



Craiglockhart Hills 地區文物保護-地區特色的鑑定

এলাকাটির ইতিহাস (Craiglockhart Hills) এলাকার বৈশিষ্ট্য সংরক্ষণ করা

تقييم طابع منطقة Craiglockhart Hills المحمية

کریگ لاکھارت ہلز کے قدیم علاقے کی خصوصیت کی تشخیص

# CRAIGLOCKHART HILLS CONSERVATION AREA CHARACTER APPRAISAL

*THE CRAIGLOCKHART HILLS CONSERVATION AREA  
CHARACTER APPRAISAL WAS APPROVED BY THE  
PLANNING COMMITTEE  
ON 27 MARCH 2001*

*Some of the maps in the document have been reproduced from the Ordnance Survey mapping  
with permission of the Controller of Her Majesty's Stationery Office*

*© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to  
prosecution or civil proceedings. OS License No. LA09027L.*

ISBN 1 85191 048 4

## CONTENTS

---

<b>INTRODUCTION</b> .....	<b>4</b>
<i>Conservation Areas</i> .....	4
<i>Character Appraisals</i> .....	4
<i>Craiglockhart Hills Conservation Area</i> .....	5
<b>HISTORICAL ORIGINS AND DEVELOPMENT</b> .....	<b>6</b>
<i>Craighouse</i> .....	7
<i>Craiglockhart</i> .....	8
<i>City Hospital</i> .....	9
<i>Greenlea</i> .....	10
<b>ANALYSIS AND ESSENTIAL CHARACTER</b> .....	<b>11</b>
<i>Overview</i> .....	11
<i>Spatial Structure</i> .....	12
<i>Spatial Structure</i> .....	13
<i>Townscape</i> .....	14
<i>Townscape</i> .....	15
<i>Architectural Character</i> .....	19
<i>Craighouse</i> .....	19
<i>Craiglockhart</i> .....	20
<i>City Hospital Site</i> .....	20
<i>Greenlea</i> .....	21
<i>Ancient Monuments</i> .....	21
<i>Natural Heritage</i> .....	22
<i>Activities And Uses</i> .....	25
<b>OPPORTUNITIES FOR ENHANCEMENT</b> .....	<b>26</b>
<b>GENERAL INFORMATION</b> .....	<b>27</b>
<b>SUPPLEMENTARY GUIDELINES</b> .....	<b>29</b>

---

## *INTRODUCTION*

---

### *Conservation Areas*

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

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.

## *Craiglockhart Hills Conservation Area*

The Craiglockhart Hills Conservation Area was designated on 10 January 1997, following a number of public meetings and an exhibition in the local area.

The Conservation Area is located in southwest Edinburgh, immediately to the east of Colinton Road. The Conservation Area boundary follows the outer edge of Craighouse, Craiglockhart, the City Hospital and Greenlea and the edges of Easter and Wester Craiglockhart Hills. The eastern boundary runs along Craighouse Road and continues southwards past the Merchants of Edinburgh Clubhouse and parallel to Greenbank Road where it joins the southern boundary of the City Hospital. The western boundary continues where the southern boundary of the hospital meets Colinton Road, and from this point runs past Craiglockhart turning into Glenlockhart Road until it reaches the western edge of the Craighouse site. The northern boundary coincides with the northern edge of Craighouse and incorporates the Craiglockhart Boating Pond.



Reproduced from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number LA 09027L City of Edinburgh Council 2001.

The assistance and enthusiasm of members of the Craiglockhart Community Council has been invaluable in the formulation of this document.





## *Craighouse*

Stone piers at the intersection of Morningside Drive and Craighouse Road mark the entrance to the historic manor house of Craig House, dating from the 16th century, which originally stood within extensive policies. The house, built by the Symsonnes of Craighouse, was extended in 1746 by Sir James Elphinston and was later occupied by the Scottish historian Dr Hill Burton. Burton sold Craig House and the surrounding estate to the Commissioners of the Edinburgh Lunatic Asylum in 1878, who in turn developed updated accommodation for the asylum at Morningside Park. Dr Thomas Clouston, Physician Superintendent of the Edinburgh Asylum, described Craighouse as “on the most beautiful site in Edinburgh”. Clouston had toured the United States and Europe to study the design of similar institutions, and commissioned Sydney Mitchell to create a massive complex from the plans of an architect patient.



*Old Craighouse*

The Craighouse Asylum, erected between 1890 and 1894, cost £100,000 and accommodated private paying patients, often of aristocratic stature, in a large central building with outlying spacious villas and the restored manor house, which became known as Old Craighouse. The design and construction of the hospital reflected Clouston’s attitude to the care and comfort of patients, and aimed to diminish the impression of an institution. The open nature of the grounds allowed the building entrances, their halls and main rooms to be aligned on specific features of the Edinburgh skyline. Main rooms were located to obtain the maximum duration of sunlight and each building had its own specific area of open space.

The introduction of the Government’s Care in the Community Programme in the mid 1980s led to the gradual decline of the institution and eventual closure in the early 1990s. Napier University purchased the complex in 1994, and, following conversion, it was opened in 1996 as a campus facility.



*Craighouse*

## *Craiglockhart*

In 1877 the land at the base of Wester Craiglockhart Hill was feued to the Hydropathic Company, and the existing farmhouse and steading of Craiglockhart Farm were demolished for the erection of a hydropathic institution. The building was ‘majestic in scale and unique in its situation’ being so near to a large city, in contrast to the many contemporary hydropathics in Scotland which were located in the countryside. Facilities were luxurious including a heated swimming pool, large recreation hall, outdoor sports areas, and pleasant and varied grounds.

During World War I Craiglockhart Hydropathic became a military hospital for officers suffering from nervous disorders, notably including the poets Wilfred Owen and Siegfried Sassoon. Much of Owen’s best work was written during his stay at Craiglockhart and the works of both poets were published in the hospital magazine “The Hydra”.



The site was sold to the Society of the Sacred Heart in 1920, and was used as a convent and Roman Catholic teachers training college. Craiglockhart College closed on merging with Notre Dame College of Education (now St Andrew’s College) in 1982. The property was purchased by Napier University in 1985 and is now used as an educational establishment.



### *City Hospital*

The City Hospital has its origins in 1865, when Dr Henry Littlejohn, Edinburgh's first Medical Officer of Health, identified a need for a hospital to treat infectious diseases, which he recommended should be built on the outskirts of the city. In 1894, Edinburgh Corporation, which was at the time responsible for providing for the isolation treatment of patients with infectious diseases, purchased the 72-acre farm of Colinton Mains for the purpose of constructing a fever hospital. Plans were drawn up by Robert Morham and work commenced in May 1897. Almost exactly six years later, King Edward VII opened the Hospital.



The hospital was designed to accommodate seven hundred and fifty patients, and incorporated the most modern facilities available at the time. The plan form of the hospital reflected the need to isolate patients with infectious diseases. Wards were positioned at some distance from each other on an almost symmetrical axial plan, with cottage-type pavilions located in peripheral locations to accommodate patients requiring strict isolation. The Fever Hospital has undergone many changes in its function since its establishment, however, despite these changes it retains much of its original form and setting. Due to the centralisation of Lothian Health Board, the City Hospital has now ceased to function and is being converted for residential use.

---

## *Greenlea*

Greenlea was designed as the City Poorhouse, in the Steil Fields of Craiglockhart, as a replacement for the Charity Workhouse in Bristo Port, and was opened in May 1870. The design was the result of a competition won by George Beattie & Son. The Poorhouse provided accommodation for adults and children, who met the statutory requirements for admission of destitution and disability.

Glenlockhart Road originated as the entrance drive to the City Poorhouse. Originally provided with gates and lodges at Comiston Road and at the west entrance to the grounds, some 200 metres east of Craiglockhart Tower, the pair of drives was opened as a public road in 1908, which continued to be known as the Poorhouse Drive until 1932.

The use of the building as the City Poorhouse was phased out during the first half of the 20th century. After the Second World War, the building was refurbished as Glenlockhart Old People's Home. Further improvements were made in the 1960s when it became known as Greenlea. It was closed as a residential home in 1987. Consent was granted in 1987 for the change of use of the site to residential use, and in 1988 proposals for conversion of the buildings and new development were approved.



## *ANALYSIS AND ESSENTIAL CHARACTER*

---

### *Overview*

The essential character of the Craiglockhart Hills Conservation Area derives from its significant cluster of Victorian institutions, two now occupied by Napier University; one now in residential use; and another in the process of conversion to residential use, within a very high quality landscape and topographic setting.

The Wester and Easter Craiglockhart Hills both rise to over 150 metres above sea level and form prominent landscape features. Glenlockhart Road traverses the Conservation Area from east to west following the line of the Glenlockhart valley which separates the two hills. The area encompasses a mosaic of habitats which are exceptional within a city environment, and provide extensive panoramic views of Edinburgh, across the Firth of Forth and to the hills beyond. Views to the Hills from Arthur's Seat, Calton Hill, Blackford Hill and Edinburgh Castle are also spectacular, in particular to Easter Craiglockhart Hill on which high quality Victorian buildings are set against a predominantly wooded hill, the woodlands emphasising the visual prominence of the site over the local surrounding area. The Hills are fringed by substantial existing or former institutional buildings: the City Hospital, Napier University's Craighouse and Craiglockhart campuses, and the former Greenlea residential home.



*view from Easter Craiglockhart Hill*

## *Spatial Structure*

In terms of the overall city context this Conservation Area is one of the seven groups of hills which give great distinctiveness to the city. They are part of the basic structure and character of the city. The hills give legibility and identity to the city and to its component parts. They provide outstanding backgrounds, settings, landmarks, and views in themselves and over a wide extent of the city and beyond. The summit of the Wester Craiglockhart Hill connects visually with the other six hills in the city having all the cardinal viewpoints presenting three-dimensional structural patterns of land uses, historical built forms, natural landscapes and roof silhouettes.



*The Craighouse complex*

The spatial structure of the Conservation Area is complex. It comprises two hills, to the east and west, and an intervening valley. Institutional developments are located towards the edges with the hills forming the core. The Merchants of Edinburgh golf course runs diagonally across the site. Partly it is in the valley between the hills, but it also wraps itself around higher and lower slopes. Glenlockhart Road is the only through road, linking Morningside/Greenbank and Craiglockhart to give a brief but significant impression of a stretch of countryside in town.

The Conservation Area has sharp contrasting and strong edges in the form of steep slopes, mature avenues and belts of trees, a pond, and the profiles and skylines of existing and former institutional buildings.

The original health institutional uses were thought to require physical separation from the city neighbourhoods. To some extent this may explain why most of the older residential areas nearby do not provide a welcoming facing street frontage.

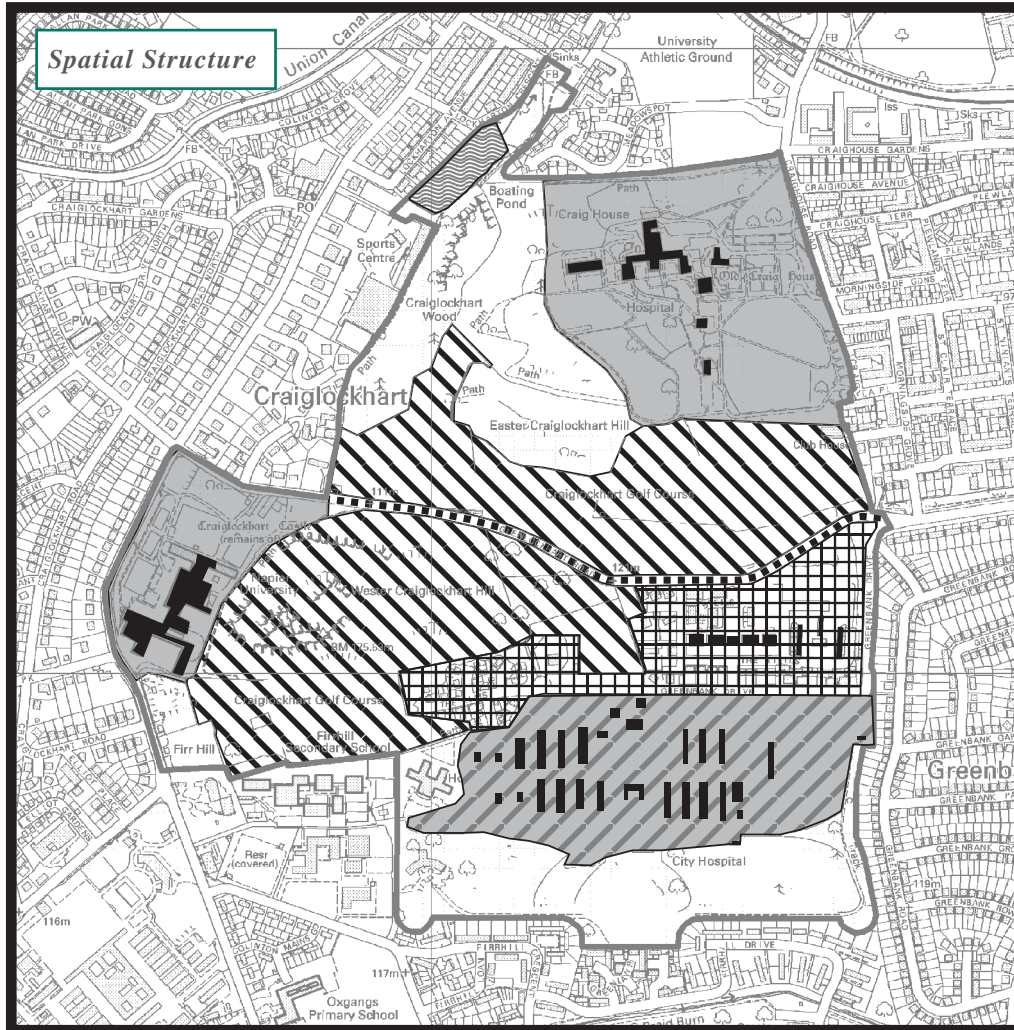










*Greenlea residential properties*





Reproduced from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number LA 09027L City of Edinburgh Council 2001.



- |   |   |  |
|---|---|--|
|  Golf Course             |  Former institutional buildings /new residential |  |
|  Residential             |  Boating pond                                    |  Countryside road feel      |
|  Institutional buildings |  Listed buildings                                |  Conservation area boundary |



view towards east

*Wester Craiglockhart Hill from Colinton Road*



*from Greenbank Road*



## *Townscape*

The Craiglockhart Hills Conservation Area is remarkably self contained in terms of vehicular accesses. There are two main approaches, one at the junction between Colinton Road and Glenlockhart Road (west) and the other at the Greenbank Drive and Glenlockhart Road (east) roundabout. In both instances the impression is of entering a semi-rural environment. There are views towards the summit of Wester Craiglockhart hill at the Colinton junction and, at the roundabout, to mature woodland with glimpses of the valley and the undulating grounds of the golf course.

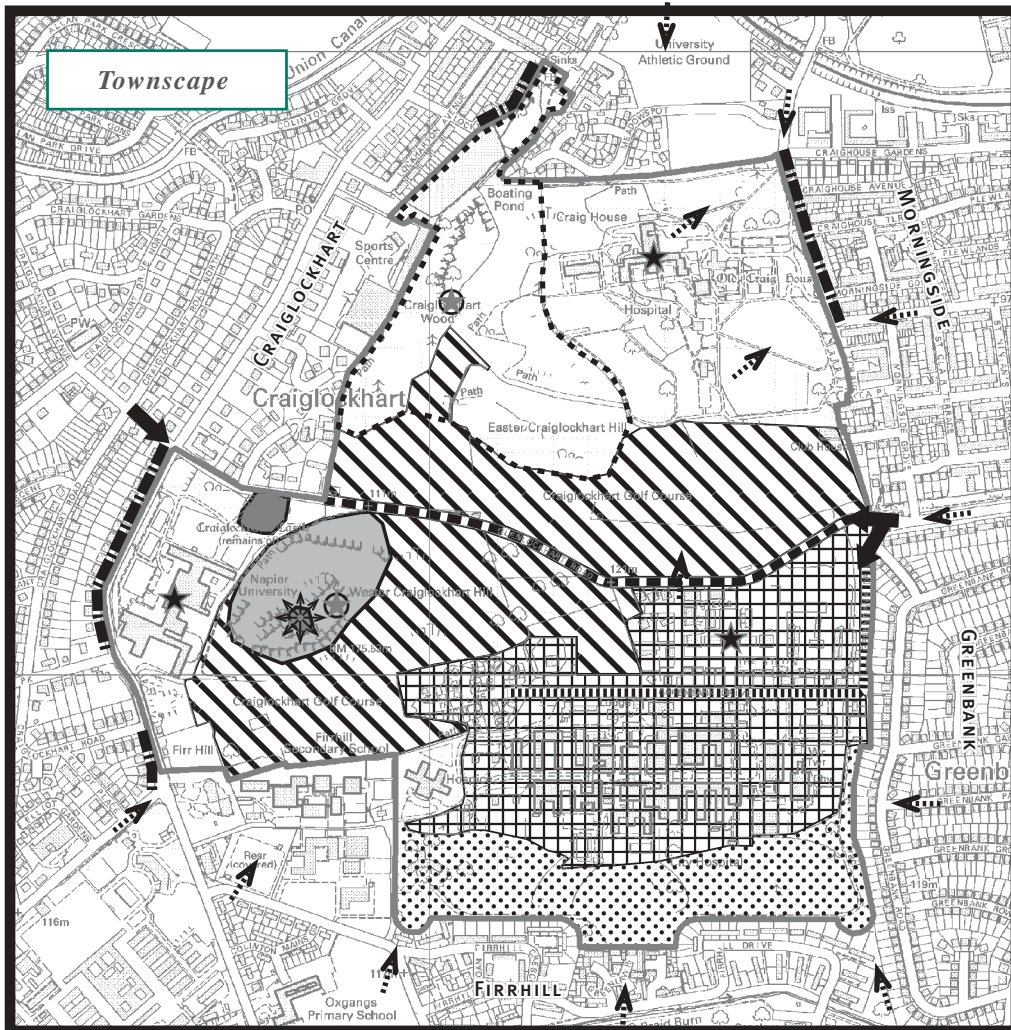
There are several pedestrian accesses from the different neighbourhoods surrounding the hills. Most of them provide attractive views towards the heart of the Conservation Area, the ridges of the hills, and also outward to many different parts and landmarks of the city.



*Merchants of Edinburgh Golf Course*

The slopes and woodlands of the hills give a fine setting and distinctiveness to several of the surrounding residential areas. The stretch between the boating pond and Craiglockhart Road, parallel to Colinton Road, forms an impressive wall of trees rising steeply up the slope

Reproduced from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number LA 09027L City of Edinburgh Council 2001.



- |  |                                      |  |                |  |                                |
|--|--------------------------------------|--|----------------|--|--------------------------------|
|  | Golf Course                          |  | Focal points   |  | Panoramic views                |
|  | Residential                          |  | Landmarks      |  | Vistas                         |
|  | Sites of Special Scientific Interest |  | Main road      |  | Approaches                     |
|  | Archeological remains                |  | Secondary road |  | Frontages to Conservation Area |
|  | Proposed local nature reserve        |  | Woodland       |  | Conservation Area boundary     |



*boating pond*



*Lockharton Crescent*



*“tree wall”  
from  
Colinton  
Road”*



The Lockharton area, consisting mainly of Edwardian terraces, has spectacular views towards the “tree wall” of the hill, and the upper parts and skyline of the Craighouse complex beyond. Similar views, and end of vistas, are provided through the gaps between detached houses in Colinton Road. The Sports Centre has a close relationship with the pond and the hills. From its open grounds outstanding views to the east show the edges of the Conservation Area framing Edinburgh castle in the distance.

The embankments of the Conservation Area and its woodland cover provide an intimate setting for some of the house groupings in this and nearby neighbourhoods e.g.: Glenlockhart Valley, Glenlockhart Bank, and Meadowspot.

A small southern part of Colinton Road forms part of the boundary of the Conservation Area. It consists mainly of detached properties facing it. The street scene shows a contrast between the block of detached houses to the north side and the Craiglockhart Campus complex opposite with the western hills in the background.

Many of the properties in the northern part of the Firrhill district back on to the mature woodland which forms part of the setting of the former City Hospital. This woodland also provides a backdrop to many of the properties and streets along Greenbank which are mainly bungalows. Those houses nearest to the Conservation Area have their backs towards it.



*Greenbank  
Road*



The topography, orientation and formal block layouts have resulted in relatively few houses and streets in the southern part of Morningside addressing directly the Conservation Area. There is, however, a notable exception along part of Craighouse Road. Some streets in this neighbourhood have end vistas to the stone boundary walls and buildings of the Craighouse complex and the hills.

The neighbourhoods around the Conservation Area mainly comprise low-rise residential development. The predominant height is two storeys but there are a small number of flatted elements of mainly three and four storeys. The predominant layout design is of good suburban perimeter blocks with fine grain patterns and varied geometrical forms. The buildings are generally well set back from the footpaths and have front enclosed gardens. Most of the streets perpendicular to the Conservation Area have end vistas towards it.

The overall visual impression of the older developments within the Conservation Area is of a degree of symmetry, formality, order, varied levels of open grounds and substantial landscaping well articulated with the buildings. Until relatively recently there had been little modern residential development. This has now changed on a considerable scale in the southeast section.

The former Greenlea buildings have been converted into residential and a mixture of new flats, townhouses and houses have been built on the land around. Only glimpses of the traditional buildings are now available from Glenlockhart Road. The formal spatial pattern has been largely retained reflecting the original arrangement, and heights have been respected. At its best the new development provides a strong edge at this part of the city with the golf course and the road providing a generous setting.

A small suburban housing scheme has been built at the west end of Greenbank Drive, ending its vista. The lines of mature trees along this road are an important element in separating and giving identity to the new residential developments.

*Craighouse Road*



*northern part of Firrhill*



*Greenlea*



*residential units at City Hospital site*

The City Hospital has been converted into residential terraces with many additional units, including flats and a group of houses, built nearby. Overall there is an intensification and compaction of development. Heights respect the established patterns. Substantial mature landscape which provides setting for the buildings has been retained.

Some recent development has also taken place in the Napier University complexes at Craighouse and Craiglockhart. The latter is the more heavily built up although there remain substantial open areas. The Craighouse site retains its superb open aspects, most notably, from the east.



*open aspects at Craighouse*

### *Essential Character: Spatial Structure And Townscape*

- *A major three-dimensional element in town structure both locally and city wide.*
- *A major visual recreational amenity surrounded by residential areas.*
- *One through road giving the impression of countryside in town.*
- *Landmark buildings harmoniously integrated with the landscape.*
- *Development well integrated into the structural landscape.*

## *Architectural Character*



### *Craighouse*

The Craighouse complex has a strong unity of composition derived from the inter-relationship of buildings, woodlands, open spaces and views over the city. Areas of woodland to the south west provide an important backcloth to the buildings, the setting of which is further enhanced by varied specimen trees which provide a sense of scale. The buildings form a homogeneous group round the old mansion, as they are closely related in design, layout and materials. This character has remained largely unchanged since the late 19th century. The conversion of the site by Napier University has maintained the essential historic and architectural character, and conserved and enhanced the surrounding landscape.

The main Craighouse building is in a massive French chateau style with outstanding presence, located on the north slope of Easter Craiglockhart Hill. It is constructed of rough-faced red sandstone with yellow dressings, and a green slate roof. The 30 metre high tower forms a climax to the bell-roofed, turreted and dormered skyline. Craighouse exploits both the picturesque qualities of the site and its architectural style. The other original buildings associated with the hospital use, including the barge-boarded lodge building on Craighouse Road, are in a similar style. The former Queen's Craig Clinic is 2-storey with a pavilion roof and tall stacks, and is sited on the axis of the main building to the west. Old Craig House to the east of Craighouse dates from 1565, is a white harled and crowstepped structure, and was altered in 1878 for use by the hospital. Old Craig House and the other original hospital buildings are listed Category 'A' on the Statutory List of Buildings of Historical and Architectural Interest.

*Craiglockhart*

Both the former convent and the chapel at the Craiglockhart campus are listed Category 'B' on the Statutory List of Buildings of Historical and Architectural Interest. The original building by Peddie and Kinnear, erected between 1877 and 1890 is a palatial 3-storey ashlar Italian villa, with central tower, a high loggia and lantern. The chapel by Reginald Fairlie and J Chisholm Cameron, comprises a narthex, nave and chancel with a barrel vaulted roof



*Wester Craiglockhart Hill from Craiglockhart campus*

and marble-lined apse. The building is constructed of rockfaced rubble and harled brick, with slate and copper roofs. A transept was added on the north side in 1965. There are a number of later addition buildings adjacent to the main Craiglockhart Building.



*main Craiglockhart Building*

*City Hospital Site*

The City Hospital site is contained within a secluded area, on the southeast slopes of Wester Craiglockhart Hill. The two symmetrical and parallel ranges of red sandstone buildings are enclosed by a well-wooded landscape, which originally formed the hospital's countryside setting. There are major tree belts and woodlands in the southern half of the site and a significant tree belt and wooded area along Greenbank Drive. A fine avenue of trees runs between the two building ranges. The southern woodland area is protected by a Tree Preservation Order.

*main ward buildings*



*well-wooded landscape*



The group maintains significant elements of its original character and layout. The main ward buildings are grouped around a tree-lined avenue that bisects the site in an east-west direction. The buildings are mainly two storey with single storey cottage-type units on the peripheries. Typical features include turrets with conical roofs to a number of the angles, decorative roof vents and ornamental ridge tiles.



### *Greenlea*

Greenlea sits immediately to the north of the City Hospital within the Glenlockhart valley on the southern slopes of Wester Craiglockhart Hill, bounded to the north and south by mature tree belts.

The original buildings, in the baronial style typical of later 19th century institutions, are well-constructed in high quality locally quarried natural stone, with slate roofs. They form an orderly and cohesive composition centred on the massive 3-storey main building with its spectacular ornamental octagonal entrance tower. The buildings are included on the Statutory List of Buildings of Historical and Architectural Interest under Category 'B'. New development has been erected around the Poorshouse buildings, the form of which reflects elements of the original architecture.



*original  
baronial  
style  
building*

### *Ancient Monuments*

The Conservation Area boundary includes two Scheduled Ancient Monuments. The remains of an Iron Age hill fort are situated on the summit of Wester Craiglockhart Hill. The small D-plan fort was around 27 metres by 18 metres, and was protected by a 2.5 metre thick dry-stone wall with additional protection by a broad rock-cut ditch 29 metres to the southwest. The interior of the fort was damaged by the building of gun emplacements during the First World War.



*Craiglockhart Castle*

Craiglockhart Castle, the residual parts of which are included within the Conservation Area, dates from the 15th century and was formerly of four storeys surmounted by a parapet walk.

### *Essential Character: Architectural Character*

- *A limited number of key buildings of historic and architectural interest which add focus to the conservation area.*
- *High quality buildings set within a mixture of wooded and open slopes.*
- *The use of natural stone and slate as the traditional building materials in the area.*



*Wester Craiglockhart Hill*

### *Natural Heritage*

The Easter and Wester Craiglockhart Hills are of significant value, within the urban environment, both visually and for their nature conservation interest. The area is part of Edinburgh's wildlife corridor network of linear features and larger semi-natural areas.

The steep-sided Wester Craiglockhart Hill is a Site of Special Scientific Interest notified for its biological interest as an area of unimproved grassland in the Edinburgh area. This habitat is very uncommon in Edinburgh, and Wester Craiglockhart Hill is one of the largest remaining examples. The diversity of the grassland leads to an unusually high number of plant species. A total of 133 different species, some locally and nationally rare, have been recorded.

Easter Craiglockhart Hill is a unique location within Edinburgh, due to the presence of a variety of habitats, including open water, marsh, woodland on the lower slopes and grassland on the hilltop. The grassland varieties are of uncommon types and are of particular significance in an urban context. The woodland is dominated by sycamore with a significant component of elm and beech. The Merchants of Edinburgh Golf Course, with large expanses of short grass and isolated mature trees, occupies part of Easter Craiglockhart Hill and the Glenlockhart valley. The Glenlockhart Road boundary consists of a line of alternating horse chestnut and sycamore trees.

A wide variety of important habitats are represented. Craiglockhart Boating Pond, constructed in 1878 for curling, with its two small nesting islands attracts numerous waterfowl, as well as supporting aquatic plant species and invertebrates. The overflow water from the pond forms an adjacent area of marshland, a rare habitat for a city, which supports amphibians and is bordered by wetland scrub. Mature semi-woodland occurs in many areas, dominated by sycamore, elm, and beech, with an under storey of elder and mixed ground flora.

*Craiglockhart Boating Pond*



There are two Asserted Rights of Way in the Conservation Area. One starting at Craiglockhart Terrace passing alongside the pond to Colinton Road, and the other running around Easter Craiglockhart Hill from Craighouse Road opposite Craighouse Gardens to Craiglea Place.



*unbroken panoramic view*

*belts of woodland enclose Craighouse*



There are three areas of distinct landscape around the Craiglockhart campus, with the main building occupying the most elevated position. The entire western boundary is heavily wooded, and there is a mainly flat and lower lying area to the north, dominated on its boundary by Wester Craiglockhart

Hill. Exotic shrubs around open areas of lawn enhance the setting of the former convent, as does the small area of mainly beech trees to the rear. Mature trees at the west of the site are protected by a Tree Preservation Order approved in April 1985.

There is a strong visual impact and unity of composition in the landscape of the Craighouse site which results from the combination of woodland, buildings, specimen trees, open spaces and views over the city. Belts of woodland enclose and define the site and extend in places to contain a series of open areas, which are varied in outlook and their degree of slope. Specimen trees provide a sense of scale for the buildings and promote a feeling of maturity within the site. The site enjoys generally unbroken panoramic views over the northern and eastern sections of the city and beyond to Fife. Each building has been specifically sited such that its entrance is aligned on a key vista or panorama to city landmarks.



*strong visual impact*

*natural viewpoint*

There are two main natural viewpoints: a high point above Craiglockhart Pond on the hillside providing a northern panorama across Myreside playing fields over many local landmarks to Corstorphine Hill and Fife, and from the summit of Craiglockhart Hill in all directions to Perthshire, Ben Lomond and the Bass Rock to the east.

### *Essential Character: Natural Heritage*

- *The outstanding quality of the topography and its visual relationship with the city.*
- *The key landscape and amenity features of Easter and Wester Craiglockhart Hills.*
- *The extensive and varied open spaces which play an important role in articulating the buildings into their setting and wider context.*
- *The diversity of habitats.*
- *The far-reaching and panoramic views.*



### *Activities And Uses*

There have been significant changes in the use of the four main building groups in the Conservation Area in recent years. From their original use as institutions involved with medical and social care, they have been converted for residential and educational purposes. The use by Napier University has a major impact on the character of the area with a working population of around 1,500 staff and over 3,000 students using the facilities at the Craighouse and Craiglockhart campuses.



*Napier University  
Craighouse Campus*

The hall of residence at Craiglockhart is occupied by 180 students during term times. The conversion to housing of Greenlea and the City Hospital has resulted in a substantial increase in the residential population of the area.



*Craiglockhart Nature Trail*

The Craiglockhart Hills are used for a variety of recreational and outdoor pursuits. There are areas of formal parkland with sports facilities, a boating pond, as well as a network of footpaths. A nature trail has been established through Craiglockhart Wood to the northwest of the Conservation Area and half of Easter Craiglockhart Hill is a golf course.

### *Essential Character: Activities and Uses*

- *The prominent use of the area as a university campus.*
- *Predominant use of the area for recreational and outdoor pursuits.*



## GENERAL INFORMATION

*view east from Craighouse Campus*



### *Statutory Policies*

The Craiglockhart Hills Conservation Area is, primarily, an area of open space, in which the Craiglockhart Hills form a significant city feature. A variety of designations protect the open spaces from development. The Conservation Area also includes a “mainly residential” policy area to the south, covering the former City Hospital.

In the South West Edinburgh Local Plan, the various land use designations are:

- *A significant area of public or private open space: no development to be allowed.*
- *An Area of Great Landscape Value: protection and enhancement of landscape quality.*
- *An Urban Wildlife Site and proposed Local Nature Reserve.*
- *Mainly residential areas: existing residential character and amenities to be protected.*
- *Part of the grounds of the City Hospital site are a Neighbourhood Nature Area.*



*Wester Craiglockhart Hill from Firrhill Secondary School*

Wester Craiglockhart Hill is designated as a Site of Special Scientific Interest (SSSI), and any proposals which may impact on the SSSI are subject to statutory consultation with Scottish Natural heritage.

To preserve the Conservation Area, the council will implement, and enforce its policy regarding protection of these areas:

- *There will be careful control over all development in the conservation area and the surrounding area to protect the character. Permitted development will also be carefully controlled.*
- *All development proposals will be considered for their impact on the natural heritage value of the area. Plans will be prepared to protect and enhance these sites.*
- *Listed buildings and ancient monuments will be protected, as will their setting and surroundings.*
- *Special controls will be exercised over new development in areas designated as residential. Any alterations or new development will be carefully considered and will not be accepted if likely to lead to a loss of amenity or a damaging affect on the quality of the area.*



## *SUPPLEMENTARY GUIDELINES*

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

### *Implications of Conservation Area Status*

Designation as a conservation area has the following implications:

- *Permitted development rights under the General Development Order are restricted. Planning permission is, therefore, required for stonecleaning, external painting, roof alterations and the formation of hard surfaces. The area of extensions to dwelling houses which may be erected without consent is also restricted to 16m<sup>2</sup> and there are additional control over satellite dishes.*
- *Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the planning authority can seek approval of the Scottish Executive for Directions that restrict permitted development rights. The Directions effectively control the proliferation of relatively minor alterations to buildings in conservation areas that can cumulatively lead to erosion of character and appearance. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals. The Craiglockhart Hills Conservation Area is not currently covered by an Article 4 Direction, and the following range of permitted development classes are proposed for restriction under an Article 4 Direction:*

- |       |   |
|-------|---|
| 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              |
| 30/33 | development by local authority  |
| 38    | water undertakings  |
| 39    | development by gas suppliers  |
| 40    | development by electricity undertakers  |

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



*Old Craig*

This document is available *on request* in Braille, tape, large print various computer formats and community languages. Please contact ITS on 0131 242 8181 and quote ref. 02246/9. For additional English copies please contact the enquiry office on 0131 529 3900.

هذه الوثيقة تتضمن تقييماً لمنطقة Craiglockhart Hills المحمية، وهي تعرف العناصر الرئيسية التي تساهم في الطابع التاريخي والعمراني الخاص بالمنطقة المحمية. للحصول على معلومات حول ترجمة هذه الوثيقة الرجاء الإتصال بخدمة الترجمة ITS هاتف: 0131-242 8181 وذكر الإشارة 02246/9

এই দলিলে ক্রেগলকহার্ট হিলস এলাকার বৈশিষ্ট্য সংরক্ষণ বিষয়ে খবরাদি দেওয়া আছে। এতে সংরক্ষিত এলাকার ঐতিহাসিক এবং প্রত্নতাত্ত্বিক বৈশিষ্ট্যতার মূল উপাদানগুলি দেখানো হয়েছে। এই দলিলের অনুবাদের খবরাদির জন্য দয়া করে ইন্টারপ্রিটেশন এবং ট্রান্সলেশন সার্ভিসকে 0131 242 8181 এবং রেফ নম্বর 02246/9 উল্লেখ করে টেলিফোন করবেন।

這份文件包含了Craiglockhart Hills地區文物保護的鑑定。文件勾畫出什麼決定了該區的歷史和建築特色的關鍵要素，因而需要受保護。如果需要翻譯這份文件的資料，請電愛丁堡傳譯及翻譯服務，電話：0131 242 8181，檔案編號：02246/9。

یہ دستاویز کریگ لاکھارٹ ہلز کے قدیم علاقے کی ایک تشخیص پر مشتمل ہے۔ یہ ان ضروری عناصر کی وضاحت کرتی ہے جو اس قدیم علاقے کی خاص تاریخی اور تعمیراتی خصوصیت کا حصہ ہیں۔ اس دستاویز کے ترجمے کے بارے میں معلومات کیلئے برائے مہربانی انٹرپرائیٹنگ اینڈ ٹرانسلیشن سروس کو اس نمبر 0131 242 8181 پر ٹیلی فون کریں اور اس ریفرنس نمبر 02246/9 کا حوالہ دیں۔

Andrew M Holmes  
Director of City Development  
The City of Edinburgh Council  
1 Cockburn Street  
Edinburgh  
EH1 1ZJ

Produced by the City Development Department : Planning & Strategy

• EDINBURGH •  
THE CITY OF EDINBURGH COUNCIL

ISBN 1 85191 048 4