

EDINBURGH COLONIES

CONSERVATION AREA
CHARACTER APPRAISAL



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BACKGROUND

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 49 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 Scottish Ministers are obliged to protect conservation areas from development that would adversely affect their special character. It is, therefore, important that both the authorities and other groups who have an interest in conservation areas and residents are aware of those elements that must be preserved or enhanced.

A character appraisal is 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.

Colonies Conservation Areas

The Colonies Conservation Areas were designated on 15 March 2013.

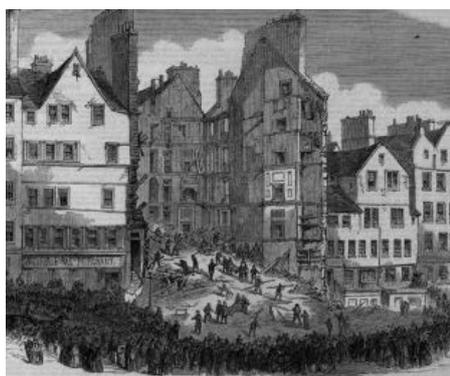
INTRODUCTION

The housing problem in 19th century Edinburgh was concerned with the growth of the working-class population. During the 19th century, Edinburgh went through a period of rapid industrialisation. This, coupled with severe rural poverty, resulted in a major population influx into the city. In 1811, the population of Edinburgh was recorded at 103,143 and by 1881 this had risen to 222,059.

An epidemic of cholera in the early 1830s spread rapidly and affected all ranks of the population. It was most virulent in densely populated areas and highlighted an increasing problem. Housing and public health were closely linked, with improvements in housing standards viewed as a critical step in the health of the public. Improved accommodation was also seen as a way of ameliorating overcrowding, as well as the resultant moral and sanitary problems.

Around the mid 19th century, Edinburgh was also affected by a recession, the result of which was that between 1825 and 1860 virtually no new houses were built. Reports on the Old Town of Edinburgh in the 1840s, documented that the area had the most unsanitary living conditions of any other city in Britain at the time. It was reckoned that ‘overcrowding in the Blackfriars area was four times greater than in prison cells’ in this period. The Edinburgh News went so far as to describe Old Town houses as ‘chambers of death’. In 1850, it was noted at the Reform Association that ‘the unclean heart of Edinburgh would not be gutted out until it was planted all around with new houses.’

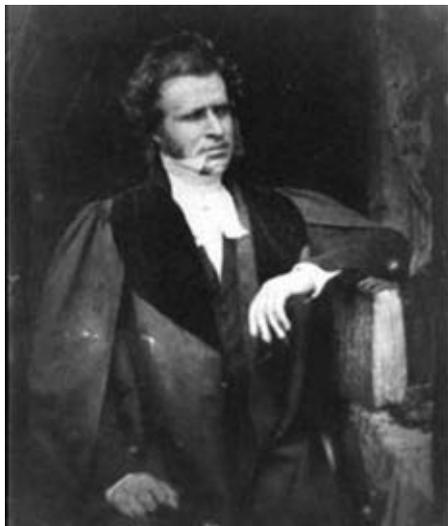
The collapse of tenements on Edinburgh’s High Street on the 24th November 1861, when 35 people were killed and a further 100 injured also brought the issue of the condition of buildings in the Old Town into sharp public relief.



The Victorian improvement schemes in the Old Town, in which the older tenements were replaced with new buildings, often in a Baronial style, were seen as a solution to the problem. However, the redevelopment which they involved reduced the amount of accommodation available. The natural result was that already overcrowded houses were further sub-divided – ‘crowded together, destitute of water and soil pipes, of ventilation, and almost of light, the influence of such dwellings on the inhabitants could only be physical and moral degradation’.

Various societies and companies were formed to meet the housing needs of the working classes. Support from public figures and demonstrations of model artisan housing at the Great Exhibition all improved public awareness. The housing issue was further highlighted by the work of social reformers at the time such as Sir Edwin Chadwick (1800–1890), noted for his work to reform the Poor Laws and improve sanitary conditions and public health. In 1844, Friedrich Engels wrote in his book, *The Condition of the Working Class in England*, of how ‘from their smoky beehives ten stories high, the unwashed look down upon the open squares and gardens of the wealthy.’ This publication and Marx’s *The Communist Manifesto* and increasing fears of social unrest, increased concern for the welfare of the working class amongst the middle and upper classes.

Edinburgh’s interest in housing problems began early in the 1840s, at about the time that the first efforts were made in the country as a whole to raise public concern. The Reverend Dr. James Begg (1808-1883) and the Reverend Dr. Thomas Chalmers (1780-1847), ministers of the Free Church of Scotland, were prominent local campaigners for improved housing conditions.



The Reverend Begg, leader of the Free Church of Scotland, considered that ‘man must in any circumstance remain depraved and miserable, and that the most important physical remedy for the woes of man is comfortable and wholesome dwelling’. He called for a complete revolution of working class housing. In order to do this, he believed that workers should club together savings (saved from not visiting the public house) and buy land around the edge of towns, with the aim of building their own houses using the skill they had between them. This would

mean that they became their own landlords, avoiding the old system where rent was high but the accommodation was poor. Begg considered that every obstacle should be removed for spontaneous house-building of the working classes to enable them to secure a ‘thoroughly comfortable and commodious house’.

The initiative of another local minister led to the formation of the Edinburgh Lodging House Association in 1841. Its first building, a renovated lodging house in West Port, was opened in 1844 to accommodate 70 men; three years later it was augmented by a second establishment in Rattray’s Close, Cowgate.

EDINBURGH'S COLONIES

The Colonies developments in Edinburgh are model dwellings built in the second half of the 19th century to provide improved living accommodation for the working class. They were built as double flats with front doors on opposite sides of the building, allowing each flat to have a front garden. Characteristically, each flat originally had four rooms, a separate external toilet and a garden.

Tenement building, possibly due to its association with the contemporary squalid character of the Old Town, was unpopular with Scottish housing reformers. There was a deliberate movement to find a working-class housing pattern which broke with the urban tradition and gave every family a front door and its own garden ground.

The concept was pioneered in Edinburgh with a scheme by Patrick Wilson for the Pilrig Model Dwellings Company, which had been formed in 1849 by the Rev. William Gordon Blaikie to build housing for the working classes. Started in 1852, the Pilrig Model Dwellings were a partly philanthropic venture on a site just on the Edinburgh side of the boundary with Leith. They were known as The Pilrig Model Buildings until 1896, when they were renamed Shaw's Place, Street and Terrace after James Shaw, house agent.

In 1857, James Gowans appointed Alexander MacGregor, an Edinburgh Architect, to design the exterior of Rosebank Cottages, 'flatted cottages for the better class of mechanics', which were developed from the Pilrig system.

Later developments across the city were built by the Edinburgh Cooperative Building Company Limited, founded in 1861.

It is suggested that the term Colony derives from the fact that the developments were outside of the city when they were first built or that they were Colonies in the sense of a community of similar people (artisans). The emblem of the Edinburgh Co-operative Building Company was a beehive and it is also suggested that the term derives from the workers acting together for the common good, like bees.

THE EDINBURGH CO-OPERATIVE BUILDING COMPANY

'It is a clear moral gain when men unite successfully to raise themselves out of the socially debasing circumstances in which they have been forced to exist. There is a strong inducement to be temperate, economical and industrious, in order that they may fulfil their obligations to the Company. A training in self-government is going on, the full value of which it must take years and prolonged experience to fully estimate'. H. G. Reid, Housing the People, 1895

In 1861, many builders in Edinburgh were locked out of work due to a dispute about working hours. A strike aimed at reducing working hours from ten to nine hours was resolved through an agreement for a nine hour day, and the workers returned to work. However, they were only let on site if they signed an agreement to keep to the previous longer working hours. This resulted in over 1,200 stonemasons and joiners in Edinburgh being denied access to construction sites across the city for more than three months.

This dispute led to the formation of the Edinburgh Co-operative Building Company Ltd (ECBC) which was founded by seven Edinburgh stonemasons (David Rintoul (Chairman), James Ogilvie (Treasurer), James Collins, James Colville (Manager), William Mill (Secretary), James Earshman and Jake Syme) as a Limited Liability Company in July 1861.

The main aim of the Company was specified as 'building in all its branches... every description of house property'. However, the intention was to use their collective practical skills to build 'comfortable and respectable houses' for rent or sale at reasonable prices for working people. Houses for those who 'prefer privacy of self contained dwellings with private gardens to homes in common stair tenements'.

The Company was created as a joint-stock limited liability company and began by accumulating £10,000 for site and building costs by selling £1 shares (which could be bought in five instalments). The finished houses were to be sold or rented, allowing the Company to recoup money to invest in more housing and pay shareholders a dividend. The Company was considered a sound investment due to the shortage of good quality affordable housing.



The first houses at Stockbridge cost between £100 and £130 to buy and a mortgage scheme was established to allow ‘every facility for acquiring the Company’s property’. A house could be secured by a £5 deposit, and property investment companies loaned the balance to be paid back in instalments of £13 per annum for 14 years on security of the title deeds. This compared very favourably to the annual rent at the time of £11 per annum for an Old Town flat and enabled workers on modest, but regular incomes to be re-housed in better homes.

By the time of the Company’s first anniversary in April 1862, it had accumulated over 341 registered shareholders, largely made up of local tradesmen and others sympathetic to their aims. The aim of the Company was to build good quality affordable accommodation and central to its mission was a co-operative spirit that was reflected in its adoption of the beehive motif.

The Edinburgh Co-operative Building Company developed in the tradition of the many Model Dwelling Companies in Victorian Britain that aimed to improve the housing conditions of the working classes by building new homes, whilst at the same time receiving a competitive rate of return on any investment. This principle of philanthropic intention with capitalist return was given the label “five per cent philanthropy”.

The first development by the Company was at Glenogle Park (the Stockbridge Colonies). The foundation stone was laid on 23 October 1861 by the Reverend Dr James Begg, who noted that the development marked ‘a turning-point in the history of Edinburgh’. The design of the houses, inspired by the Pilrig and Rosebank developments, was distinctive, with smaller ground floor houses (the low doors) entered from their own small gardens on one side of the terrace, and the larger upper floor houses (high doors) entered by an outside stair on the other side of the block. By having the stairs at right angles to the building, the upstairs houses also had their own small garden. The terraced style of the Colonies also allowed building costs to be kept low through shared foundations and roofs. The external stair access to the upper flats was also estimated to reduce building costs by £42, saved internal space and was easier to build than an internal stair.

The Company specified that the houses at Stockbridge were to be ‘substantially built with stone and lime and roofed with slate, and exclusive of chimney tops, not to exceed forty-six feet’. It was also made a condition of purchase that it was ‘unlawful to convert, or permit to be converted, any of the dwelling houses into sheebens or brothels or to have any cow house, pig house, or manufactory.’ James Begg in a letter to the Scotsman on March 8, 1862 noted that ‘the working men would soon build their own houses if obstructions were removed’ and implored the ‘friends’ of housing improvement to go down to Stockbridge to see the houses the workmen are building.

The interior of the houses provided a standard of facilities which were exceptional in working class tenements of the period. The lower flats had one bedroom and the upper flats two bedrooms, each had a parlour and kitchen, with storage for coal, and an indoor toilet. Other basic provisions which were provided included a kitchen range for cooking and heating water, a sink and tub with space for a mangle, gas lighting, fireplaces in most rooms, water and sewage disposal, and a water tank in the roof. These provisions were a significant step forward in housing improvement.

In a promotional pamphlet of 1885, the Edinburgh Co-operative Building Company Ltd asked the question, ‘How do the Company’s houses compare, as regards healthiness, with other portions of the city?’ They then print the answer: ‘Death rates were lower – by about one third – in ECBC properties compared to housing in either Edinburgh or Leith.’

The Edinburgh Co-operative Building Company flourished in the 1860s building on sites on the periphery of the city usually in locations central to industry, where demand was high and land was cheap. Multiple sites also allowed phasing of construction to take place, meaning skilled workingmen could be employed year round. By 1872, the Company employed some 250 workmen and had built nearly 1,000 homes.

In October 1873, a testimonial of admiration for James Colville, the first manager of the Edinburgh Co-operative Building Company and one of its first directors, noted that: ‘notable amongst his many endeavours stands out the Working Men’s houses erected in and around the city by the Company of which he is manager, a work which is yet unparalleled in the country, and for which he is chiefly, if not entirely, to be credited.’

By the mid 1870s, the cost of land was becoming expensive and the scale of building was cut back. In 1902, D.W. Kemp, one of the Directors of the Company notes in a letter that the ‘golden times (for the Company) have passed’. Designs also changed with the external stair abandoned. The Company was also involved in an unsuccessful conventional housing project at Barnton Terrace and by the 20th century was in decline. The Company continued as a co-operative until 1945, when it became an ordinary building contractor.

The houses began as an experiment, the success of which far exceeded expectations. The developments at Stockbridge and elsewhere in Leith and Edinburgh housed over 7,000 people at one time, and all of the houses remain today.

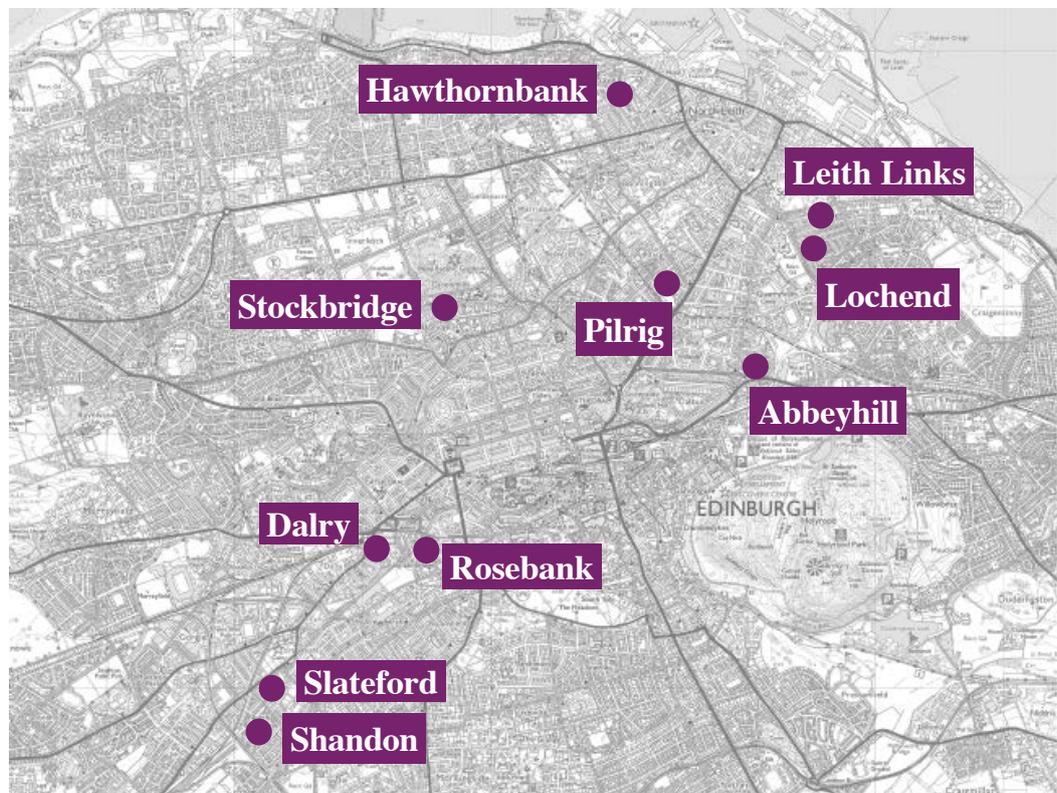
The Colonies were a radical experiment in home-ownership based on the principles of mutuality and participation. They are a monument to the co-operative housing movement and are recognised as important in histories of working-class housing in Britain. As well as having an interesting social history, the Colonies are of architectural interest. The cottage style of the two storey terraces with upper flats often reached by outside stairs is unusual in the Scottish cities. The overall scale of the layout, the high quality workmanship and the detailed control of their design cannot be matched in this type of housing anywhere else in Scotland.

The form of the colony developments, with their intimate setting and pedestrian emphasis contributes a sense of identity and community that is unique in Edinburgh. They continue to be a popular lifestyle choice and most have very active community groups which organise a range of events within their areas.

LOCATION OF THE COLONIES

There are ten examples of traditional colony housing in Edinburgh.

Colony Development	Listed	Date
Shaw's Place (Pilrig)	Category B	1850-1851
Rosebank	Category B	1857
Stockbridge	Category B	1861-1875
Hawthornbank (North Fort Street)	-	1865
Abbeyhill	-	1867-1877
Dalry	Category B	1867-1870
Lochend (Restalrig Park)	-	1868/1880
Slateford (Flower)	-	1877-1883
Leith Links, Industrial Road	-	1883
Shandon	-	1884 -1903



There is a separate Character Appraisal for the Shandon Colonies.

The Leith Links, Industrial Road Colonies have not been designated as a conservation area

SHAW'S PLACE (PILRIG) COLONIES



Introduction

The Shaw's Place Colonies are located to the north-east of the city centre, close to Leith Walk. The development is bounded by Spey Terrace to the east and the Inchkeith Court flats to the south. The west of the site is currently a brownfield site with no development in place. The gardens of houses off Dryden Street form the north boundary of the site.

The development is listed at Category 'B' and described as historically important.



Historical Background

The Pilrig Model Dwellings Company was formed in 1849 having been devised by the Rev William Gordon Blaikie and inspired by the Rev William Mackenzie with the aim of building housing for the working classes. Patrick Wilson was appointed as architect for the project. The site was described as “*open, well-aired, and in the neighborhood of many workshops, the ground also being obtainable at moderate charge*”.



Each house had a minimum of two rooms, a scullery and access to a water closet; the latter being exceptional at the time in houses of this type. Henry Roberts, the architect known for his work on model dwellings for workers, provide the following comparison: “*visiting the working classes, I have often to ascend long and dark stairs, or to descend into damp cellars where it is felt to be a calamity to have the sense of smell. In visiting these model houses (at Pilrig), the sensation is quite the opposite*”.

On completion the development proved very popular and was six times oversubscribed. This was attributed to the quality of the accommodation, the opening of the tram line along Leith Walk and thriving local industry.

Townscape and Architectural Character

The development is located on a very slight north facing slope between Leith Walk and Rosebank Cemetery. It is surrounded by typical Edinburgh tenement housing to the north and east, with a modern block of flats to the south and a disused site to the west. As a result of the surrounding land uses, there are no significant views out to the surrounding area. This provides a sense of enclosure, giving the Colonies an almost village type feel.

The development consists of forty-four dwellings, the first 16 (the east and west blocks - 1-7, 8-14, 15-21 & 22-28 Shaw's Street) completed in 1850, the remainder (the north and south blocks - 1-9 & 10-18 Shaw's Terrace and 1-8 & 9-10 Shaw's Place) the following year. The buildings are arranged in four two-storey symmetrical blocks built around a central court. They are designed to provide separate flats on each floor approached from different sides, those on the ground floor entered from one side with the upper level accessed on the opposite side. The access stairs to the upper flats are internal, unlike the external stair accesses that were common in later Colony developments.

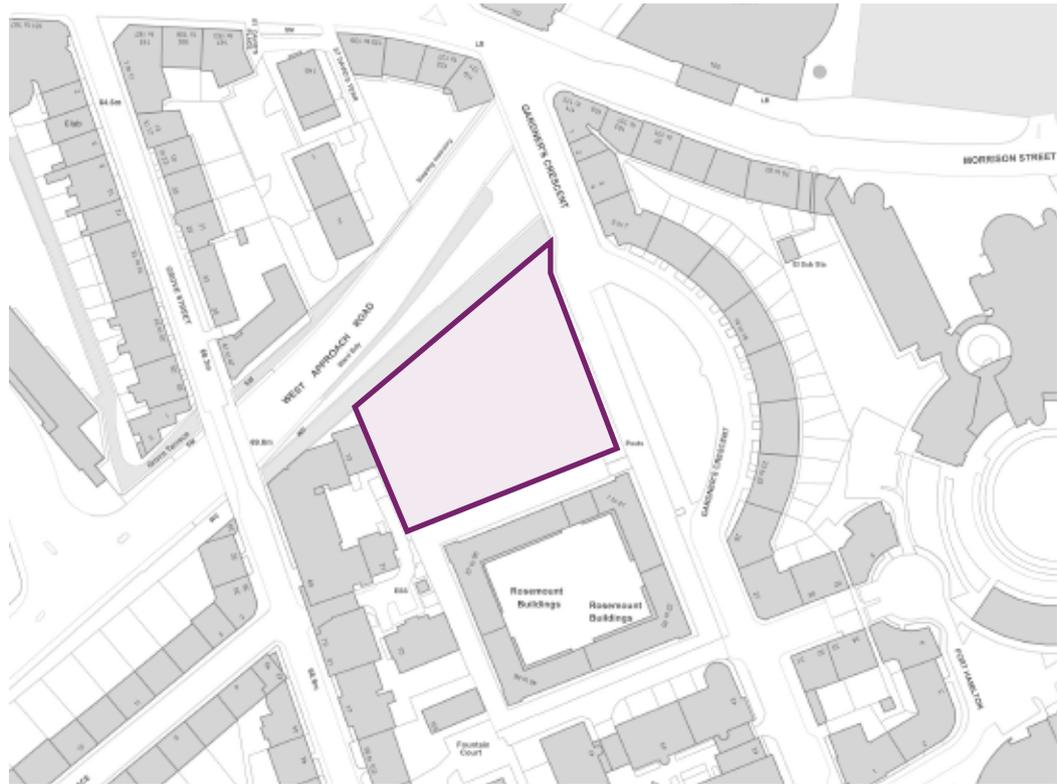
The elevation to Spey Terrace is embellished with decorated door surrounds, bipartite windows and pedimented gables to the end bays. The arched pediment to 10-18 Shaw's Terrace includes a keystone at both ends with the date 1862. Construction materials are squared sandstone rubble with ashlar margins and slate roofs.

There are two narrow access roads from Spey Terrace, the most northerly of these includes an area of rare original honored stone pavement. Access to individual houses is by footpaths immediately in front of the buildings.

The predominant use is residential. Green spaces are restricted to the garden ground of the houses and original railings have been removed throughout the development.



ROSEBANK COLONIES



Introduction

The Rosebank Cottages are located to the south-east of the city centre. They are bounded on the north by the West Approach Road, on the west by the rear of buildings on Grove Street, on the east by Gardner's Crescent and to the south by Rosemount Buildings.



Rosemount Buildings are located immediately south of Rosebank Cottages. They date from 1860, were designed by William Lambie Moffat and are listed Category 'B'. Rosemount Buildings were one of the first housing schemes

to break with the strong Edinburgh tradition of stone building. The building was mentioned by Henry Roberts, the London housing expert in his paper to the Glasgow meeting of the National Association for the Promotion of Social Science in 1860. They consist of a three-storey, near square-plan quadrangle of model industrial housing with four-stage square corner towers in polychrome brick.

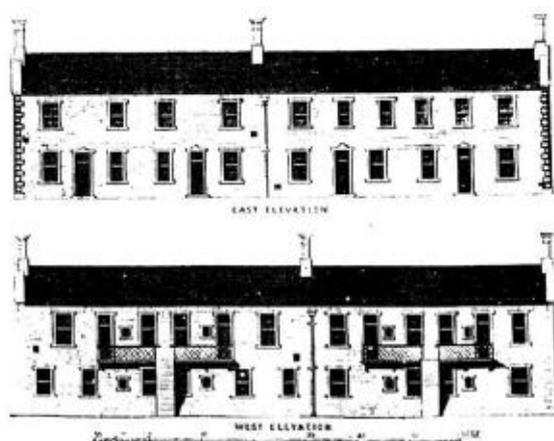
The Rosebank Cottages are Statutorily Listed at Category ‘B’.

Historical Background

Gardner’s Crescent stands on the site of the earlier Gardener’s Hall which was bought by William Gardner in 1821. The development dates from 1826 and was designed by R & R Dickson. It was built as a unified scheme, an outlier of Edinburgh’s New Town. The intention was to form a facing matching crescent forming a symmetrical circus with a central gated garden. However, the proposals were affected by railway proposals on the land immediately to the north of the Rosebank Cottages (now the line of the West Approach Road) and the circus was never completed.

In 1857, James Gowans, a notable Edinburgh architect and builder, appointed Alexander MacGregor to design the exterior of Rosebank Cottages, ‘flatted cottages for the better class of mechanics’, which were developed from the Pilrig system.

The accommodation within each flat comprised a living room, two bedrooms, a scullery and a water-closet. In 1885, Gowans provided the following comments on Rosebank Cottages: *“The idea that I had was to get working men into small self-contained houses, where they would have their own door to go in by, every room being independent of the others, having a door from the lobby for privacy, and having a little green attached to each house.”*



The design of the Pilrig Colonies, and more particularly the Rosebank Cottages directly influenced the form of housing developed by the Edinburgh Co-operative Building Company.

The innovative design for the Rosebank Cottages was featured in the *Builder*, a well-respected architectural periodical of the time, in 1857, which provided the following description of the Cottages:



'A distinct and independent entrance; secondly a plot for bleaching or for flowers; thirdly a water-closet; fourthly a scullery with washing rubs, bath and hot water; fifthly a separate access to each apartment from the lobby; and sixthly, ample provision of ventilation and for warming small bedrooms, which have no fireplaces.'

Townscape and Architectural Character

The Rosebank Cottages consist of 36 two-storey buildings in three rows each of six blocks, on a compact site containing an upper and lower flat each with access to a garden. The rows are truncated toward the north by an asphalted access road forming a cul-de-sac at the west side. This is the only vehicular road and the individual units are served by footpaths.

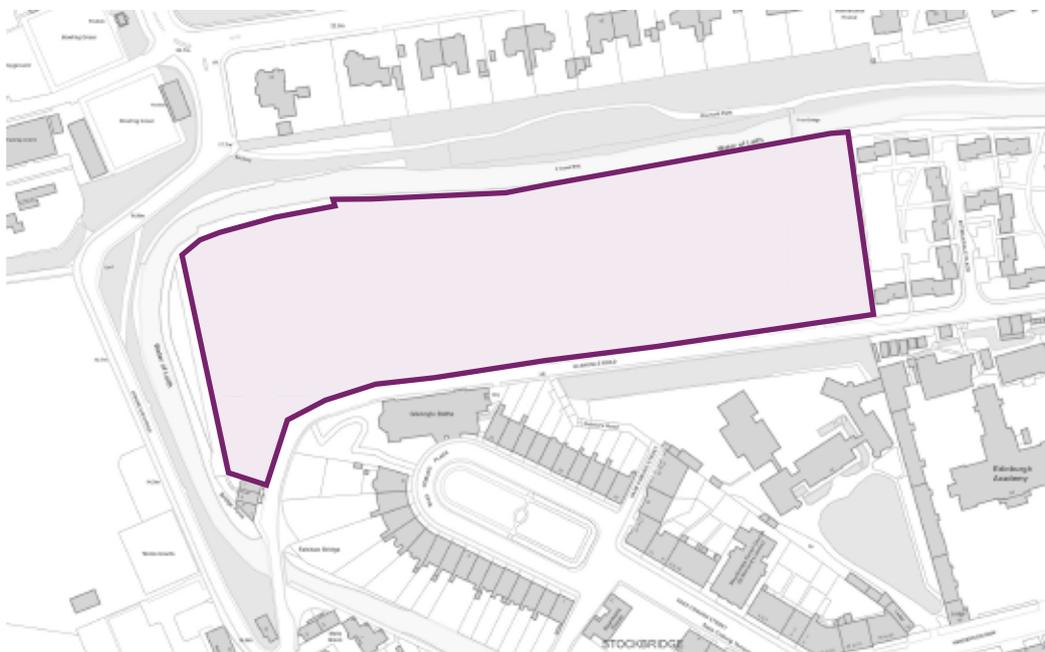


They are constructed of squared rubble with rustic quoins, raised margins to openings, slated roofs and pedimented gables. The external stairs are embellished with decorative geometric-patterned ironwork handrails to steps and balconies.

One of the key distinctive features that helped achieve this unique building design was the inclusion of the external staircase that provided access to the upper floor flats and allowed for more internal space. Each house was specifically designed to be self-contained with its own front door, rooms that were separate and offered privacy and individual gardens.

The adjoining Gardner's Crescent is elevated almost a storey above Rosebank Cottages and are confined on all boundaries. This provides the Cottages with a strong sense of seclusion and enclosure.

STOCKBRIDGE COLONIES



Introduction

The Stockbridge Colonies are situated to the north of the New Town. They have a boundary with Glenogle Road to the south and the Water of Leith separates them from Inverleith Park and the Royal Botanic Gardens to the north and west.

Reid Terrace was named for Hugh Reid in 1861, and Hugh Miller Place followed in 1862, both of whom were closely associated with the early days of the Edinburgh Co-operative Building Company. Three of the original seven stonemason subscribers to the Company were honoured in Rintoul Place (1863) for David Rintoul, first chairman of the Co-operative, Colville Place for its first manager, James Colville, and Collins Place, named in 1866 for James Collins, chairman in that year. Bell Place (1867) was named for David Bell, joiner, who followed Collins in the chair. In 1868, Glenogle Place was named and Glenogle Park was chosen as the neighbourhood name, possibly in compliment to James



Haig of the family of distillers (who were the land superiors), as he lived in Glenogle, Perthshire. In the same year Kemp Place was named for William Kemp, Governor of the Poors House and active in the Co-operative as its Vice President. Glenogle Terrace followed Glenogle Place in 1869. Avondale Place (1869) and Teviotdale, Dunrobin and Balmoral Places are named for Scottish places. Bridge Place was named for the wooden footbridge beside the ford in Water Lane which was replaced by the iron Falshaw Bridge, named for the Lord Provost who opened it in 1877.

The Stockbridge Colonies are listed at Category 'B'. The following buildings are included in the listing: 1-8 Bridge Place, 1-40 Reid Terrace, 1-33 Hugh Miller Place, 1-32 Rintoul Place, 1-30 Colville Place, 1-30 Collins Place, 1-30 Balmoral Place, 1-30 Dunrobin Place, 1-30 Teviotdale Place, 1-30 Avondale Place, 1-30 Kemp Place, 1-32 Bell Place, 1-8 Glenogle Place, 1-8 Glenogle House, 1-8 Glenogle Terrace.

Historical Development

The Stockbridge Colonies were the first development by the Edinburgh Co-operative Building Company with the foundation stone of the first row being laid on 23rd October 1861. No architect is given, and the original design for the development is believed to have been by James Sutherland, a director of the Company.

The site was a riverside haugh (a low-lying meadow in a river valley) known as The Whins or Distillery Haugh. It was acquired in successive sections from James Haig's Canonmills whisky distillery. It was a good flat site for building and close to employment opportunities in Stockbridge and Canonmills. However, the proximity of the river, which at the time was an open sewer, resulted in problems of 'fetid emanations' and potential flood risk.



The site was feued in small lots and the development progressed from west to east. By 1865, Reid Terrace, Rintoul, Hugh Miller and Colville Places had been built; the rest of the Colonies followed in phases with the majority of the development completed by 1875. Later work to complete the northern ends of Dunrobin, Balmoral and Teviotdale Places on the site of the Company's building yard were not completed until the 1900s. By this time building regulations required bathrooms to be included in the houses, rather than just the water closet as in the earlier houses (the double sinks in the earlier houses could be used for washing people as well as clothes). Stone plaques on the gable of Collins Place and the wall of 17 Dunrobin Place commemorate these dates.

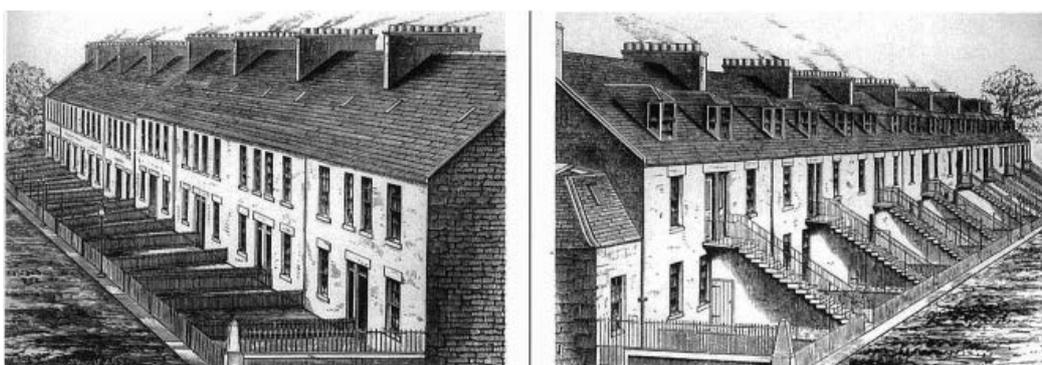
The houses and street were originally lit by gas and iron ranges provided cooking facilities with coal stored under the external stair, in a hall coal cupboard, or under the kitchen floor (in the lower houses). Shops were included at Bridge Place, and a grocery shop remained at the end of Hugh Miller Place until the 1980s.

Glenogle House, 1-8 Glenogle Place, dates from the late 18th century. It was extended and divided into six separate houses as part of the Colonies development in 1875.

Townscape and Architectural Character

The Stockbridge Colonies consist of a group of eleven long rows of terraces, running perpendicular to Glenogle Road, with three shorter rows to the east, running parallel to Glenogle Road. The terraces incorporate upper and lower houses with an average of sixteen dwellings on each level. Access to the lower and upper units is from opposite sides of the building. The external stone stairs giving access to the upper house is a particular feature of the development.

The buildings are characterised by their cottage style architecture and uniform use of sandstone and slate. A number of variations to the original design are evident. The original buildings were flat fronted, however, bay windows were





first introduced at Collins Place and were adopted as features on Avondale, Teviotdale, Dunrobin and Glenogle Places. There are larger double-fronted houses at the river end in some of the terraces and the stairs were internalised at Glenogle Terrace.



The private gardens are a key feature of the development. The majority retain their original dwarf stone boundary walls (mostly stripped of the original railings) and clothes poles.

The cobbled streets, the entrances to which are marked by obelisk piers, are accessed from the south on Glenogle Road and form culs-de-sac to the north. Each terrace provides a view northwards to foliage on the Water of Leith.

The original carved stone plaques displayed in the area are important historic and architectural features of the buildings.



HAWTHORNBANK (NORTH FORT STREET) COLONIES



Introduction

The Hawthornbank Colonies are located approximately two miles north of the centre of Edinburgh. They are bounded to the west by the rear boundary walls of the rear gardens of Dudley Avenue, to the east by North Fort Street, to the north by Dudley Bank and to the south by Fort Primary School. The main road serving Hawthornbank is North Fort Street linking to Ferry Road, which is the main route into the city, south of the site, and the A901, to the north.



Historical Development

The Colonies were one of the earliest residential developments in this area. They date from 1863-64 and were built adjoining the road formerly known as Fort Street. Over the years further residential schemes were introduced into the area, creating a more built-up part of Leith. Fort Street was then split up to become what is known today as North Fort Street and South Fort Street, with the change in name occurring as it crosses Ferry Road.

The Edinburgh Cooperative Building Company Directors Report of 1864 noted: *'At Leith Twenty-Four House, of a class much superior to any this company has hitherto built, have been erected. Now, however, they are finished, their excellence will soon commend them to the Public, and your directors are hopeful for the future.'*

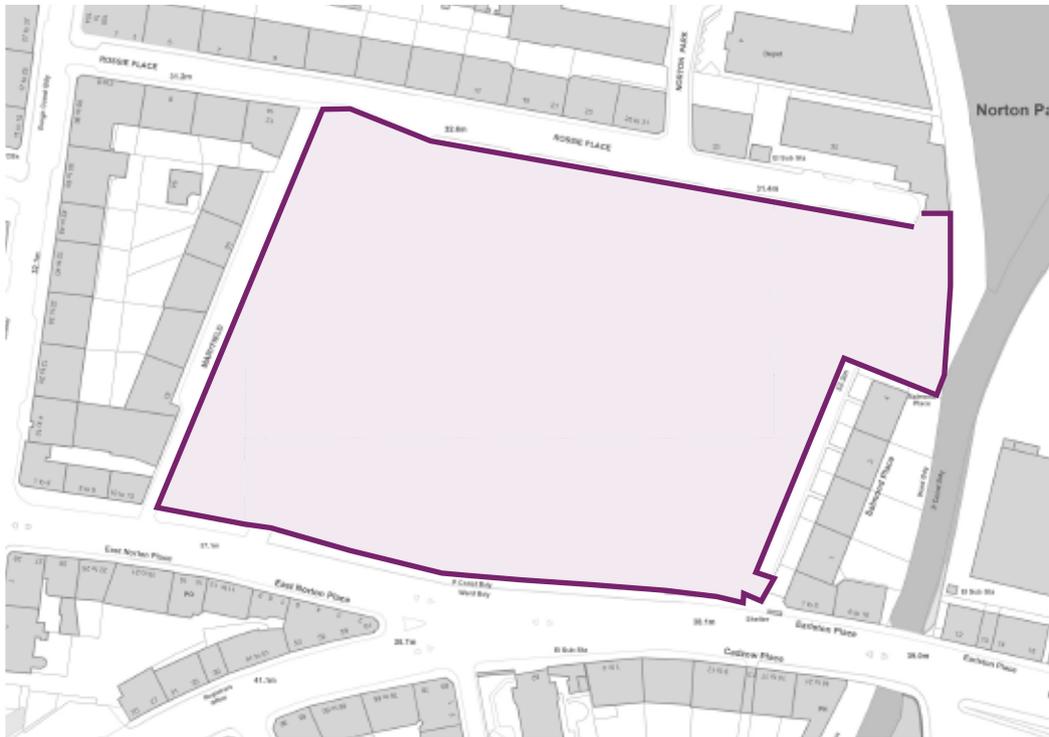
Townscape and Architectural Character

The development is characterised by two two-storey unified stone terraces facing one another across a narrow street. The inner side of each terrace has an external stair leading to the front doors of the first floor flats. The exterior facing flats have a ground floor front door. Both upper and lower flats have a small garden attached, which in a limited number of cases has been shortened and paved over to allow for car-parking space. Vehicular access is located centrally between the terraces from Hawthornbank Place, and the individual houses are accessed by footpaths.

Traditional slated oriel dormers were an original feature of the development and the majority remain, however, there are a limited number of more modern box dormers. A significant number of the original timber windows have been replaced in uPVC, and the railings have been removed from the stone boundary walls. Street surfaces consist of a mix of original cobbles and tarmac.



ABBEYHILL COLONIES



Introduction

The Abbeyhill Colonies are located to the east of Edinburgh city centre immediately to the north of London Road, which is a main access to the city centre from the east. They are bounded to the west by Easter Road, to the north by Rossie Place and to the east by the Meadowbank Shopping Centre.

The Colonies form a rectangular site and are composed of seven streets: Maryfield, Maryfield Place, Alva Place, Lady Menzies Place, Regent Place, Waverly Place and Carlyle Place (West to East).



Historical Background



The Edinburgh Co-operative Building Company (ECBC) acquired one acre of land at Abbeyhill from Lady Menzies in 1866. The significant interest shown in housing in the area encouraged the acquisition of a further two acres in 1867, and six more in 1868. Development at Abbeyhill was phased from west to east, with the site completed in 1877.

The development of the Waverley/Easter Road rail connection, in 1868, and the Leith and Abbeyhill Station for passengers, in 1869, indicates the growth of the area's popularity and occupancy. The station closed in 1964 and part of the original railway line still exists behind Carlyle Place amongst overgrown foliage.

London Road Foundry at Abbeyhill specialised in metal casting and provided employment to many residents of the area. There were also employment opportunities in the nearby breweries of Croft-An-Righ and St. Annes. Railway employment concentrations were high on completion of Abbeyhill Station.

The Bohemian families of Beithich, Haulfauss, Laiche and Hurch were part of a concentration of glass cutters and engravers at Abbeyhill in 1871. This tradition of artisan residency continues with a number of artists currently making their home in the Abbeyhill Colonies. The residents hold an annual 'Colony of Artists' event, now consisting of twenty or so exhibitions.

Townscape and Architectural Character

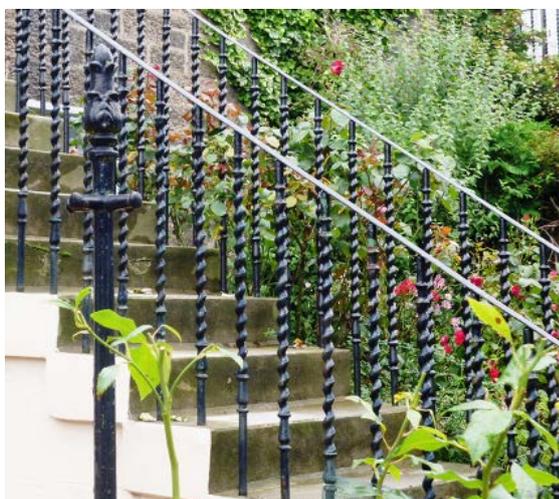
The Colonies are located in a predominantly urban area surrounded by amenities such as shops, pubs, cafes, and restaurants. Meadowbank Stadium is 0.5 miles to the east and Holyrood Park is 0.6 miles to the south. The Artisan Pub on London Road is listed at Category 'C'.

The Colonies have a linear street pattern of seven two storey blocks, separated by gardens and roads, and running perpendicular to London Road and Rossie Place. There are a total of 285 units on a site of approximately 3.4 hectares, giving a density of 84 units per hectare.

The development is set down at a lower level from London Road, with pedestrian access only down steps from London road on five of the streets. This provides a strong boundary and gives an impression of separation from the busy London Road and internal views are most dominant.

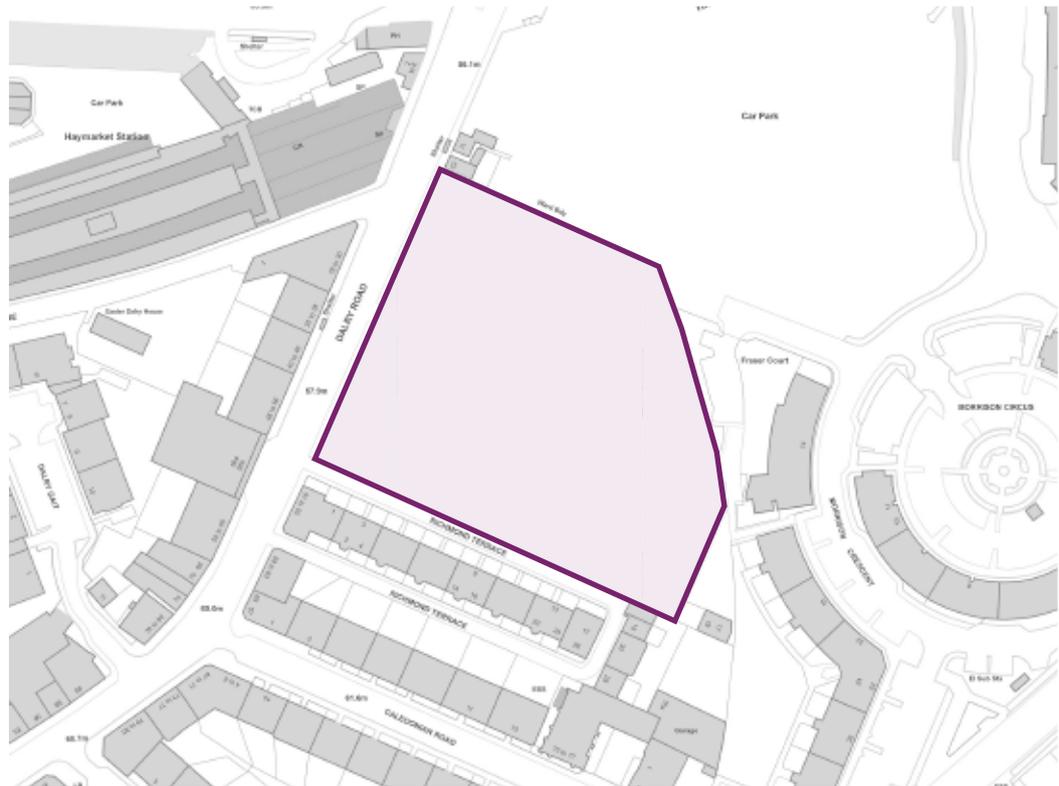
Rossie Place provides the only vehicular access to the five eastern streets, with access from London Road restricted to pedestrians. Maryfield and Maryfield Place have a one-way system for vehicles, with only one point of access from London Road.

Wall construction materials consist of coursed square rubble sandstone, with dressed and decorated detailing to the surrounds of openings to Lochend Road. The pitched roofs are finished in slate, however, the original form of a number of original roofs is affected by large box dormers. The external stairs maintain their original ornate ironwork balustrades, and road surfaces their traditional stone setts.



A significant number of the original doors and sash-and-case windows have been replaced with non-original features in materials such as uPVC. The original stone dwarf-wall garden boundaries have also been stripped of their original cast iron railings and replaced with a variety of enclosures and hedging.

DALRY COLONIES



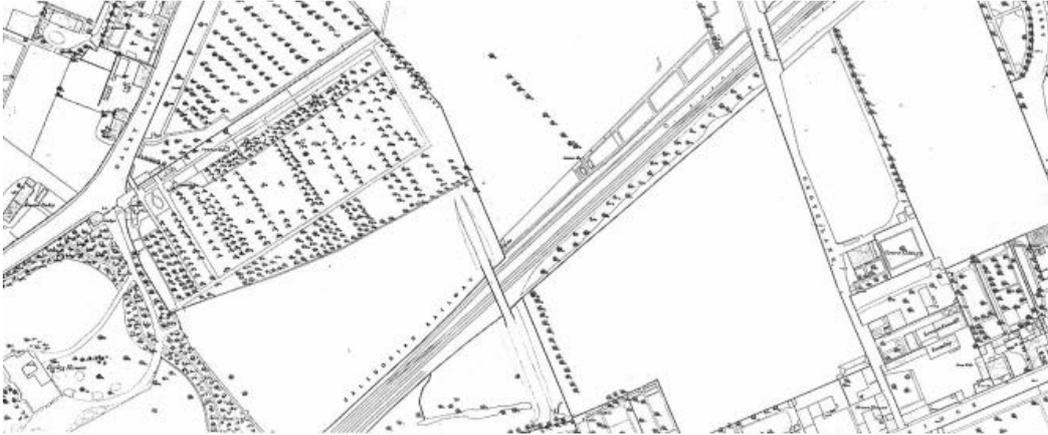
Introduction

The Dalry Colonies are located to the west end of the city centre, close to Haymarket and east of Dalry Road. The development includes eight streets: Lewis Terrace, Walker Terrace, Douglas Terrace, Cobden Terrace, Argyll Terrace, Bright Terrace, Atholl Terrace and McLaren Terrace and Breadalbane Terrace.

Four of the streets were named for politicians, all prominent in the Anti-Corn Law League: Duncan McLaren, MP for Edinburgh 1865-81; his brother-in-law John Bright MP; their leader Richard Cobden MP; and their colleague Sir Samuel Walker MP. Lewis Terrace was named for Bailie David Lewis, editor of the weekly Reformer, the newspaper of the Advanced Liberals led by McLaren, and the others take their name from places in Scotland.

The Dalry Colonies are listed at Category 'B'.

Historical Background



The Dalry Colonies date from 1868 and 1870, and were primarily built to house Caledonian Railway workers. The site and much of the surrounding land was originally owned by a local family. This was subsequently split and sold on in eight separate lots, one of which was purchased by the Edinburgh Co-operative Building Company. The site's location close to a mineral depot and the Caledonian Railway line made the land relatively inexpensive.

The first eight rows of the Dalry Colonies were built in 1868, in blocks of four flats each sharing one water tank located in a cavity wall between the two upper flats in the block. The last row, Breadalbane Terrace, was added in 1870.

A plaque on the site reads ERECTED BY THE EDINBURGH CO-OPERATIVE BUILDING COMPANY LIMITED JAMES COLVILLE MANAGER 1870.

James Colville was a mason and may be considered to be the architect.



Townscape and Architectural Character

The development forms a rectangular site and consists of four terraced rows lying north-east/south-west divided north-west/south-east by Dalry Place, and the single half row Breadalbane Terrace to the south-west. Breadalbane Cottage (17 and 18 Breadalbane Terrace) is a freestanding block and was built slightly later. Walker and Lewis Terraces are built-out as shops to Dalry Road.

Each terrace is two-storey and attic comprising four 4-bay blocks; each block containing four houses, two-up and two-down. The lower houses are entered by paired doors on the north-west and the upper houses by paired doors accessed by a single cantilevered platt and forestair on the south-east with wrought-iron railings, which are more decorative at Walker and Lewis Terraces. The terraces are accessed by cobbled footpaths from Dalry Place.

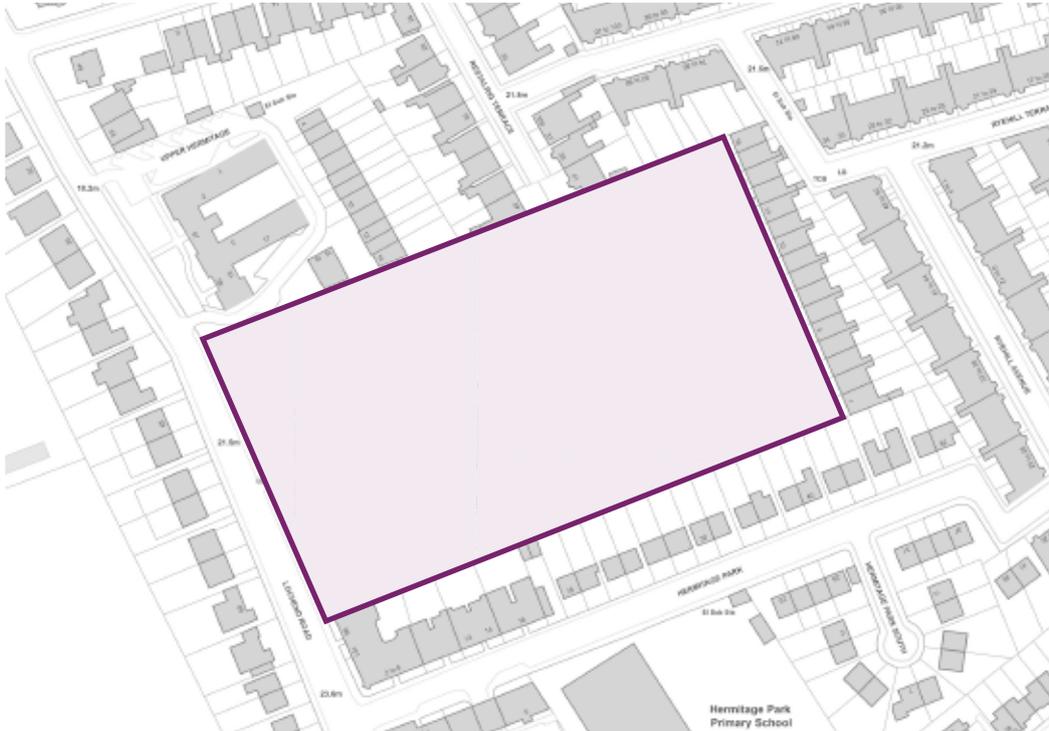
The architectural treatment is simple with squared, snecked and stugged sandstone, bull-faced to the gable ends. Roofs are slated with canted dormers on the south east slopes, and some canted dormers and modern, boxed-out dormers on the north-west slopes. The four-pane timber sash and case windows and panelled doors with rectangular fanlights are all largely retained.

The original railings have been lost from the original stone dwarf boundary walls which enclose the gardens. Vehicle run-ins have been formed and the wall removed in a small number of gardens for car parking. A number of good original pine cone finialled drying poles survive. There are also areas of residual horizonized paving.

Decorative stone panels on the Dalry Road gables of Walker and Lewis Terrace, that on Lewis Terrace depicting the Edinburgh Co-operative Building Company's beehive emblem, are important historic features of the development.



LOCHEND (RESTALRIG PARK) COLONIES



Introduction

The Lochend Colonies are located in Leith in the east of Edinburgh. They form a compact, rectangular shaped area of development bounded by Hermitage Park to the south, Ryehill Avenue to the east, Upper Hermitage to the north and Lochend Road to the west.

The development includes seven terraces: Oakville Terrace, Elmwood Terrace, Beechwood Terrace, Ashville Terrace, Thornville terrace, Woodbine Terrace and Woodville Terrace (with a facade on Lochend Road).



Historical Background



The 1849-53 Ordnance Survey map shows the site as undeveloped open country side with Lochend Road passing to the west. The ‘most eligible ground’ for the construction was acquired by the Edinburgh Co-operative Building Company in 1868. The Directors of the Company provided the following description of the acquisition:

“It is within ten minutes walk of the centre of Leith, commands an extensive view of Edinburgh and the Forth, and surrounding country, and is so well adapted to the requirements of that fast increasing burgh that the directors have commenced operations by laying the foundations of thirty two houses.”

It was also noted that the ‘great number of practical men in the building trade who are purchasers maybe adduced as a guarantee to the general public of the superior class of material and workmanship expended on them (the buildings)’.

Building progressed from west to east with the streets being completed in stages in the following order: Woodbine Terrace – 1868, Woodville Terrace – 1869, Thornville Terrace – 1870, Ashville Terrace – 1873, Beechwood Terrace – 1878, Elmwood Terrace – 1878 and Oakville Terrace – 1882.

The five year gap in construction, between 1873 and 1878, was due to a general recession in the Edinburgh building trade and the Edinburgh Co-operative Building Company’s venture into middle class housing in the Barnton area.

Townscape and Architectural Character

The Restalrig Park (Lochend) Colonies have a linear street pattern, with lanes and streets running perpendicularly to the spine road formed by Woodville Terrace, which also bisects the blocks into near symmetrical units. The buildings are constructed in five rows of sixteen uniform two storey blocks, with the exception of Oakville Terrace which consists of sixteen self contained houses accessed from only one side. The perpendicular accesses are formed by narrow pedestrian lanes between the blocks fronting Lochend Road, Woodbine Terrace and Thornville Terrace. The remaining perpendicular accesses are roads wide enough for single sided vehicular parking.

There is only one entrance to the development from Lochend Road and the site has well defined boundaries on all sides formed by the walls and hedges of adjoining housing. This results in an enclosed street structure of culs-de-sac with restricted permeability which, along with the relatively small scale of the buildings and gardens, and the limited vehicular access provides a secluded and intimate sense of place with no external views. Setted streets are a feature of the Restalrig Colonies.

There is a clear distinction between the two most westerly blocks, on Lochend Road and Woodville Terrace, which were built with original dormers and external stairs, and the other blocks in the development in which the stairs are internal and there is no evidence of original dormers. This change of design is related to a gap of some five years in the development of the site.

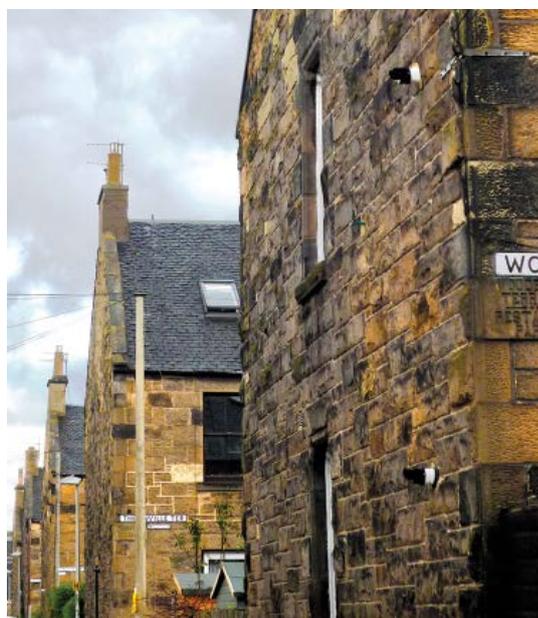


The frontage of the block to Lochend Road is also finished in a more embellished style, with decorated window surrounds and double height bay windows. The bay windows and flat facades alternate on the Lochend Road frontage with the double storey bays both sides of the access road to the site emphasising this as a gateway. Access to the upper flats (from the east) is twinned with two front doors sharing one open stone built stair case with an ornate cast iron balustrade. This contrasts with the plain metal railing to the external stair on Woodbine Terrace.

Oakville Terrace, built 1880-82, consists of sixteen individual houses with a stone ground floor and slate mansard upper floor. This design was adopted as it forms the eastern boundary of the site and access was only available from one side.

Wall construction materials consist of coursed square rubble sandstone with dressed and decorated detailing to the surrounds of openings to Lochend Road. The pitched roofs are finished in slate, however, the original form of a number of original roofs is affected by large box dormers. There is still evidence of traditional stone setts on road surfaces.

A significant number of the original doors and sash-and-case windows have been replaced with non-original features in materials such as uPVC. The original stone dwarf-wall garden boundaries have also been stripped of their original cast iron railings and replaced with a variety of enclosures and hedging. A number of decorative cast iron clothes poles remain.



SLATEFORD (FLOWER) COLONIES



Introduction

The Slateford (Flower) Colonies are located approximately two miles west of Edinburgh city centre, due South of Gorgie. The area is bounded by Slateford Road to the north, Harrison Road to the east, Harrison Gardens to the south, Harrison Place tenement buildings to the South-East, and Merchiston Grove tenement buildings to the west. The Shandon Colonies Conservation Area is located in close proximity to the south east.

The former Caledonian Railway Line and North Merchiston Station were located to the south-east of the site. This area now comprises a footpath, heavily planted with trees and thick foliage. St Michael's Parish Church lies to the north-east, the building is category 'A' listed, dates from 1881-3 and was designed by John Honeyman. Its 41 metre high tower forms a local landmark.



The development was originally named North Merchiston Park, however, it is better known as the "Flower Colonies", as each terrace is named after a flower. The development consists of seven terraced streets (Violet, Laurel, Primrose, Myrtle, Ivy, Lily and Daisy Terraces).

Historical Development

In 1877, the Edinburgh Co-operative Building Company purchased the site from the Merchant Company. This followed a year of negotiations which centred around whether shops should be allowed on the site. It was close to areas of employment, whilst the proximity to a railway line, which formerly ran to the south-east, reduced the overall cost of the site.



The development was constructed in phases from 1878 to 1883 with a total of 159 houses completed - Violet (12 houses), Laurel (12 houses), Primrose (36 houses), Myrtle (38 houses), Ivy (42 houses), Lily (11 houses), Daisy (8 houses):

1878 - thirty six buildings had been built and twelve were in progress on Primrose Terrace and Myrtle Terrace.

1879 - the twelve buildings were completed and twenty were in progress.

1880 - those twenty buildings were completed and a further twenty four on Laurel and Violet Terrace were in progress.

1881 - the twenty four had been completed, eighteen buildings completing Myrtle Terrace had also been built and twenty-two buildings on Ivy Terrace were in progress.

1882 - the twenty-two buildings on Ivy Terrace had been built and eight buildings on Daisy Terrace were in progress.

1883 - Daisy Terrace had been completed and ten buildings on Lily Terrace were approaching completion.

Townscape and Architectural Character

The seven rows of the Flower Colonies vary in length, with groups of between eight and forty-two houses on each terrace. The form of the Flower Colonies is more irregular than other Colony developments. The three long terraces (Primrose, Myrtle and Ivy) run perpendicularly to Slateford Road and are separated from two short terraces (Laurel and Violet) to the north east which run parallel to Slateford Road, by a commercial building and a four-storey tenement block on Slateford Road. Another two short terraces (Daisy and Lily) are located to the south-west of the longer blocks.



The site which divides the two segments of Colonies was Gorgie Mains Farm at the time when the development was constructed (1878-83). In 1933, it became a biscuit factory and is now used for industrial warehousing.

The buildings are complemented by the profusion of mature trees, small gardens, and stone boundary walls. The stone boundary walls provide definition to the street layout and create a clear distinction between public and private spaces. The terraced rows are separated by narrow cobbled stone lanes and footpaths which form culs-de-sac and provide vehicular access and limited parking.

The site was developed in a number of phases, which is demonstrated in changes to the form of the buildings. These include variations in window and door surrounds and additional floors. The external access stair to the upper flats was also abandoned at Slateford for a more conventional internal stair and bay windows were introduced. Plaques representing the various building trades and the Company's beehive emblem are displayed at the end of the terraces facing Slateford Road.

The former bleaching green, a small open space at the north-east of the area, is privately owned by the residents of Violet Terrace and provides a focal point for activities in the summer months.

COLONY GUIDELINES

The plain and disciplined architecture of the Colonies means that even minor alterations can affect the appearance of a whole terrace. These guidelines provide detailed advice on alterations to the Colony buildings.

Roofs

Re-slating should be carried out using second hand slate. It is important to ensure consistency in the texture and grading and that the slates match the colour, size, thickness and surface texture of the original materials as closely as possible. Concrete tiles or artificial slate should never be used in conjunction with, or as a replacement for real slate. The introduction of slate vents is not appropriate.

Dormer Windows

New dormers are only acceptable when in the style of the traditional bay type, with dimensions, windows and other details to match those already existing on a particular terrace.

Where a new dormer is to be set on a roof which already has several of the original type, it should line through, and follow as closely as possible the established spacing of those existing. New dormers should always match the original style on the terrace.

Dormer windows are not acceptable for historic, architectural and technical reasons in Rosebank Cottages, or in other Colony developments which were originally built without dormers.

Roof Lights

Traditional roof-lights are preferable to the building of any new dormer window. Traditional style cast iron roof-lights which do not project above the level of the slates are required. They should not be grouped together, should be longer vertically than horizontally and should not normally exceed 1000mm x 800mm.

Stonework

The external walls should be retained in stone and any repairs carried out in natural stone to match. They should not be painted, cleaned or faced as this is not traditional and is damaging to the stonework, allowing moisture to build up between the outer material and the existing stonework underneath.

Re-pointing should be carried out carefully. The mortar mix used should never be hard cement based and should be softer than the stonework to allow evaporation of moisture through the joints rather than the stonework. An ideal mortar mix would be hydraulic lime and sand in a 2:5 ratio, mixed with a little water. A cement: non-hydraulic lime: sand mix can also be used in a 1:2:8 ratio. Specialist advice should be taken on best practice.

External Stairs

Stair railings should be retained or repaired to match the original design and painted black. Stair-treads should be repaired in natural stone to match existing.

Doors

Original doors should be retained and repaired if possible, or replaced to match the original type exactly. Flush panelled doors (flush doors with planted mouldings to suggest panelling) or modern 'stock' panelled doors are not acceptable. New doors made specially to match the original doors should be used where possible. Second hand salvaged doors are cheaper than new and can be used if they are of the correct type.

A wide range of colours is permitted for the painting of doors. Advice on appropriate colours is available from Planning.

Windows

The retention of traditional windows is important to preserve the character of all historic buildings. The original timber and glass are part of the historic fabric of the building and should be retained if possible. The original windows in the Colonies are timber sash-and-case. The historic and architectural character of buildings is diminished when these windows are replaced with modern types. The loss of original astragals which divide windows into small panes also has a detrimental affect on the Colonies' historic character. The addition of astragals where not original is equally damaging.

Repair of original windows is almost always possible and makes sense, because of the high quality of the original timber and the cost of specially made new windows.

Original windows can be overhauled and draught-proofed with comparative ease. If considering replacement windows, these should match exactly the original design in timber, without the use of non-original features such as 'horns' on the

sashes, or modern “stock mouldings” for astragals. Slim profile double glazing may be acceptable.

Windows should always be painted off-white, for unity.

Modern UPVC or aluminium windows are inappropriate and not acceptable.

Gardens

The original cast-iron clothes poles are a special feature of the Colonies, and should always be kept.

Garages or car run-ins are not appropriate in the gardens and no extensions will be allowed to the buildings.

Proposals for garden sheds will be considered on their merits. They should be of an appropriate scale in relation to the small gardens of the Colonies.

Garden Walls must be retained and railing restoration is encouraged.

Interiors (Listed Buildings only)

Original detailing, such as cornices, doors and architraves, and fire surrounds often survive. These features contribute to the historic and architectural character of the houses, and should be retained.

IMPLICATIONS OF CONSERVATION AREA STATUS

Designation as a conservation area has the following implications:

1. The permitted development right which allows any improvement or alteration to the external appearance of a flatted dwelling that is not an enlargement is removed.
2. 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 be taken into account when making a decision on the application.
3. Within conservation areas the demolition of unlisted buildings requires conservation area consent.
4. Alterations to windows are controlled in terms of the Council's policy.
5. Trees within conservation areas are covered by the Town and Country Planning (Scotland) Act 1997. The Act applies to the uprooting, felling or lopping of trees 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 week's 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).

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