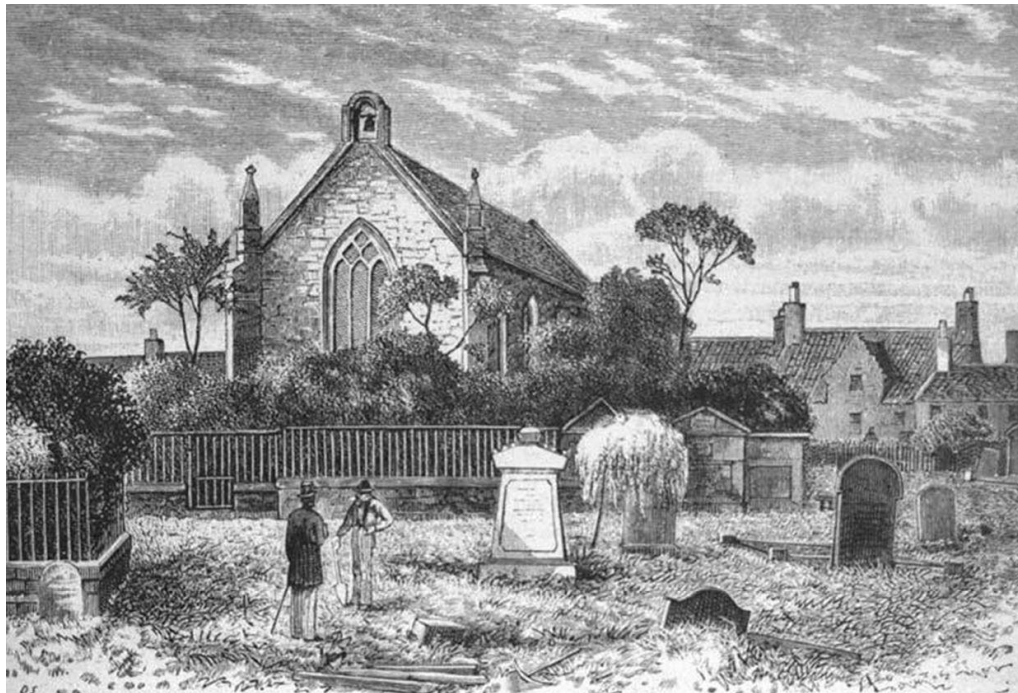


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Location and Boundary

The proposed boundary of the Restalrig conservation area is shown in Figure 1. The area lies to the north east of the City and encompasses St Margaret's Parish Church, graveyard and surrounding buildings at the entrance to Restalrig Road South from Restalrig Avenue.

Figure 1 Proposed Restalrig Conservation Area



Statement of Significance

The proposed Restalrig conservation area is historically significant as a result of its development around the church. Within the area there are several listed buildings which are historically significant and form part of the prevailing character of the area. These include:

- St Margaret's Parish Church, including graveyard, gatehouse and boundary walls;
- 62 Restalrig Road South; and
- The Deanery Wall

There is also a Scheduled Monument:

- St Triduan's Aisle, Chapel and Wellhouse.

These listings reflect the historical and architectural significance of the area and its development as a centre of religious activities.



Historical Origins and Development

The village of Restalrig developed around the ancient parish church of St Margaret (formerly Restalrig Parish Church). The name Restalrig is a 15th century variant on the name Lestalric, recorded from the late 12th century. The area was part of a medieval estate owned by the De Lestalrics.

St Margaret's Church has its origins in the 12th century and formed the nucleus of the village. The original parish incorporated South Leith.



The village is home of the cult of St Triduana, a Pictish Saint, who in the Middle Ages was associated with cures for eye ailments. Legend has it that Triduana originally lead a life of seclusion, however, she gained the unwanted attention of Nectan, King of the Picts, who was mesmerised by her eyes. To escape the unwanted attention Triduana fled to Dunsallad only to find Nectan had sent word begging her to return. After learning of his great passion, Triduana plucked out her eyes and had them returned to the king. St Triduana was then free to spend her life in Restalrig, healing and comforting the blind.

James III ordered construction of St Triduana's Aisle in around 1477. It was completed about 10 years later. St Triduana's chapel was one the most remarkable buildings in Scotland at the time. During the Reformation in 1560 Restalrig was singled out for especially zealous treatment by the reformers and it was decreed 'that the kirk of Restalrig as a monument of idolatrie be raysit and utterly castin downe and destroyed'. The remaining lower storey of the hexagonal chapel remains as an impressive and unusual piece of architecture.

Restalrig remained a small parish until the 1930s when it was engulfed by the modern city. The housing development stretched north from the East Coast mainline, encompassing what was previously farmland surrounding the village.

As a result of the area's more recent development, much of the original historic character of the village has been lost. However, there is a clearly distinguishable character in the area surrounding St Margaret's church. This character is defined by the streetscape, materials, historical significance and uses.

Structure

Topography

The topography of Restalrig is mainly flat although it slopes slightly higher towards the north of Restalrig Road South. The land also slopes down westwards towards Lochend Loch.

Setting

The area is bound by mainly residential properties which are predominantly low density. There is a modern flatted block east of the Deanery wall and most new development south of this has been for flats of around four storeys. The north of the conservation area is bordered by Restalrig Avenue.

The east is bordered by the Marionville Fire Station.



Development Pattern

The development pattern of the conservation area consist of a single road with a few closes leading from the pavement and access to a car park behind the Deanery Wall. There is also an access route around the perimeter of the graveyard leading to the entrance of St Margaret's parish Church.

Townscape

The conservation area is characterised by the predominance of St Margaret's Parish Church and its ancillary buildings along the street. The road is partly made up of well-maintained setts with the main through car route finished in tarmac. The pavements are narrow but there are some opportunities for public life through the provision of benches. Buildings and walls surrounding the road have a distinctive character through the use of rubble built walls.

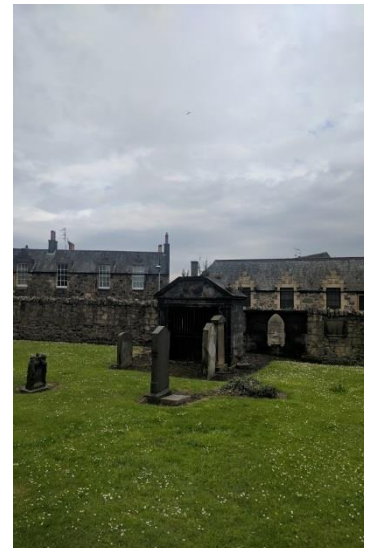
Architectural Character

St Margaret's Parish Church is a rectangular plan gothic church, built in rubble stone. The graveyard in contrast has classical gravestones spanning several centuries. St Triduana's Gatehouse on the outskirts are built in rubble stone to the north and dormers to the front.

62 Restalrig Road South dates from 1678 and is two storeys, with rubble stone walls and crow stepped gable.

Table 1 Listed Buildings and Scheduled Monuments

Address	Description
Category A Listing	
Restalrig Parish Church (St Margaret's Parish Church)	Originally built in 1487, 4 bay rectangular plan gothic church (includes graveyard, railings, and gatehouse)
Category B Listing	
62 Restalrig Road South	'The Wrichts House' built in 1678
Restalrig Road South (Deanery wall)	18 th Century original outer wall of Deanery of Restalrig
Schedules Monument	
St Triduana's Aisle	Chapel and wellhouse



Management

Conservation Areas

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 paid to the character and appearance of the conservation area when planning controls are being exercised. Conservation area status brings a number of special controls:

- The demolition of unlisted buildings requires conservation Area consent;
- Some permitted development rights are removed;
- Alterations to windows are also controlled in conservation areas in terms of the Council's guidelines; and
- Works to trees are controlled (see Trees for more detail).

The removal of buildings which make a positive contribution to an area is only permitted in exceptional circumstances, and where the proposals meet certain criteria relating to condition, conservation deficit, adequacy of efforts to retain the building and the relative public benefit of replacement proposals. Conservation area character appraisals are a material consideration when considering applications for development within conservation areas.

Listed Buildings

Most of the buildings within the Restalrig Conservation Area are listed for their special architectural or historic interest and are protected 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.

Trees

Trees within Conservation Areas are covered by the Town and Country Planning (Scotland) Act 1997 as amended by the Planning (etc.) Act 2006. This Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 2" (75mm) at a point 4ft (1.5m) above ground level. The planning authority must be given six weeks' notice of the intention to uproot, fell or lop trees. Failure to give notice will render the person liable to the same penalties as for contravention of a Tree Preservation Order (TPO).

