

Colinton 保護區特色評估

تقييم طابع منطقة كولنتون الخمبية

Colinton ৰক্ষণশীল অঞ্চলৰ চৰিত্ৰৰ বৈশিষ্ট্যৰ মূল্যায়ন  
Colinton ৰক্ষণশীল অঞ্চলৰ (প্ৰতিৰক্ষা) বৈশিষ্ট্য

এই প্ৰকল্পৰ লক্ষ্য হৈছে Colinton ৰক্ষণশীল অঞ্চলৰ চৰিত্ৰৰ বৈশিষ্ট্যৰ মূল্যায়ন কৰা

# COLINTON CONSERVATION AREA CHARACTER APPRAISAL

*THE COLINTON CONSERVATION AREA  
CHARACTER APPRAISAL WAS APPROVED BY THE  
PLANNING COMMITTEE  
ON 22 JULY 1999*

CONTENTS

**Introduction..... 2**

*Conservation Areas* ..... 2

*Character Appraisals* ..... 2

*Colinton Conservation Area* ..... 3

*Colinton Amenity Association* ..... 3

**Boundary of Colinton Conservation Area ..... 4**

*Origins and Development* ..... 6

*The Twentieth Century* ..... 8

**Historical Development ..... 6**

**Overview of the Character of the Colinton Conservation Area ..... 9**

**THE RURAL ZONE ..... 11**

Description ..... 11

Landscape ..... 12

Architecture ..... 13

Essential Character ..... 14

..... 14

..... 15

**The Village Zone ..... 15**

Description ..... 15

..... 16

Landscape and Architecture ..... 16

..... 18

..... 18

Essential Character ..... 18

**THE VILLA ZONE ..... 19**

Description ..... 19

Landscape ..... 20

Architecture ..... 21

..... 22

Essential Character ..... 22

**SUBURBAN ZONE ..... 23**

Description ..... 23

Landscape ..... 23

Architecture ..... 24

..... 25

Essential Character ..... 25

**THE PARKLAND ZONE ..... 26**

Description ..... 26

Landscape and Architecture ..... 26

..... 27

Essential Character ..... 27

**New Development ..... 28**

..... 28

**Use of Materials ..... 28**

..... 28

**Window and door alterations/dormers ..... 29**

..... 29

**Boundary Treatments ..... 29**

## *INTRODUCTION*

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### *Conservation Areas*

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

There are currently 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*

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 which have an interest in conservation areas and residents are aware of those elements that must be preserved or enhanced.

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.

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

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

*Colinton Conservation Area*

The Colinton Conservation Area was designated on 13 October 1977, and its boundary was amended in November, 1993.

The Colinton Conservation Area is situated some 6 km to the southwest of the city centre on the suburban edge fringing the Pentland Hills. The topography is dominated by the steeply sided gorge of the Water of Leith, within which the Village core is located. Later developments are restricted to the land above the gorge margins on the Hailes ridge to the north and the rising ground leading to the Pentland Hills, to the south.

The boundaries of the conservation area are irregular. In the east, the boundary includes the northern end of Redford Road and follows the estate margins of Merchiston Castle School, along Colinton Road, Paties Road, and Katesmill Road to the river. To the west the boundary extends to the city bypass; with Lanark Road, excluding the Hailes development, forming the north west boundary. The southern boundary is even less well defined but is generally marked by West Mill Road, Allermuir Road, West Carnethy Avenue, Carnethy Avenue and the southern end of Dreghorn Loan, adjoining Laverockdale House.

The 1991 Census indicates that there are approximately 1350 people and 540 residential units within the conservation area.

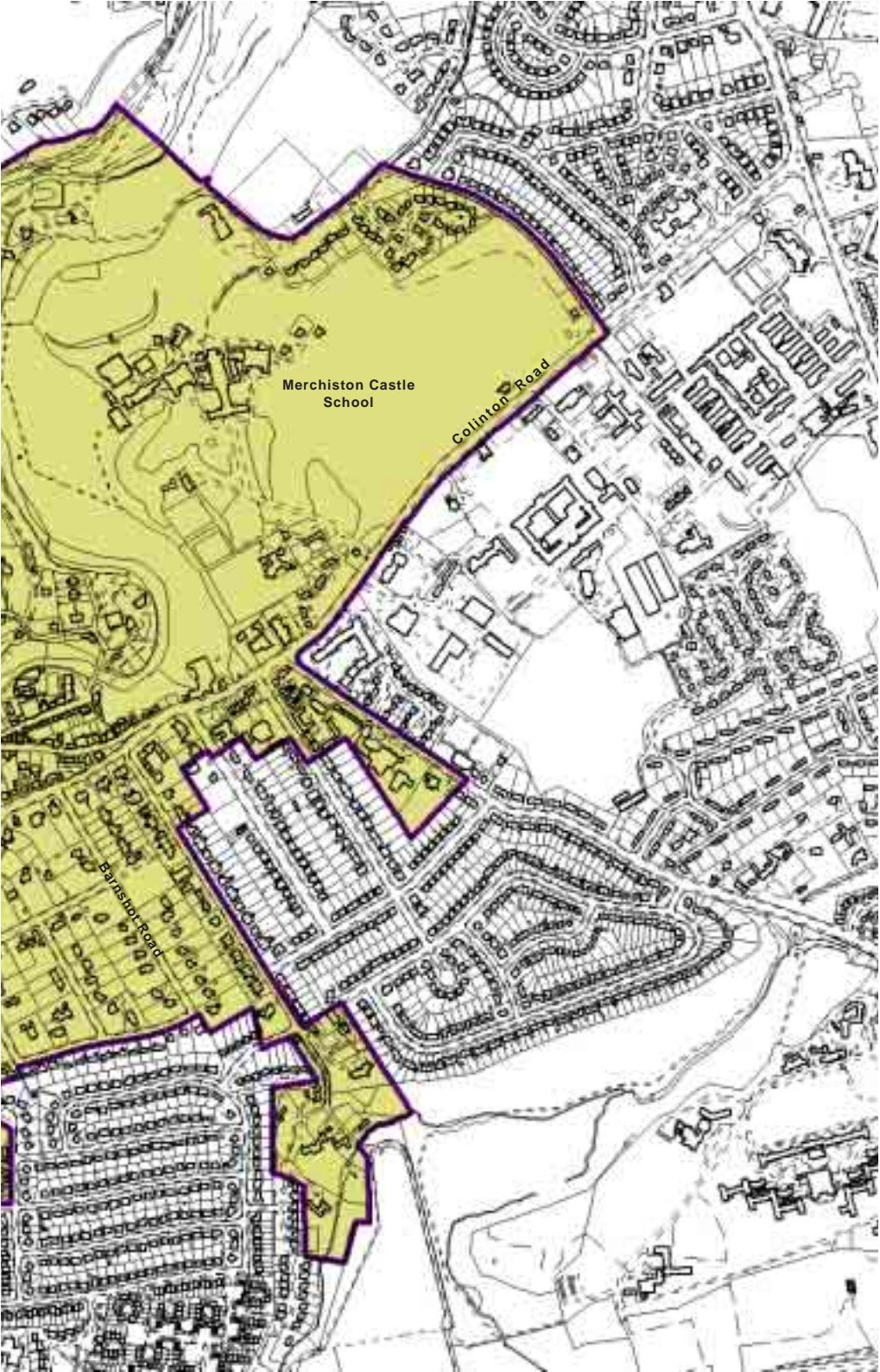
*Colinton Amenity Association*

The Colinton Amenity Association was founded in 1927. Its objective is to preserve and enhance the amenity of Colinton. The assistance and enthusiasm of the Association has been invaluable in the production of this document.



*BOUNDARY OF COLINTON CONSERVATION AREA*





## HISTORICAL DEVELOPMENT

### *Origins and Development*

The character of present day Colinton has been shaped by hundreds of years of history. Early inhabitants were attracted to this area by a fording place over the Water of Leith at



*Spylaw Street*

the foot of what is now Spylaw Street. Added importance was given to the locality by the founding of the first church in the 11th century by Prince Ethelred, the son of Malcom Canmore and Queen Margaret, on the sheltered elbow of land adjoining the river. The settlement became known as Hailes, but by the beginning of the 14th century the name had been changed to Colbanestoun, probably after a man of stature called Colban who lived in the village; this was subsequently contracted over the years to Colinton.

Norman barons began arriving in the 12th century, bringing with them the feudal system. The lands of Hailes to the north of the Water of Leith became the first estate, and the Barony of Redhall to the south of the Dell was the second. James Foulis of Colinton was to become the most powerful baron. He acquired land all over the parish and built Colinton Castle, the ruins of which still tower over the headmaster's house at Merchiston Castle School. In time, the estate pattern was to include Woodhall, Dreghorn, Redford, Oxgangs, Bonaly, Fernielaw and Spylaw. Vestiges of the boundaries and enclosures of these can still be seen - a pillar at the foot of Fernielaw Avenue, remnants of hedgerow on the west side of Bonaly Road and on the south side of West Carnethy Avenue, and signs of enclosure at Woodhall.

By the end of the 14th century, mills for waulking cloth and grinding grain had been established along the Water of Leith and the marshes were drained for pasture. In 1650, life for everyone in Colinton was profoundly changed by the arrival of Cromwell and his troops, who took revenge on the Royalist Barons of Redhall and Colinton by plundering and burning their estate buildings, barns and fields. This precipitated the disintegration of the estate system in the area. The losses of Baron Colinton were so great that he had to sell parcels of land all over the parish, and new country seats were established by the rich merchants and burgesses of Edinburgh.

The Statistical Account of Scotland published at the end of the 18th century describes Colinton as "a parish of 5000 Scots acres, of mills, quarries, woods, plantations and enclosed lands, making it one of the most productive parts of the country. People found employment in farming and the mills where they ground flour and barley, manufactured paper, lint and tobacco, and waulked cloth"





The opening of the railway line to Colinton in 1874 was to alter the character of the area completely. The fresh air and scenery attracted commuters, and the result was a slow spread of residential development on Thorburn Road, Westgarth Avenue, Dreghorn Loan, Gillespie Road and Spylaw Bank Road. The eminent Scottish architects Sir Robert Rowand Anderson and Sir Robert Lorimer then began their close association with Colinton. Lorimer's work was influenced by the Arts and Crafts Movement and the Scottish vernacular tradition, the style of house design which he developed in Colinton being characterised as the 'Colinton Manner'.



*Colinton Cottage*



*Pentland Cottage*

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### *The Twentieth Century*

The development of Colinton continued after the First World War. The most significant factors were the continually improving access to and from Edinburgh provided by the railway from 1874, by the arrival of the motor car and suitable roads for it, and by the extension of the tramway. There was also cheap farmland in the area available for building - its value having fallen dramatically in the aftermath of the war - and this provided the opportunity for a new group of people to seek homes in semi-rural locations, away from the immediate environs of their workplace. Colinton became part of the City of Edinburgh in 1920. The City By-Pass has contributed to additional recent pressures for development in the area.



*Colinton Parish  
Church*



*Colinton Dell*

## OVERVIEW OF THE CHARACTER OF THE COLINTON CONSERVATION AREA

Derived from landscape and architectural elements, there are three distinct thresholds to Colinton and its conservation area: the western end of Gillespie Road, the eastern approach along Colinton Road from Firrhill, and the southern approach along Redford Road from the Dreghorn Link roundabout.

Colinton has retained its original rural framework despite the demands of the twentieth century. There is still a tight, almost mediaeval, grouping around the church and the site of the ford on the Water of Leith. Old estate patterns are still visible in the expansive Policies of Merchiston Castle School, Redford Barracks and Dreghorn Barracks, and these provide broad areas of open space, woodland and tree groups that are a refuge for wildlife.

The playing fields around the school buildings, together with the open spaces of Redford Barracks and open vistas to the Pentland Hills, provide a rural approach to the area.

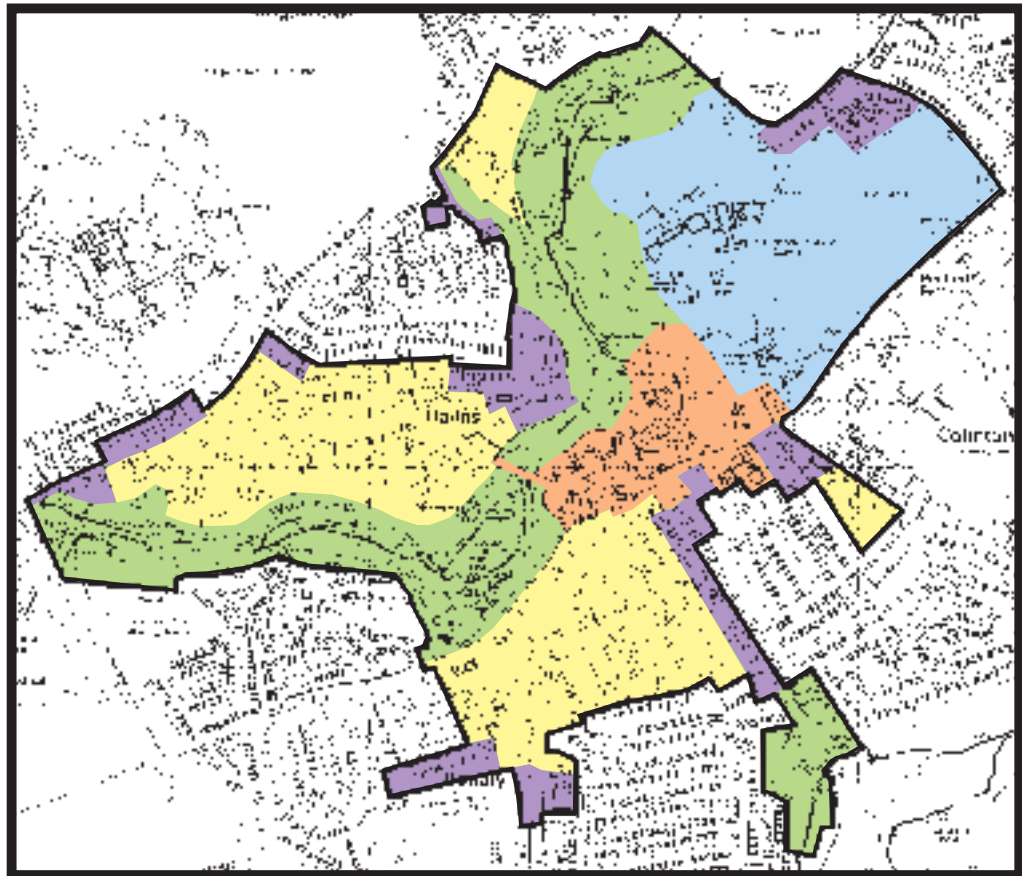
Many of the existing road patterns follow the routes of the packhorse trails to the ford and are consequently narrow and unsuited to modern-day traffic. Many also reveal their rural origins in sinuous alignments, steep roadside banks, remnant hedgerow trees and stone walls. They also provide clear views to the Pentland Hills which nineteenth century developers respected. It was only after the arrival of the railway in 1874 that more formal geometric grid and plot layouts became predominant in some areas. Developers made wide streets, constructed substantial houses in generous plots, and retained existing trees and hedgerows. Unmade roads, narrow wooded pathways, broadleaf canopies, and remnants of industrial heritage by the river give Colinton a feeling of privacy and seclusion.






Colinton provides a high quality environment both for its residents and for the many visitors who are attracted by its rural character and wooded riverside walks, particularly those along the Water of Leith.



## CHARACTER ZONES

The diverse nature of Colinton makes it difficult to consider as a whole, and for the detailed analysis it has been divided into five zones; Rural, Village, Villa, Suburban and Parkland.



- |                                                                                     |                       |                                                                                                                        |
|-------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------|
|  | <b>Rural Zone:</b>    | Natural features provide the rural framework and setting for the entire Conservation Area.                             |
|  | <b>Village Zone:</b>  | A strong sense of identity and containment within a rural setting.                                                     |
|  | <b>Suburban Zone:</b> | A higher density of buildings in smaller gardens of similar appearance and regular layout with rural features present. |
|  | <b>Villa Zone:</b>    | Substantial buildings of varied appearance, sited individually in large walled gardens with abundant mature trees.     |
|  | <b>Parkland Zone:</b> | Extensive open spaces and mature trees provide panoramic views of the Pentland Hills.                                  |

## ANALYSES OF ZONES

### THE RURAL ZONE

#### Description

This zone comprises the woodland of the Dell of the Water of Leith, which flows through the centre of the conservation area and the open spaces of Spylaw Park. A small part lies to the south and includes the environs of Laverockdale House with panoramic views to the Pentlands across the Polo Fields, providing the rural framework and setting for the conservation area.

The qualities of this zone have been recognised by a number of important designations. The entire zone is an Area of Great Landscape Value (AGLV) and a key urban wildlife site lying within the outstanding Colinton Conservation Area. The Dell forms part of the Green Belt, and some groups of trees have Tree Preservation Order (TPO) status. There are a number of Asserted Public Rights of Way and important listed buildings.



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### *Landscape*

The Rural Zone is dominated by broadleaf woodland growing on the steep sides of the Dell. This creates a strong feeling of enclosure, interspersed with more open areas such as Spylaw Park and fields in the western area. Most of the woodland is old, some over mature and it forms an important habitat for wildlife. Although parts are regenerating, there are no obvious signs of woodland management.

Along the bottom of the Dell run the disused railway, tunnel and bridges, and old mill access roads, sunken between earth banks, such as West Mill Road. Many of these routes are Asserted Public Rights of Way and the railway line now forms part of the Water of Leith Walkway. From these paths, the serpentine river, its rapids, pools and weirs and old lades, can be glimpsed and heard. City noise is muted and there is a sense of wildness and enclosure, especially when summer foliage provides additional concealment. The Walkway with its links to Spylaw Park and the Village provide excellent opportunities for recreational activity.



The southern part also exhibits a significant rural identity. The northern approach to Laverockdale House is through remnant hedgerow banks that overhang the old drove road. There are random rubble stone walls, the mature garden trees of Dunalastair House, the bridge across the Bonaly Burn, and prominent views over the Polo Fields to Dreghorn Woods and the Pentland Hills beyond. Asserted Rights of Way and paths leading to the Bonaly Country Park and the hills also traverse this area.

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### *Architecture*

Along the Dell there are historic remnants of the mills adjoining the river, and later structures associated with the railway dating from about 1870. Built of a variety of materials, though predominantly of rubble stonework, these tend to be in isolated small clusters within the woodland setting.

Kate's Mill on the south bank of the river, with the adjacent Redhall Mill, forms an interesting collection of low buildings. Kate's Mill Cottage has been much extended, but its general black and white theme consolidates the variety of shapes satisfactorily. In the middle of the Dell, close to the Village, lie Spylaw Park and Spylaw House, built about 1773 in front of the earlier (1650) snuff mill named after its owner, the philanthropist James Gillespie. The house is of two storeys and basement, with a pedimented front and attractive curved double stair to the entrance. The Park lies between the river and the Walkway, and is an important recreational space, overlooked by villas on both sides of the valley.

Close to the Park, straddling the river stood the West Mill. Here the continuity of the woodland cover was severed at the turn of the century by the development of a large collection of mill buildings for paper and oats adjoining the Park, and on the southern slopes rising to Woodhall Road. Many of these have recently been demolished, exposing evidence of the original pattern of lades and watercourses. Any redevelopment would provide an opportunity to reinforce the scale and texture of the Rural Zone and reinstate the rural setting. The retention of the mature woodland on the western side of West Mill Road to its junction with Woodhall Road is important in this respect.

Upper Spylaw Mill, between the river and the old railway, demonstrates a combination of mill and railway architecture. The mill, of four storey rubble construction, has been developed into a dwelling without compromising the massive keep-like mill character. The later railway structures are of equally massive construction using coursed and dressed stone blocks. These are heavily rusticated, matching retaining walls elsewhere along the track, and complementing the fortified appearance of the mill.

As well as the railway's retaining walls, there are numerous small bridges built to permit access to the dwellings and mills. The major tunnel is stone-faced and brick-arched, and the Colinton 'high' bridge, has been recently widened for the second time. At the river there are weirs, sluices and lades, as well as the retaining walls lining the watercourse.

The southern part of this zone includes Laverockdale House, built in 1912 for J.A. Ivory by Sir Robert Lorimer. It is on three storeys of sandstone, roofed with Forfarshire slates. The garden, originally intricately laid out as a herbarium, has since been modernised.



#### *Essential Character*

- *The key landscape features of valley, woodland, watercourses and fields incorporated in the Dell, Dreghorn Woods, the Water of Leith, Spylaw Park and the Polo Fields.*
- *The prominent views to the Pentland Hills, across open fields.*
- *The path systems especially those which provide riverside access.*
- *Scattered, small-scale mill buildings with random rubble walls and slated roofs.*
- *Old industrial structures such as lades, railway bridges and the tunnel.*



*THE VILLAGE ZONE*

*Description*

The Village Zone lies at the centre of the conservation area set in the sheltered basin of the Water of Leith between the river crossing by the parish church and Bridge Road to the south. It encompasses the ancient core of the settlement, derived from shelter, proximity to water, its focus for historic routes and the site of worship in earliest times.

Woodland walkways along the Dell, narrow paths between buildings, stairways and steep streets give it a rural character, and the ancient origins of the parish church near the site of the old ford contribute to its historic value.

The stone, slate or clay tiles, harling and small astragalled windows used in many of the buildings, which vary from distinguished ones like Rowand Anderson’s Episcopal Church and Lorimer’s Rustic Cottages, to the more humble mill workers’ cottages in Spylaw Street and the old School House, give the area both containment and architectural variety. With its dwelling houses, shops, and constant stream of through-traffic, the Village is very much a living, commercial entity.



### *Landscape and Architecture*

Topographical enclosure of the Village is accentuated by the mainly broadleaf woodland of the Dell and its steeply rising ground to the south containing residential properties with large garden trees. A single-arched stone bridge, rebuilt in its present form about 1840, replaced the old ford at the bottom of Spylaw Street. In 1883 a high-level multi-arched bridge was erected across the Dell to link the old community to the newer developments on the other side of the railway at Gillespie Road and beyond.



The present parish church, virtually rebuilt in 1907 by the architect Sydney Mitchell, is in a domestic style relating to the adjacent villa developments. However, its bell tower is close in appearance to its 1713 predecessor and this, the adjacent ancillary buildings, the churchyard and the stone and slated manse relate more in character to the older parts of the settlement. Close in feel and character are the harled and slated single and two-storey cottages at the foot of Spylaw Bank Road, opposite the church entrance. This approach to the church and to the Village, bounded by the steep banks and hedges of sunken Spylaw Bank Road, is distinctly rural in character and follows the traditional route.

Spylaw Street has a diversity of building types, styles and periods, domestic and industrial. The most prominent architectural element is the stepped row of mill workers' cottages in white harl with red pantiled roofs, restored to their present appearance at the end of the last century by the architects McGibbon and Ross. These cottages are not overpowered by the variety of buildings opposite which maintain a generally modest 'human' scale.

The street is successfully focussed at the lower end by a two-storey building, creating a sense of enclosure, though the unresolved triangular piece of ground adjacent is less successful. The stairs and pathways, and the variety of walkway levels add character and interest to the area.

The views are generally contained within the Village by the surrounding wooded landform, the buildings along the steep streets and the sandstone retaining walls. However, there are glimpses of the upper Village and the backdrop of the Pentland Hills through the gaps between the buildings and up the footpaths and steps.

The upper part of this zone follows the contours and historic routes and is composed of the almost one-sided Bridge Road, the main thoroughfare and shopping area. Prominent at the high level is a two-storey shop. Further single-storey infill shops, a stone tenement block of shops and flats, and an inn complete the upper part. These are separated from the lower part by two converted lodges in an early 19th century classical style, one of



which was formerly part of the old smiddy. A recent artificial stone building adjoins a pleasant open area at the top of Cuddie's Lane. This forms a 'balcony' with views over the Dell, the Village and the villas to the north. The lower block of single-storey, flat roofed shops terminate rather weakly at the bottom corner with a stone-faced classically modelled building.

Above the upper Village stands the old, early 19th century, ashlar faced schoolhouse, the most significant building in this part of the Village.

Beyond the traffic lights at the top of Bridge Road the present-day service core of the village extends to the east and south to encompass the recently restored Mackenzie Cottage, Heather Cottage and Sir Robert Rowand Anderson's St. Cuthbert's Episcopal Church. In Thorburn Road the primary school, built in the 1890s, still serves its original purpose.

This area of the extended Village Zone has a more open character, with views of the Pentland Hills. The Episcopal Church, which is in a late gothic style and has well tended open gardens with mature trees, contributes to this spacious character. On the north side of Colinton Road, the modern developments are mainly set behind high stone walls, and have specimen cedar trees preserved in their grounds. The school and the Rustic Cottages on the south side are of a much higher density and smaller scale than the adjacent villas constructed at about the same time.

There is a general lack of consistency in street furniture with a variety of lamp standards, railings, signs, and junction boxes used.



*Essential Character*

- *The outstanding quality of the topography, the Dell woods and large mature trees.*
- *The views of the hills from the eastern section.*
- *The steep streets, pathways, public stairways and varied levels.*
- *The historic setting of the parish church, the site of the ford, the bridge and immediate environs.*
- *The high quality architecture exemplified by distinguished buildings such as Lorimer's Rustic Cottages, the Old Schoolhouse, the mill workers' and other small cottages in Spylaw Street, the Parish Church and the Episcopal Church.*
- *The predominant use of traditional building materials: stone, slate or clay tiles, harling, small astragalled windows.*
- *The stone retaining boundary and separating walls.*
- *The uniform small scale of the buildings.*
- *The varied grain of the area.*
- *The strong sense of place derived from the containment within a rural setting.*

*THE VILLA ZONE*

*Description*

This zone consists of the late 19th and early 20th century domestic development of Colinton on the upper levels north and south of the river gorge above the Village core, generally following the contours of Gillespie Road and Woodhall Road. The zone includes a small area adjoining Lanark Road and includes one side of Redford Road near the junction with Redford Drive.

Substantial houses on generous feus, Dell woodland, mature garden trees and stone walls give this area a feeling of tranquillity and privacy. Views of the Pentland Hills, and Corstorphine Hill, the Firth of Forth and the Fife hills, provide a feeling of spaciousness. Historic pathways and hedgerows reinforce the countryside character, which exists throughout most of the zone.



### *Landscape*

All parts of the zone contain an abundance of mature garden trees, predominately broadleaf to the north, less densely spaced with more conifers to the south. In the Spylaw Avenue, Park area and around Pentland Avenue, an attractive feature is the overhang of the large trees at junctions, creating a 'pergola' effect. The villas are set in variously sized and often randomly shaped feus, contained within stone rubble walls. Occasional hedge remnants and timber fences, reminders of the rural origins of the area, can be found to the east by the historic footpaths and routes traversing the area.



Most of the properties and feus in this northern area benefit from fine views of the Pentland Hills to the south. The general impression is of houses and their Policies set in open woodland.

The rising ground to the south from Woodhall Road contains the other main area of villa development. Built earlier than the northern area, the reminders of the rural origins are more frequent and noticeable. There remain many large trees at the boundary of the Dell and along the sinuous Woodhall Road, but these diminish in density and numbers toward the south, where the ever-present views of the hills are more noticeable. The overall effect is more of parkland, the feus being contained by a greater variety of walls, banking and hedgerows. Less infill in Grant Avenue, a diversity of house types and greater concealment contribute to the sense of spaciousness in the southern area.

Focussed at the top by the old stone steading, Bonaly Road most strongly manifests the rural origins of the area. Bonaly Road and Woodhall Road are historic routes, the former retaining more remnant hedgerows and banking. The frequent views of the hills and the many unsurfaced roads tend to make this the most open, quiet and private part of the zone.

The south side of Lanark Road is strongly enclosed by high stone walls and the edge of the Dell woodland. The rural origins of the western side of Redford Road are reflected in its edge of trees and remnant hedgerows.

As in other zones, there is little consistency in street furniture such as lamp standards, signs, and junction boxes.

### *Architecture*

The zone contains a great variety of buildings of various ages and types, reaching their highest aesthetic expression between 1880 and the beginning of the Great War, a period when Colinton attracted domestic and other works by the most prominent of Scottish architects. These included Sir Robert Rowand Anderson and Sir Robert Lorimer, who both adopted as a style and mode of construction their own individual interpretation of Scottish vernacular. These villas lie both to the north and south of the river. They overlook the valley and take advantage in their siting of the amenities of the historic Village core, the views, access to the countryside and the Pentland Hills, and the benefits of the communication routes.

Robert Rowand Anderson pioneered the earlier of this form of development in the 1880s on the south bank. In 1877 he built a double villa at 11-13 Woodhall Road, first as a country retreat and subsequently as his suburban home. Anderson in 1879 also built Thirlestane, originally called Torduff, on the corner of Barnshot Road and Allermuir, a steep-roofed crowstepped house in a Scottish Jacobean style followed. Anderson was also responsible in the 1880s for a number of other houses in Barnshot Road and nearby, where he adopted increasingly 'English' characteristics such as applied timbering and infill rendering.



These villas, set in spacious plots and bounded by stone walls, set a precedent in terms of style for other developments in the 1890s. Robert Lorimer, a protégé of Anderson and subsequently his chief assistant, began to receive commissions for houses in the area. Lorimer's style derived from the Scottish Vernacular and the Arts and Crafts Movement. Lorimer built some 20 houses in this zone, using stone facings with harling, frequently on rubble stone structures, red 'Rosemary' tiles and 'cropped' gables. Examples of his work can be seen south of the river on Colinton Road in the Rustic Cottages, with their 'boat' dormers and again in a group of houses on Woodhall Road. His designs had a great influence on subsequent development, and can be seen as a feature of many later houses by other architects, particularly to the north of the Water of Leith.

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In 1887, Sir Robert Rowand Anderson designed, and largely paid for, the late-Gothic styled St. Cuthbert's Episcopal Church on Westgarth Avenue, which replaced an earlier structure. After his death, in 1921, his practice partner, A. Balfour Paul, designed the Memorial Cottage at the corner of Thorburn Road in memory of Lady Rowand Anderson. These buildings are included respectively in the Village and Suburban zones.

Although these two architects were largely to set the character of the villa development in the conservation area, it is to the credit of their successors that the pattern did not greatly change and that the massing and volume of the buildings together with their siting, spacing and setting ensured that the 'grain' of the zone was maintained into the time of the Second World War. Only later did more compact terraced and semi-detached buildings disturb the sense of 'grain' in the zone, though not completely, as often the boundary walling and roofing reflected those earlier, more generous buildings.

#### *Essential Character*

- *Substantial, detached houses of varied and high quality architectural character, sited individually within large gardens and set behind high stone boundary walls with inserts of fencing and hedging.*
- *The low density form of development.*
- *Irregular feu shapes and sizes.*
- *The significant numbers of mature garden trees creating woodland effects in the vicinity of Spylaw Bank Road and parkland effects in Grant Avenue.*
- *The views to the Pentland Hills and the river valley.*
- *Consistency in the use of materials and form of building.*
- *The Dell woodland, mature garden trees and hedgerow remnants.*
- *The historic pathways and routes which combine with other characteristics to give a countryside character.*
- *The general tranquillity and privacy.*



## SUBURBAN ZONE

### *Description*

The suburban zone is situated in five separate locations:

- the environs of Hailes Approach towards the centre of the conservation area;
- the small areas adjacent to Lanark Road, to the north;
- Broomyknowe estate to the east;
- the northern end of Redford Road and Dreghorn Loan, an old drove road to the ford from the south; and
- West Carnethy Avenue and the environs of Bonaly Steading to the west.



This zone is typified by smaller feus, greater density and a more regimented approach to the layout of the houses on their sites. The zone still reveals its rural origins, with remnant hedgerows, copses, stone boundary walls and outstanding views to the hills. In four of the areas the brick and stone facings, harling, chimneystacks and bay windows follow the design characteristics of the Villa Zone. However, Broomyknowe, which was developed in the 1980s, bears little relationship to the architecture of the rest of the conservation area.

### *Landscape*

Remnants of hedgerows and copses of large old broadleaves can be found in the Hailes Approach area, Broomyknowe, Dreghorn Loan and West Carnethy Avenue. Sandstone walls, some with hedge inserts, are present only in Hailes Approach, Lanark Road, Broomyknowe and Dreghorn Loan. There is no major public open space in any part of the Suburban zone.

Landform makes Broomyknowe and West Carnethy Avenue more enclosed than the other areas. Large garden trees are present only in the Hailes Approach area, Lanark Road and Dreghorn Loan. West Carnethy Avenue, like other adjacent streets, is partly unsurfaced. This produces a more tranquil environment than other areas, where traffic movement and noise levels are more intrusive. Large garden trees are less evident in these areas.

### *Architecture*

Apart from the historic routes of Lanark Road, Redford Road and Dreghorn Loan, the new roads for the Suburban Zone were laid out on a mainly geometric grid. The blocks formed by these roads were divided into variously sized feus, producing a relatively high density. A variety of styles and types of semi-detached, terraced and bungalow-type houses were developed, some matching in scale and grandeur those of the earlier villa developments. A frequent feature of much of the development is the positioning of buildings towards the front of the site to a common building line. This presents a more uniform facade to the street and creates a barrier between the public and private elements of the feu.

These new buildings, with the exception of those in Broomyknowe, followed the design characteristics of the Villa Zone, using slate or red tile roofs and harling. Brick is more common than stone for facings and base courses. Timber framed gables; bay windows, lower pitch roofs and larger window openings are characteristic features. Harling still

predominates, sometimes with brick or stone facings, but more often without. Dormer windows of a variety of shapes and styles are popular as original features of these houses and as subsequent additions. Other additions, such as conservatories, extensions and garages can have a positive influence on the overall appearance of the building, but more often it is negative. In their design much depends on the level of sympathy paid to the original concept. However, some of the more successful extensions, which are entirely modern in concept, are more appropriate than poorly executed copies of the original style.

Such characteristics are absent at Broomyknowe, a modern, brick built, cul-de-sac development, which bears little relationship to the architecture of the rest of the conservation area. Other intrusive elements include the telephone exchange and the car show room. The surgery building by the architects Gordon and Latimer makes a positive contribution to the architecture of the zone.

Throughout the zone there are a number of distinguished buildings, both listed and unlisted, such as Hailes House, 1767, by Sir James Clerk. However, the setting of this building has been compromised by the housing estate within its curtilage. There are fine villas in Lanark Road,

and in West Carnethy Avenue there is an imposing row of large, white harled, detached houses with red roof tiles. In contrasting styles, at the northern end of Thorburn Road, there are the Cottage Homes.



### *Essential Character*

- *Remnant hedgerows or copse in the Hailes Approach area, Broomyknowe, Dreghorn Loan and West Carnethy Avenue.*
- *Prominent views of the Pentland Hills and of Corstorphine Hill, the River Forth and the Fife hills.*
- *The stone boundary walls and hedgerows in Lanark Road and Dreghorn Loan which emphasise the rural origins of the zone.*
- *Principal building design features and materials used (with the exception of Broomyknowe) brick and stone facings, harling, chimney stacks, bay windows, slate or red tiles, and moderate pitch roofs.*
- *The regular layout, smaller scale and greater density of development relative to the Villa Zone.*



## THE PARKLAND ZONE

### *Description*



This zone is comprised of Merchiston Castle School and its extensive grounds lying in the east of the conservation area.

This zone, originally known as the Colinton Castle estate, is one of the largest remnants of the 16th century feudal estates of Colinton. The ruins of the castle, now a Scheduled Ancient Monument, are within the school grounds. Its southern boundary adjoins Colinton Road, a historic route and important threshold to the conservation area from the east.

Large open spaces, avenues of trees and views to the hills dominate this zone. This spaciousness, coupled with that of Redford Barracks and the tree-lined Colinton Road, provides a high aesthetic quality to the eastern approach to the zone.

### *Landscape and Architecture*

The lands were acquired by Merchiston Castle School in the late 1920s and were laid out so that the new buildings, mainly by architects W.J. Walker Todd and Norman Dick, related to the existing 1806 Colinton House on the western part of the site. Colinton House was built from a design by Thomas Harrison, adapted by architect Richard Crichton. Since the original school buildings were occupied, there have been numerous additions in the grounds to meet the needs of modern education and a rising roll. The greater part of the ground is, however, devoted to playing fields.

The walled entrance and lodge on Colinton Road, the wide drive meandering through scattered mature broadleaf trees, and the spacious well-tended playing fields surrounding the imposing main building produce an impression of an 18th century country house and its park, landscaped in the fashion of that time.



Although parts of these grounds have already been subject to development, the open parade grounds and playing fields of Redford Barracks opposite reinforce the general spaciousness, with panoramic views to the Pentland Hills and across the Firth of Forth to Fife. The Barracks are outwith the conservation area but make a contribution to the overall character of the zone.



*Essential Character*

- *The large open spaces, mature parkland trees and woodland edge.*
- *Glimpsed views of imposing buildings and panoramic views to the Pentland Hills.*
- *The mature parkland trees and 'avenue' trees on Colinton Road.*
- *The lodges, gatehouses, stone walls and iron railings on Colinton Road.*



## *OPPORTUNITIES FOR ENHANCEMENT*

The conservation area has both strengths and weaknesses. Its strengths are the identifiable historic plan form and spatial pattern, buildings of both historic and architectural character and the quality of the environment.

The weaknesses of the area are in those parts, often prominent, where the character and appearance has been eroded by unsympathetic developments. Parts of the village would benefit from environmental improvements.



The scale, design and materials of the modern developments have often failed to respect the particular character of the area. Closer attention must be given to encouraging developments that reinforce those features that give Colinton its special character. It is also important that any new development protects the existing elements. There have been extensive alterations to the older properties that have significantly eroded the detailed character of the conservation area.

### *New Development*

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 protect the key views of the conservation area. New development should protect the setting of individual buildings and the historic village as a whole.

### *Use of Materials*

Traditional materials, notably for roofing, have not always been used in new buildings, extensions and alterations. Modern substitutes such as concrete tiles have generally failed to respect the character of the area.



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### *Window and door alterations/dormers*

There has been a significant number of inappropriate window alterations, notably the use of uPVC, which fail to match the original window proportions, design or opening methods. Many doors are also non-traditional. These alterations have a cumulative effect on the appearance of the area. There are also a few modern dormers, which detract from the appearance of individual buildings and their roofscape.



### *Boundary Treatments*

The stone boundary walls are a key feature within the conservation area. It would be desirable to repair and reinstate the walls where appropriate.

### *Green Environment*

Mature trees within the conservation area are an important feature that should be maintained. Loss of mature trees and planting of trees which fail to provide the appropriate scale and shelter have a significant effect on the architectural character of the conservation area. A tree survey would establish the life span of the existing trees and identify any necessary replacement and replanting scheme. The natural environment along the Water of Leith should be protected, conserved, enhanced and managed.

## GENERAL INFORMATION

### *Role of the Public*

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.

### *Statutory Policies relating to Colinton*

The South West Edinburgh Local Plan identifies Colinton as lying mainly within a "Housing and Compatible Uses" land use designation with the exception of the valley of the Water of Leith which forms part of the Edinburgh Green Belt and where there is a presumption against development incompatible with Green Belt objectives.

Within the residential area, the Council seeks to protect the high level of amenity enjoyed by the neighbourhood. Consequently, impact on residential amenity is a determining consideration for all development proposals, including changes of use.

The Local Plan exercises special control over new development in the garden grounds of villas and other areas of traditional and largely uniform suburban quality in order to protect the character and amenity of these areas.

The Plan encourages the development of facilities, which enhance the provision of local community facilities and services. Within the area, major office, industrial or other commercial development will not normally be allowed.

It also supports the protection and enhancement of the recreational potential of the Water of Leith.







*Redhall Mill*

The Local Plan contains policy advice on:

- The classes of permitted development within the conservation area;
- Demolition of buildings or structures;
- The preservation or enhancement of a conservation area where development is proposed;
- Protection of listed buildings; and
- The protection of open space.

### *Supplementary Guidelines*

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

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### *Implications of Conservation Area Status*

Designation as a conservation area has the following implications:

- Permitted development rights under the General Development Order are restricted. Planning permission is, therefore, required for stonecleaning, external painting, roof alterations and the formation of hard surfaces. The area of extensions to dwelling houses which may be erected without consent is also restricted to 16m<sup>2</sup> and there are additional controls 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 Colinton Conservation Area is covered by Article 4 directions restricting the following classes of development:
  - 1 enlargement, improvement or other alteration of a dwelling house.
  - 3 provision or alteration of buildings or enclosures within the curtilage of a dwelling house.
  - 6 installation, alteration or replacement of satellite antennae.
  - 7 construction or alteration of gates, fences, walls or other means of enclosure.
  - 38 water undertakings.
  - 39 development by gas suppliers.
  - 40 development by electricity undertakers.
  - 67 development by telecommunications code systems operators.

It is proposed to extend the degree of control under the Article 4 Direction to include the following classes of development:

- 30 & 33 local authority development.

- 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.
- 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.
- 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 renders the person liable to the same penalties as for contravention of a Tree Preservation Order (TPO).

TPOs are used to secure the preservation of trees which are of significant stature, in sound condition, and prominently located to be of amenity value to the public at large. When assessing contribution to amenity, the importance of trees as wildlife habitats will be taken into consideration. There is a strong presumption against any form of development or change of use of land which is likely to damage or prejudice the future long term existence of trees covered by a TPO. The removal of trees for arboricultural reasons will not imply that the space created by their removal can be used for development.

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*Stonecleaning: A Guide for Practitioners.* Historic Scotland 1994.

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This document is available *on request* in Braille, tape, large print and various computer formats. Please contact ITS on 0131 242 8181 and quote ref. 00501.

這份文件是關於愛丁堡Colinton 地區的特色評估和限制該地區發展的條例。如果需要翻譯，請電愛丁堡市議會傳譯及翻譯服務，電話：0131 242 8181 檔案編號：00501。

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Director of City Development  
Planning Function  
The City of Edinburgh Council  
1 Cockburn Street  
Edinburgh  
EH1 1ZJ

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