hedging is locally significant, and tends to be the traditional species of privet and beech.



BRUNTSFIELD
ESSENTIAL CHARACTER
NATURAL HERITAGE

- Small back green areas which still provide important features.
- Back gardens provide greenery, gardening space and relaxation for the pockets of housing.
- Front garden planting is very important given the lack of other landscape features.

OPPORTUNITIES FOR ENHANCEMENT

- Opportunities for introducing further trees and replacing trees that are lost to age should be considered throughout the area.
- The reinstatement of historically accurate railings would enhance the general streetscape.
- The existing setted streets make a major contribution to the character of the conservation area and should be retained.
- There are areas where the streets are cluttered with bin stores and other street furniture. The opportunity should be taken to reduce this clutter, wherever possible.



GENERAL INFORMATION

Statutory Policies

The Central Edinburgh Local Plan (1997) includes the Marchmont, Meadows and Bruntsfield Conservation Area within a broad 'Housing and Compatible Uses' policy allocation, in which the primary concern of the Plan is to safeguard existing residential character and amenities. Consequently, effect on residential amenity will be the determining consideration for all development proposals, including changes of use.

The Local Plan contains relevant policy advice on a range of matters. In relation to proposals within the conservation area, for example, development will only be allowed where all features that contribute to the special character and appearance of the area are retained. Development proposals in the conservation area are required to take into account the area's special interest and how its character and appearance may be preserved or enhanced.

There are a significant number of listed buildings within the Marchmont, Meadows and Bruntsfield Conservation Area, and the Local Plan includes policies which seek to ensure that proposals affecting listed buildings are considered for their effect on their character, including their setting. An important consideration is that alterations, extensions or changes of use should not diminish the architectural integrity of the buildings.

Supplementary Guidelines

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



Implications of Conservation Area Status

Designation as a conservation area has the following implications:

- Permitted development rights under the General Development Order are restricted. Planning permission is, therefore, required for stonecleaning, external painting, roof alterations and the formation of hard surfaces. The area of extensions to dwelling houses which may be erected without consent is also restricted to 16m² and there are additional control over satellite dishes.
- Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the planning authority can seek approval of the Scottish Executive for Directions that restrict permitted development rights. The Directions effectively control the proliferation of relatively minor alterations to buildings in conservation areas that can cumulatively lead to erosion of character and appearance. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals. The original Marchmont & Meadows Conservation Area is covered by the full range of Article 4 Directions.

- Class 1** **enlargement, improvement or other alteration to a dwelling house.**
- Class 3** **provision or alteration of buildings or enclosures within the curtilage of a dwelling house.**
- Class 6** **installation, alteration or replacement of a satellite dish.**
- Class 7** **construction or alteration of gates, fences, walls or other means of enclosure.**
- Class 38** **water undertakings.**
- Class 39** **development by public gas supplier.**
- Class 40** **development by electricity statutory undertaker.**

- Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised. Most applications for planning permission for alterations will, therefore, be advertised for public comment and any views expressed must be taken into account when making a decision on the application.
- Buildings which are not statutorily listed can normally be demolished without approval under the Planning Regulations. Within conservation areas the demolition of unlisted buildings requires conservation area consent.
- Alterations to windows are controlled in terms of the Council's policy.
- Trees within conservation areas are covered by the Town and Country (Scotland) Act 1972, as amended by the Town and Country Planning (Scotland) Act 1997. The Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 75mm at a point 1.5m above ground level, and concerns the lopping of trees as much as removal. The planning authority must be given six weeks notice of the intention to uproot, fell or lop trees. Failure to give notice render the person liable to the same penalties as for contravention of a TPO.
- Grants may be available towards the repair or restoration of historic building The Council runs a conservation grant scheme. Such grants are normally dependent on comprehensive repair and restoration of original features and priority is given to tenemental housing and prominent buildings.

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