

APPENDIX 1

COLTBRIDGE AND WESTER COATES DRAFT CONSERVATION AREA CHARACTER APPRAISAL

1. INTRODUCTION

Conservation Areas

- 1.1 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
- 1.2 There are currently 38 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

- 1.3 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 Executive 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.
- 1.4 A Character Appraisal is seen as the best method of defining the key elements that contribute to the special historic and architectural character of an area.
- 1.5 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.

- 1.6 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.

2. CONSERVATION AREA DETAILS

Designation

- 2.1 The Coltbridge and Wester Coates Conservation Area was designated in 1987. The conservation area is classified as 'Outstanding' for grant purposes by Historic Scotland.

Location and Boundaries

- 2.2 The Coltbridge and Wester Coates Conservation Area is situated approximately one mile to the west of the centre of Edinburgh. The conservation area is bounded by Magdala Crescent to the east, Murrayfield Avenue to the west and Abinger Gardens/ Roseburn Terrace to the south west. The north and south east boundaries are less well defined: the north boundary extending along the Water of Leith, Succoth Gardens and the south of Succoth Park, and the south east boundary generally defined by Balbirnie Place and Stanhope Place.

3. HISTORICAL ORIGINS AND DEVELOPMENT

- 3.1 COATES is listed in records as early as 1581 as Coittis, among properties of Holyrood Abbey, and is shown on Blaeu's map of 1654 as Cot. The name is from the early Scots cotes, often meaning 'cottages', but in this case more likely to mean 'enclosures or shelters for animals'. Coltbridge is also shown on Blaeu's 1654 map as Kowbridge. The river crossing is at least as old as the medieval road to Linlithgow from the West Port. The old bridge which is now restricted to pedestrians was built in the 18th Century. The new bridge was constructed to the south of the old bridge in 1841 and it was widened in 1930.
- 3.2 Coltbridge was a mill village, and until the middle of the 19th century the district was almost entirely rural. The Poll Tax returns for 1690 show the inhabitants of Coltbridge as a few farmers, and the Census of 1841 shows little change from this.
- 3.3 The Murrayfield Estate was originally called Nisbet Park, but after its purchase by Archibald Murray, in 1734, it was renamed Murrayfield. Murrayfield House was built by the new owner. In 1773, Alexander Murray (later Lord Henderland) inherited the estate and made alterations, which included the addition of the east wing. It is likely that he had also intended to

build a symmetrical wing to the west, but this never materialised. Campbell Avenue, to the west of Murrayfield House, is on the site of an original tree avenue that belonged to the Murrayfield estate. Similarly, Succoth Avenue, to the north, is also on the site of an older avenue.

- 3.4 Donaldson's Hospital was the bequest of James Donaldson Esq. of Broughton Hall. In his will it was stated that: "I leave all my property, heritable and personal, to build and found a Hospital for Boys and Girls, to be called Donaldson's Hospital". Boys would be trained as "traders", and girls would be trained as "house servants". The Trustees held a competition for the project and invited William Henry Playfair, Thomas Hamilton and James Gillespie Graham to make designs. Playfair was declared the winner in 1838, having submitted a total of 7 different designs to the Trustees. Work commenced on site in 1842 and was opened in 1850 by Queen Victoria. The school admitted its first pupils in 1851, and later specialised in teaching deaf children.
- 3.5 The building of Haymarket station in 1842 resulted in the expansion of the area, with villas being constructed on land owned by the Heriot Trust along the north side of the Glasgow Road between Haymarket and Coltbridge. In 1860, the Caledonian Railway from Dalry to Granton, which cut across Water of Leith from the south to north, was opened. The railway was mainly used for the transportation of goods and was extended to Leith in 1864. By 1866, Roseburn had been linked to Edinburgh. Horsedrawn trams which had reached Coltbridge in 1873 were replaced by cable cars at the turn of the century and subsequently by electric trams in the 1920s. All of these transport improvements resulted in the area becoming more attractive for residential development.
- 3.6 Coltbridge Avenue and Terrace were developed from around 1869, and in 1888 building began in Garscube Terrace. Stanhope Place (1865) forms part of a development of working-class housing by James McKelvie, coal Merchant, which commenced in 1863 with Devon Place. Abinger Gardens is one of a group of streets planned by 1887, although not occupied until after 1900. Garscube Terrace was named by 1884 for the estate of Garscube in Dunbartonshire, seat of the Campbells of Succoth, who had become owners of Murrayfield in 1866. Succoth Place and Gardens were named by 1901, and Succoth Avenue was proposed by 1904 and developed by 1920. Wester Coates Avenue, Terrace and Road were planned in the northwest of the former West Coates farm in 1896, and Wester Coates Gardens was added by 1904. Roseburn Terrace was named by 1887, and the end of the century saw the completion of tenements on its north side.
- 3.7 The scheme of cottage villas at 1-7 Roseburn Cliff was devised by Patrick Geddes to provide affordable suburban housing along the lines of Unwin and Parker's Garden Cities in England, and as a variant to Geddes' already successful Ramsay Gardens in the centre of Edinburgh. It was intended that potential buyers could either purchase existing houses or could order a house that would be modified to suit their requirements. As well as houses, Geddes also planned recreational areas including a 2 acre common, garden

walks, a playground and a summerhouse, as well as garden seats. The full scheme was never realised. 1-3 Roseburn Cliff (George Pape's Widows' Cottages) were built for the use of poor widows and date from 1894. 1-7 Coltbridge Terrace date from 1869 and were designed by F.T. Pilkington.

- 3.8 Most of the development in the conservation area was completed by the early 20th Century and the architectural character of the area was well established by this time.

4. ANALYSIS AND ESSENTIAL CHARACTER

Spatial Structure and Townscape

Approaches and Access

- 4.1 Coltbridge/Roseburn is still connected to the city by what was the early coaching route which carried on to Corstorphine and the west. It remains today as a major access route through to Glasgow. The area along the route is now more or less continuously built up and this is especially apparent on the south side of West Coates opposite Donaldson's School and Roseburn Terrace.
- 4.2 On the north side, the open grounds of Donaldson's School and the larger detached villas, characteristic of Wester Coates, face the street with impressive front gardens. A sense of grandeur is reinforced by what appears to have been at one time a continuous railing and stone pier with urn design fronting both School and villas on both sides of the street down to Kew Terrace. These are still intact in front of the School, but the removal of railings during the war, the consequent damage to the stone piers and the use of front gardens for car parking has in the case of some villas almost eroded all evidence of what must have been a very impressive detail. When it was complete, this must have given a 'processional' quality in and out of the western New Town.
- 4.3 Like other suburban lines, the former Caledonian Railway line also encouraged the building of tenements close to its stations and with the increase in density the need for other shops and services became necessary and viable. This route, along an original field boundary, is proposed as Tram Line 2 which will incorporate space for the cycle/walkway. In turn, both ends of Roseburn Terrace can be seen as nodal points each bringing together 3 to 4 roads accessing the station and other services. Within a short distance, the area is given an exciting three dimensional quality by the proximity of road bridges over the river and in turn rail bridges / viaduct over the roads and river.
- 4.4 Proximity to the city centre, accessibility and availability of different modes of transport were also part of encouraging later villa development to the west in the Murrayfield estate. The amenity of the riverside setting provided by the Water of Leith was also an attraction. The river progresses from its open

plain around Murrayfield Stadium and is increasingly constrained after it passes under the old and new bridges built to take the main access westwards.

- 4.5 The river and railway lines now offer important walk and cycle access ways. They give viewing points which reinforce the sense of drama offered by the changes in topography, the power of engineering structures spanning across them and the wealth of built and natural heritage.

Setting

- 4.6 The earliest plans indicate that the land must have been of good agricultural quality showing regular shaped fields and evenly distributed farms. These were based around Coltbridge, Roseburn, and Murrayfield House estates, the original houses for the latter two still remain today.
- 4.7 The Water of Leith runs diagonally through the conservation area and once provided a source of power for mills serving the agricultural hinterland. The river helped to act as the focal point for the creation of small villages right along its length, including that of Coltbridge. Here, the change from rural estate and village coincided with the continuing city or urban expansion of the 'western' New Town.
- 4.8 Development first took place at Wester Coates and its layout was governed by a feu plan drawn up in 1850. Like the plans in the New Town this imposed regular plots in a formal layout over the former field pattern. The earliest development was Donaldson's School and the adjacent villas. In different ways they both demonstrate a controlled and regular spacing in their layout.
- 4.9 This contrasts with their demonstration of the vogue of the day for romantic architectural style. The 'courtly' appearance suggested by the English Elizabethan of Donaldson's School fits with the scaled down tower house aesthetic and Scottish Baronial style used for the villas.
- 4.10 From old plans, the original village of Coltbridge appears to have been a small linear village settlement, a sense of which can still be seen, running along the banks of the river. The replacement of an agricultural way of life to residential suburb brought new opportunities and demands. With it, the previous focus of the river was replaced by the main road, the characteristic dwelling form of cottages by tenements and the former focus at Coltbridge has been replaced by that of Roseburn. This part of the conservation area then becomes more 'urban' than rural village.
- 4.11 To the west, development changes from the tenements, with their 'core' public functions at ground floor level, to a mix of large villas leading up to Ravelston. This later development of the Coltbridge and Murrayfield Estates with a more liberal feuing policy demonstrates a greater choice of villa types and architectural styles than at Wester Coates. In addition to the advantages of access discussed above, the raised and south facing aspect of their

location looking out over the city to the Pentland Hills still offers considerable attraction.

4.12 The changes in topography and the river valley remain a major factor underlying the character of the conservation area. Though small compared to some other conservation areas, this overview has led to the identification of three distinct character sub-areas. These are described as Wester Coates, including Donaldson's School, Roseburn 'urban village' and the Murrayfield estate.

ESSENTIAL CHARACTER – ACCESS AND SETTING

- **West Coates still retains a 'processional' quality in and out of the western New Town.**
- **The ends of Roseburn Terrace can be seen as nodal points each bringing together a wide ranging road network to access the former (and possible future) station, shops and other services.**
- **Within a short distance the area is given three dimensional spatial quality by bridges and viaduct crossing at different levels**
- **Proximity to city centre, accessibility and availability of different modes of transport played a major part in encouraging residential development**
- **The river and railway lines now offer important walk and cycle access ways, as well as a future tram service, giving viewing points which reinforce the sense of drama offered by the changes in topography**
- **The change from rural estate and village coincided with the continuing city or urban expansion of the 'western' New Town.**
- **Organic and vernacular origins were superimposed by 'rational' formality and, in contrast, the recommended 'romantic' architectural style of the day**
- **The replacement of an agricultural way of life to residential suburb has meant that Roseburn is more 'urban' than rural village.**
- **This later development of the Coltbridge and Murrayfield Estates with a more liberal feuing policy demonstrates a greater choice of villa types and architectural styles than at Wester Coates.**
- **The changes in topography and the river valley remain a major factor underlying the character of the conservation area.**

- **Three distinct character sub-areas are identified as Wester Coates, including Donaldson's School, Roseburn 'urban village' and the Murrayfield estate.**

Area 'A' Wester Coates & Donaldson's School – Spatial Structure

Ownership/Feu patterns

- 4.13 The area around West Coates was administered by the Heriot Trust and though its disposal occurred over a long time period, it happened in a planned rather than ad-hoc fashion. A large element was sold off sometime after 1830 for Donaldson's School and the area to the north west was laid out in feu plots for villa development in 1850. The layout displays a continuing use of formal grid arrangements and suggests the last vestiges of New Town planning, particularly with its main access terminating unusually in the crescent of Wester Coates Gardens. This reflects the earlier crescents immediately to the other side of Donaldson's and is the last time the form is used on the 'western' New Town. Within the more dominant rectangular street grid, large villas, detached and semi-detached, are set in generous feus.

Development Pattern, Groupings and Space Definition

- 4.14 Within this grid layout, some 65 houses are set out in what is quite a confined area. The axial planning and rather more traditional termination to the south of Wester Coates Road by the former Roseburn Free Church reinforce the definition of formal spatial arrangement. To some extent the original development pattern has been eroded by unsympathetic changes and extensions of institutional uses. This is particularly noticeable where original villas have been demolished. Less obvious are some of the rear hotel extensions and the introduction of new houses in back gardens around Wester Coates Gardens.
- 4.15 The other distinct spatial grouping in this area occurs with the former workers housing in Stanhope Place. These small single or one and a half storey cottages are set out in narrow parallel terraces. This 'utilitarian' layout, narrow plot widths / house frontages and small gardens make for a radical change of scale from the grander housing on West Coates. Their traditional stone construction, special chipped stone surfacing or 'horonised' pavements and setted lanes all combine to offer a charm that may not have been so apparent when they were built.

Circulation

- 4.16 The layout and character of Wester Coates remains largely open and the generosity of the feus is equalled by that of the street widths. The latter in some cases are so wide that, apart from the main arterial route, they now seem out of proportion to the current levels of traffic. At one time, though, they formed the access to Murrayfield Station and this may have generated more traffic than today. Earlier plans indicate goods yards and two

substantial platforms which remain. The reopening and improvement of any access ways to the future tram stop need to incorporate high quality design, materials and the retention of mature landscaping, especially the many fine trees.

Area Boundaries and edges

- 4.17 The need to cross the main road and to take up the levels of a changing topography means the area is bound to the west by the railway embankment. The doubts about rail alignments are visible with buildings on Roseburn Terrace still demonstrating forms ready to accept different lines. It could also help to explain the changes in villa type and frontage railing design at the short Kew Terrace section of the main road.
- 4.18 The embankment slowly tapers into the raised ground level at the former station and bridge over the river. The steep and wooded slopes behind Wester Coates Gardens fall to an ox bow flood plain before this sub-area boundary rises up again following the line of the stone boundary wall to the west of Donaldson's. The edges to the west, north and east are therefore fixed by the former railway embankment, the river valley and Donaldsons. Villas line the southern edge of the main road, but the small cottages behind them are again enclosed by the main east - west rail way lines.

Setting

- 4.19 The impact of well defined edges, a formal spatial arrangement and the preponderant evidence of architectural design all reflect an association with the western side of the New Town rather than the Murrayfield estate to the west. Though the building of larger independent villas may have been in progress across the whole area for some time, development actually started at Wester Coates before that of some of the major New Town crescents to the east of Donaldson's School.

Area 'A' Wester Coates & Donaldson's School- Townscape

Gateways, Street types and Streetscape

- 4.20 After 'squeezing' through the canyon like space of five storey tenements and office developments built right to the edge of the pavements either side of the narrow Haymarket Terrace, there is an immediate sense of openness on reaching the conservation area from the east. This is created not just by the considerable set back to the north side of the road for Donaldson's School but also by the emergence of front gardens, greenery and the considerably lower and detached villas to the south side. In a different way the rail bridge over the main road and embankments to either side play a gateway role between this part of the area and the 'urban' village of Roseburn just beyond.
- 4.21 West Coates, which has three sub names as it passes through this stretch of Osbourne, Hampton and Kew Terraces, is an important part of one of the city's main arterial routes. There is though an increasing erosion of stone

dwarf walling and front garden quality for car access and parking. These are important elements of street character and greater effort should be made to preserve **and repair** them.

Vistas/Views

- 4.22 One of the most important views within the area is from this arterial route to Donaldson's School. It can, though, be seen in a wide range of views, both within the city skyline predominantly from the south and west, but also as a romantic roofs cape composition of towers and domes rising up through the wooded screen on the steep banks of the Water of Leith from the north. It is especially visible from the Gallery of Modern Art at Belford and the walkways around and over the Dean valley.
- 4.23 Despite the oblique views into the villa area over the grounds of Donaldson's and the width of the access roads, the residential area to the north of the main road does retain the sense of being a small enclosed enclave. This is to some extent because the main road forms the only access and also because to the north mature trees screen any broader outlook. A sense of privacy is further helped by many houses being set up and well back from road levels with walls or planting screening their presence. Inside the area there are panoramic views out over the **former** Free Church to the Pentland Hills beyond and framed views to the corner turrets of Donaldson's, the one along Wester Coates Gardens being in almost perfect alignment to form a termination.

Landmarks/Focal Points/Skylines

- 4.24 Donaldson's School is located on a plateau extending out of the city's western New Town. It is the most prominent building in the conservation area and its qualities are discussed in the section on 'Architectural Character'. It also plays an important role in urban design terms. Part of Edinburgh's character as a city is formed not only by its conservation areas but also by many individual responses reflecting a sense of civic pride, philanthropic and enlightened patronage. Many of the city's public institutions were founded in this way, especially hospitals and schools, as well as important houses and gardens.
- 4.25 Donaldson's School is a major city landmark, a quality reinforced by its exuberant architectural quality and very visible location off a main city arterial. It still retains a generous setting to front and sides in keeping with its scale and importance and its punctuation of the skyline can be appreciated from many viewing points. Though new facilities have been necessary they are not visible in views from the south of the main elevations and their intrusion is restricted and screened by trees in views from the north. School and grounds need to be seen as a designed and considered unity. It is of fundamental importance that the sense of integrity of building and setting is not compromised any further, for example like those at Murrayfield House in sub area 'C'. There remain few examples of landmark buildings like this in

the city where the integrity remains so intact. ***There are current proposals to change the use of Donaldson's to residential.***

- 4.26 In such company it is almost possible to overlook the former Free Church, now the National Bible Society, with the height of its spire emphasised by the restricted single and two storey house forms, as opposed to higher tenements, which surround it. It terminates the vista down Wester Coates Road.

Building Types, Forms and Massing

- 4.27 Developed over a long time period, the rest of this area demonstrates a range of house designs and styles. Mainly these are substantial two and three storey detached and semi-detached villas set out at regular intervals and despite their generous size an impression of low density is maintained. They make a considerable transition with the continuous terraced property of Magdala Crescent to the east of Donaldson's School.

- 4.28 There are some interesting variations to these 'independent' building forms. 14 - 17 Osborne Terrace were recast in a linked 'palace' form, a device often used in the New Town to give added impact and status. Kew Terrace is a one and a half storey terrace with crow stepped gables addressing the street. Its simplicity and strict repetition of building elements by contrast appears almost ecclesiastical in character, located close to the former Free Church.

Building Composition and Materials

- 4.29 Despite the more organic layout of Wester Coates Terrace which follows the contours and alignment of the former railway line, a consequent variety in stylistic and compositional approaches in the area is given considerable uniformity by maintaining front and (to a lesser extent) rear building lines, a generosity of proportions, traditional stone walls and pitched slate roofing, occasionally marked by pedimented entrance doors, small turrets or crow step gables.
- 4.30 Frontage dwarf walls inside the area remain, not least because they often retain changes of ground level, but again many railings have been replaced by a mixture of planting. Despite its 'self contained' character the area is actually very permeable, but in a way that is not apparent at first sight. The combination of former railway lines, the twists and turns of the Water of Leith and dramatic changes in topography have and should continue to restrict the extent of development. They have given rise to considerable opportunities for pedestrian linkages between the formal built layout and its natural setting. It is important that this open space remains as setting and is devoted to amenity and nature conservation

Activity/Quiet and Sensory Qualities

- 4.31 There can be few parts of the city which can boast the contrast of experiences over such short distances. From the high and distant views from the Coltbridge Viaduct walkway above, for example out to the Pentland Hills, to those close to, like the herons and other bird life, frequently seen from the riverside walkway below. The enclosure of steeply sloping banks, the 'clearing' of the ox bow bend of the rivers flood plain and the noise of the river in spate as it passes over the weir all create a sense of 'being in the country' almost right at the centre of the city. This continuity of character is now to be found at many points along the Water of Leith and is one that should be protected, for residents of the city as a whole.
- 4.32 Access by a wooden footbridge linking across the river to Dean and the Gallery of Modern Art make this a quiet contemplative place. As the river bends back again along the north of Donaldson's its boundary walls and turreted corner gateway, set amongst dense woodland, creates an almost mystical appearance, as the walkway disappears into its wooded backdrop.
- 4.33 This is in contrast to the busy and noisy main road and office developments mainly just on the edge of the conservation area boundaries along Haymarket Terrace and the former coal yards on the railway line. Further redevelopment potential here will need to take into consideration the character of the conservation area, the scale of the lanes immediately adjacent at Stanhope Place and the setting of Donaldson's School.

Intrusive features

- 4.34 Some villas have been of such a size, especially when amalgamated with adjacent plots, to have found new mainly institutional uses. They include a school, education centre and sheltered housing, and on the main road, hotels. Other villas have had new houses built in the rear of extensive garden grounds, especially to the north of the crescent in Wester Coates Gardens or on corner plots. Many have not made a positive contribution to the character of the conservation area either in terms of design, massing and, at times, in terms of materials - a red brick being used for one of the biggest redevelopments.

ESSENTIAL CHARACTER – AREA 'A' WESTER COATES AND DONALDSON'S SCHOOL

- **The rail bridge over the main road and embankments to either side play a gateway role between this part of the area and the 'urban' village of Roseburn just beyond.**
- **There is an immediate sense of openness on reaching this area from east and west. This is created by the considerable set back for Donaldson's School and by the emergence of front gardens, greenery and detached villas.**

- **The spatial structure is dominated by the set piece of Donaldson's School and a rectangular street grid occupied by large villas, detached and semi-detached, set in generous feus.**
- **Despite a variety in later stylistic approaches, residential development retains a considerable uniformity by maintaining front and (to a lesser extent) rear building lines, a generosity of proportions, traditional stone walls and pitched slate roofing**
- **Donaldson's School is a major city landmark and its punctuation of the skyline can be appreciated from many city viewing points. These qualities are reinforced by its scale, exuberant architectural quality and very visible location on a main city arterial route. It is extremely important that it retains a generous setting in keeping with this scale and importance.**
- **The former workers housing in Stanhope Place forms the other distinct spatial grouping, with small single or one and a half storey cottages set out in narrow parallel terraces, making a radical change of scale from the grander housing on West Coates.**
- **Stone dwarf walling and front garden quality are important elements of street character.**
- **Despite its 'self contained' character, the area has good pedestrian permeability with dramatic changes in topography, giving rise to considerable opportunities for linkages between the formal built layout and its natural setting**
- **There can be few parts of the city which have such a contrast of experiences over such short distances of 'being in the country' almost right at the centre of the city**
- **The continuity of high quality natural heritage along the Water of Leith is one that should be protected and nurtured to the benefit of all city residents.**
- **Well defined edges, formal spatial arrangements and the preponderant architectural designs all reflect an association with the designs for the western side of the New Town rather than those of the Murrayfield estate to the west.**
- **The reopening and improvement of access ways to the future tram stop need to incorporate high quality design, materials and the retention of mature landscaping, especially the many fine trees.**
- **The character of this part of the conservation area could be eroded on its edges by unsympathetic development and within by pressures for changes and extensions**

Area 'B' Roseburn & Coltbridge - Spatial Structure

Ownership/Feu patterns

- 4.35 Passing under the former rail bridge, with its highly decorated heraldry framing its sides, the main road falls towards the river valley and enters an area of different character at Roseburn. The immediate impression is a return to one of a more urban spatial structure framed by tenements which come again to the edge of the pavement. This recreates the sense of enclosure of Haymarket Terrace. The small shops and gentle stepping of the tenements add to the clear expression of feu widths in their elevations. This sudden and restricted change from villas to tenements is characteristic of many 'suburban' locations which were adjacent to former local railway stations. From them, low terrace villas extend down the river into what would at one time have been countryside beyond.

Development Pattern, Groupings and Space Definition

- 4.36 There are subtle differences in the tenements to north and south of the main road. Those to the north appear to be an 'island' frontage element in contrasting red sand stone and designed in conjunction with lower rise house forms behind. This grouping at Roseburn Cliff forms a particularly intriguing element of urban design. Despite the difference in building forms there is a spatial and stylistic continuity. The houses behind, entered between gate piers to the main street, are grouped around a small green. This also offers access both to the frontage tenement and to a short terrace of two storey houses leading off. Generally this development has the lower density character of a small early Garden City enclave.
- 4.37 The tenements to the south of the main road take the form of the more traditional 'perimeter block', designed fronting onto a grid of streets and enclosing gardens within. The current conservation area boundary runs through the middle of the block to the south of Roseburn Terrace. The current boundary line would reflect the first phase of construction, yet similar stylistic influences are visible throughout the block. It is recommended that the whole block to the north of Roseburn Place should be included within the area.
- 4.38 These tenements and those further to the south stand in the former estate of Roseburn House. Dating from the 18th Century, this historic 'A' Listed house is of considerable importance to the area and an assessment was made for its inclusion in the conservation area. Despite the sinuous frontage of Roseburn Street, it is not of such architectural significance. This, the extent and mix of intervening house types and small businesses leading to Murrayfield Stadium put Roseburn House at too much distance both in terms of proximity and character to the conservation area.

4.39 There is also an island tenement block across from the bridge. It also relates well with the villas on rising ground behind it. Its ground floor shops, together with those opposite at Coltbridge Terrace, help to give continuity to Roseburn as an 'urban village' stretching across the river. Further along the west bank, longer terraced groupings reinforce the linear development pattern traditional in old village settlements. The restricted valley space only serves to emphasise the linear structure of their terraced forms. It leads eventually to what appears like a former mill building, now sympathetically converted to offices, with a timber balcony overhanging the river.

Circulation

4.40 Not only has the main road gained in significance and use it is also affected the way each phase of development within and around the area has added its own and different circulation priority. At one time though this part of Roseburn Terrace must have seemed like being more at the heart of a more considerable interchange than it is today.

4.41 The existence of the former railway and earlier doubts about alignments involved in its expansion are still clearly evident. The bridge piers built into the elevation of the car showroom, formerly a fire station, on the south side of Roseburn Terrace, anticipated a completely different rail route. The promotion of Tram Line 2 could reintroduce the sense of interchange and movement.

4.42 At one time traffic may have been more equally balanced on all the side roads leading into the two nodal points at either end of Roseburn Terrace. Though traffic still appears heavy at both these points, the main contributors now appear to be those moving east - west rather than north - south.

4.43 Both the early generators of movement patterns, the river and the railway, have found important new contributions to local circulation patterns. Their walk and cycle ways are becoming increasingly important networks both in their own rights but also together. This is not just for recreational use, important though this is in an increasingly urbanised environment, but also as offering attractive and safe alternatives to the car in moving about the city.

Area boundaries, edges and setting

4.44 The former rail embankment and walk/cycle way sets a clear edge to the east. Despite reasonable permeability to Wester Coates, investigation could be made of improving the access to it from Roseburn Terrace and from the new developments to the south outwith the conservation area.

4.45 To the west, this sub area boundary is taken along the rear garden boundaries to those villas on the west side of Coltbridge Avenue. This loosely follows the valley floor along the river. It is important that the natural edges or banks of the river are protected rather than allowing too much development to encroach right up to the waters edge. The river's qualities as amenity and habitat should now be allowed to dominate.

Area 'B' Roseburn & Coltbridge - Townscape

Gateways, Street types and Streetscape

- 4.46 Early maps indicate a more organic road structure. The ends of the old and modern bridges and the corner adjacent the Roseburn Bar form nodal points where several routes converge. Those from the west particularly reflect the contours.
- 4.47 The bridges over the main road and across the Water of Leith signal entrances into this urban village zone. The pedestrian/cycle access and future tram route along the former rail bridge and viaduct with their higher viewing points accentuate the transition in zones.

Vistas/Views

- 4.48 To the east from the rail bridge there are direct views to the castle and, from the viaduct, the Gallery of Modern Art appears to sit high on a ridge overlooking the woods either side of the river. The dramatic panoramas over cottages below and up the Water of Leith to the Pentlands have been mentioned. These views clearly reveal terraced development slowly rising up the contoured slopes of the river banks. The larger and detached villas of Area 'C' clearly reflect the change in topography setting up a stepped skyline behind the even ridge lines of the small terraced villas below.

Landmarks/Focal Points/Skylines

- 4.49 The short distance between bridges emphasises the concentrated grouping and heights of the tenements and their role as the focal point / central area within the conservation area. The term of landmark is usually associated with larger structures and is certainly appropriate for the Coltbridge Viaduct over the river and Coltbridge Avenue. Listing of this sturdy structure with its huge masonry elements and fine engineering would be appropriate.
- 4.50 The other landmark is very much more domestic in scale. Roseburn Cliff was inspired by Patrick Geddes. This subtle use and variety of forms address what is a dramatic change in context from 'urban' to 'rural', almost between front and back. This enclave is so easy to pass close by without realising it is there.

Building Types, Forms and Massing

- 4.51 The mix of building types and sizes as evident to the north side of Roseburn Terrace have been identified as a particularly sensitive urban design approach linking urban and rural settings. Despite the apparent abundance of the river's wooded setting, clear even in winter, the mix of largely traditional house types still attains a reasonable density of development outwith the tenemental core. Staying mainly within a restricted 1 1/2 to 2 storey envelope house type, plot size and mix change subtly from denser courtyard, 'country' tenements to terraced villa forms as Coltbridge Gardens

extends away from the crossing point over the river. The small terraced villas along the river valley have narrow frontages and deep plans, their symmetrical elevations and matching original dormers offering a simple clarity and rhythm that belies their density.

Building Composition

- 4.52 The building lines step back again from hard against the pavement in tenements to greater distances set by gradually increasing depths of front gardens to adjacent villas the further away they get from the main road. The tenement frontages are more decorative, with expressed stone window and door surrounds, string courses and plaques, than the plainer ones of villas, especially when compared to similar 'cottage villas' built at later dates in more exuberant periods of the Victorian epoch. The standardisation of dormer design, mixtures in which can so easily erode the character of conservation areas, is especially noticeable and helps to add to an aura of restraint.
- 4.53 The listed Roseburn Bar and its carved wooden signage and etched glazing demonstrates a quality frontage. Though details around common entrance doors can still be seen elsewhere along Roseburn Terrace, the quality of frontages at ground floor level is being eroded.

Materials / colours / textures / sensory qualities

- 4.54 Properties to the banks of the river are of a vernacular rather than highly designed architectural character. This is demonstrated in the restrained use of traditional stone or render walling, flat rather than bay frontages, slated pitched roofs and retention of sash and case windows. Some to the east of Coltbridge Avenue have more broadly spaced and smaller windows giving a larger ratio of solid to void, with walls covered in a uniform white render to give the character of rural cottages. The streets here are more like lanes, with little opportunity for generosity in external works but their alignment, like the building lines to either side, reflect the subtle changes in course of the river beyond. All this serves to reinforce a character of rural village rather than one of suburbia.

Activity/Quiet

- 4.55 Compared to the peace of the villa areas adjacent, the activity along Roseburn Terrace is in distinct contrast. This increased dramatically on days of fixtures at Murrayfield Stadium. This sense of activity is confined to a restricted area and nowhere is the transition to peace and quiet shorter than at Roseburn Cliff or along the Water of Leith walkway.

Intrusive Features

- 4.56 Though just on the edge of the conservation area, the redevelopment of the former 1960's concrete panel offices with flats for the elderly has been positive but there are concerns. The change in materials offers some

improvement but the increased bulk and miniaturised proportions does little to enhance the context. The other immediate intrusions are the advertising hoardings covering the slopes up to the former Murrayfield Station. Their removal and the creation of open space would provide an appropriate setting for an imaginative tram stop design. This would provide an amenity for local residents, acting as a point of interest along the adjoining walk/cycle way.

4.57 The erosion of character caused by these hoardings is continued in a number of shops with poor quality fronts and plastic signs. The poor quality of the public realm is not helped by the increasing clutter of signs, traffic signals mounted out over the road, air monitoring and telecom boxes on the listed, now pedestrianised, bridge over the river.

4.58 In general, recent development around Roseburn has not been completely sympathetic to its character apart from one 3 storey housing development on the west bank of the river.

ESSENTIAL CHARACTER – AREA ‘B’ ROSEBURN & COLTBRIDGE

- **Early maps indicate a more organic road structure from which the present day dominance of the main road distracts. The junctions at the old and modern bridges and behind the former station site form nodal points where several routes converge**
- **Roseburn Terrace is still at the heart of a considerable interchange of routes**
- **A sudden and restricted change from villas to tenements is characteristic of many 'suburban' locations which were adjacent to former local railway stations**
- **At its core, a more urban spatial structure is framed by tenements coming right to the edge of the pavement, as at Haymarket Terrace, to recreate a sense of enclosure**
- **The tenements to the south of the core take the form of the more traditional 'perimeter block' design fronting onto a grid of streets and enclosing gardens within.**
- **To the north, the grouping at Roseburn Cliff uses a subtle variety of building forms, between street frontage and rear garden, to address what is a dramatic change in context from 'urban' to 'rural'**
- **Outwith the tenemental core, a mix of largely traditional house types and forms including small terraced villas, cottages and courtyard housing extend down the river like fingers out into a wooded setting**
- **Many of these properties are of a vernacular rather than highly designed architectural character.**

- **The area's landmark qualities, ranging from the powerful and domineering structure of the rail viaduct to the domestic scaled 'undiscovered gem' of Roseburn Cliff must be respected**
- **The early generators of movement patterns, the river and the railway, have found important new contributions as attractive and safe walk and cycle ways which should be retained together with any tram provision**
- **The introduction of the tram and a new stop at the former station site offers the opportunity to remove the advertising hoardings and to landscape the former sidings as a small pocket park**
- **Vantage points from these routes offer a wide range of views, from dramatic glimpses of the Waters of Leith and cottages below, to broad panoramas out to the Castle and the Pentland Hills beyond**
- **Erosion of character is being caused by enormous advertising hoardings, poor quality shop fronts, plastic signs and clutter in the public realm**

Area 'C' Murrayfield Estate - Spatial Structure

Ownership / Feu patterns

4.59 As in the adjacent West Murrayfield Conservation Area and other early villa conservation areas, this zone spreads out from the original estate house, Murrayfield House. Like them at the beginning, it has very generous feus and large detached villas set in their own grounds along routes that followed desire lines to the main house. This is especially the case on the north east part of Murrayfield Avenue. Subsequent development becomes increasingly formalised and of increasing density, with the villas becoming semi-detached and then terraced. The proximity to the city centre and the advent of the local railway must have added to these pressures. The later stages of development consist of very long terraces of villas to the 'outer' sides of Murrayfield Avenue and of Garscube Terrace.

Development pattern, Groupings and Spatial Structure

4.60 These long terraces, some of the longest in any of the city's conservation areas, are set at the edges of this area, with the detached villa development between them.

4.61 In the north west corner of the zone stands Murrayfield House, its generous setting affected by recent flatted development to its east side, and the small

park/allotments space where Succoth Gardens meet Garscube Terrace. This park may not be a formally planned spatial element, like those for example at Queen's Crescent or Blacket, but it is equally important in its role as a spatial element offering amenity and open space. Though many houses enjoy large plots and gardens, apart from the tennis courts at the school, it is the only public space in the area. It helps to provide relief to the length of Garscube Terrace and its fine mature trees soften and reinforce the wooded setting of the conservation area and its surrounding housing.

Circulation

- 4.62 The impact of topography and one time 'desire lines' in creating more organic road patterns comes as a change after the formal plans of the New Town to the east and West Murrayfield to the west. Despite the current attraction of free car parking just outside the Controlled Zone at some points, and with the exception of Garscube Terrace, short road lengths, tree lining, oblique junctions and visual end stops make this area seem very pedestrian friendly both in the quality of the environment created but also in the number of route options it gives. That the area should also be closely linked to the North Edinburgh walkway, and from it the Water of Leith walkway within such short distances, add to its character. The stone bridge over the proposed tram line giving access to St. Georges School should be explored.

Setting

- 4.63 The sub area is taken from the foot of the steeply sloping west side of the river valley. This marks a transition between village and cottage with suburb and villa. Further west and away from the course of the river the topography changes less abruptly and the gentle slopes leading to Corstorphine Hill continue through to the conservation area at West Murrayfield. Their southern aspect, distant views out to the Pentland Hills and separation from the main road below contribute to offering a setting of considerable amenity.

Area 'C' Murrayfield Estate - Townscape

Street types and Streetscape

- 4.64 The twists and turns of the roads leading in to the area from the busy Glasgow Road, give a sense of enclosure and create a sense of privacy. Within the area, the roads in the main are broad and spacious, emphasised by street trees, deep front gardens and building lines set well back. The perspective created by the width of Murrayfield Avenue emphasises its termination by Murrayfield House

Vistas / Views

- 4.65 Streets rising up the hill offer glimpses in to feature towers and turrets of larger villas and present emerging panoramas out towards the Pentland Hills. More striking than directional are sequential views offered by passing up and down hill, changes of level and stepped/faceted facades drawing the visitor

through and around streets which at first appear to have no exits.

Landmarks / Focal Points / Skylines

- 4.66 The size and scale of some villas, together with two churches, in this part of the conservation area can be said to have a 'landmark' quality, but otherwise its residential character is relatively little unpunctuated. The Church of the Good Shepherd on Murrayfield Avenue is described in *The Buildings of Scotland - Edinburgh* as being "a little church on a suburban hillock".
- 4.67 Murrayfield Church is set back from the Glasgow Road and its ridge is only marginally higher than the villas adjacent. It therefore does not have the gateway quality.
- 4.68 The belvedere of the villa now used by St. George's School in Henderland Road does act as a focal point in a wide range of views within and between zones. It also gives punctuation to the skyline of pitched roofs as villas step up from the river valley. Mature trees also form important elements in the skyline to soften the predominance of stone and to create a layering effect between natural and built heritages, such an important characteristic in many of the city's conservation areas.

Building Types, Forms and Massing

- 4.69 Villas constitute the main building form, but whether detached, semi detached, or terraced, are generous in massing and scale. The repetition of elevation design sets up rhythms along streets which become especially pronounced as they turn corners.

Building Composition

- 4.70 This demonstration of good or 'civic' manners continues with general consistency of building lines, 2 and 3 storey heights, building depths and proportions. Even those detached villas on larger plots do not dominate by size but more often in terms of design elements, usually baronial, or architectural style, particularly 'arts and crafts'. Of special note is the short terrace of villas at 1 - 7 Coltbridge Terrace by Frederick Pilkington in 1869. Whilst they are discussed at greater length later, their exuberant architectural quality make a major contribution to the wealth and enjoyment of physical character of the conservation area. The distinctiveness, but not necessarily the quality, of individually designed detached or semi-detached villas contrasts with the repeated frontages of terraced villas.
- 4.71 A feature of note found throughout the area consists of the elevated conservatories to be found attached to several villas. The most visible is that at the end of the terrace at Abinger Gardens, located on the gable it again provides additional interest at the intersection where two roads meet.

External works : walls, railings

4.72 Whilst rear and side stone boundary walls remain intact, almost all railings have been removed from frontage dwarf walls. The original railings and gate piers to the open space at Garscube Terrace and in front of Abinger Gardens are in need of repair.

Materials/colours/textures/sensory qualities

4.73 Considerable uniformity is given to the area by the use of honey coloured sandstone and slated roofs. This is enhanced by a wealth of detailing, including polished granite columns at front doors; rich stain glass entrance porticoes; sculpted lintol, mullion and cill details; varied fenestration patterns and cast iron balcony work. The most exuberant detailing is found in the Pilkington villas, some of it like the unified cill to lintol detail between first and ground floors completely original.

4.74 Arts and crafts villas also have render and timbered elements, sculpture and red rosemary tiled roofs. Generous gardens containing mature trees and landscaping are reinforced by glimpses through to the wooded walkways and river valley. These help to soften and colour the more restrained atmosphere of the terraced streets in the area.

4.75 Both churches in the area have an almost domestic scale and simplicity of design. The well mannered difference in their architectural form being the principal feature which sets them apart from the prevailing residential character.

4.76 One short and relatively 'hidden' terrace of villas along Coltbridge Terrace is built in red sandstone. This serves as an example of the importance of simple detailing. The six over two pane fenestration pattern lifts what at first sight appears a relatively plain, but well mannered, elevation to one of greater quality.

4.77 The range and depth of architectural quality with such quiet existing in such close proximity to the centre of the city and to one of its busiest arterial routes is further evidence of the high amenity this area enjoys.

ESSENTIAL CHARACTER – AREA 'C' MURRAYFIELD ESTATE

- **A mixture of organic and formal spatial structures, in part caused by addressing changes in topography and one time 'desire lines', offers a contrast to the formal plans of the New Town to the east**
- **The foot of the steeply sloping west side of the river valley marks a transition from village and cottage to suburb and villa**
- **The twists and turns of the roads leading in to the area from the busy Glasgow Road, give a sense of enclosure. This discourages through access and creates a sense of privacy and quiet.**

- The original estate house, Murrayfield House, still remains, though amongst immediate development that now affects its setting
- Early development consists of large detached villas set in very generous feus along routes that followed planned accesses and desire lines to the estate house
- Subsequent development becomes of increasing density with villas becoming semi-detached and then terraced
- Some of the longest terraces in any of the city's conservation areas, are set to the edges of this area, with detached villa development between them.
- Villas constitute the main building form, but whether detached, semi detached, or terraced, are generous in massing and scale. Their repetition of elevation design sets up rhythms along streets which become especially pronounced as they turn corners.
- This demonstration of good or 'civic' manners continues with general consistency of layout, massing, and composition, with variety offered by change in architectural style and design elements
- The considerable uniformity given to the area by the use of honey coloured sandstone and slated roofs is enhanced by a wealth of architectural and craft detailing
- The park at Succoth Gardens may not be formally planned, but it is equally important in its role as a spatial element offering amenity and open space.
- Mature trees form important elements in the skyline and help to soften the predominance of stone, to create a layering effect between natural and built heritages and to connect them with the wooded setting of the river valley.
- Close links to the North Edinburgh walkway, and from it the Waters of Leith walkway, add to the area's character and charm.
- The stone bridge over the proposed tram line giving access to St. Georges School should be retained
- Streets rising up the hill offer glimpses in to feature towers and turrets of larger villas and present emerging panoramas out towards the Pentland Hills.
- The belvedere St. George's School acts as a focal point in a wide range of views and gives punctuation to the skyline of pitched

roofs as villas step up from the river valley.

- **Sequential views offered by changes of level and stepped / faceted facades draw the visitor through and around streets which at first appear to have no exits.**
- **The terrace of villas at 1 - 7 Coltbridge Terrace, though short, make a contribution beyond their scale to the wealth of character of the conservation area.**

ARCHITECTURAL CHARACTER

4.78 The architectural character of the area is mainly defined by a mix of Victorian villas and terraces of outstanding quality.

4.79 Victorian villas in Wester Coates are complemented by the profusion of mature trees, extensive garden settings, stone boundary walls and spacious roads. It consists mainly of detached and semi-detached villas. They are in a considerable variety of architectural styles, unified by the use of local building materials. The villa areas are generally low density, emphasised by the location of properties within predominantly generous feus. Stone boundary walls contribute to the visual and physical seclusion of the villa development, give definition to the street layout and create a clear distinction between public and private spaces.

4.80 The series of distinctive villas, situated on Wester Coates to the west of Donaldson's School, were built as part of the Heriot Trust feus in the mid 19th Century. They are built with coursed and polished sandstone ashlar and have grey slate roofs. Their form varies from 2 storey and attic, 4-bay Baronial style with crowstepped gables to 3-bay gabled Jacobean. Their obelisk gatepiers continue the theme set by Donaldson's School. Later Victorial examples are bay windowed with decorative barge boards at eaves level reflecting a Highland country lodge aesthetic. The others are from the Scottish Renaissance period which are plainer and the influence of Arts and Crafts are found in the later period.

4.81 The terraced houses were built along Murrayfield Avenue and within the Coltbridge area. They are characterised by rows of two storey and attic buildings with front gardens of a generous size and low stone boundary walls. The terraced area is a higher density than that of villa areas. The terraced houses along Murrayfield Avenue were designed by a number of different architects over a period of more than a decade in the late 19th century. The protracted and disparate nature of construction makes the homogeneity of this well-detailed grouping, with its especially fine classical doorpieces, all the more remarkable.

4.82 There are series of unique buildings with Gothic details, Arts and Crafts design and ornamental work, particularly in the Coltbridge area and at Roseburn Cliff. One of the finest examples is the 1869 development on

Coltbridge Terrace by Frederick Thomas Pilkington The 2-storey terrace comprises a pair of symmetrical 5-bay blocks with distinctive heavy modelling and naturalistic carving in a typical Pilkington manner.

- 4.83 The single or one and half storey harled cottages at 1-3 Roseburn Cliff are known as George Pape's Widow's Cottages and were designed by McArthy and Watson who also designed the gatepiers and terraces houses at Roseburn Cliff. Inspired by the work of Patrick Geddes, their arts and crafts design, gable plaque in gothic script and riverside/wooded glade setting have a romantic quality to them. The gate piers situated on the southern entrance of Roseburn Cliff are corniced red sandstone piers with elongated pyramid finials on ball feet in the Scottish 17th C manner. The terraced houses no 1-7 Roseburn Cliff were developed in 1911. These are 7 single storey and attic terrace houses all of slightly different character with white harling, red freestone dressings and half timbering.
- 4.84 Tenemental development is restricted to Roseburn Terrace. There is a significant contrast in mass, density and scale between this area and the area of villa and terrace development. The tenement buildings are four-storey with retail/commercial units on the ground floor. The Roseburn Bar on the corner of Roseburn Terrace and Roseburn Street is Statutorily Listed representing an example of public house design from an era when high-quality craftsmen, including glass-stainers and decorative painters, were involved in the design and construction process.
- 4.85 There is an area of artisan housing in the secluded area to the south of West Coates. The development consists of rows of unpretentious single-storey cottages in stone and brick. The area was generously planned with walled backyards closing the view down each cul-de-sac.

Donaldson's School

- 4.86 Donaldson's School is the most prominent building in the conservation area. It was designed by William H. Playfair and completed in 1852. The magnificent quadrangular Elizabethan complex comprises 2-storey ranges between 4 storey square plan corner towers. It has an additional central tower to the front elevation, octagonal turrets to the centre of the courtyard elevations, a chapel projecting to the centre of the rear elevation and a pair of lodges to West Coates. It is built in Binny stone with polished dressings. The sandstone gatepiers, fashioned from sandstone blocks mounted on chamfered pedestals, and gates are monumental architectural features.

Murrayfield House, 66 Murrayfield Avenue

- 4.87 This estate was built in 1735 by Archibald Murray. The main block is a 3-storey, 5-bay rectangular-plan classical building with harling, painted margins strip quoins, and a central Venetian window under a small open pediment crowned with urns and scrolled skewputts. The two storey ashlar wing to the east was added in 1780. There have been a number of recent additions to the original house and policies which has reduced the original landscape

setting.

St George's School

4. 88 The school comprises two main buildings:

- An older building situated on the north side at the junction of Henderland Road and Upper Coltbridge Terrace was designed by T B McFadzen in 1875. It was called Lansdowne School before it became part of St George's School. The building is a 2 storey, 5-bay asymmetrical square-plan Jacobethan villa with ogee gables and square-plan tower to the rear.
- The southern building, along Upper Coltbridge Terrace, was designed by A.F. Balfour Paul in 1911-14. It is a mainly 2-storey colonial neo-Georgian building with a large and virtually symmetrical south front.

Churches

4.89 There are three prominent church buildings within the conservation area:

- The Church of the Good Shepherd, 13A Murrayfield Avenue, by Robert S. Lorimer, 1897. This is a little single storey cruciform church built of rough Hailes stone with red dressings. The design of the church is the late Gothic style with a distinct Scots accent, such as the perpendicular tracery.
- Murrayfield Parish Church, 14-16 Abinger Gardens by Hunter Crawford, 1905 This is a simple cruciform hall church with curvilinear tracery and plain walls of biscuit-coloured Hailes rubble.
- Roseburn Free Church (now the National Bible Society of Scotland) by Robert Raeburn, 1867-8. It is a rectangular plan Gothic-style church which originated as an offshoot of Free St George's Church. The church became Wester Coates Church in 1929 and was converted into the National Bible Society of Scotland by Dick Peddie & Mackay in 1975.

Bridges

4.90 There are a number of bridges which contribute to the architectural character of the conservation area:

- Roseburn Old Bridge, late 18th Century. This is a single segmental arch, rubble with dressed voussoirs, coped parapets with spiked iron railings.
- Roseburn New Bridge, 1841, widened 1930. This was the replacement of the Old Bridge. It is constructed in coursed sandstone ashlar, polished voussoirs to arch ring and rubble the side parapets, coursed and rendered beneath. The depressed arch springs form just above the

river level.

- The former Caledonian Railway Bridge over Roseburn Terrace, late 19th Century. It has a cast-iron superstructure and parapet, sandstone abutments. It is colourfully painted in blue and green.
- The former Caledonian Railway Viaduct over the Water of Leith, dates from the late 19th Century. It is approximately 250 metres long, 8 metres wide and at its highest point 20 metres above the river. Both arches and buttresses are made up of massive coursed rubble faced stone elements conveying an impression of robust structural strength.

Materials

4.91 The predominant building material within the conservation area is sandstone, ranging from grey, buff to red in colour. A few of the traditional buildings are also harled. The boundary walls throughout the conservation area are also in natural stone. The most widely used roof covering is grey slate. Most windows are in a traditional timber sash and case style.

ESSENTIAL CHARACTER: ARCHITECTURAL CHARACTER

- **The architectural significance of individually designed villas and substantial terraces in the area.**
- **The variety of architectural styles that contribute to overall character.**
- **High quality stone built architecture of generous scale and proportions enclosed by stone boundary walls and hedges which define the visual and physical seclusion of the villas.**
- **A limited number of landmarks within the area, including Donaldson's School.**
- **The significant degree of uniformity resulting from the predominant use of traditional building materials : local sandstone for buildings and boundary walls and Scots slate for roofs.**

ACTIVITIES AND USES

4.92 The area consists predominantly of high quality residential uses. A small number of former villas are used for non-residential uses such as hotels and guest houses, especially along West Coates which is a main route to the city centre from the west.

4.93 Commercial activities are restricted to shops occupying ground floor units in the Roseburn Terrace local shopping centre. The area also contains a number of churches, and two major educational institutions: Donaldson's School for the Deaf and St George's School for Girls.

- 4.94 The general atmosphere of most of the residential area is of calmness and high amenity. This is in contrast to the main through route which is a place of activity in terms of traffic movement and commercial activities.
- 4.95 The Water of Leith is an important amenity feature and recreational asset. The Water of Leith Walkway, created in the 1980/90s, provides an important recreational route linking the area with Leith and the Pentland Hills at Balerno. The walkway has links with other pedestrian and cyclist through the conservation area forming important connections between open spaces across the city.

ESSENTIAL CHARACTER: ACTIVITIES & USES

- **The predominance of residential uses within the area.**
- **The contrast between activity on the main route and general tranquillity in the main residential area.**
- **A limited range of non-residential uses such as hotels, schools and churches.**
- **The Water of Leith Walkway, a city wide recreational resource, passes through the area.**

NATURAL HERITAGE

- 4.96 Green corridors, open spaces and mature trees are important elements in the Conservation Area's setting and contribute to its character.
- 4.97 The area is characterised by corridors at differing levels. The Water of Leith lies at the lowest level of the Conservation Area, while the disused rail line runs along a higher embankment for its southern half. Once crossing the river to the north, it is in deep cutting and is itself crossed by pedestrian bridge at St George's School.
- 4.98 The Water of Leith is central to the Conservation Area with the valley forming a key landscape element and an important amenity wildlife and recreational asset. It has a strong well defined landscape character derived from the river itself and from the steep wooded banks.
- 4.99 The meandering river valley exhibits a variety of characteristics throughout the Conservation Area. Downstream from the floodplain around Murrayfield, the river enters a narrow valley at Roseburn Cliff. The valley becomes deeper and wider below Whinmill Brae and the Gallery of Modern Art in the flood plain known as the Cauldron, an open area of varied ground flora with well treed banks. Further downstream to the north of Donaldsons grounds, the valley becomes more enclosed again by mature well wooded embankment and narrow path edged by stone river wall. Throughout this section, the river is fast flowing with exposed gravel banks and beds upstream from the weir at

the Cauldron.

- 4.100 The river banks are varied, with some reinforced embankments and other softer embankments with varying vegetation cover, but is stone for the most part from the Cauldron downstream.
- 4.101 The general experience of the river valley here is of an enclosed tranquil wooded valley with a variety of subtly changing and interesting vistas, in which the river is a central feature. The urban scene is not far away with rooftops visible on the ridge. The drawing back of the steep valley sides allows views of buildings further afield and beyond the route corridor.
- 4.102 The Water of Leith is recognised in the City Plan as being of city wide as well as local importance. The river corridor is a designated Urban Wildlife Site and is recognised for its nature conservation, amenity and recreational value.
- 4.103 A river habitat survey of the Water of Leith was undertaken in 2002 as baseline data for the preparation of the Water of Leith Flood Prevention Scheme. This survey provides details of the botanical and species interest of adjacent habitats.
- 4.104 The survey shows that as well as woodland cover, there are small pockets of botanical interest along the stretches of the river within the Conservation Area. There are signs of mammals, and these are favourable stretches of the river for foraging bats, with potential roosts in trees and the stone buildings and bridges. A significant problem along the river in this area is the invasive species Japanese Knotweed. Measures are in place for its eradication, although a long term programme is required to keep it under control.
- 4.105 The woodland is managed through felling and replanting. Areas under Council responsibility at the Cauldron and to the rear of Donaldsons have been heavily supplemented with young trees over recent years.
- 4.106 Access points to the valley route are from Magdala Crescent, from the railway viaduct, Gallery of Modern Art and Roseburn Cliff.

Open space

- 4.107 Beyond the river and Cycleway and their environs, there is no other public open space. Private grounds and gardens, **including Wester Coates Gardens Pleasure Gardens**, make a great contribution to the landscape structure of the whole area, with mature tree belts and avenues and street trees linking into those of the Water of Leith Valley.
- 4.108 To the north of West Coates, there is a variety of types and ages of trees both roadside plantings, in open spaces, and in the gardens of houses. Their overall effect is of a well vegetated area. For example, the broadleaved mature woodland of the Water of Leith valley links to the

perimeter trees of Donaldsons; the latter linking with the vergeside and garden trees of Wester Coates Gardens and the houses fronting West Coates itself. Similarly to the west of the cycleway; the street trees of Murrayfield Avenue link with the grounds of Murrayfield House and the mature garden vegetation in the area. By contrast, the terraces of Stanhope Street are of a smaller scale and there is no substantial landscape structure.

4.109 Elsewhere, the larger villa gardens contribute greatly to the mature and leafy environment especially in the Wester Coates area and along the main road. The smaller residences close to the river at Coltbridge provide more intimate garden spaces, with some edging directly onto the river on the north side.

4.110 Other areas of open space are;

- Donaldsons Hospital Grounds

The grounds associated with Donaldsons School for the Deaf provide a formal green setting for the building; largely comprise mown grass lawns sloping south from the house with single lines of mature trees on the south, west and east perimeters. On the north side, a broad belt of mature mixed woodland slopes down northwards into the Water of Leith Valley. Cast iron railings with gated openings form the perimeter to the south on the main road West Coates, while high stone walls form the eastern and western boundaries with Wester Coates Avenue and Magdala Crescent respectively. The grounds and building form an impressive part of the main approach into the city centre.

- Murrayfield House grounds

Grounds associated with Murrayfield House provide an informal woodland setting to the south of the building, with a low stone wall and gravel access paths to the frontage. The woodland links with and is framed by the mature roadside trees on Murrayfield Avenue, providing an attractive part of the streetscape and forming an attractive visual stop at the top of the hill.

- Roseburn to Craigeith Cycleway (disused railway line)

As well as forming a valuable part of Edinburgh's cycleway and pedestrian network this site has recognised wildlife and amenity value, being designated as an Urban Wildlife Site. It is recognised in the Habitat Survey as having areas of dense scrub of bramble, buddleia, etc. and scattered broadleaf trees providing valuable habitat for wildlife, and is particularly important as it forms part of a wildlife corridor.

- Other areas include a small private park at the corner of Garscube Terrace and Succoth Gardens, a grassed area with a variety of small

to medium trees.

ESSENTIAL CHARACTER: NATURAL HERITAGE

- **Characterised by a number of disparate areas separated by road, river and disused railway at varying levels.**
- **A varied mix of topography, vegetation and buildings, creating a constantly changing scene.**
- **The Water of Leith Valley and the cycleway on the disused railway are central to the Conservation Area and play a crucial role in the natural heritage asset of the city for open space, wildlife, access recreation, amenity and biodiversity.**
- **Fully accessed by pedestrian routes; located at the point where two important off road access routes cross; west-east route Water of Leith Valley; and north south route the cycleway from Russell Road to Davidsons Mains.**
- **Significant private green spaces.**
- **Sense of tranquillity and rurality that river valley provides.**
- **Mature tree structure within private gardens, treed avenues and river and rail corridors.**
- **A varied mix of topography vegetation and buildings creating a constantly changing scene.**
- **Channelled views; down valley and to castle.**

5. OPPORTUNITIES FOR ENHANCEMENT

5.1 The Coltbridge and Wester Coates Conservation Area has many unique and special qualities that are important to protect and enhance. However, some recent interventions in terms of the scale, design and materials have failed to respect the character of the area. It is important that any new development within or on the fringes of the conservation area protect and reinforce the historic, architectural and natural character of the area.

New Development

5.2 New development should take into consideration the spatial pattern, scale, proportions and design of the traditional properties. Any development, either within or outside the conservation area, should be restricted in height and scale in order to enhance the outstanding views of the historic and natural environment. New development should protect the setting of individual buildings, the historic landscape and streetscape.

Building alterations

- 5.3 The historic buildings generally retain their original details. It is essential that property owners accept their responsibilities for the maintenance and improvement of buildings. The emphasis should be the repair rather than the replacement of original fabrics, as these contribute to the overall character of the conservation area. It is important that window and door alterations match the original proportions, design or opening methods. Inappropriate alterations such as use of uPVC and brick have a cumulative effect on the appearance of the area.

Boundary Treatments

- 5.4 Stone boundary walls are a key feature within the conservation area. It is important that these are maintained appropriately, especially to front gardens. Stone walls runs almost from the city's periphery to its centre and they should be preserved as far as possible as part of the city's overall character.

Change of use

- 5.5 The predominant use within the conservation area is residential. However, there have been changes of use into non-residential, such as hotel and guest houses. These can have an impact on the character, where additional parking and traffic demands are made on and off site. The parking in the area, especially Murrayfield Avenue and the Wester Coates area, is already affected by the significant on-street parking which detracts from attractive streetscape.

Natural Environment

- 5.6 The Water of Leith plays an important role within the conservation area in terms of the nature conservation, amenity and recreational value. It is important to preserve and enhance the surroundings of the Water of Leith and new development should not encroach on the natural environment. Mature trees and the woodland within the conservation area are an important feature that should be maintained.
- 5.7 The reopening and improvement of access ways to the future tram stops should incorporate high quality design, materials and landscaping. The former sidings of Murrayfield Station, a future tram stop location, should be suitably landscaped as open space. Consideration should be given to creating better access to and from the North Edinburgh Walkway.
- 5.8 There is potential for environmental artworks for the river corridor in a sponsored programme. The presence of the Gallery of Modern Art at Whinmill Brae adds extra interest to the area. It could be a catalyst for enhancement of the environment by landscape design and environmental artworks. This process has already started with quality footbridge and path

access to the gallery and seating designs on the Haugh and the Jencks sculpture to the front of the Gallery.

- 5.9 Local Plan and other planning policies will need to continue to be applied to prevent encroachment of housing and other development into the river corridor and other open spaces.

Water of Leith Flood Prevention Scheme

- 5.10 The Water of Leith Flood Prevention Scheme will incorporate a number of measures to reduce damage to property through future flooding. The area affected is restricted to a section of the north bank of the river, west of the cycleway viaduct. A number of flood walls are proposed ranging in height from 750mm to 1970mm with materials of brick or stone dependent on the existing building material.

Tramline 2 Proposals

- 5.11 Proposals for the construction of Tramline2 have identified the disused **railway** as within the limits of deviation, i.e. the developable area. Details of construction are not available to date, and how the river will be bridged and the viaduct affected is still to be determined. While there will remain provision for a cycleway along the same route, there will be an inevitable loss of natural vegetation and change in character of the route, with a reduction in tranquillity.

Shop Fronts

- 5.12 Although there are a small number of original or historic shopfronts along Roseburn Terrace, the majority now have modern signage and frontage. Some of these frontages fail to relate to the upper floors and are discordant notes within the street scene. Over-deep fascias, garish paint and inappropriate signage detract from the character of the conservation area.

Streetscape

- 5.13 There is an issue of street clutter especially on the statutory listed Old Bridge at Roseburn Terrace. An air quality monitoring station and a small grey box on the bridge have had an adverse impact on the appearance of the bridge and the streetscape. There are also advertisement boards on the open space on the north side of Roseburn Terrace adjacent to the statutory listed former railway bridge. These have had a detrimental impact on the streetscape. A careful approach is necessary for the location of functional equipment and large advertisement boards in order to protect the visual amenity of the conservation area.

Boundary changes

- 5.14 A number of boundary changes are recommended in order to preserve and enhance additional attractive buildings, their setting and the existing character of the conservation area.
- 5.15 The properties on the north side Succoth Gardens have an individual “organic” design which adds to the unique quality of the street. It is a different character from the villas on the south side. However, it is important that these buildings which contribute to the unique character of the street are included in the conservation area.
- 5.16 The former railway, now the cycle path/ walk way, to the east of upper Coltbridge Terrace and Garscube Terrace contributes to the outstanding natural environment of the conservation area and is recommended for inclusion in the conservation area. It forms a 'natural' edge to the area and designation would also help to protect the maturing trees along its length. Although it is now proposed to be used as a new tram line, it is important that the existing environment is maintained to its maximum extent.
- 5.17 The existing boundary cuts through the middle of the tenement building on Roseburn Terrace. The southern half has the same quality as the northern half and it is important that the character of the street as a whole is maintained.
- 5.18 The draft New Town Conservation Area Character Appraisal recommends the inclusion of Donaldson’s School in the New Town Conservation Area, as it lies within the World Heritage Site boundary.

Role of the Public

- 5.19 It is essential that property owners accept their maintenance responsibilities. The emphasis should be on the repair rather than replacement of original features, as these contribute to the conservation area's character as a whole. Alterations or additions should be sympathetic to the original style and of an appropriate scale.

6. GENERAL INFORMATION

Statutory Policies

- 6.1 The Central Edinburgh Local Plan (1997) includes the Coltbridge and Wester Coates areas of the city 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.
- 6.2 Roseburn Terrace is designated in the Local Plan as a Local Centre suitable

for new shopping development of an appropriate scale.

- 6.3 The grounds of Donaldson's School and the Water of Leith valley are designated as open spaces of outstanding landscape quality and landscape significance in which no development will be allowed.
- 6.4 Wester Coates and Roseburn Terrace form part of the main tourist approach to the city in which limited hotel/guest houses may be allowed.
- 6.5 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.
- 6.6 There are a significant number of listed buildings within the 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 building.

Supplementary Guidelines

- 6.7 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

- 6.8 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 Coltbridge and Wester Coates Conservation Area is currently 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 30/33	local authority development
Class 38	water undertakings
Class 39	development by public gas supplier
Class 40	development by electricity statutory undertaker
Class 67	development by telecommunications code system operators

- 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.