



CRAMOND CONSERVATION AREA CHARACTER APPRAISAL

Cramond 保護區性質評估

برائے علاقے Cramond کی خصوصی تفہیم

Cramond -এর সংরক্ষিত এলাকার বৈশিষ্ট্যতার মূল্য নিরূপন করা

تقديم المحافظة على ملامح منطقة (كراموند) Cramond

*THE CRAMOND CONSERVATION AREA
CHARACTER APPRAISAL WAS APPROVED BY THE
PLANNING COMMITTEE
ON 4 OCTOBER 2001*

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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 39 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 Ministers are obliged to protect conservation areas from development which 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 which must be preserved or enhanced.

A Character Appraisal is seen as the best method of defining the key elements which 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.

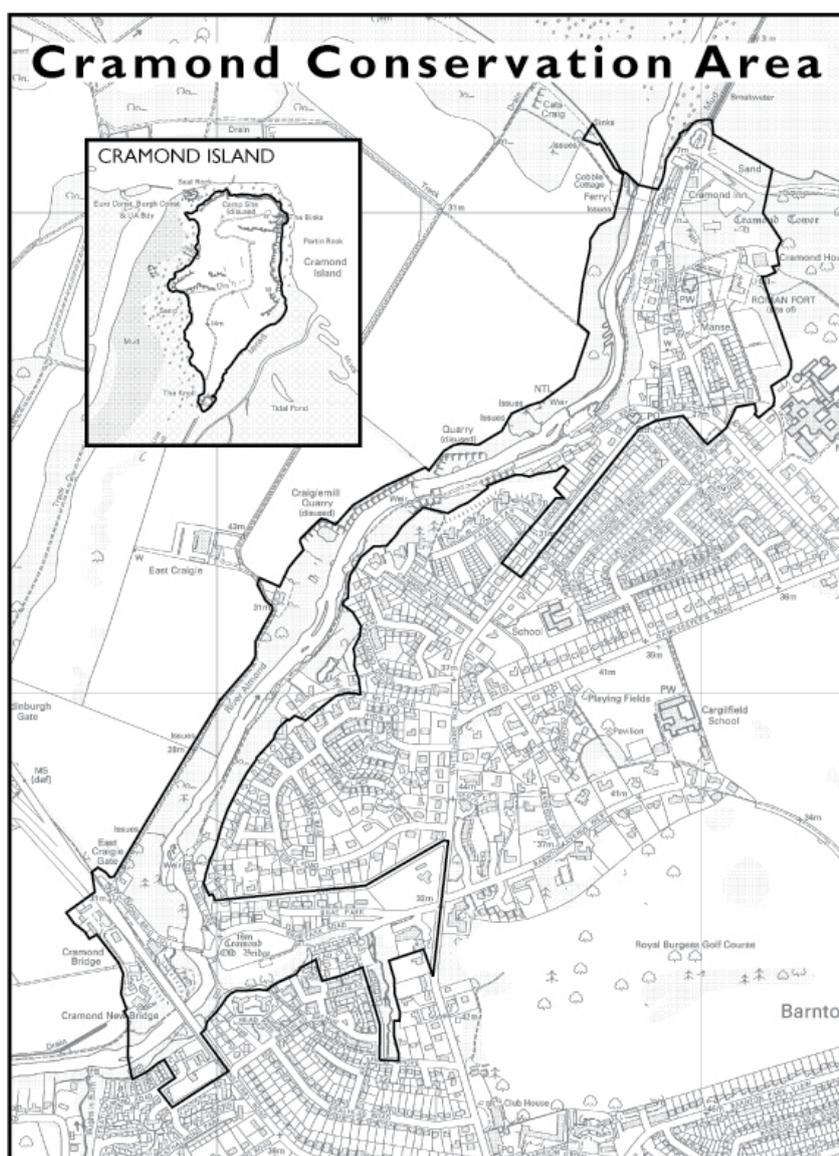
NPPG 18: Planning and the Historic Environment states that Conservation Area Character Appraisals should be prepared when reconsidering existing conservation area designations, promoting further designations or formulating enhancement schemes. The NPPG also specifies that Article 4 Direction Orders will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

Cramond Conservation Area

The Cramond Conservation Area was originally designated on 13 October 1977.

Cramond lies approximately 6 miles north west of the centre of Edinburgh and is located next to the River Almond, its estuary and the Firth of Forth.

From the Almond estuary, the conservation area boundary runs southwards to take in the Roman remains and Cramond House and joins the northern end of Whitehouse Road, proceeding south-westwards following the river valley, past the ruins of Far a Far Mill and up to Cramond Old Brig including the Brae Park Road area, Cramond New Bridge and Braehead Mains where it crosses the river to include Cramond Bridge Farm it then turns north-eastwards to include Cramond Brig Inn and Cramond Brig Toll. It follows the top of the west bank of the river including the narrow strip of trees, right down to the estuary, taking in Cramond Island.



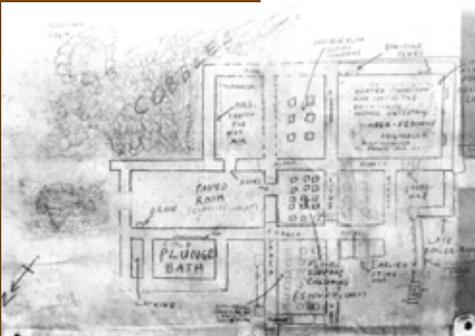
HISTORICAL ORIGINS AND DEVELOPMENT

Early Cramond

Cramond contains evidence of the first sites of human settlement in Lothian with recent excavations producing finds such as flint tools, indicating a Middle Stone Age encampment from c.5000BC. It is also likely that there was settlement from the Bronze Age as revealed by the discovery of stone burial cists and plough marks. It is thought that the Romans took possession of Cramond in the early 140s AD and established an outpost fort associated with the defensive Antonine Wall. The Roman occupation of Cramond lasted only until 165 AD but it was reoccupied in 208AD as one of three forts in Scotland acting as a rearward depot and supply base for punitive campaigns further north. The Romans finally withdrew from Scotland by 215 AD.



Excavations suggest that the Roman fort occupied the crest of a plateau and was centred on the site of the present church. There were also numerous associated buildings including baths, storehouses, granary, latrines and a later workshop complex. It is fairly certain that there would have been a harbour at the mouth of the River Almond although no traces have been found. The derivation of Cramond's name is *Caer Amon*, meaning a fortified place on the River Almond, reflecting the Roman occupation of the area.



The history of Cramond in the aftermath of the Roman departure is unclear. The most probable centre for any continuing 'dark age' activity is the area of the Roman Headquarter building which became the centre for the early Church in Scotland. A number of churches may have been built on the site before the construction of the present church in 1656 which retains the 15th century tower and is likely to have reused masonry from the Roman fort and earlier churches. The only other early surviving building is Cramond Tower dating from the late 15th century, although there are suggestions that it could be considerably earlier.



Medieval references to Cramond commence in the period 1160-1214 when the lands of Cramond were given to the Bishops of Dunkeld. The area became known as Cramond Episcopi (Bishop's Cramond), and later Kirk Cramond and Nether Cramond. Large-scale clearances in 1826 removed the medieval village of Cramond Episcopi, which appears to have been in the vicinity of the Roman fort. There are no visible traces but excavations between the Kirk and Cramond Inn have found a considerable amount of the village.

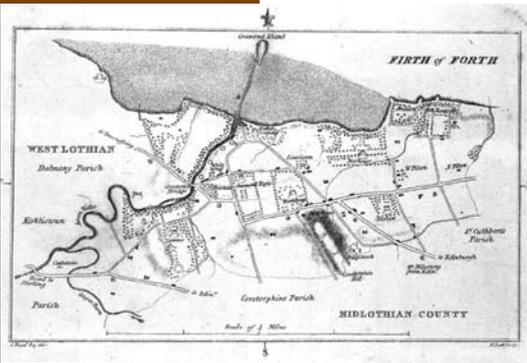
17th & 18th Centuries

John Wood's book on Cramond parish, published in 1794, reveals that Cramond experienced great economic advances and social changes during the 18th century. Following the famine in the 1690s that affected Cramond and the rest of Lothian, there were widespread advances in agricultural practice. The Inglis family changed the scattered rig system, which is still visible in the fields to the east of Cramond House, into larger packets of land with long leases to tenant farmers and introduced new farming techniques. Agriculture was tied closely to the metropolitan economy of Edinburgh providing hay for the city's horses and garden produce. The estuary was valuable for dredging oysters but this declined as a result of over-fishing and the harbour itself was used for transporting goods.



By 1700, there were five mills operating between the village and Cramond Brig with the basic commodity being grain. However, it was the coming of the iron companies that transformed the area into a pioneer centre of industry. In 1752, Cockle Mill was converted to make iron goods and by the 1780's, four mills had been converted to iron production. Cramond was attractive to the iron industries as the harbour was a means of transportation and the river was a source of power for driving machinery. The rural parish of Cramond was transformed into a 'miniature black country'. Houses for the workers and employees were built beside the mills and in the main village.

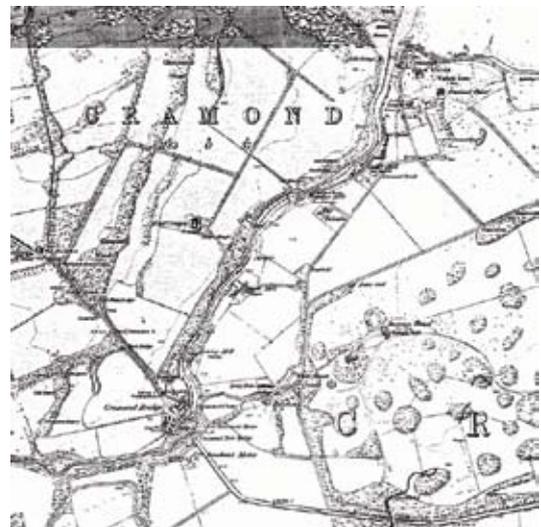
Development also occurred around Kirk Cramond in the 18th century with the alteration and extension of the Kirk, and in 1745 the adjoining Cramond Manse was constructed. In 1622, Cramond Tower and the lands of Cramond passed to the Inglis family. The medieval building became outdated and they followed the dictates of fashion by building Cramond House in 1680. At this time, the house



was an integral part of the village with the entrance facing west to the village green. In 1778, Cramond House was considerably expanded in a classical style. Its entrance was changed to face east for the views over the Firth of Forth so the house turned its back on the village.

The Inglis family was unhappy about the public road that passed between Cramond House and the kirkyard. It was arranged with the Kirk for a new road to be built through the Minister's glebe land (now Cramond Glebe Road) on the far side of the Kirk and away from the house. The village green was then taken over and planted with trees to create a secluded park around the house with a high wall along the new road and east wall of the kirkyard. At the same time, the Old Schoolhouse was constructed as part of the arrangement with the Kirk on the new Cramond Glebe Road and well away from Cramond House.

By the 18th century, Cramond was known as the town of Nether Cramond (the hamlet of Upper Cramond was near Cramond Brig). At this time, it consisted of the main village, harbour, parish Kirk, kirkyard, manse and school, large house and also mills upstream. It was by now a quiet backwater. As opposed to Nether Cramond, Upper Cramond was a small hamlet of houses that developed around Cramond Old Brig and the turnpike road from Queensferry and included a toll house. This road was newly engineered in the 18th century and significantly improved the road links for Cramond. Although records show that the original Cramond Brig dated from the late 15th/early 16th century, it is likely to have been a recognised crossing point over the River Almond before that.



19th & 20th Centuries

The 19th century saw changes in the area with the decline of the iron industry. The River Almond was not able to compete with the enormous industrial developments in the west of Scotland, as access was awkward and the water supply was not guaranteed. By 1800, the iron industry was in serious decline and after 1860, the mills were being used for other businesses. The change in the fortunes of the village was also accentuated by the division in the church in 1843 when the minister, Kirk session and much of the congregation departed to the new Cramond Free Church at Davidson's Mains.



There were also further changes to Cramond House in the 19th century. In 1826, Lady Torphichen of the Inglis family, decided to extend the parkland and a substantial section of the village along Cramond Glebe Road was removed to accommodate an extension to the parkland of the house.



There is little general history relating to Cramond in the later 19th century. The village expanded with later Victorian residential development along Cramond Glebe Road and Whitehouse Road. The annexe to the school was built in 1875 at the top of School Brae as the area was expanded, probably due to the Davidson's Mains and Barnton railway stations that gave easy access into the centre of Edinburgh. Cramond was becoming a residential suburb although it remained a popular venue for holiday homes, day trips and leisure pursuits.

As road transport developed, Cramond gradually integrated with the City of Edinburgh. In the late 20th century, the area has been subject to significant residential development. However due to its relatively isolated location and the surrounding natural landscape, Cramond remains one of the best preserved and identifiable rural villages in the City with a long settlement history.

ANALYSIS AND ESSENTIAL CHARACTER



Topography

Cramond is located in the River Almond Valley which, with its tributaries, is a major landscape feature of the west of Edinburgh. The Almond valley is generally a steep incised valley of sheer and exposed rock faces. To the west, the land rolls up to a local ridge that is reinforced by the woodland plantations on the Rosebery Estate. The ridgeline provides enclosure to the north-west end of the Conservation Area as it curves to meet the River Almond. East of the Valley, the land rises more gently to a ridge and a localised high point just to the north of Cramond Bridge. Beyond the immediate valley, the surrounding gently rolling lowland terrain provides further containment to longer distance views.

- *Importance of the topography in determining the character of Cramond.*

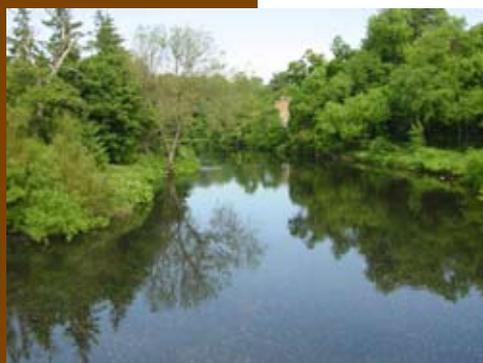
Setting

The setting of Cramond and Cramond Island is provided by the natural topography of the Almond Valley and the Firth of Forth.

West of the Conservation Area is the Rosebery Estate with its predominant landcover of arable ground and areas of improved pasture. The mixed woodlands, shelterbelts and mature parkland trees follow the localised ridgelines and break down the otherwise open and exposed coastal landscape. The woodlands extend down to and into the Almond Valley itself. This boundary is very rural

and open, forming part of the wider Green Belt context that surrounds Edinburgh to the north.

East of the River Almond Valley and along to the coastal margin, the parkland extending around Cramond House and Lauriston Castle merges into the three golf courses of Barnton, Bruntsfield and Silverknowes to create an open parkland setting to Cramond punctuated with mature woodland plantations and specimen trees. This parkland character forms an important context to the Conservation Area

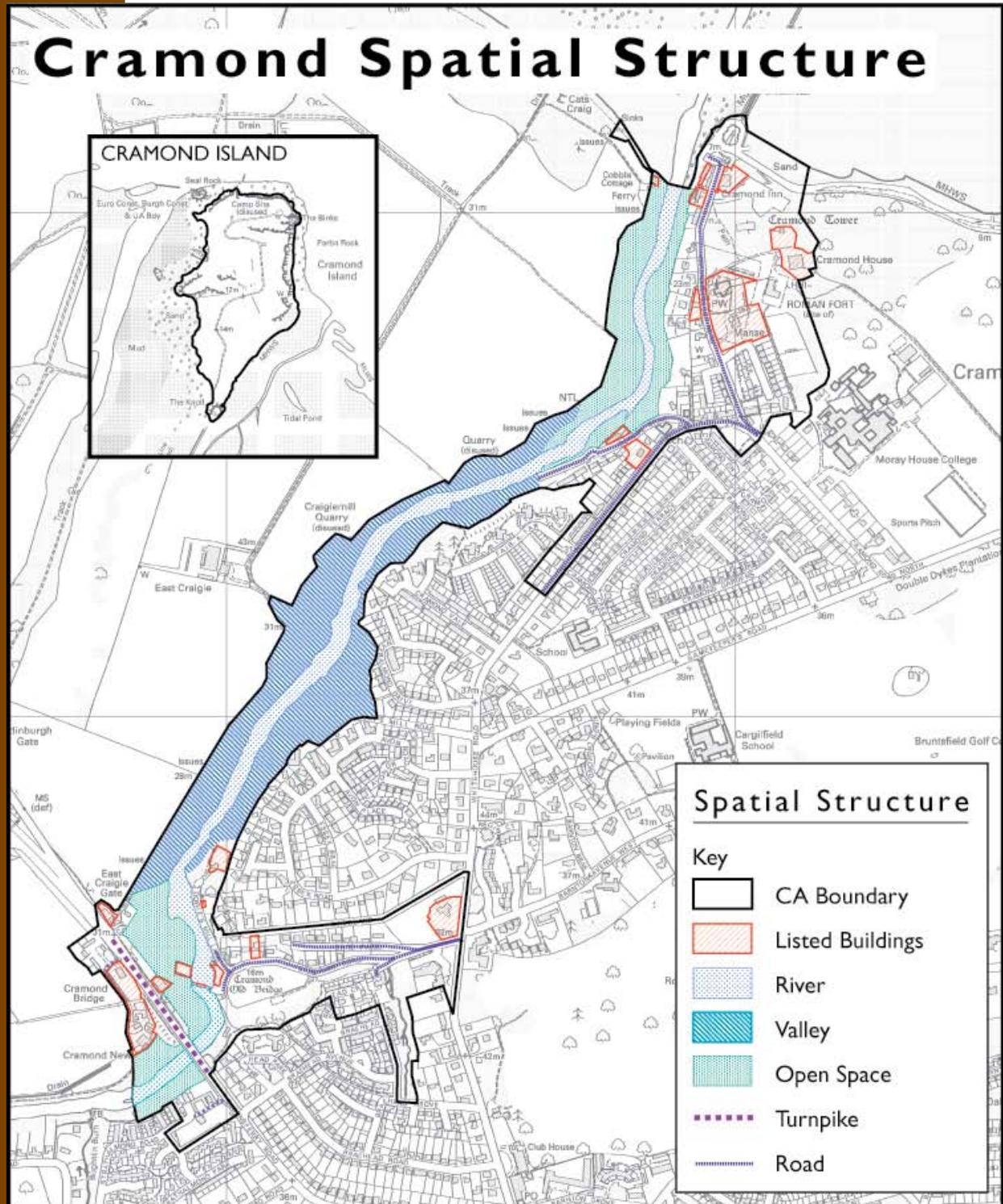


along this boundary, allowing open views particularly from Cramond Tower and House along the coast. The mature trees on the Cramond Campus site are part of the original parkland that surrounded Cramond House, adding to the rural and secluded setting of Cramond.



To the north, the Forth provides an open and natural boundary to the Conservation Area. Its nature changes between high and low tides ranging from high water to mud flats with geological exposures concentrated to the east and west of Cramond. The heavily wooded land comes right down to the coastal edge. It is possible to make out the rolling landscape and the mature trees associated with the Estate landscapes right along the coastline.

- *Predominant setting of open and expansive natural landscape is fundamental to the secluded and rural character of the Conservation Area.*



Spatial Structure



The Cramond Conservation Area consists of clearly defined areas. Although these are physically and historically related, they have distinctive structural parts with varied and contrasting characteristic and spatial patterns. This diverse nature makes it difficult to consider the Conservation Area as a whole and for the detailed analysis it has been divided into the four areas:

Cramond Village, River Almond valley, Cramond Brig and Cramond Island.

Cramond Village includes vernacular cottages clustered around the harbour and also the Kirk Cramond area that contains the Roman remains, Cramond Tower and the planned development of Cramond House,



Cramond Manse and the Old Schoolhouse. All of which are individual sites of historic, architectural and archaeological interest set in open landscape.

A significant proportion of the Conservation Area is natural environment with the secluded and heavily wooded **River Almond valley** that contains the surviving relics of the mills.

Another distinct area is around **Cramond Brig** that incorporates the two bridges, vernacular properties, the natural environment of the Brae Park valley including later residential development, and the two historic houses of Whitehouse and Braehead House.

Cramond Island is also included in the conservation area and is another natural landscape that has a direct relationship with the Firth of Forth.



- *Cramond Conservation Area is a mixture of clearly defined diverse but interrelated areas.*

CRAMOND VILLAGE

This section focuses on the original Cramond village around the estuary, the area surrounding Cramond Kirk and the later residential development along Cramond Glebe Road and a part of Whitehouse Road including Schoolbrae.

Natural Environment

In the village, the land rises steeply from the river resulting in a terraced form of development. To the east of the village, this steep slope is covered in trees. There is evidence that this area supports remnants of original woodland planting, as there are a number of mature oak and pine trees enclosing Cramond Tower. The remainder of the area has been disturbed with car parks and archaeological excavation. As a result the area is subject to regeneration of trees such as ash and sycamore with a strong under storey of shrubs and ground flora. Two informal footpaths climb up through this slope.



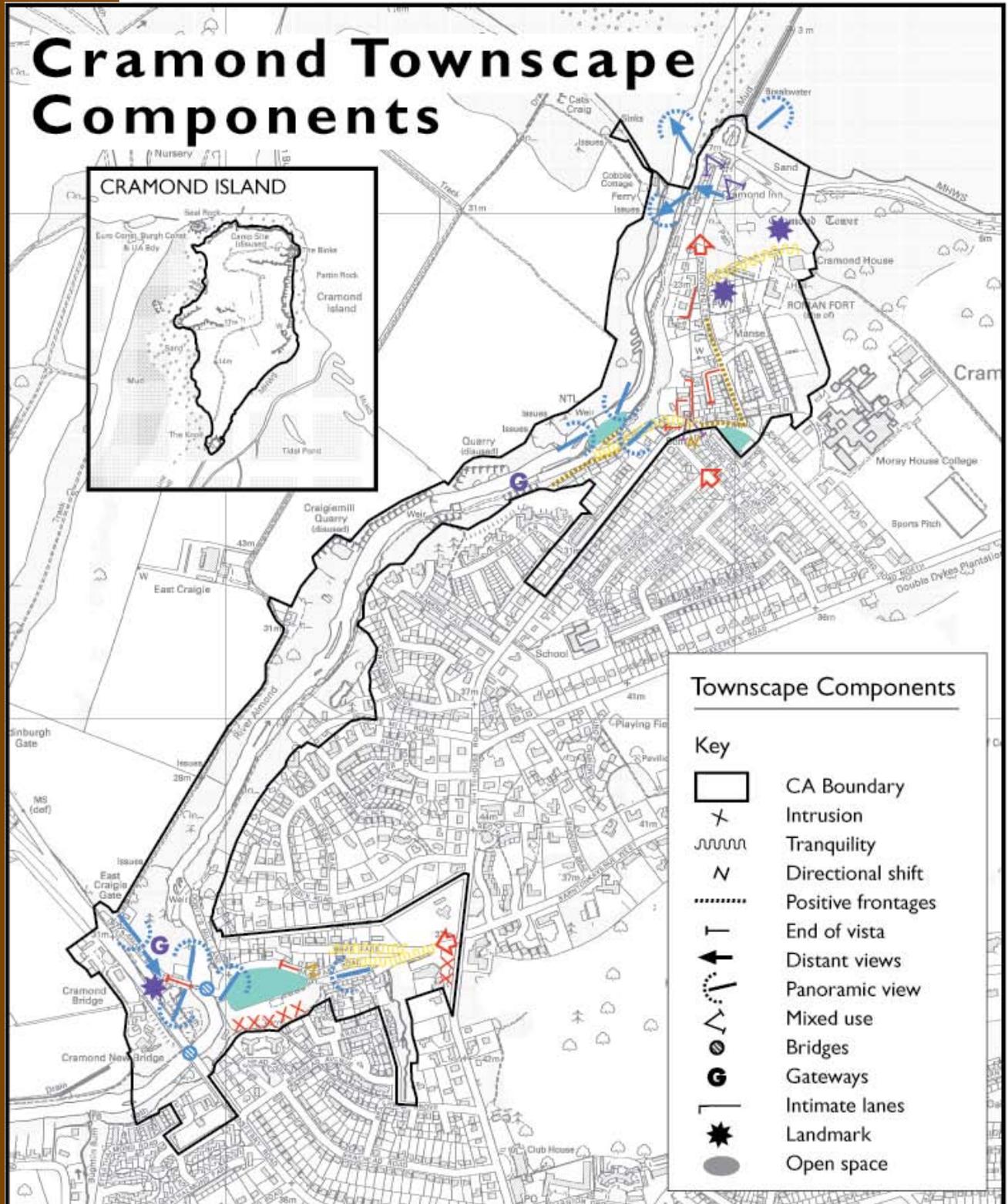
The landscape setting to Cramond House, the Kirk and Manse is formal, compared to the more natural woodland of the Almond Valley below. There are a number of large specimen trees that would be associated with the created parkland of Cramond House. The original avenue of trees up to the house is still intact, due to replacement tree planting by Cramond Association. The walled garden,



located to the south west, is part of the landscape of Cramond House. The garden, with its children's play area, provides general recreation and amenity space. A belt of trees on the current Cramond Campus encloses the walled garden to the east. These are important part of the green setting of the Conservation Area. Other

significant mature trees are evident on Cramond Glebe Road particularly around the Manse.

- *Existence of original woodland and mature trees enclosing the formal landscape setting of the Kirk Cramond area*



Townscape and Architectural Character

Kirk Cramond



In this area, the topography largely defines the settlement pattern. On the higher plateau, the earlier and relatively grand buildings are located. The entrance to Kirk Cramond giving access to Cramond Tower, Cramond House and the Roman remains is marked by stone piers so suggesting privacy and exclusivity. The buildings are all of a large scale and footprint. Each are located in an area of generous open space, either parkland, kirkyard or garden. The walled garden of Cramond House still remains and this has a sense of seclusion with its high walls and surrounding trees.

The buildings are of specific architectural and historic interest, which is reflected in their listed status. The sandstone rubble Cramond Tower is four storey in height, with a smaller modern extension, and is practically the tallest property in the Conservation Area. It is a classic example of a medieval defensive tower. Cramond House was originally



a rectangular plan tower house when built in 1680 but additions in 1760 and 1880 transformed it into an H-plan classical house with its symmetrical rounded



headed window openings and pedimented entrance bay. The relationship with the Tower and Cramond House shows how the Scots country house developed through the centuries, from a fortified Baronial tower to the relaxed style of the 17th century and the later classical style house.

The 17th century yellow sandstone Kirk is asymmetrical in its plan due to the numerous additions that occurred in the 19th century. The adjacent Manse was built in 1745 and again has been significantly altered and extended and it has an irregular but classical appearance. The Old Schoolhouse on Cramond Glebe Road is an L-plan classical style whitewashed harled property that was built in 1778 and is untypical in Cramond because its gable faces the street.



Their roles as local landmarks help to give legibility and orientation within the Conservation Area. A dramatic skyline is created with the strong vertical elements of the Kirk, Cramond Tower and the trees, especially in the winter. Despite the introduction of the later hall building into the complex, a strong sense of detachedness and spaciousness is still retained. Some Roman remains are located within this parkland, although much of the Roman remains lie outwith the Kirk Cramond area, such as the Bathhouse near to the

public car park. At present, stones and trenches mark out the tops of the Roman buildings and walls but their impact within the space is limited.

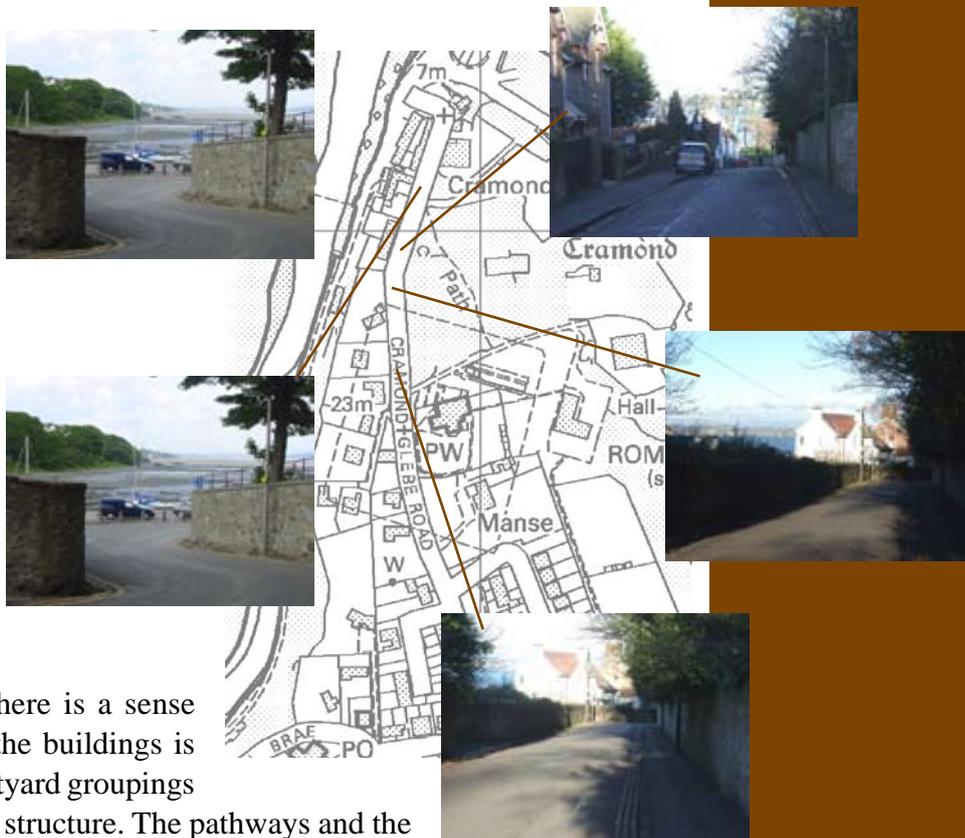
Although the heavily wooded backdrop partly screens the complex, there are long distance glimpses out towards Granton and the Edinburgh city centre. This area is relatively tranquil particularly within the former walled garden of Cramond House, which is sheltered from the surrounding development.

- *Distinction and separation of Kirk Cramond from the main village due to enclosing stone walls and woodland.*
- *Relatively large scale buildings of architectural and historic interest; each located within an area of generous open space, and acting as local landmarks within the Conservation Area.*
- *Dramatic skyline created by strong vertical elements of the Kirk, Cramond Tower and mature trees.*

Cramond Village

Cramond Glebe Road curves gently to the main village giving restricted and sequential street views. These are contained and framed by the presence of a continuous stone wall. The walling is broken by the gable of the old Schoolhouse and the entrances of the various houses along the street. Recent development is set back from the street with high stone walls ensuring the original village character is unspoilt.

Progressing down Cramond Glebe Road, there is a sense of arrival into the main village as the character becomes more defined. Here the townscape contrasts greatly with the Kirk Cramond area. The village continues to follow the topography with the road gently curving downwards into the valley bottom. To accommodate the slope, the buildings step down in tiers to the water. The houses are built on the heel of the pavement and combined with the high stone walls, there is a sense of enclosure. The layout of the buildings is informal with terraces or courtyard groupings resulting in a compact spatial structure. The pathways and the small garden areas provide permeability through the houses and focussed views.



Within the village, there are buildings dating from the 17th century for example, The Cramond Inn has a date stone of 1690. However, the majority of the properties were built between 1780-90. They were restored between 1959 and 1961 and despite an element of standardisation, the vernacular character remains intact, reflected in their listed status. The buildings are two storeys in height



moving towards three storey buildings adjacent to the water. Although there is a sense of verticality, there is still a small-scale domestic character. The properties informally address the public space and river edge with several doors onto the street.

The cottages consist of simple shapes giving a solidity and robustness with the dominant chimneys providing a strong

silhouette. The houses are all rectangular in plan with near symmetrical openings and finished in a whitewashed harl with black window margins. The windows are small pane timber sash and case and the roofs are all red pantiled. The repetitive and rhythmical features on the facades and the uniform use of materials and colours provides a clear visual unity in the appearance of the properties.

The rear elevations of the later houses on Cramond Glebe Road intrude into the Promenade. These have a towering appearance because of their height and location on top of the valley and their cascading gardens are stopped short by stonewalls at the bottom.



The Promenade is a wide space of tarmac with a small wall along the edge of the water. The character of the village is altered considerably by the changing nature and use of the water, dependant on the level of the tide and also the season. The area is enlivened in the spring and summer by the brightly coloured yachts lined up in the estuary. In the winter, these are taken out and stored under tarpaulin along the Promenade giving a dormant character. Across the estuary is Coble Cottage, a small stone cottage that almost territorially marks the edge of the Dalmeny Estate. From the cottage, a ferry boat runs across the estuary suggesting restricted access and isolation.



The only modern building in the village core is the one and two-storey boat house, constructed in traditional materials, which is functional and unobtrusive in its appearance. Slightly further upstream is the caged boat yard, formerly the bowling green, containing a clutter of boats and associated equipment.

- *Gently curving road, flanked by stone walls, giving sequential views and providing a sense of arrival into Cramond Village.*
- *Enclosed, compact and informal spatial structure with buildings in stepped terraces to accommodate the topography.*
- *Properties in a simple robust vernacular style with rhythmical features providing a clear visual unity.*
- *Expanse of the promenade separating the houses from the water.*
- *Impact of the estuary dependent on the tides and seasons.*

*Cramond Glebe Road, Whitehouse Road
and School Brae*



Elsewhere in this area, the variety and contrast between the later different housing types and layouts also contributes to the visual character of Cramond. Adjacent to the Manse, there is a modern housing development and a small village green has been retained adding interest and space to the narrow road. However, the entrance to the Conservation Area, at the junction of Cramond Glebe Road

and Cramond Road North, has been affected by the doctor's surgery with its dominant roofscape protruding above the stone wall.

At the top of Cramond Glebe Road and along Whitehouse Road, there is an interplay of Edwardian and Victorian terraces, semi-detached and detached villas, mostly set back from the road with small gardens to the front bounded by hedges and stone walls. The properties are a mixture of cottage styles with elements of architectural expression such as bay windows, dormers, barge boards and ornamental slates but are generally suburban in their appearance. At the top of School Brae is the post office and general store. On the other side is the sandstone Victorian school annexe with its unusual transomed windows. This is set at an angle to the street and terminates the view along Whitehouse Road to the west. It is an important building within the townscape but at present it appears unused.



School Brae itself is a steep road, cutting through the side of the valley and curving down to the river. It has a rural appearance, enclosed by the steep wooded bank and stone wall. Development here is a mixture of old and new with the newer placed dramatically along some of the steep slopes.

- *Variety of suburban cottage style Edwardian and Victorian houses with small front gardens and defined building lines.*
- *Importance of school building within the townscape by terminating the vista along Whitehouse Road.*
- *School Brae as an enclosed steep rural lane.*

Building Materials

Overall, traditional building materials of sandstone, harl, slate and pantile are predominant. Boundary treatments are stone walls or hedges. Windows are timber sash and case and generally with small panes. The road and paving materials are modern although there are some stone paving slabs in Cramond Village.

- *Predominance of traditional building materials and detailing giving a coherence and visual unity to the Conservation Area.*



RIVER ALMOND VALLEY

This is the backbone of the Conservation Area linking the Cramond Village with Cramond Brig. It consists of the wooded river valley that includes the remains of the mills and also the associated mill workers and employers houses along Whitehouse Road on the ridge of the valley.

Natural Environment

The section of the Almond valley within the Conservation Area is generally deeply incised and wooded. The sandstone rock structure is clearly visible and forms a significant feature. General views into the valley are contained by this topography as well as the meandering alignment of the river and the screening provided by the woodland extending beyond the ridgeline. The Conservation Area includes all of the immediate valley boundaries to the river corridor.



At the mouth of the river into the Forth, the channel is visible at low tide winding through the exposed sand banks, narrow rocky shore and large expanse of mud flats. The appearance of this area changes significantly with the varying tides. At the estuary, the valley sides are shallow and generally confined by the urban pattern of Cramond village including the walls of the Promenade and the wooded sides of the opposite side of the valley.

Progressing along the river corridor, the river bends so that the village and its associated developments are no longer visible and the valley sides become more accentuated as the steep rock faces develop.

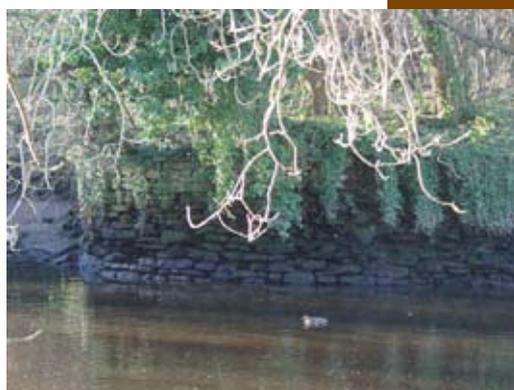
Three areas of the west bank have been excavated for the quarry loading bays. Their stonewalled sides are collapsing due to tree root damage and river erosion.



Woodland covers the entire western bank of the River Almond which is part of the structure of the Rosebery Estate that extends to the west. The woodland is covered by the Estate's Management Plan that addresses the landscape and the biodiversity of the valley as well as timber production. The woodland is managed in discrete

compartments along the valley to minimise the loss of tree cover, ensuring where possible that the tree cover along the very edge of the valley is maintained. Recent management in this area has, however, required areas of elm trees to be removed resulting in more open areas on the valley edge than normal.

The woodland follows the valley and encroaches down onto the rock face with young saplings and shrubs attaching themselves to crevices and clothing the rock face with vegetation. In the summer, the rock face is hardly visible as the vegetation extends right down to the water and in the slow moving sections of the water; the reflections of this foliage are striking. A footpath follows the eastern side of the river where the tree cover is supplemented with more ornamental and less natural species such as laurel and rhododendron, reflecting the later recreational use of the walkway.



As the river meanders, the river valley opens out on the eastern side allowing a visible connection with the more recent housing developments surrounding the village. In particular, the flatted developments on the valley edge become more visible, especially in the winter. The tree cover thins out with garden vegetation and individual trees supported on the steep embankment. The valley widens out with a grassy clearing in front of the former Cockle Mill buildings with a margin of trees and vegetation that provides a screen from the car parking and footpath at the bottom of School Brae.



After this point, access to the river is limited and it is focussed around two areas of public open space along the waterside walkway. These points allow views of the two weirs found in this part of the river. The waterfalls are impressive, especially combined with the noise of the water. The still area of water above the falls reflects the trees on the valley sides. Water also runs out of the rock face on the western side of the river. At the Fair a Far weir, there is a cluster of beech trees that are particularly striking in the autumn.



From this point the river corridor becomes more natural again. The valley becomes very incised with sheer sections of rock face. The walkway continues along this section but has to climb over the rock face. With the steep valley and the dense tree cover, there is a sense of seclusion from the nearby built development that at certain locations is not visible from within the valley.

The river meanders again as it reaches Cramond Bridge. The valley sides become gentler and the valley floor more extensive. The footpath weaves close to and away from the waterside through areas of tree and shrub planting. The river crosses a further weir just downstream of the old bridge. Although the Queensferry Road Bridge interrupts the river corridor in this section, the setting of the old bridge and the buildings and mills associated with the village are not compromised. The old bridge can be viewed, even in the winter against a natural valley supporting a rich woodland and tree cover.



The tree cover generally conceals the more recent developments on the edge of the valley even in the winter but the flatted developments on the edge of the Conservation Area are visible over the tree line.

Trees are a key feature of the conservation area with the denser woodland especially prevalent in the valley. The woodland consists of mostly mature broadleaf trees with some regeneration taking place. River corridors are frequently the last stronghold of such woody vegetation, which provides essential cover and resources for many other species.



The River Almond, and its associated tributaries, is an important biodiversity resource. It supports an enormous variety of habitats and allows wildlife the freedom of movement within the urban area. There is a variety of wildlife along the Almond

valley at Cramond. Otter populations on the Almond are widespread. Bats have been recorded regularly between Cramond and the A90 Queensferry Road. Salmon have been recorded in these lower reaches of the River Almond. Although the weirs obstruct the passage of migratory fish to potential spawning sites upstream, fish passes have been constructed to facilitate movement up the river.



The expansive mudflats of Drum Sands around the Almond estuary and Cramond Island are of great value for large numbers of wintering wildfowl and wading birds and a significant numbers of wintering ducks and grebes use the inshore waters of the Firth of Forth. Kingfishers can be seen along the river whilst the swans inhabit the mouth of the estuary.

- *Deeply incised and heavily wooded river valley with sandstone rock structure.*
- *General views out are contained by the topography leading to a sense of enclosure, seclusion and natural beauty despite the intrusion of some built development.*
- *Changing appearance of the river ranging from still water, to rapids and to the impressive waterfalls over the weirs.*
- *Trees and woodland as a key feature within the valley.*
- *Natural landscape containing a rich biodiversity.*

Townscape and Architectural Character

Although this was the centre of the iron industry in Cramond, all that is evident of this era are the workers' cottages and the owners' houses along and on top of the valley.

Located at the foot of School Brae is the former Cockle Mill store and office building, now converted to residential use. It dates from the mid 18th century and is a vernacular two storey sandstone property. The building is set well back from the river with open space in front where the mill was located, although all that remains of the mill is the millrace. Clearly visible on top of the hill behind is Almond Bank House at 44 Whitehouse Road. This dates from 1778 and was built



for relatives of the mill owner. It stands as a tangible symbol of the company's wealth, power and control over those working along the river below with its direct outlook onto Cockle Mill. This strong interrelationship has been affected by recent housing development. There is a row of poorly designed brick houses along Whitehouse Road that impacts on the setting of Almond Bank House and the wooded valley. At the foot of School Brae, there is a collection of suburban villas in modern materials that responds to the steep slope with an over complex design.



Related to Cockle Mill is Cadell's Row named after the mill owner. It is set on a grassy bank opposite the car park and consists of a row of two storey sandstone cottages. Their original well-proportioned facades are spoilt by the large extensions to the front. Adjacent is a row of modern cottages that respects the original development in terms of footprint, height and style.

Further along the banks of the river, accessed by the walkway, are the ruins of Fair-a-Far mill and its weir. The mill remains are 17th century in origin with 18th and 19th century additions. They have a picturesque air with overgrowing ivy and the surviving arched openings framing views to the weir beyond. The west face of the ruins is appropriately rust coloured due to the lichen growth. There is a coped walkway immediately flanking the mill with steps and cast-iron ornamental railings. This provides a viewing platform to the magnificent weir slightly further upstream. The weir dates from 1790 with a segmental curve creating a drop of around three metres so the noise of the water is evident. On either side of the mill ruins on the opposite bank are the remains of two quarries including Craigie Quarry, where undoubtedly the stone came for many of the buildings in the area. There are three loading bays for the shipment of stone from the quarry. A tramway ran up to the quarry, and its line can still be traced along the bank. This was cantilevered out above Fair-a-Far Weir and the sockets in the cliff can still be seen.



There is modern housing development all along the ridge of the valley but here, it is no longer visible, creating a sense of isolation and tranquillity within the valley. The mill lade of Peggy's Mill can still be seen in short sections but otherwise, all that remains is the name Peggy's Mill Road. At the bottom of this road is a collection of modern houses. Unlike other modern development, which is located on the ridge, these houses infringe on the side of the valley.



The walkway reaches Dowie's Mill Lane and the remainder of the former mill. Primrose cottage is an early to mid 19th century single storey and two storey L-plan pantiled sandstone cottage. It has a full-height bowed elevation to the west. As it nestles into the hillside with the surrounding trees, it has a charming and rustic character. Close by are Dowie's Mill Lane Cottages that are an irregular pair of terraced workers' cottages dating from the early 19th century. Again the properties are sandstone with a pantiled roof, but replacement windows detract from the quality of its appearance.

Other workers' cottages are found on Whitehouse Road located above the valley including the two storey flatted Almond Bank Cottages and also Fair-a-Far Cottages; a row of uniform sandstone two storey properties. These have symmetrical window openings and rhythmical chimney feature but the appearance has been affected due to unsympathetic windows and a series of pebble dash extensions to the front.



In general, there is a strong building line along Whitehouse Road and the street is punctuated at interval with mature trees. The gaps between the houses provide open views to the Dalmeny Estate beyond the Almond valley.

In this section of the Conservation Area, there are some instances of modern building materials such as brick but there is generally a predominance of traditional building materials notably stone, slate and pantiles. The original window style is small pane timber sash and case.



- *Surviving buildings and remnants of the mills with the historical and physical relationship between the properties still evident.*
- *Cottages and terraces of a domestic scale in simple architectural styles.*
- *Picturesque and romantic mill ruins.*
- *Predominance of traditional building materials and detailing.*

CRAMOND BRIG

This area covers the development around Cramond Old Brig, Brae Park, Brae Park Road and beyond Cramond Bridge.

Natural Environment

The Brae Park area is part of the River Almond Valley. It is a flood plain for a tributary of the River Almond with steep sides and the developed northern escarpment was probably once wooded. There are still sections of tree cover and the gardens of the properties have retained mature trees and tree groups within them. This tree cover softens the effect of the development and is an important part of the character of this discrete area. The southern escarpment is steeper and remains wooded and this tree belt connects with the woodland in the Almond valley. The entrance to the Conservation Area from Whitehouse Road quickly enters the rural character of the Almond Valley as Brae Park Road descends steeply into this wooded valley.



Before reaching the River Almond on Brae Park Road, there is a broad floodplain area, known as Haugh Park. This is important in terms of creating a rural appearance in this particular part of the Conservation Area. It is currently under the ownership of the Brae Park Association, consisting of the surrounding residents. The Association is committed to retaining the park as open space and free from development. The intention is to preserve it as a visual amenity for the public and local residents, and for the grazing of animals. The park is enclosed by the remnants of a hedgerow with a few specimen trees, fencing and stone walls at the bridge end. A footpath follows the park and joins with the Almond valley between



the two bridges. The original road to Cramond Brig ran round the southern side of the park where there is now a children’s play area.



A local burn rises and enters the Almond Valley at Brae Park. The burn runs through a local steeply wooded valley with development located on the edge. The burn is then channelled alongside the Braepark Road at the base of the wooded slope, before it runs into the Almond River. As it flows in the channel past the houses on Braepark Road, it creates an attractive design feature,

with footbridges providing access into each property that has been enhanced with garden planting and stone edgings.

Overall, this area is an attractive enclave of predominantly rural character that provides a landscape setting for many of the buildings in the Conservation Area. It is also a natural extension to the riverside walkway and includes a children’s play area.



The woodland in this area is very attractive consisting of mostly deciduous and mature broadleaf trees with prevalent woodland species of holly, hawthorn, beech, elm, chestnut, sycamore, oak, yew, maple and ash, with some woodland regeneration.

- *Flood plain with steep sides with significant sections of tree cover hiding the impact of the surrounding housing development resulting in a rural enclave*
- *Importance of Haugh’s Park to the countryside character of the area*
- *Attractive mature broadleaf trees and woodland*

Townscape



There is a defined organic spatial structure based on a network of narrow roads and paths. A re-occurring feature in this area is that the roads are all cul-de sacs. This lack of through traffic ensures that the Cramond Brig area is relatively quiet compared to the adjacent busy Queensferry Road. This leads to a complex pattern of circulation that is reflected in the distribution and arrangement of the buildings. The topography is also a key factor in determining the townscape. Buildings appear at all sorts of different angles and levels presenting diverse profiles against the sky, trees and water.

Many of the buildings nestle into the valley with its dense vegetation cover, so the natural environment is the prevailing visual impression. Although the blocks of flats sitting on the valley ridge just outside the conservation are an intruding element, there is still a strong sense of containment and seclusion in this area. Vistas to and from Cramond Brig are picturesque. However, the peacefulness of the area is frequently broken by the noise of the incoming aeroplanes to Edinburgh Airport.



Beyond Cramond New Bridge, the Conservation Area covers Braehead Mains, located off Queensferry Road and the neighbouring villa set in large garden grounds.



Braehead Mains is a stone built steading complex, now converted to office use. It incorporates a listed equestrian statue originally situated within the grounds of Clermiston House. Also in the Conservation Area is a section of the modern housing estate behind. On

the opposite side of the river is Cramond Bridge Farm that nestles into the hillside and near to the river, but is no longer in agricultural use. It is a mid 19th century sandstone steading complex consisting of numerous long ranges of agricultural buildings including a mill and stables.

Sitting higher up, level with Cramond New Bridge, is Cramond Bridge Farmhouse. It is a late 19th century two storey red sandstone building with the appearance of a suburban villa rather than a farmhouse. Behind is Cramond Brig Cottages, a small development of single storey 1950s white rendered houses with generous gardens. These reflect the vernacular style of cottages found elsewhere in the Conservation Area. Their small scale is important as it limits their impact on the surrounding open landscape. On the opposite side of Queensferry Road is Cramond Brig Inn, which is a later 19th century building with a number of modern additions including poor signage and a large car park that detracts from its appearance.



The current Cramond Bridge spanning the River Almond was completed in 1964 to coincide with the opening of the Forth Road Bridge. Cramond Brig has been by-passed and the area is hardly noticeable from the new bridge above. Coming off the A90, Cramond Brig Toll leads down to the Cramond Brig area. At the top is East Craigie Gate, one of the many entrances to the Dalmeny Estate. This is marked by an L-plan single storey sandstone lodge house.

Cramond Brig Toll gently drops down through the side of the river valley, enclosed by the grass verge of the Inn's carpark and the woodland opposite. A small terrace of whitewashed vernacular cottages marks the bridge itself. These are one storey in height at the roadside but two storeys at the rear as the level changes. The cottages frame the vista to the Brig and their domestic scale contrasts with the mass of the Cramond Brig Inn that also steps down at the rear. This elevation is relatively unaltered with a two storey former coachhouse marking the function of Cramond Brig as a staging post on the road north from Edinburgh.



Cramond Brig is Statutorily Listed and also a Scheduled Ancient Monument. It dates from late 15th century/early 16th century but was rebuilt in the 17th century and repaired in the 18th and 19th centuries. It is built of coursed sandstone and consists of three shallow pointed arches with a moulded ashlar coping. Its architectural expression is markedly different from the new bridge's functionality of design. However, the tarmac surface and bollards does affect the character of the Brig. Two small cottages diagonally opposite to each other mark the eastern entrance to the Brig. Again these are single storey and modest in their appearance.



Along Braepark Road and Braepark, the properties are a mixture of substantial detached and semi-detached houses and more modestly sized houses of a suburban character contrasting with the traditional properties in the area. They sit along the narrow roads with a varied building line, often enclosed by low stone walls and hedges that give a cohesive theme of enclosure and intimacy. The earliest property dates from 1900 and the remaining houses are representative of different architectural styles ranging from arts and crafts to the Modernist movement. The new houses are not obvious due to the uniformity of the spatial structure and the predominance of the

natural landscape. The houses on Braepark overlook Haugh Park creating an attractive enclave of a predominantly rural character within generally suburban surroundings.

Braepark Road forms the south western approach to the Conservation Area. It is enclosed by woodland and has a very rural appearance. Braehead House sits on the junction of the two valley ridges and therefore has a commanding position from Braepark Road. Braehead House is a plain Scots classical house that dates from 1700 and is a listed building. The appearance of the rear elevation onto Braepark Road has been affected by timber decking, whilst the rubble wall of the former walled garden running along the ridge helps to conceal the new brick development. The front elevation faces south along Braehead Drive. Despite the new development along this road, a number of the trees that formed the original avenue to Braehead House still remain.



The entrance to the Conservation Area off Whitehouse Road contrasts greatly. On one side of the junction is the listed Whitehouse dating from 1615 with 18th century additions.

It is an L-plan irregular harled tower house with a circular stair tower on the front elevation. A number of new houses have been built in its garden ground, which have inevitably affected the setting of the house, particularly at the rear. In contrast to the architectural significance of Whitehouse, there is a large-scale modern flatted brick development opposite. Although it has a landscape setting and retains its original stone boundary wall, its size, design and materials are out of context with the other development in the Conservation Area and therefore detracts from the approach to the Conservation Area.



The buildings and boundary walls are again in traditional materials of sandstone, harl and Scots slates. Only the modern developments introduce non-traditional materials such as brick and concrete tiles.

- *The settlement pattern as a combination of linear and organic building arrangements determined by topography so buildings appear at different levels*
- *Buildings nestle into the valley with its dense vegetation cover so the natural environment is the prevailing visual impression*
- *Lack of through traffic leading to a sense of tranquillity and seclusion*
- *Traditional groupings of vernacular steadings and small cottages, contrasting with the later suburban villas*
- *Key buildings and structures of significant architectural and historic interest*
- *General use of traditional building materials*

CRAMOND ISLAND

Topography, Landscape and Architectural Character

Cramond Island is a small islet off the mainland, under a mile north east of the village. Cramond Island is one third of a mile in length with a surface area of approximately 19 acres and is currently part of the Dalmeny Estate.



The Island is not totally separate from the mainland as it is in fact only an island at high tide with just the island's northern extremity, known as the Binks, permanently within the waterline. However, at high tide, the Island does become remote from the mainland. The Island is also linked to the mainland by a pipe encased in concrete.



There is also a row of concrete stanchions, which were erected as part of the Firth of Forth defences during World War II and were originally linked by concrete shuttering, the remains of which can be seen strewn around their bases.

There is archaeological evidence with the discovery of a stone burial cist to suggest that there was primitive use of the island and further excavations may reveal a long human history. At the centre of the Island is a ruined farmhouse, which was occupied in the 1930s but the smallholding on the island was worked until the 1960s. Cramond Island

was famous for its oyster beds but these were destroyed through overfishing. The only other development on the island is the World War II defensive installations, which are brick and concrete bunker type structures of a severe appearance. They are located on the south end of the Island.

Presently, Cramond Island has an undulating, slightly ‘craggy’ landscape with predominantly grassland, scrub and shrub habitats. These descend down to the water’s edge where in most areas either a shingle beach or rock edge exists. A central valley runs through the island with an area of trees to the north.



Since 1992, there has been a concerted effort to record the botanical and wildlife interest on the island. There is a range of plant life, including an abundance of herbaceous shrubs, trees and range of seaweeds, many of which are native species. Numerous birds have been recorded but few have any direct relationship to the island and animals are even less prevalent.

The views from this remote location within the Forth are unique for Edinburgh and include the length of the Fife coastline and up to the Forth bridges. The village and urban development around Cramond are not visible from the island due to the enclosing woodland, although in winter the buildings become more visible.

- *The different tides, that range from high water to expansive mud flats, change the relationship of the island to the mainland, alternating between physical connection and remoteness.*
- *Undulating craggy landscape with predominantly grassland, scrub and shrub habitats, supporting a range of plant life with a shingle beach or rock edge to the island.*
- *Archaeological and historical importance of block like World War II defences.*
- *Unique views along the Firth of Forth but Cramond Village hidden due to its enclosing woodland.*

Activities and Uses

The buildings within the Conservation Area are predominately in residential use. However, there is some limited commercial use, for example the post office at the top of School Brae, Cramond Inn and the restaurant both within the main village, Cramond Brig Inn and the business operating from Cramond Bridge Farm. Community uses are focussed around Kirk Cramond with the community hall and church. Cramond House is currently offices for the Scottish Wildlife Trust.



Cramond remains popular for recreational purposes. As well as the historic buildings, there are the Roman remains at Kirk Cramond although the interpretation is limited. There is a visitors' exhibition in the Maltings set up by the Cramond Heritage Trust. There are two children's play areas in the walled garden at Kirk Cramond and Haugh's Park. The natural landscape is a particular attraction at Cramond. The boat house and the number of boats in the estuary reflect the popularity of Cramond for sailing. The stretch of water at Cramond is the only area along the Almond that is extensively fished. There is also informal use of the water for paddling and swimming.

There is a network of paths within Cramond with three asserted rights of way. The main one follows the River Almond Corridor with a footpath link along Peggy's Mill Road. The river corridor is a particularly important amenity and recreational resource. A final right of way runs behind the Manse along the edge of the walled garden. There are also a number of local routes with a footpath along the foreshore of the coastline. From the east, this is a formal promenade that links into the base of the village. A crossing point in the form of a ferry consisting of a small rowing boat allows the route to continue along the Dalmeny Estate. There is also a route to Cramond Island. Two local footpaths run from the car park through the wooded embankment leading to Kirk Cramond. At Cramond Brig, a footpath runs along the top of the valley alongside the walled garden of Brae Head House. A National Cycle Route uses Cramond Brig and Braepark Road.



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- *Prevalence of residential properties with a small number of other uses.*
 - *Popularity of Cramond for visitors and for recreational use particularly in relation to the natural environment including sailing, walking and cycling.*

OPPORTUNITIES FOR ENHANCEMENT

Setting of the Conservation Area

The open landscape, woodlands and trees that border and form the setting to the Conservation Area are crucial to its rural and secluded character. It is important that these are protected and retained in view of any potential new development on the fringes of the conservation area.



Trees and Woodlands

The trees and woodlands are fundamental to the character of the conservation area. They contribute to the landscape quality and amenity and are an important part of the diversity of wild life habitats. Their retention is crucial to the maintenance of that quality and diversity.



Furthermore, trees can be used to prevent bank erosion along the Almond during increasingly frequent floods and high tides. In general, it is vital that all the trees and woodlands are protected, managed and enhanced. It is recognised that local groups have been involved in planting trees over a number of years, but further tree planting of appropriate native species will be encouraged. There are also specific opportunities for enhancement.

- *Although the trees within the Conservation Area have a degree of protection, the introduction of Tree Preservation Orders to the trees and woodlands within the Cramond Conservation Area would give a greater degree of protection and enhancement. Further consideration will be given through the consultation exercise to the merits of placing such Tree Preservation Orders.*
- *The trees within the parkland alongside Cramond House are outside the Conservation Area and should be protected under Tree Preservation Orders as these are an important feature in the open setting of the Conservation Area.*

- *The current Woodland Management Plan for the Rosebery Estates sets out to protect area such as this through its objectives. Further consideration for the introduction of feature trees such as oak, beech and ash could be given by both the Rosebery Estate and by other owners, such as the Council, along the river corridor.*
- *There are groups of trees within the valley such as the beech trees at the Fair a Far weir, that create focal points on interest and these would benefit from being reinforced.*
- *On Peggy’s Mill Road, the new houses cut into the valley. Protection and reinforcement of the existing trees would help to reduce the intrusion of the development into the valley.*
- *The boundary to the paddock at Brae Park is unkempt and would benefit from the reinstatement of the hedgerow and introduction of more trees.*
- *The woodland within the Brae Park area has been vulnerable to modern housing development and there are instances where woodland has been recently removed. It is important that the natural landscape is the dominant feature in this area if the rural character is to be protected. The existing woodland, including in undeveloped defined plots, must be retained and enhanced with further planting.*
- *Appropriate tree planting and landscaping should a key component to any new development within the Conservation Area. It is important that these elements are considered and fully implemented to ensure that the character of the area is maintained.*

Surface Treatment



The surface treatment within Cramond Village, including the promenade, is generally poor quality and urban in nature. A more sympathetic surface treatment could enhance the character of the buildings and the village. The Cramond Brig has a tarmac finish with a bollard preventing vehicle access that is incongruous with the historic and architectural value of the old bridge. A more sympathetic treatment of the bridge would enhance its character and highlight its value.

Fair-a-Far Weir

The weir is an integral part of the picturesque character and industrial heritage of the River Almond Valley. However, there is a concern that a number of the coping stones have been knocked over through erosion. The weir should be repaired to ensure that there is no further loss of historic fabric.



School Building

The school building dates from 1875 and was built in response to the residential growth of the area. It is currently vacant and for sale. The building is important as it reflects the historical development of the area. The school is also of architectural quality and has a significant presence within the townscape and should be retained and converted for a suitable alternative use.



Walled Garden

This is an integral part of the landscape of Cramond House that should be conserved. It also provides recreational and amenity space. The walls would benefit from repair and reinstatement to restore fully its character.

New Development

There has been a significant amount of new development, particularly on the fringes of the Conservation Area which has failed to take reference from the spatial pattern and the surrounding original buildings and materials. In particular, much of the new build is of a large scale that is out of context with the domestic scale of Cramond. Careful attention needs to be paid to the original character of the area and new design should take cognisance of this in order to reinforce the character of the Conservation Area and to improve its setting.



A major concern is the height of the new development on the ridge of the river valley and the instances of new development on the valley side, for example Brae Head Park and Peggy's Mill Road. This form of development has adversely affected the secluded and natural character of the River Almond valley.

It is important that any further new development is restricted in height and set back from the valley so it is not visible at all and no new development should be permitted within the valley itself on either side of the bank.

Archaeology

The Edinburgh Archaeological Field Society undertook a significant amount of work in Cramond. However, there is scope for further archaeological excavations throughout the Cramond Conservation Area. It is important to recognise the importance of all periods of archaeology within the area, including industrial and wartime defences.

The existing excavations require improved presentation and interpretation.





Alterations to Buildings

The historic buildings generally retain their original appearance but there are instances of poorly designed extensions, unattractive signage and replacement windows. It is important that these do not create a precedent for further alterations that can detract from the appearance of the conservation area.

Article 4 Directions

At present, there are no Article 4 Directions within Cramond Conservation Area. Although the character of the area has been relatively unaffected by new development, it may be vulnerable in the future. The introduction of Article 4 Directions would control certain public and private development including works by statutory undertakers and telecommunications operators.

GENERAL INFORMATION

Statutory Policies relating to Cramond

The North West Edinburgh Local Plan contains policy advice on a range of matters relating to preservation and conservation within the Cramond Conservation Area. The Council also produces supplementary guidance on a range of development control issues. These are contained within the Development Quality Handbook.

The Memorandum of Guidance on listed buildings and conservation area 1998 (Scottish Office Development Department Circular No.13/1998) also provides guidance for the consideration of conservation and listed building matters.

Natural Environment

The landscape of the area is considered to be valuable and is subject to a number of protective designations within the adopted North West Edinburgh Local Plan. The grouping around Cramond Kirk, the River Almond Valley and Cramond Island are within the Green Belt and also designated as Area of Great Landscape Value (AGLV). The immediate setting of the golf courses and the Dalmeny Estate are also covered by the same designation so the setting of Cramond is protected. There is a presumption against development within the Green Belt and permission will not be given for new development or redevelopment in the Green Belt for purposes other than agriculture, forestry, countryside recreation or other uses appropriate to a rural area, except where it can be shown to be necessary and no suitable alternative location exists. Within the designated AGLV, the retention of the landscape quality will be the overriding consideration in dealing with applications for development.

The River Almond corridor is an area of Nature Conservation Interest and development proposals generally will be considered for their impact on wildlife and its habitat. Wildlife in and around urban areas is particularly vulnerable to habitat loss or disturbance so the valley is protected from potentially damaging development.

At present, the coastline in the Cramond area is within a Site of Special Scientific Interest (SSSI) that covers the Firth of Forth. It covers the entire intertidal zone, approximately 12km in length, between Mean High Water Springs and Mean Low Water Springs. Again the identified SSSI will be protected from potentially

damaging development. A Special Protection Area based upon the Firth of Forth Site of Special Scientific Interest is proposed for designated covers intertidal areas and some associated coastal habitats throughout the Firth of Forth, including the coastline in the Cramond area.

Archaeology

There are many sites of potential archaeological interest within Cramond. Developers will be required to undertake an archaeological evaluation in consultation with the Council's archaeologist, to determine the interest and importance of the archaeological remains, prior to the determination of an application. Wherever possible, the in situ preservation of any remains of importance will be sought. Where preservation is practicable, a full archaeological investigation may be required, before the development commences, with the provision being made for the recording and analysis of the remains and the publication of the results.

Scheduled Monuments

Scheduled monuments are considered to be of national importance. The effect of Scheduling is to require owners to seek Scheduled Monument Consent from the Scottish Executive for most works.

Listed Buildings

A number of the buildings are listed. In dealing with proposals for the alteration or development of listed buildings, the retention and restoration of architectural and historic character will be the overriding consideration. Consent will not be granted for demolition. Alterations or development in the surrounding area will not be permitted if likely to affect adversely the character of such buildings.

Implications for Conservation Area Status

Designation as a conservation area has the following implications:

- Permitted Development rights under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 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 that may be erected without consent is also restricted and there are additional controls over satellite dishes.

- Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the planning authority can seek approval of the Scottish Ministers 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 Cramond Conservation Area is currently not covered by any Article 4 Directions.
- Special attention must be paid to the character and appearance of the conservation when planning controls are being exercised. Most applications for planning permission will be therefore advertised for public comment and any views expressed must be taken into account when making a decision on the application.
- Buildings that are not Statutorily Listed can normally be demolished without approval under the Town and Country Planning (Scotland) Act 1997. Within conservation areas, the demolition of unlisted buildings, including boundary walls 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 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 top 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 buildings. 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 listed buildings.

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یہ دستاویز پرانے علاقے Cramond کی ایک خصوصی تشخیص پر مشتمل ہے۔ یہ پرانے علاقے کی خاص تاریخی و تعمیری اہمیت میں شامل اہم عناصر کی وضاحت کرتی ہے۔ آپ کی کیونٹی میں بولی جانے والی زبان میں اس دستاویز کے ترجمے کے بارے میں معلومات کیلئے برائے مہربانی اظہار پر پیشین ایڈز ٹرانسلیٹیشن سروس کو 0131 242 8181 پر ٹیلی فون کریں اور ریفرنس نمبر 03756 کا حوالہ دیں۔

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এই দলিলপত্রে Cramond - এর সংরক্ষিত এলাকার বৈশিষ্ট্যতার মূলা নিরূপন করার ব্যাপারে লিখা আছে। যেসব মূখ্য উপাদান সংরক্ষিত এলাকার বিশেষ ঐতিহাসিক এবং স্থাপত্য-বিদ্যা-বিষয়ক বৈশিষ্ট্য হতে সাহায্য করে সেটা এখানে বর্ণনা করা আছে। আপনার সম্প্রদায়ের ভাষায় এই দলিলপত্রের অনুবাদ পেতে হলে ইন্টারপ্রেটেশান এ্যান্ড ট্রান্সলেশান সার্ভিস এর কাছে 0131 242 8181 ফোন করে রেফারেন্স নম্বর 03756 উল্লেখ করবেন।

هذا المستند يحتوي على تقييم خاص بالمحافظة على ملامح منطقة كراموند. إنه يحدد العناصر الأساسية التي تساهم في المحافظة على الملامح التاريخية و المعمارية الخاصة في الأجزاء المعنية بالمنطقة. إذا كنت ترغب في معلومات عن ترجمة هذا المستند الى لغة جاليتك نرجو الاتصال هاتفيا بمكتب الترجمة على الرقم 0131 242 8181 و ذكر الرقم 03756

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