



Dalmeny 地區文物保護-地區特色的鑑定

تقييم طابع منقطة Dalmeny المحمية

ডালমেনি (Dalmeny) এলাকার বৈশিষ্ট্য সংরক্ষণ করা

ڈال مینی کے قدیم علاقے کی خصوصیت کی تشخیص

DALMENY CONSERVATION AREA CHARACTER APPRAISAL

*THE DALMENY CONSERVATION AREA
CHARACTER APPRAISAL WAS APPROVED BY THE
PLANNING COMMITTEE
ON 21ST NOVEMBER 2000*

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CONTENTS

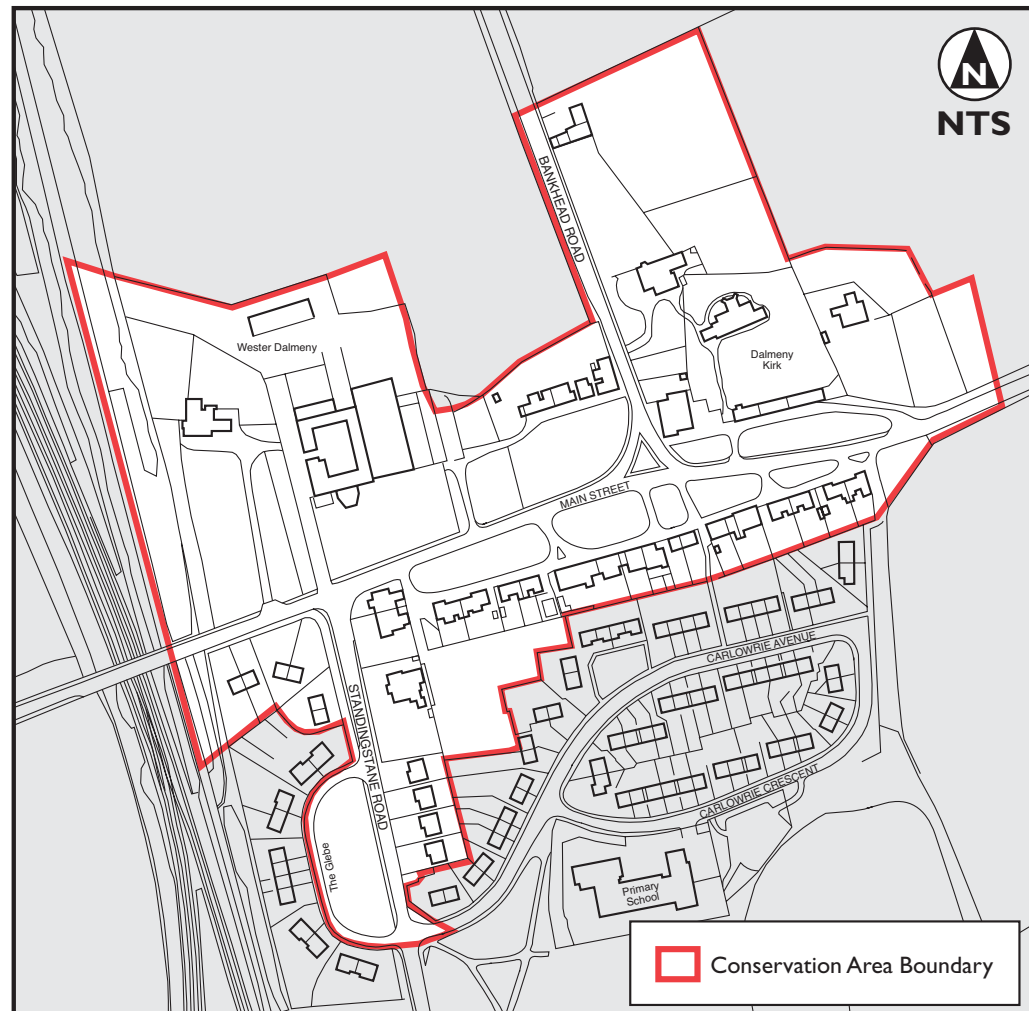
<i>DALMENY CONSERVATION AREA</i>	<i>4</i>
<i>HISTORICAL ORIGINS AND DEVELOPMENT</i>	<i>6</i>
<i>ANALYSIS AND ESSENTIAL CHARACTER</i>	<i>8</i>
Spatial Structure and Townscape	<i>8</i>
<i>ARCHITECTURAL CHARACTER</i>	<i>14</i>
<i>ACTIVITIES AND USES</i>	<i>17</i>
<i>OPPORTUNITIES FOR ENHANCEMENT</i>	<i>18</i>
Boundary Changes	<i>19</i>
New Development	<i>20</i>
<i>GENERAL INFORMATION</i>	<i>21</i>
Role of the public	<i>21</i>
Statutory Policies relating to Dalmeny	<i>21</i>
Supplementary Guidelines	<i>21</i>
<i>REFERENCES</i>	<i>24</i>

DALMENY CONSERVATION AREA

Dalmeny Conservation Area was designated on the 28th July 1977.

Dalmeny Village is situated approximately 5 miles west of Edinburgh. It occupies a natural knoll overlooking Queensferry and the Firth of Forth. The A90 motorway runs at a raised level to the south of the village and there is a disused railway line perpendicular to the Main Street at the west of the village. The land surrounding Dalmeny is designated Green Belt.

Plan of Dalmeny Conservation Area.



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The conservation area is focussed around the historic core of the village and excludes the more recent development to the south. Its boundary follows a compact line around an area of grassland at the east of the village which is a former drying green, and includes the manse, Dalmeny Kirk and the churchyard. The boundary extends northwards to include Gospatric House, Gospatric Cottage and adjacent land to the east and a section of Bankhead Road. The limit of the conservation area forms a neat boundary around the Wester Dalmeny cottages and the contours of the site of Wester Dalmeny Farm. Included are six properties on Main Street opposite Wester Dalmeny Farm and an area of public open space at the Glebe. The boundary contains 11 to 15 Standingstone Road, Verdun Villa and adjacent land to the rear. The cottages and Village Green area on the south side of Main Street are also within the designation.

Aerial Photograph of Dalmeny Conservation Area.



HISTORICAL ORIGINS AND DEVELOPMENT

There are differing views of where the name Dalmeny originated. Many records suggest that the original name was Du manan or Dunmanay, meaning black heath. An Act of Parliament in 1597 and Blaeu's map of 1654 recorded the village as Dunmany. Another opinion is that the first part of the name may be din or dun, meaning fort, the second part may be manach or menegh, meaning fort of the monks. This definition is not supported by evidence, although there is some evidence of an early monastic settlement on Craigie Hill.

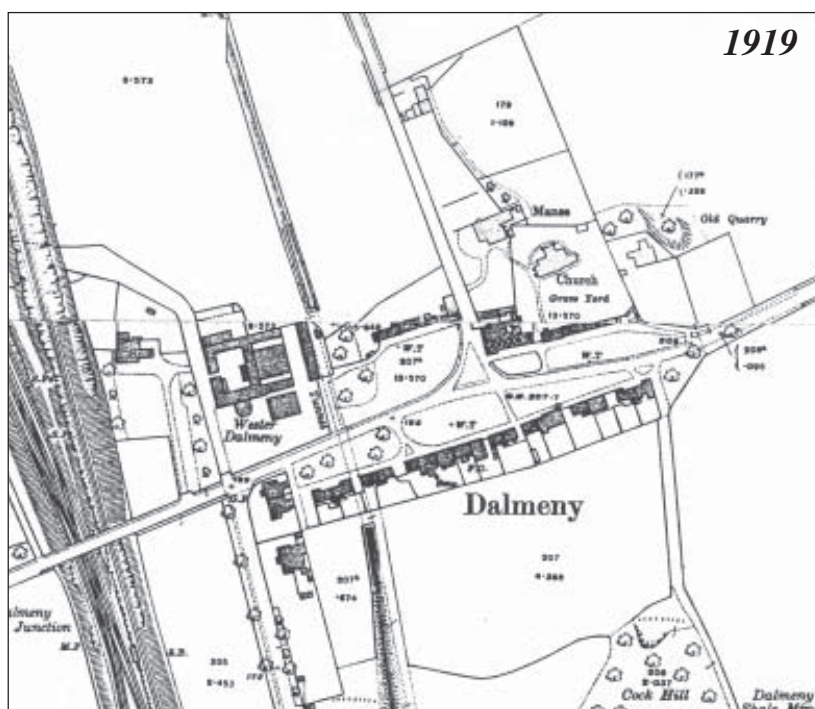
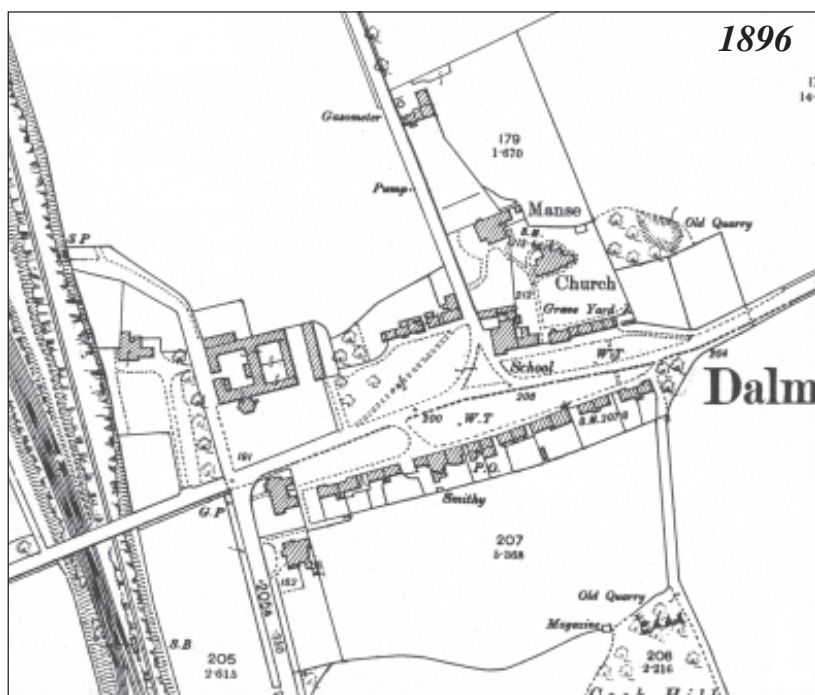
Dalmeny is first recorded in 1214 AD as a medieval village, within an estate, encompassing the area around Barnbogle to the east and stretching as far west as Echline. The Parish church of St Cuthberts located at the east of Dalmeny dating from the 12th Century is an indication that the village was well established by this time. Wester Dalmeny farm and the village are mentioned in charters of 1325 and 1378.

The parish church is the oldest building remaining from the early medieval village of Dalmeny. However, the remains of a possible motte, a mound, have been recorded immediately to the west of the church at Wester Dalmeny Farm. Wester Dalmeny Farm lies at the limits of the historic village and reflects the layout of a common medieval settlement. The original medieval layout would be expected to follow the pattern shown on the first edition OS Map dated 1853. Although no archaeological investigation has been conducted to date, this site is recognised as being of archaeological and cultural significance.

It is considered that over two centuries ago the houses in the village would have had thatched roofs with most of the occupants directly connected with the land. Records of the parish show that Dalmeny has always been primarily an agricultural village with a rural character. Historically mainly farm and estate workers, but also blacksmiths and other local tradesmen would have occupied the cottages lining Main Street.

In the latter part of the 19th century shale mines were developed in the parish of Dalmeny and a brief period of industrial activity ensued with miners cottages built to accommodate the population increase. Although mining activity in the area was relatively short lived, its impact on the land surrounding Dalmeny can still be observed. Shale remains were landscaped to form a green slope to screen an unattractive tank farm to the south of the village, and remains were also utilised in the construction of approach roads to the Forth Bridge.

There are a large number of local authority houses in Dalmeny, built in the inter war and post war years, most of which are located in the south side of the village, outside the conservation area.



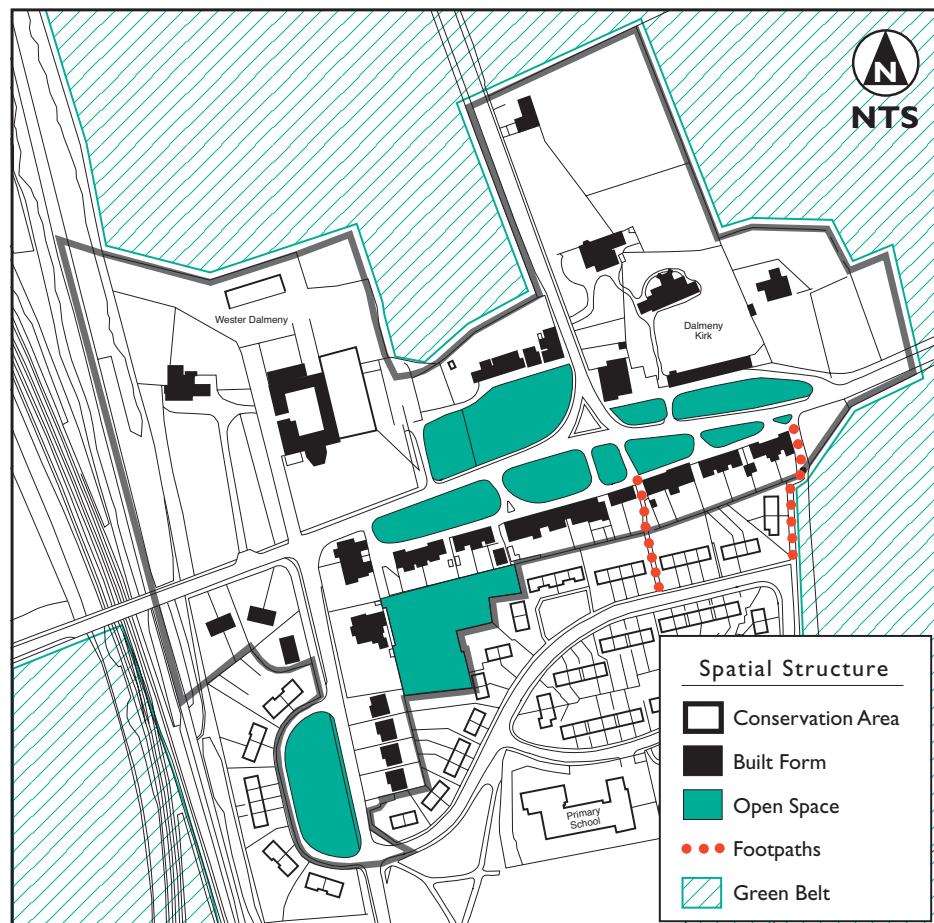
ANALYSIS AND ESSENTIAL CHARACTER

Spatial Structure and Townscape

The historic centre of Dalmeny is unusually well preserved and has largely retained its original 19th century form and character. Although modern development has taken place in the village, this has been confined to the south and the topography of the area ensures that it has had minimal impact on the appearance or context of the older part of the village. Development at the south is barely visible from approach roads, and when walking down Main Street, the development beyond is only hinted at through narrow pathways connecting the old with the new.

The village is approached from 4 directions and has an east - west orientation with the north and south approaches staggered. Standingstone Road from the south, from Kirkliston, passes through a formal avenue of mature oak trees and past the Glebe, which is quite an intimate space when compared with the expanse of the Green.

Spatial Structure Diagram.



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From the line of trees this route appears at one time to have carried on over through the current working access of Wester Dalmeny Farm but now the road turns sharply right through a constrained opening into the wide green of the village. This is aligned with the eastern approach, which is now part of the cycleway. At



Village entrance from the north.

the other end of the village the stone walls at the sides of the western approach fan outwards away from the road in gracious curves to the buildings on the north and south of the village green. The north access from Queensferry, like the east/west routes, rises up on entering the village.

The village is now bypassed, removing through traffic. The principal through routes are minimal in width with few pavements, the roads or driveways off to the cottages on either side of Main Street are gravel paths which clearly reflect desire lines and are grassed right to the edge. This informal road design is an essential ingredient in reinforcing the village's rural character and it is important that this is retained. With little traffic passing through the Green, the air of tranquillity is heightened by the fact that the core of the village is completely devoid of any modern day clutter, there are no litter bins, few street lamps and hardly a traffic sign to be seen. There is one traditional phone box on the Village Green, which is category B Listed. This traditional appearance is mainly a reflection of the village's feudal origins, and even today is an indication of the controls the estate still exert over the preservation of the village.

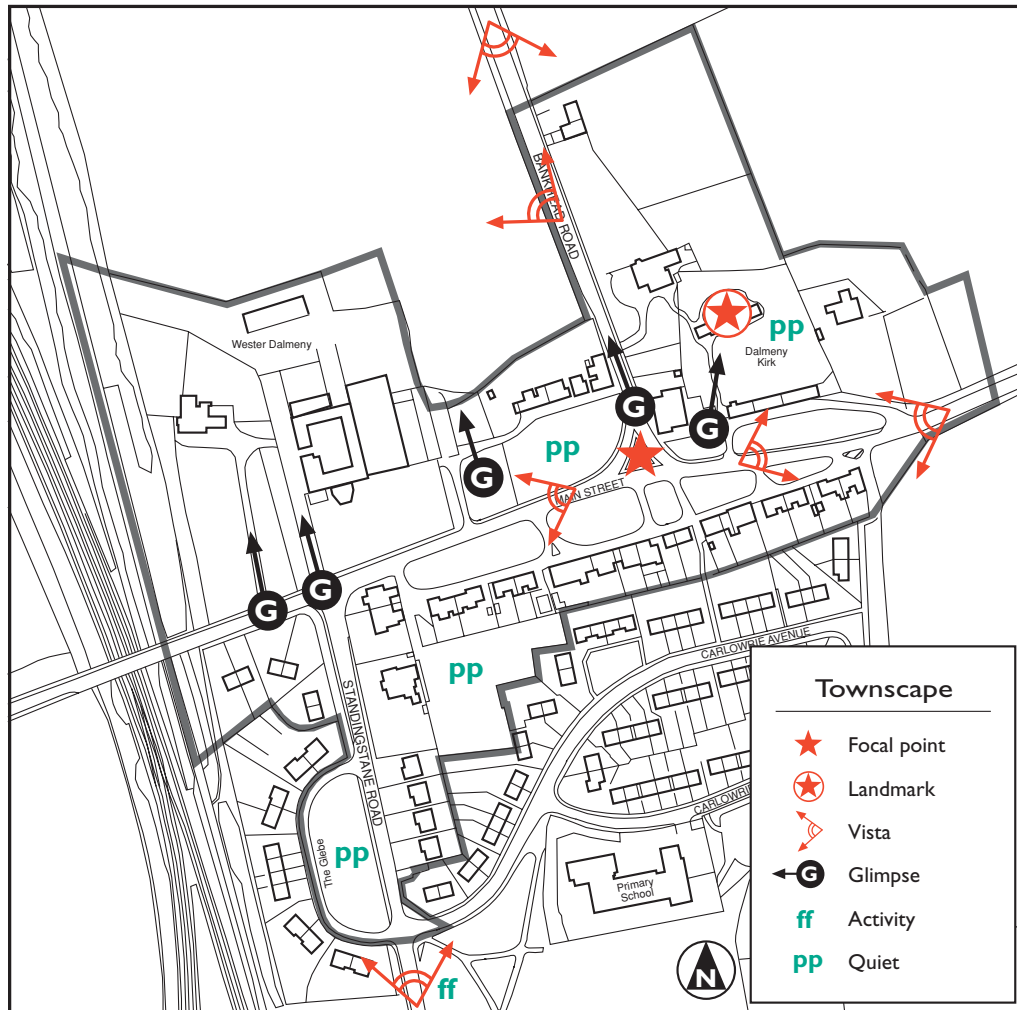
The east / west approaches turn into Main Street and all roads meet at a small central triangular green with the village war memorial at the centre. The space is marked off with a chain and small posts, which subtly defines the space, the treatment gives a sense of calm to those it commemorates. Sited at the main village junction the memorial is actually designed in the style of a mercat cross, and so is a focus of attention with added significance right at the centre of the larger Village Green.



War memorial.

Main Street and the village core has a formalised planned appearance with its linear spatial structure bound mainly by terraced single storey cottages (see the spatial structure diagram). It is noticeable that most of the original village institutions are located mainly on the north side of the street. These include the church, standing on the highest point in the village, and as the barely discernible ridge descends to the west, the first village school, the main Wester Dalmeny farm buildings and then the farmhouse itself. There are also two small groups of cottages on this side.

Townscape Diagram.



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The south side is by contrast almost exclusively cottages, with the exception of the Post Office and also a more recent shop set back behind the line of cottages. They are terminated at each end by matching semi detached cottages with roof gables projecting to the front with smaller ones to the pitched roofs on the gable ends. There is only one two storey house around the green and this is located in front of the church. It stands next to two cottages with unusually wide frontages, this may be to maintain the building line to the front and screen the cemetery to the rear, but also evokes a sense of enclosure. The tower of the church, built in 1937, with its still pristine ashlar stonework, its slightly sloping or battered walls, buttress and arrow slot windows at first gives an appearance of defiance, but the matching proportions of its main windows and door relate it carefully to those of the church, which with its human scale, intricate detail and weathered stonework present a more welcoming appearance. From the church another grouping of the manse, the Village Hall, Gospatric House and Cottage on the northern slopes of the ridge becomes apparent. These detached buildings are more substantial, well spaced and have their individual and landscaped settings, which together and separately are important to retain as they in turn form very important elements in the setting of this historic church.

Whilst the cottages give a uniform appearance echoing the estate origins there are subtle variations in plan form and in the stone construction.

The considerable space of the Village Green is an important element in the character of the conservation area. It is an unusually large space that has distinctly informal boundary treatments and no structured planting. The Green has a traditional English appearance and it may have emerged from Norman influence. Its size and openness contrasts with the small-scale character of the cottages which surround it, with their detailed gables and fenestration patterns. The Green gives an appearance of being contained by the buildings around it. There is, especially in early summer when new leaves have just come out, “to each end a delightful prospect between mature trees” (p172 *The Buildings of Scotland - Lothian* by C. McWilliam) and to the wooded hills beyond.



House in front of Dalmeny Church.



Village Hall.

The groups of cottages are built in short terraces, this gives the village a permeability, which allows for glimpsed views especially to the north and the surrounding countryside, the Firth of Forth and the Rail Bridge, rising and falling beyond the tree line. These views connect the village with the rural landscape beyond and provide a contrast between its planned appearance and that of its organic setting.

The village is bypassed by the motorway, from which mainly the later development and present school are visible and from which the intrusion of traffic noise is most noticeable. Opposite the Glebe it is proposed to remove from the conservation area a recent redevelopment of four houses whose front boundaries have unfortunately been allowed to come right to the road edge. Brick walls are now enclosing these and some of the trees forming the avenue have been cut down. It is important that the remaining avenue trees are protected.



Terraced Cottages and Village Green.



Access to village from the east.

Essential Character

- *Formalised tree lined approach roads*
- *Preserved 19th Century planned village, largely unaltered by modern intervention.*
- *Linear street pattern and building form.*
- *Informal road design and gravel driveways, emphasising a rural character.*
- *Open and large Village Green, devoid of modern day clutter, giving a generous sense of space and air of calm.*
- *Focal point war memorial designed in the style of a mercat cross, located in the middle of the green at the triangular junction of the village approach roads.*
- *Landmark historic church and setting*
- *Important views to the North through gaps in the terraces to the Forth Railway Bridge, connecting the village with the rural setting and providing a contrast between its planned form and organic setting.*
- *Modern development carefully set to the south so as not to intrude into the character or appearance of the historic core.*
- *Views out to fine mature woods in the surrounding Green Belt.*



View to the north.

ARCHITECTURAL CHARACTER

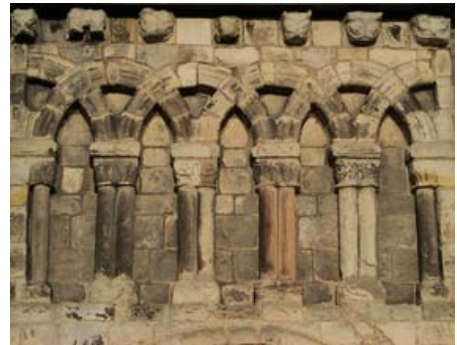
The architectural character of the conservation area centres on the church and terraced cottages overlooking the broad Village Green. The Parish church is the focal point of the village and is one of the best-preserved Norman Parish churches in Scotland.



Dalmeny Kirk.

The national importance of Dalmeny Kirk is reflected by its category A listing. The church dominates the village in terms of its height and architecture. It was built in the early 12th Century and has 17th century additions, with the tower constructed in 1937. The main entrance to the church on the south elevation with its bestiary carvings and Romanesque columns is of particular architectural merit and is widely documented. The churchyard is also listed and contains a variety of graves and monuments with the earliest dating from 1678.

Most of the cottages in the conservation area date from the early to mid 19th Century. The small scale of these properties heightens the visual impact and dominance of the church. All of the buildings in Main Street are constructed from traditional materials of slate and stone, with some constructed of rubble and others of snecked ashlar. There is a uniform use of natural slate as a roof covering, with the exception of one, which may have originally had a pantiled roof. There are also subtle differences in the fenestration of the cottages, with variations in window size and proportion. These inconsistencies in architectural style and building materials are very understated, and help to enhance the rural character of the village.



Detail above main entrance to church.



Wester Dalmeny cottage.

Other listed buildings in the conservation area include a number of the cottages in Main Street, and 1-3 Easter Dalmeny cottages, Gospatric House, 1-6 and 9-15 Main Street, the village Telephone Kiosk, the War memorial, 1-4 Wester Dalmeny Farm Cottages, Wester Dalmeny Farmhouse and Wester Dalmeny Steading, which have been collectively been recognised as a group B listing.

Wester Dalmeny Steading is located at the western limit of the conservation area and dates from the 19th century, it is category C(S) listed. At one time this steading would have been the centre of most activity in the village. It is no longer in agricultural use, but is the subject of a planning application. The steading consists of four segmental arched cartsheds, a courtyard area, a later single storey brick addition and a hexagonal horse mill, which is constructed in random rubble and is a particularly attractive feature.

Wester Dalmeny Farmhouse is located west of the farm steading. It dates from 1830. It is a two storey traditional farmhouse constructed in coursed sandstone ashlar, with coursed rubble stone to the sides and snecked rubble at the rear. The house has 12 pane timber framed sash and case windows and a grey slate roof, it is bounded by rubble boundary walls and a decorative timber gate.

There is only one two-storey house in Main Street itself, it is category B Listed and is the oldest house in the village, dating from 1772. It is located in front of the church and is harled with stone dressings.



Gospatric House.



Wester Dalmeny Steading.



Wester Dalmeny Farmhouse.

The buildings in the conservation area are well preserved and have not been affected by modern alterations and extensions. Any window alterations have been sensitive to the original character of the buildings.

Essential Character

- *The historical and architectural significance of Dalmeny Parish Kirk and churchyard.*
- *Predominant building form of small-scale vernacular terraced cottages.*
- *Rural character manifested in the building form.*
- *Consistency in the use of traditional building materials of stone and slate.*
- *Subtle variations in building detail and fenestration patterns.*



Terraced cottages.

ACTIVITIES AND USES

The conservation area is predominantly residential in character. The cottages in Main Street are occupied by retired estate and farm workers, with some privately rented or owned by people working in Edinburgh and other neighbouring towns. Facilities in the village consist of the local Post office, a small local store, a carpenters workshop and a primary school. The former school building on Main Street was purchased by the church in 1969 and converted into a hall, which serves as a community centre.

Wester Dalmeny Steading, is no longer in agricultural use.

The conservation area has a very tranquil atmosphere, only a distant murmur is heard of the traffic on the A90. The main village activity appears to centre on the primary school to the south of the conservation area. Although no longer wholly active as a farming community the village still retains a strong sense of its rural genesis.

Essential Character

- *Strong sense of agricultural past.*
- *Predominant residential character.*
- *Tranquillity due to the lack of through traffic and pedestrian activity.*



Community Centre.

OPPORTUNITIES FOR ENHANCEMENT

The strengths of Dalmeny Conservation Area lie in the preserved character of the church, the terraced cottages and village green in their original 19th Century form. The traditional rural atmosphere of the area has been retained and is enhanced by the lack of clutter and intrusion of modern development.

The protection and conservation of the Parish church, the churchyard and its immediate setting is of vital importance to the conservation area.

The improvement of Wester Dalmeny Steading has considerable potential to add to the character of the conservation area.

There are growing concerns about the erosion and deterioration of the public village green. The cottages lining the Green are accessed by gravel driveways, however, there is no formal boundary treatment to differentiate between the two spaces. Car movement on the driveways is eroding the Village Green. It is recognised that the informal gravel driveways are characteristic of the rural integrity of the conservation area. Some form of informal boundary treatment that retains the permeability and informal character of the area may be required. The possibility of further tree planting should also be pursued.

The possible use of the vacant land to the west and behind the cottages on the Main Street for community benefit should be explored.

The northern approach road to the conservation area is identified as being particularly sensitive. This is an important approach to the conservation area, which must remain well defined and there may be opportunities for enhancement through further tree planting.

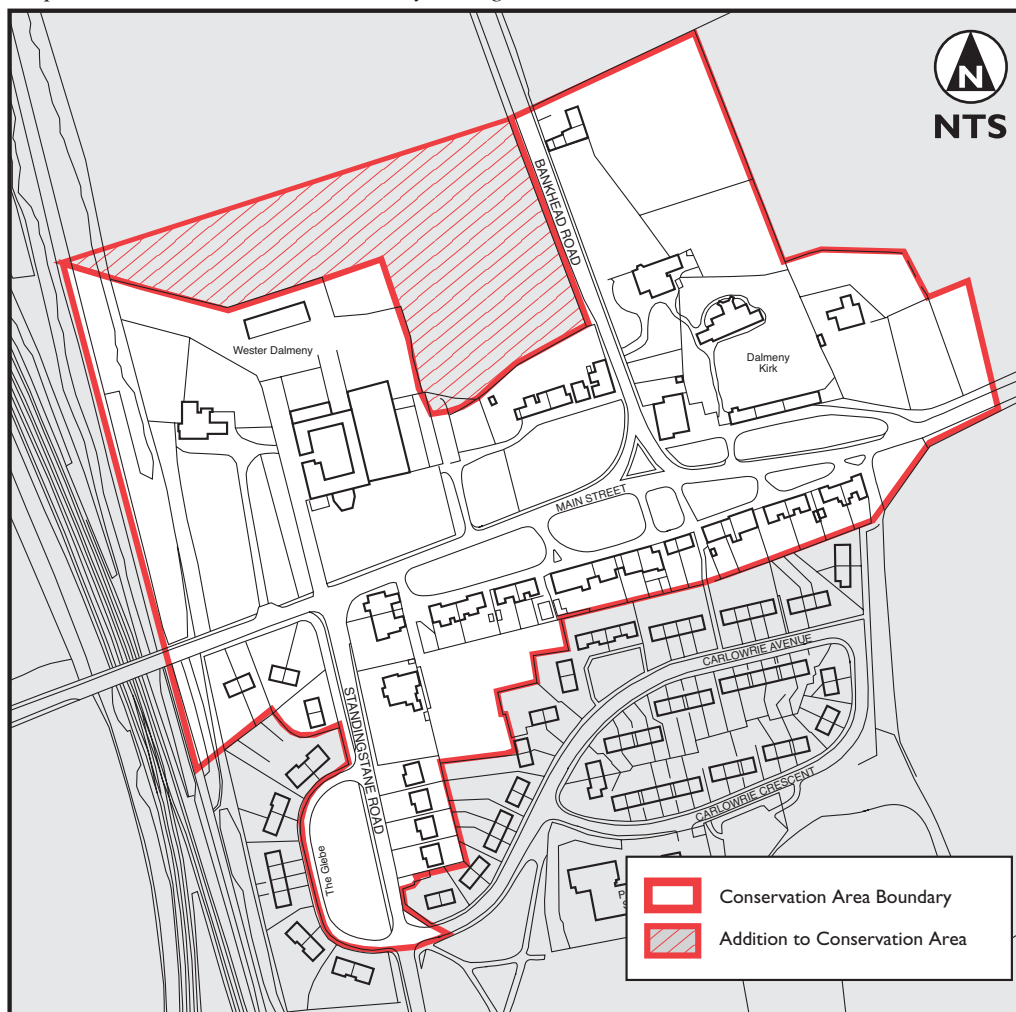
The issues concerning the roads in the village and through traffic should be further discussed and the possibility of remedial works being carried out explored. It is fundamental that any suggested treatment in this regard respects the traditional informal layout of this important historic settlement.

Boundary Changes

Alterations to the Dalmeny Conservation Area boundary are proposed in the Finalised Rural West Edinburgh Local Plan. An extension to the boundary is proposed to the north, on a line opposite Gospatric Cottage, in order to protect the setting of the village and the long vista up to it. It is also proposed that the boundary line in the vicinity of Standingstone Road be pulled back to Verdun Villa to exclude 11 to 15 Standingstone Road and that the disused railway line at the west of the village be excluded.

The deletion of the land to the rear of 12-15 Main Street proposed in the Finalised Rural West Edinburgh Local Plan is not supported. This land assists in protecting the setting of the conservation area.

Proposed Conservation Area Boundary Changes.



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However, it is proposed to retain the open space at the Glebe within the conservation area. Although the space is associated with the inter-war housing fronting it, which is not contained within the conservation area, it is still considered that the Glebe is a valuable formalised open space worthy of retention and protection from development. The avenue of trees leading to Wester Dalmeny Steading significantly enhances the south to north approach to the Main Street. The space echoes the Village Green and provides an important connection between the old and new areas of the conservation area.

There are six inter-war houses at the west side of the conservation area, opposite Wester Dalmeny Steading. These properties are not so much recognised for their architectural integrity as their critical location on Main Street. These houses should remain in the conservation area to protect the setting of the historic core of the village.

New Development

It is recognised that there may be the opportunity for development at the site of Wester Dalmeny Steading. Any development should focus on preserving and regenerating the steading building itself but should also seek to enhance the overall



site, as its current state of decay causes severe detriment to the west edge of the conservation area and the view from the southern approach road, which terminates upon the farm site. There is potential to regenerate the steading building through conversion. Any conversion or new development at this site would have to be carefully controlled and particularly sensitive in building form, scale and architectural style. The simple rural character of the road surfaces around the farm should be maintained in any redevelopment proposals.



Dalmeny Conservation Area has a very coherent and unified character. The overall small-scale rural character in its layout and building form must be respected. Where new development is considered acceptable, it is essential that the established character of the conservation area is respected and is complimentary to this. The use of traditional materials and the continuation of traditional rural built form are considered essential.

Wester Dalmeny Steading

GENERAL INFORMATION

Role of the public

Property owners must accept their maintenance responsibilities. The emphasis should be on the repair rather than the replacement of original features. Alterations and additions should be sympathetic to the original style and of an appropriate scale.

Statutory Policies relating to Dalmeny

The approved Rural West Edinburgh Local Plan replaces the Queensferry Local Plan and contains policies pertaining to Dalmeny.

Dalmeny is bounded by designated Green Belt and most of the land within the conservation area itself is identified for “Housing and Compatible Uses”.

The Local Plan contains policy advice on:

- *The classes of permitted development within the conservation area.*
- *The preservation or enhancement of a conservation area where development is proposed.*
- *The protection of listed buildings*
- *The protection of open space*
- *Development within Edinburgh’s Green Belt*
- *Design and amenity criteria for development within Edinburgh’s Green Belt.*

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 THE 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 that may be erected without consent is also restricted to 16m² and there are additional controls over satellite dishes.
- Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the planning authority can seek approval of the Scottish Executive for Directions that restrict permitted development rights. The directions effectively control the proliferation of relatively minor alterations to buildings in conservation areas that can cumulatively lead to erosion of character and appearance. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals. The Dalmeny Conservation Area is currently covered by the following Article 4 Directions.

- | | |
|----------------|--|
| Class 1 | Enlargement, improvement or other alteration to a dwelling house; |
| Class 3 | Development within the curtilage of a dwelling house; |
| Class 6 | Erection of a satellite dish; |
| Class 7 | Means of enclosure. |

The Planning Committee has approved the recommendation to add restriction of the classes of permitted development through the following further Article 4 Direction Orders:

- | | |
|--------------------------|--|
| Class 18 | Agricultural buildings and operations; |
| Class 30 & 33 | Development by local authority; |
| Class 38 | Water undertakings; |
| Class 39 | Development by electricity undertakers; |

The introduction of further Article 4 Directions and the associated additional control would help to prevent inappropriate public and private development and enhance the character of the conservation area.

- 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 that are not statutorily listed can normally be demolished without approval under the Planning Regulations. Within conservation areas the demolition of unlisted buildings requires Conservation Area Consent.
- Alterations to windows are controlled in terms of the Council's policy.
- Grants may be available towards the repair or restoration of historic 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 buildings.
- Trees within Conservation areas are covered by the Town and Country (Scotland) Act 1972, as amended by the Town and Country Planning (Scotland) Act 1997. The Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 75mm at a point 1.5m above ground level, and concerns the lopping of trees as much as removal. The planning authority must be given six weeks notice of the intention to uproot, fell or top trees. Failure to give notice renders the person liable to the same penalties as for contravention of a Tree Preservation Order (TPO).

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TAN 1 Preparation and Use of Lime Mortars (1994).

TAN 2 The Conservation of Plasterwork (1994).

TAN 3 Performance Standards for Timber Sash and Case Windows (1994).

Stonecleaning: A Guide for Practitioners. Historic Scotland 1994.

Development Quality Handbook. City of Edinburgh Council (2000).
Comprehensive guide to Planning Charters and Guidelines.

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. 02246/1. For additional English copies please phone City Development Enquiries on 0131 529 3900.

這份文件包含了 Dalmeny 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：02246/6。

هذه الوثيقة تتضمن تقييماً لمنطقة Dalmeny المحمية، وهي تعرف العناصر الرئيسية التي تساهم في الطابع التاريخي والعمراي الخاص بالمنطقة المحمية. للحصول على معلومات حول ترجمة هذه الوثيقة الرجاء الإتصال بخدمة الترجمة ITS هاتف: 0131-242 8181 وذكر الإشارة 02246/6

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