

Merchiston 及 Greenhill 保護區性質評估

Greenhill 及 Merchiston E.A.S.A.C 的歷史地圖

Merchiston and Greenhill - an Historic Area (HMA) and Conservation Area

تقييم المحافظة على مناطق منطقة (ميرتشستون و غرينهيل)
Merchiston and Greenhill

MERCHISTON & GREENHILL CONSERVATION AREA CHARACTER APPRAISAL

*THE MERCHISTON AND GREENHILL CONSERVATION AREA
CHARACTER APPRAISAL WAS APPROVED BY THE
PLANNING COMMITTEE
3 APRIL 2003*

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

A Character Appraisal is seen as the best method of defining the key elements that contribute to the special historic and architectural character of an area.

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

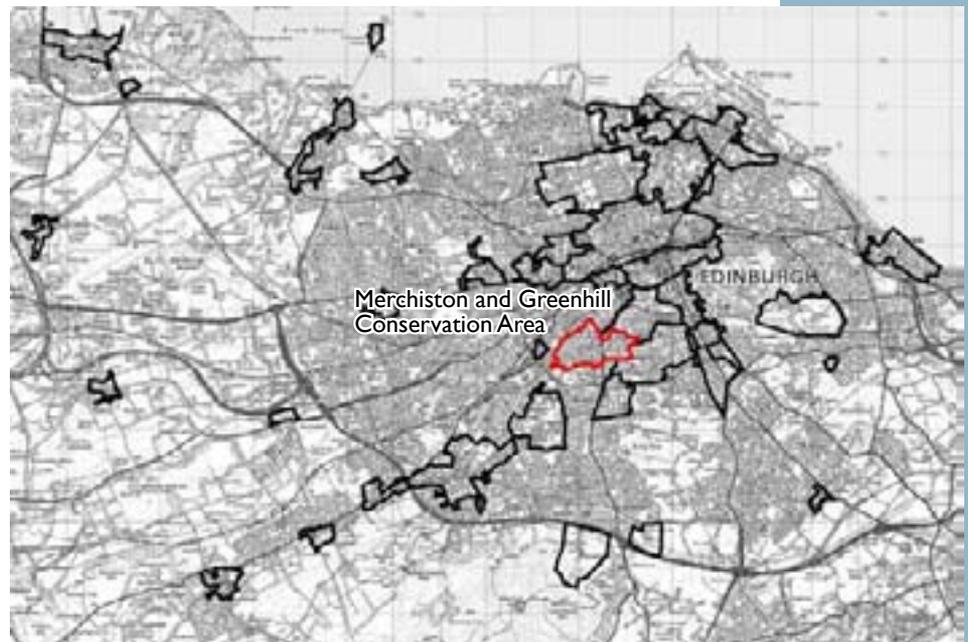
NPPG 18: Planning and the Historic Environment states that Conservation Area Character Appraisals should be prepared when reconsidering existing conservation area designations, promoting further designations or formulating enhancement schemes. The NPPG also specifies that Article 4 Direction Orders will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

Designation

The Merchiston and Greenhill Conservation Area was originally designated on 25 May 1986. The boundary was amended on the 29 March 1996 to include the late classical villa properties in Merchiston Park and to exclude the Astley Ainslie Hospital which was included in the Grange Conservation Area. Article 4 Directions were approved in 1996. The conservation area is classified by Scottish Ministers as 'outstanding' for grant purposes.

Location

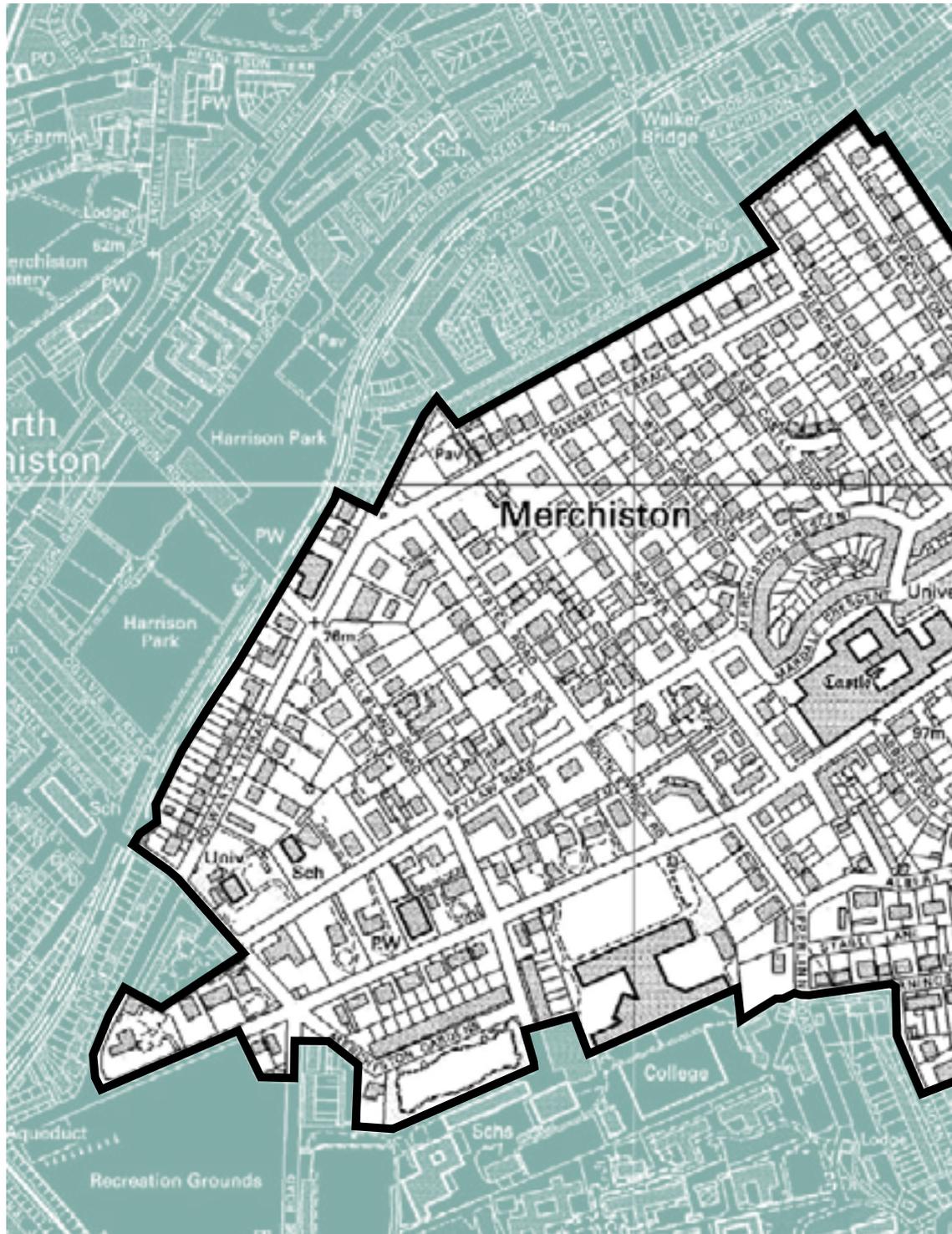
The Merchiston and Greenhill Conservation Area is situated some 2.5 kms to the south west of the City centre.

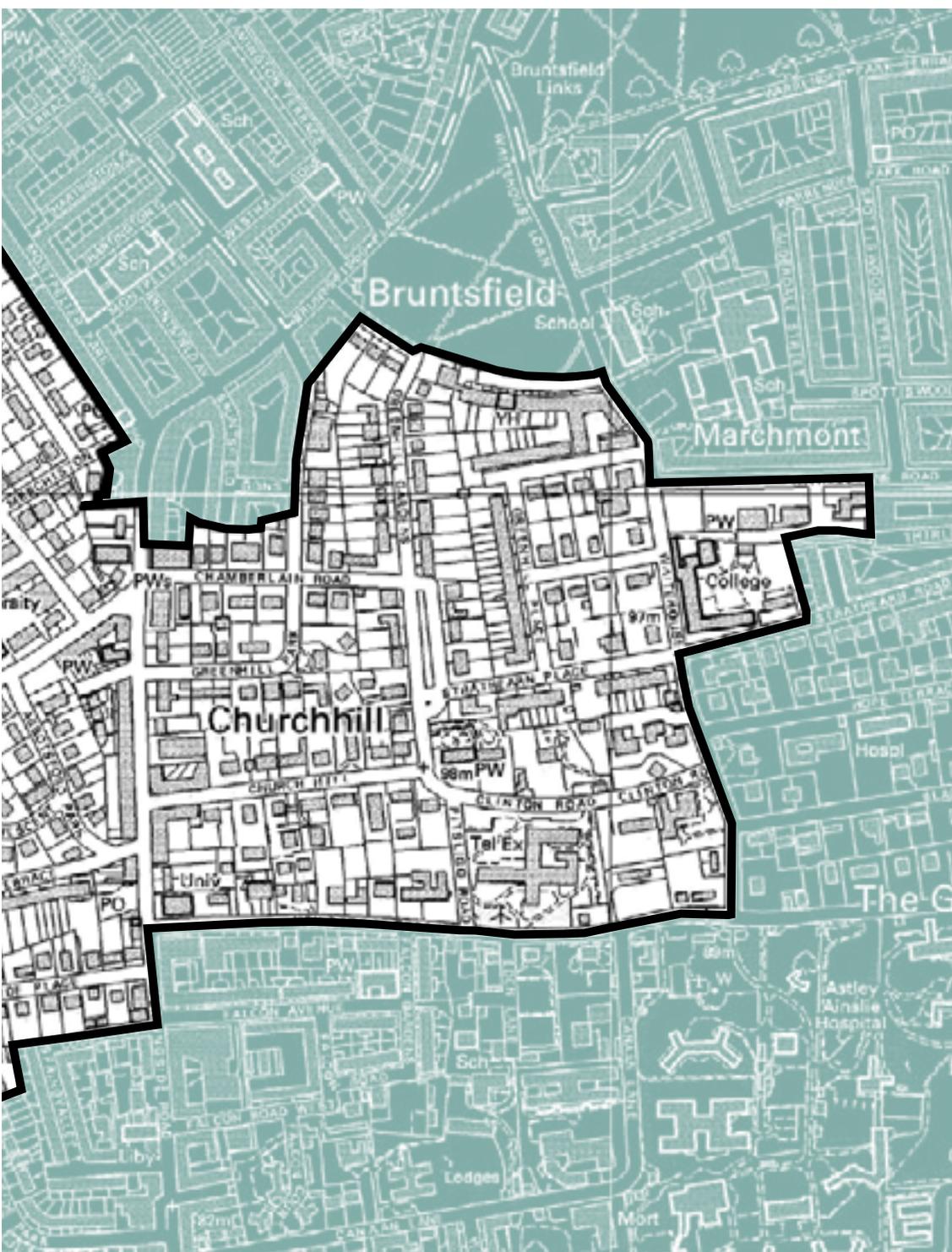


Boundaries

The boundary of the Conservation Area follows the line of Newbattle Terrace westwards to Morningside Road, runs south of Morningside Place and George Watson's to Colinton Road. It then turns northwards onto Polwarth Terrace, running to the rear of properties on Colinton Road, turning northwards again on Gray's Loan, then runs to the rear of properties on the west of Polwarth Terrace, turning north on Merchiston Avenue, east along Granville Terrace and south to the rear of properties on Merchiston Park. It then turns east to the rear of properties on Chamberlain Road, northwards on Forbes Road, eastwards on Bruntsfield Crescent and southwards on Whitehouse Loan, to the starting point on Newbattle Terrace.

MERCHISTON & GREENHILL CONSERVATION AREA BOUNDARY





MERCHISTON & GREENHILL CONSERVATION AREA
AERIAL VIEW





HISTORICAL ORIGINS AND DEVELOPMENT

The Conservation Area consists of the former estates of Greenhill, East Morningside and Merchiston which were located on the historic Burgh Muir, an area of woods and marshland to the south of Edinburgh.

In 1586, the western Burgh Muir was feued and the Greenhill Estate was established. The Estate was in the ownership of the Livingstone family during the 17th century, and the name was possibly coined by John Livingstone, who acquired the Estate in 1636. The name may be descriptive of the cultivated land contrasting with the adjoining heathland of Bruntsfield Links, and the -hill would have been the slight eminence (between Bruntsfield Gardens and Forbes Road) which became the site of the Livingstone's Greenhill House in the latter part of the 17th century. The house is depicted as three

storeys and attic in traditional style on a stone plaque at the corner of Bruntsfield Gardens and Bruntsfield Place, and is described as a 'gable ended and gabled manor house' It was located in extensive grounds at the end of the present day Forbes Road. The house was demolished in 1884. The mausoleum, reputedly that of John Livingstone, the original owner of the Estate stands within a garden in Chamberlain Road.



Adair's map 1735

Churchhill was established after Dr Thomas Chalmers built a house known as Kirkhill (now 1 Church Hill) in 1842. By 1849 a new road, formed by Bruntsfield Terrace and Greenhill Gardens, connected Bruntsfield Place with the east end of Church Hill. The east end of Chamberlain Road was formed by 1852 and Greenhill Park was developing by 1859. Forbes Road was opened through the policies



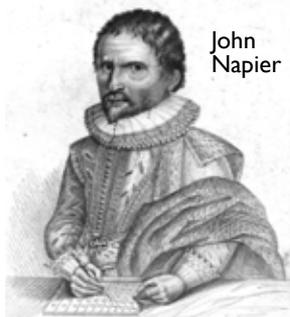
circa 1850

of Greenhill House in 1864, and the House itself was pulled down in the course of forming Bruntsfield Gardens in 1884. The development of the eastern part of Greenhill began in 1871 with Bruntsfield Crescent and Greenhill Terrace, followed by Strathearn Place and, by 1875, Greenhill Place and St Margaret's Road.

References to Merchiston first appear in the mid-13th century. Alexander Napier, a successful merchant and provost of Edinburgh, acquired Merchiston in 1438, and the Napier family were responsible for the construction of Merchiston Tower in the 15th century. John Napier, the inventor of logarithms which made a major contribution to the advancement of science, was born at Merchiston in 1550. The Tower was



Merchiston Castle 1864



John Napier

used as the base for Merchiston Castle School for around 100 years from the 1830s. Following the Schools move to new premises at Colinton, the Tower was left unoccupied for most of the period up to its amalgamation into the then Napier College's new



Construction of Napier Technical College 1964

building in 1964. From the 1850s, the Merchant Company sold feus in the land of Merchiston Castle. The development was supervised by David Rhind until 1864, when he was replaced by David MacGibbon. Merchiston Place was begun by 1861, and Merchiston Avenue (1867) replaced an early loan connecting the Burghmuirhead with Fountainbridge. Burghmuirhead was the name applied to the triangle of ground between Colinton Road, Abbotsford Park and Morningside Road. It was feued from the Burgh Muir in 1586 and the name derived from its position at the summit of the Muir.

The Greenhill Estate was feued for building in 1840 and substantial villas were constructed in Greenhill Gardens (1852) and Abbotsford Park (1858). Following the demolition of Greenhill House in 1884, a number of quarries were opened within its grounds, the stone from which was used to construct many of the local tenements.



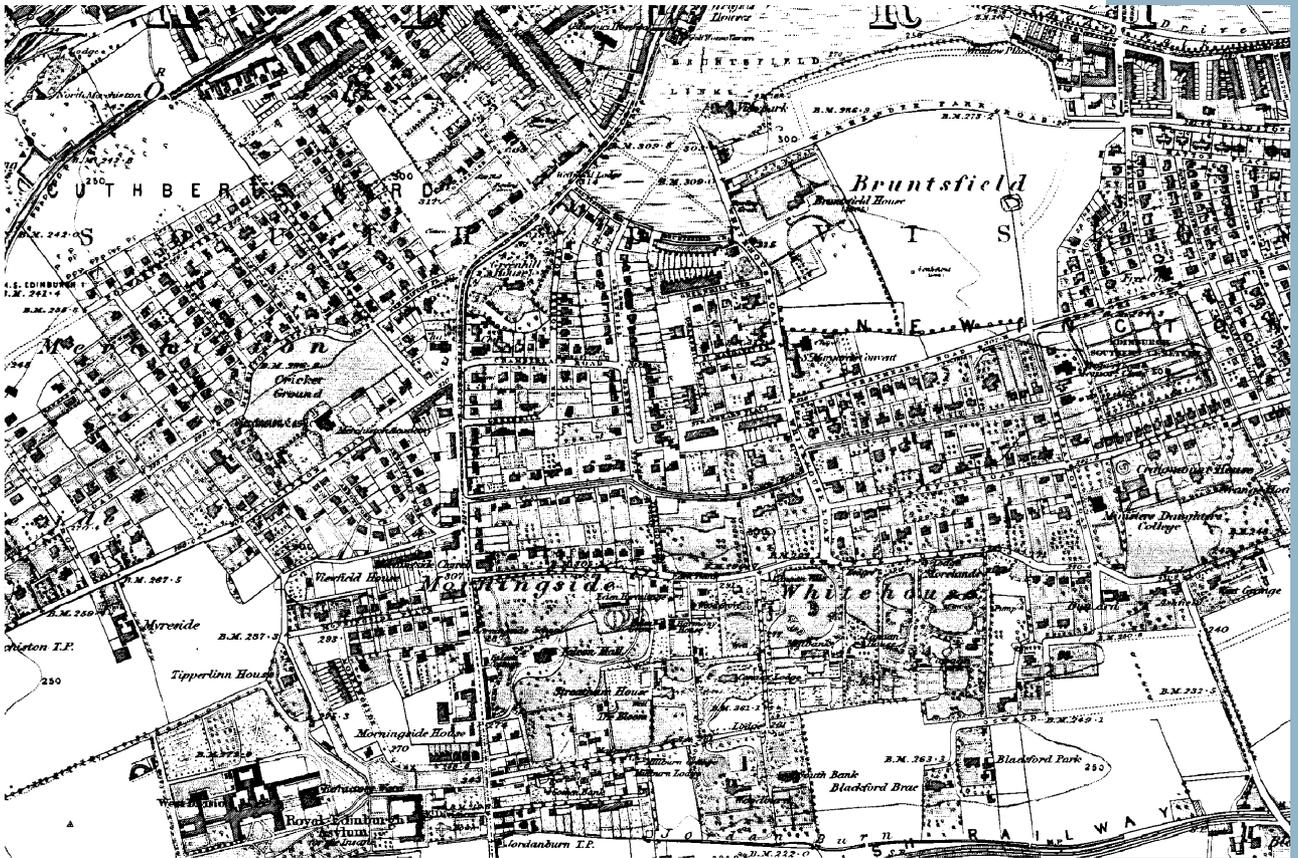
Former tramline attendant's booth

Whitehouse Loan and Terrace take their names from the ancient Whitehouse estate. The earliest mansion-house was built on the estate in the early 16th century, and in the 1830s the house, then dating from 1670, was rebuilt and extended to form St Margaret's Convent. The complex of buildings is now the Gillis College. Strathearn Place was originally closed off at its west end by a villa. This was demolished in 1900 when the horse-drawn tramline between Churchill and Marchmont was replaced by a cable car. The sharp corner at Strathearn Place and Greenhill Gardens required a manned set of points, and the small stone building in the garden of 17 Strathearn Place is the attendant's booth. Greenhill Cottage which was located at the east end of Bruntsfield Terrace formed the nucleus for the development of Bruntsfield Hospital in the late 19th century, which was converted to flats in 1989.



Bruntsfield Hospital





1870s

The spatial layout of the area was well established by the end of the late 19th Century, affording little opportunity for new development. Change during the 20th century has mainly been associated with the expansion of educational uses, the conversion of villas into flats, and a degree of infill development and development within garden grounds.

ANALYSIS AND ESSENTIAL CHARACTER

Urban Design Analysis

Spatial Structure

diagram key

- | | |
|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|  organic patterns |  main accesses |
|  formal patterns |  Colinton Road |
|  high street |  Morningside Road |
|  Holy Corner |  green settings / edges |
|  Churches | |



The Conservation Area has a prominent location situated on a localised ridgeline between the edge of the city centre and the Braid Burn valley. From the edge of the Old Town, the topography undulates, descending to a low point along the edge of the Meadows. From here the land ascends through Bruntsfield Links to a high point close to Holy Corner in the heart of the Conservation Area, before descending again through Morningside down to the Braid Burn. Blackford Hill and the Craiglockhart Hills rise up to the south in the intervening area creating foreground landscape features against the more distant Braid Hills and Pentland Hills beyond.

View south from Church Hill junction

As a result of this elevated location there are fine views afforded many of the properties and streets in the area, to the Castle, Arthur’s Seat, the Braid Hills, the Pentlands, and as distant as the Moorfoot and Lammermuir Hills. Before the mid 19th century building boom there were magnificent outlooks (still present from some upper floors and key vistas) in all directions from Church Hill; and a dramatic vista remains from the Church Hill junction southwards. The prominence of the ridgeline also reinforces the visibility of landmark buildings within the area. Any new development should consider the effect on views to and from the area.



Morningside Road / Abbotsford Park



Holy Corner

Two major roads define the structure of the core of the conservation area. Morningside Road connects Merchiston with Greenhill while Colinton Road, largely a tree lined avenue, runs between two distinct parts of Merchiston. Both roads provide the major entry points to the conservation area. They meet at Holy Corner forming one of the most striking and well-known townscape features in the city outside of the central area. The corner is part of the ‘high street’ running along Morningside Road extending towards Brunstfield. Here, four impressive churches, together with adjacent houses and tenements, present a cluster of landmarks providing focus, vistas and legibility to considerable parts of the surrounding area.



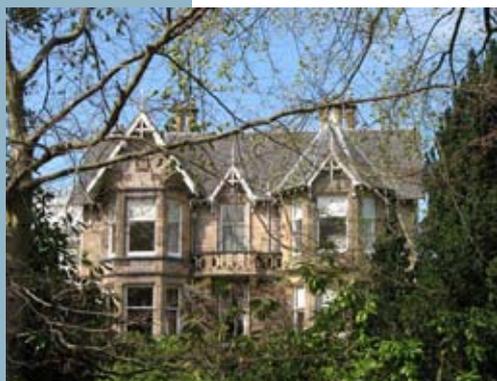
Crossroads at Ettrick and Spylaw Roads



Albert Terrace



Greenhill Place



Clinton Road



Newbattle Terrace

The most regular pattern of development occurs in the predominantly rectangular grid layout on the north side of Colinton Road between Merchiston Park and Gillsland Road. In contrast, that part of Merchiston to the south of Colinton Road, focused around Albert Terrace, is much more organic with flowing curves of roads and building frontages.

There are some small lanes and culs-de-sac within the perimeter blocks which contribute towards a feeling of semi-rural seclusion, intimacy and offer contrast and variety. At the south western end of this section, near George Watson's school, there is a change of layout with substantial villas and semi-detached houses fronting Colinton Road and two terraces at right angles to one another behind.

Churchill has its own varied building types and layout character. Some, such as the terrace in Greenhill Place, are strongly urban while others, as in Pitsligo Road and Clinton Road, are very low density and unmistakably suburban with very large houses in generous landscape settings. A contrasting part with a semi-rural feel occurs to the southeast between the villas of Newbattle Terrace and Whitehouse Loan. It is formed by a combination of cottages, very secluded houses, gatehouses, high stone walls and prevailing dense mature vegetation. This same impression extends along Clinton Road.



Clinton Road



There are very few large public open spaces in the area, although Bruntsfield Crescent has its superb setting facing the Links. Greenhill Gardens contains an important private open space with a strong public dimension. The Union Canal defines the western edge of Merchiston while the private gardens in Merchiston Gardens present a secluded local amenity. The large lawn in front of Watson’s College adds to the imposing presence of the building and helps to separate its institutional function from the residential environment.



Bruntsfield Crescent



Greenhill Gardens

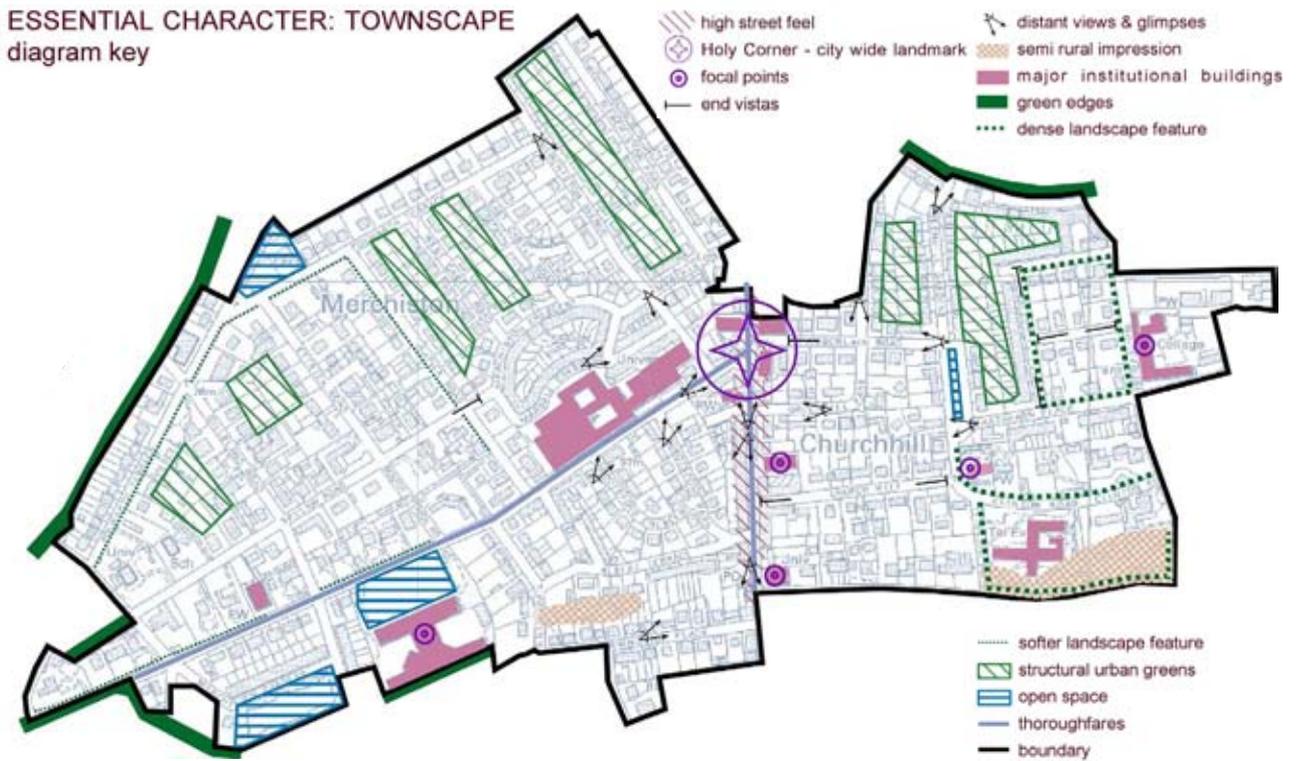


George Watson’s College

The spatial layout was well established by the early years of the 20th Century and there were few opportunities for large-scale new development. There have been a number of major developments of which the university buildings are the most substantial and prominent. Elsewhere the changes have been small scale and incremental, although there are places where the scale of redevelopment has not been in harmony with the surrounding pattern. However, the overall spatial structure of the area has remained substantially unchanged for a significant period of time.

Townscape

ESSENTIAL CHARACTER: TOWNSCAPE
diagram key



Merchiston Crescent



St Margaret's Road

The character of the street layouts is dominated by Victorian villas. In some places these are interspersed with substantial 2, 2.5 and 3 storey terraces of outstanding quality built in fine grey sandstone with pitched slated roofs. Around Merchiston Crescent there are rapid and striking changes of density patterns from villas to terraces to tenements. In the Churchill area there are significant contrasting changes of density and built form. In the villa areas buildings are complemented by a profusion of mature trees, hedges, extensive garden settings, stone boundary walls with gatepiers, metal railings, a variety of gates/fences and spacious roads. The villas incorporate a considerable variety and blend of architectural styles, unified by the use of local building materials. Unity is also emphasized by the placement of these properties within predominantly generous feus which gives the area a generally low density. The stone boundary walls, which typify boundary treatments, contribute to the visual and physical seclusion of the villa development, create shelter, define the street layout, and provide a clear distinction between public and private spaces.



Greenhill Gardens



Spylaw Road

A number of sites have been redeveloped with modern blocks of flats. This is most evident in the area west of Colinton Road, notably in Ettrick Road. In some instances their bulk and siting contrasts sharply with the more domestic, elegant setting and fine grain of houses prevailing in the area. New development which is not in harmony with the prevailing grain of the area results in erosion of the character of the conservation area. The provision of traditional generous separation distances between new mansion blocks of flats and original villas nearby is an important factor in retaining the character and appearance of the area. Large rear gardens are also an important feature of the urban structure.



Ettrick Road



St Teresa Place

Over the years, changes in the way the land and buildings have been used have mainly been the result of conversion of villas and terraced houses into flats. There has also been a limited amount of demolition, infill and backland development in garden grounds. In some cases this has been to the detriment of the green urban structure of the area.



Napier University

The largest modern buildings are Napier University and George Watson's College. The university is a dominating presence placed hard against Colinton Road, while the college is well set back, less assertive and well integrated into its surroundings. Other substantial structures are Gillis College in Whitehouse Loan, the Churchill Theatre, and the Holy Corner churches. The substantial more modern telephone exchange offices in Newbattle Terrace are well set back and partially screened by dense mature vegetation.



Telephone exchange at Newbattle Terrace



Gillis College



Mardale Crescent

Traditional purpose-built flatted development is restricted to a limited number of places, notably Morningside Road and Merchiston Crescent/ Mardale Crescent. The latter group, with its distinct geometrical layout, fine grain, curved facades, and striking grey stonework, presents an imposing tenemental form in the area. These buildings contrast in mass, scale and density with the surrounding predominant villa pattern. However, the contrast is not harsh. Human scale is provided by the clear vertical rhythm expressed in the elevational composition, the picturesque roof profile, widths of bay windows with low sills, continuous individual and shared access doors flanked by a regular pattern of grouped windows and small enclosed front gardens. In the middle of both these crescents semi-detached and terraced villas create a break of scale, and add variation to the grouping. The tenements also offer attractive end vistas to nearby streets providing a clear sense of direction. Their compactness, solidity and durability add to their valuable contribution to the townscape.

Within the predominantly villa areas there are also fine two and three storey Victorian and Edwardian terraces. Some, such as Albert Terrace, are quiet and secluded while others, such as Rochester Terrace and Bruntsfield Crescent are boldly urban. The longest terrace is in Greenhill Place.



Greenhill Place

Its frontage is punctuated by a taller pavilion at its centre and by wider plots at both ends. The terrace is an excellent example of closure of vista to St. Margaret's Road with the entrance to and the highest part of Gillis College containing the vista at the other end. The terrace faces a classic low density and heavily landscaped villa area. Although so different in character they sit in attractive harmony. The integration of the contrasting styles is assisted by high stone walls, the number of mature trees, and green open space which flow around the houses.



Greenhill Place



Merchiston Gardens

The care shown in the design of several other terraces is noteworthy. Merchiston Gardens, for example, shows verticality and subtle variety in height and roof detailing in what seems to be, at first inspection, uniformity. The neighbouring terrace in Gillsland Road also has a pleasant scale, detailing and stepped skyline following the topography.



Morningside Road from Holy Corner to Church Hill

Morningside Road, and its short continuation into Colinton Road, is the only part with a sizeable number of traditional shops, cafes and restaurants. They occupy the ground floor of three and four storey tenements. This is the most vibrant and busy part of the conservation area in close proximity to the university, churches, theatre, cinema and supermarket.

Essential Character: Spatial Structure And Townscape

- *The importance of the topography in accentuating urban form and landmark buildings.*
- *Key views to landscape and townscape features throughout the city.*
- *Solidity, robustness, spaciousness, intimacy and impressive visual variety presented by the formal and informal layout of blocks of villas, terraces, and other groups of buildings.*
- *A dominant traditional layout and mature townscape of remarkably consistent and human scale.*
- *Distinctive integration of townscape and landscape.*
- *Sensitive changes of density and building types, and a consistent domestic grain scale and building mass.*
- *Generous settings which provide effective separation between changes in urban form, land uses and villa pattern are an important townscape element.*
- *Permeability and legibility derived from numerous long and short vistas to open spaces, panoramic views, landmarks and focal points.*
- *The churches at Holy Corner standing as point reference features and visible from many angles and distances.*

Architectural Character



Morningside Road

The architectural character of the area is dominated by Victorian villas interspersed with substantial terraces of outstanding quality. The buildings are complemented by the profusion of mature trees, extensive garden settings, stone boundary walls and spacious roads. The villas are in a considerable variety of architectural styles, unified by the use of local building materials. Architectural unity is also emphasised by the location of properties within predominantly generous feus which gives the area a generally low density. The stone boundary walls, which typify boundary treatments, contribute to the visual and physical seclusion of the villa development, give definition to the street layout and create a clear distinction between public and private spaces.



Church Hill

Tenemental development is restricted to Morningside Road which separates the two main villa areas, and contains the notable grouping of churches at 'Holy Corner', an important part of the area's character. The tenement buildings contrast in mass, density and scale with the main area of villa development. A number of good quality timber shop fronts are included within the tenement group.



Ettrick Road

The fine collection of spacious and stylish, mainly Victorian villas incorporate buildings of distinguished architectural character. The diversity of styles range from restrained classical through the picturesque to the exuberance of Victorian eclecticism. Villa development also afforded the opportunity for architectural enrichment. Finials, trellises, towers, gazebos and campaniles are evident throughout the area and all contribute to the overall character. Despite this variety, a significant degree of unity is achieved by the predominant use of local grey sandstone for buildings and garden walls and natural slates for roofs.

Significant buildings in the area include:

- The succession of elaborate French-style villas by Edward Calvert around Spylaw Road.
- The baronial St Bennet's on Greenhill Gardens with its crowsteps and corner tower which dominates the 'Arcadian formality' of Greenhill Gardens, and is adjoined by the distinctive copper domed Greek-looking archiepiscopal chapel.
- Lammerburn at 10 Napier Road is a two-storey villa designed in 1860 by Sir James Gowans. It is an example of Gowans' eccentric style with a roofscape of strongly projecting bracketed eaves and walls of variegated stonework. Rockville, Gowans' experimental house which stood opposite on Napier Road, was demolished in 1966 and replaced with flatted blocks. Only the boundary walls now survive.
- The original East Morningside House on Clinton Road, home of Susan Ferrier, the Georgian novelist, which is complete with an old stone lectern dovecote.
- The mid 17th century burial enclosure in Chamberlain Road is the only remaining relic of the Greenhill estate.



St Bennet's



Lammerburn



East Morningside House



'John Livingstone's' tomb

- ‘Holy Corner’ is a crossroads, a well-known local landmark and an architectural focal point within the conservation area. The four churches which make up ‘Holy Corner’ are all category ‘B’ Listed Buildings of Special Historical or Architectural Interest:



Morningside United Church

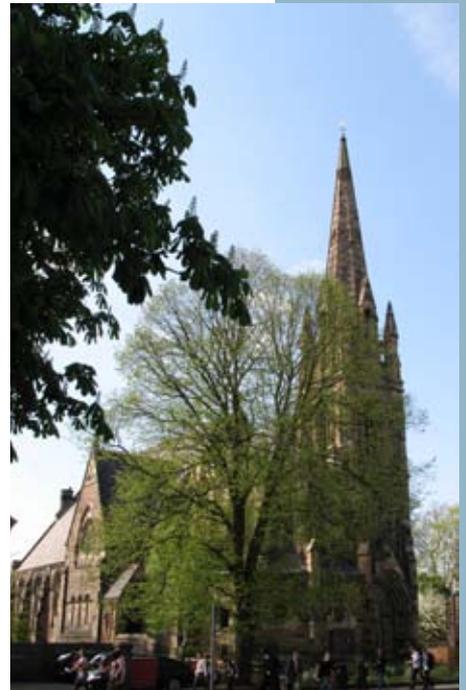
- Morningside United, originally Morningside Congregational Church, on the north corner of Chamberlain Road and Bruntsfield Place. Designed in an Early Christian Revival style in 1927 by James McLachlan, it replaced an earlier church built in 1863. It is a small elaborately composed Art Deco-Romanesque building finished in a pinkish rough stone with a red pantiled roof, a series of arcades along the side of Chamberlain Road, and an attractive small-scale campanile or bell-tower.

- North Morningside Church stands on the corner of south east corner of Chamberlain Road and Morningside Road. It dates from 1879. It is a large Romanesque aisled church with church hall and vestry, orientated to the south with a tower to the north west. It is finished in grey sandstone, squared and snecked rubble with ashlar dressings. It is no longer in ecclesiastical use, having been converted to the Eric Liddell Centre in the early 1990s. It is named for Eric Liddell, the Olympic runner and missionary whose life was featured in the film, ‘Chariots of Fire’. The centre is used for a variety of community care and education projects, and has a bookshop and coffee house. The building retains fine quality stained glass work.



Eric Liddell Centre

- Christ Church dates from 1875 and was designed by Hippolyte Jean Blanc in a cruciform-plan French Gothic style with a tall elegant ashlar spire which dominates the north-west quadrant. It is finished in cream sandstone, and squared and snecked rubble with ashlar dressings. There are low rubble boundary walls, with octagonal ashlar gatepiers and cast-iron railings with fleur-de-lis heads.
- The Baptist Church was designed by MacGibbon & Ross in 1872 for the Free Church and opened in 1894. The church, designed in a Gothic style, has a tall pinnacled south-east steeple. The church hall and offices are to the north west, with modern additions flanking to the south and north. It is finished in cream sandstone, and squared and snecked stugged rubble with ashlar dressings. The low rubble wall to the front has octagonal coped gatepiers. The church was built in the old area of Burghmuirhead within the lands of Greenhill.



Christ Church

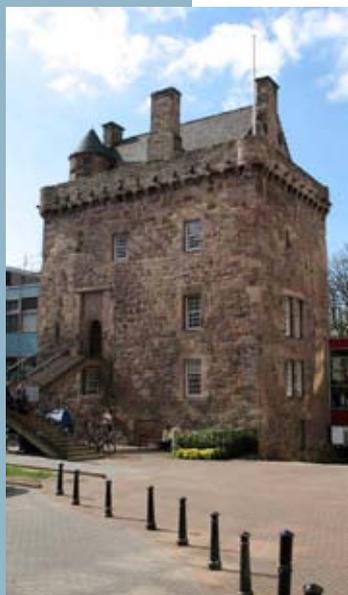


Baptist Church



Morningside Road/
Colinton Road

Other prominent non-ecclesiastical buildings at ‘Holy Corner’ include the curved corner tenement block with a mansard French pavilion roof and ground floor shops on the south west quadrant and the Classical banking house of the Bank of Scotland, designed by Peddie & Kinnear in 1873. Beyond, down Colinton Road and visible above the trees, is the modern seven-storey block of Napier University.



Merchiston Castle

Significant public buildings include:

- Napier College which dates from 1962 and is designed around Merchiston Castle, a 15th century L-plan tower house which is a Scheduled Ancient Monument. The eastern block is seven storeys of brickwork with other elevations in quartz-faced slabs.
- George Watson’s College on the south side of Colinton Road.
- The Church Hill Theatre was originally built as the Morningside Free Church and dates from 1892. It has a substantial rectangular-plan in a Renaissance style finished in red ashlar sandstone, and was converted for use as a theatre in 1962-5.
- The category ‘A’ listed Gillis College complex of buildings on Whitehouse Loan including the neo-Norman chapel and the pink and cream sandstone rubble main Convent buildings with their high coped boundary walls and distinctive ashlar gatepiers with ball finials to Whitehouse Loan.



Bank at Holy Corner



Church Hill Theatre



Memorial at
George Watson’s



Gillis College



Former Warrender Church

- The red sandstone former Warrender Church on Whitehouse Loan which was converted to residential use in the 1980s.
- The telephone exchange building on the north-east quadrant of the junction of Pitsligo Road and Newbattle Terrace, which occupies the grounds of the now demolished Woodcroft House.

Colinton Road continues with a mix of architectural styles including Napier House which is a rare example in Scotland of the American-influenced mansion flats, designed in the mid 1930s by the Arts & Crafts architect John Jerdan. It is a five-storey block of horizontally-proportioned flats in yellow harling with strong red brick string courses, plinth and parapet. Typical 1930's details include the horizontally proportioned modern styling and windows.



Telephone exchange at Newbattle Terrace



Napier House

*Essential Character:
Architectural Character*

- *The architectural significance of individually designed villas and substantial terraces in the area.*
- *The variety of architectural styles that contribute to the overall character.*
- *High quality stone built architecture of restricted height, generous scale and fine proportions enclosed by stone boundary walls and hedges which define the visual and physical seclusion of the villas.*
- *The significant degree of uniformity resulting from the predominant use of traditional building materials: of local sandstone for buildings and boundary walls and Scots slate for roofs.*



Greenhill Terrace



Blantyre / Rochester Terrace



Ettrick Road

Activities And Uses

The area is principally residential with a range of shops and other commercial activities occupying ground floor units on Morningside Road. A limited number of villas are used for non-residential uses such as schools and offices. The area also contains a theatre and three major educational institutions at Napier University, Gillis College and George Watson's College. Morningside Road and Colinton Road act as through routes to the south and west.

The general atmosphere of most of the area is of high amenity and serenity. However, this is in contrast to the main through routes which are characteristically places of activity in terms of social and commercial activities, and traffic movement.

Essential Character: Activities & Uses

- *The predominance of residential uses within the area.*
- *The proximity to the Morningside neighbourhood shopping centre.*
- *The contrast between activity on the through routes and general tranquillity in the main villa areas.*
- *The concentration of educational establishments in the area.*



Napier University sites



Church Hill Place



Morningside Road from Holy Corner

Natural Heritage

There are few public open spaces within the Conservation Area. Those that exist are formal in nature, bowling greens, gardens etc. Open spaces, although not public, are provided by the extensive private spaces created by the back gardens and grounds associated with the terraced gardens and villas in the area. The character of the Conservation Area is influenced by this spatial arrangement. Where development has been added to the original layout of an area, such as Napier University, the open space has been lost. Examples of open spaces which are important to the character of the conservation area include:



Thirlestane Road/Whitehouse Loan



Greenhill Gardens



Polwarth Terrace

- The ground on the corner of Thirlestane Road and Whitehouse Loan which is bounded by the original high stone boundary wall that formed the boundary to the Gillis College.
- The private garden grounds.
- The central green space on Greenhill Gardens.
- The bowling green/ tennis courts at the corner of Polwarth Terrace, which form an important green space on the approach to the town centre. It is also on the edge of the conservation area and forms an important node/confluence in the surrounding townscape.
- The private gardens on Merchiston Gardens, forming the setting to the surrounding terrace and George Watson's Upper primary School.

Public open spaces influence the boundaries to the conservation area, Brunstfield Links to the north and the Union Canal to the west. These spaces are important to the overall setting of the conservation area. The scale of these open spaces and the diverse landscape structure are important for biodiversity within the urban area.

The area benefits from the early tree planting most of which is now mature. The development of the area in the 1800s included the introduction of trees and woodland as part of the landscaped grounds and setting for individual properties and their approaches. Significant tree specimens are apparent along Strathearn Place, Clinton Road and Napier Road. These were once tree lined avenues or boundaries to estates in the area that were incorporated into development plots at a later stage. Since then the tree cover in the area has been developed substantially within individual plots and gardens giving an extensive landscape framework to the built development.

Many of the original tree specimens would have been native trees such as Beech and Oaks, which provide scale and stature to match the built forms. Since then the trees introduced have been more exotic and include such as cedars, particularly the deodars, strawberry tree, Eucryphia and redwood.



Bruntsfield Crescent



Clinton Road



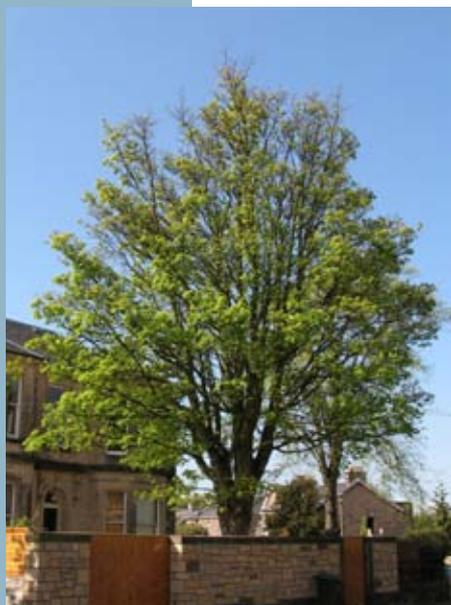
Spylaw Road



Newbattle Terrace

Within the majority of the conservation area the scale of the plots has allowed trees to become features of both the rear and front gardens. Most streets give the impression of being tree lined although there are no actual street trees, apart from in areas of open space. The trees help to integrate the built development throughout the area.

Where there are more extensive plots the tree cover has developed more as tree groups or woodland, creating impressive settings to the properties on the site. Woodland and tree groups have a greater role in screening and providing an appropriate scale and structure to the built development associated with it.



14 Merchiston Crescent

Four Tree Preservation Orders (TPOs) have been applied in the Conservation Area. These provide further protection to trees on specific sites subject to development pressure and were made in the 1970s.

- Area TPO 14 Merchiston Crescent
- Individual TPO Napier Road (The Limes)
- Group TPO 9 Merchiston Park
- Woodland TPO Cranley School (Spylaw Road and Colinton Road)



Napier Road (The Limes)

Individual trees within gardens play a significant role in creating the character of the conservation area. Particular attention should be given to existing trees when considering changes to any development layout in the area. Opportunities for introducing further trees and replacing trees that are lost to age should be considered throughout the area. The long term management of trees in these situations is of paramount importance.



St Margaret's Road

The degree to which hedgerows, shrubs and trees form part of the individual plot boundaries varies throughout the area. Where tenemental or terraced properties exist the boundaries are low with few hedges allowing views into front gardens. Villas around St Margaret's Road in Greenhill and to a certain degree Napier Road in Merchiston also have low walls, but these are supplemented and softened with hedges and boundary shrubs and trees that have a suburban feel. These boundaries are punctuated with gateways and drives, so that as a pedestrian the scale is intimate with views through to the dwellings.



Napier Road

In some areas the boundary walls are higher and are not interspersed with green. The trees and large shrubs provide the structure behind the walls, and views to houses are less frequent and glimpsed.



Albert Terrace



Clinton Road



The Union Canal forms the western boundary of the Conservation Area. The entire canal is protected through the Local Plan as an Urban Wildlife Site. The canal is also identified as an area of enhancement for its amenity and recreational value.

Bruntsfield Links forms part of the northern boundary of the Conservation Area. The Links have been protected in the local plan as an Open Space of outstanding landscape quality, high amenity value and townscape significance.



Essential Character: Natural Heritage

- *Few public open spaces. Those that exist are formal in nature.*
- *Private open space as the setting to buildings and as rear garden areas is essential in maintaining the character of the area.*
- *Tree and woodland cover that creates setting for built development is within private gardens. Important to retain and consider a programme for replacing trees.*
- *Importance of private open space in providing a green network and biodiversity within the area.*
- *Differences in boundary treatments to properties. The more open scale created where hedgerows/ shrubs and trees are integrated along the boundary.*
- *Importance of natural heritage features forming the boundary to the Conservation Area, the Union Canal and Bruntsfield Links.*

Opportunities For Enhancement

The scale, design and materials of new developments should reinforce and protect those features that give Merchiston and Greenhill its special character. Any development should take into consideration the spatial pattern, scale, proportions and design of traditional properties.

Any development, either within or outside the conservation area, should be restricted in height and scale in order to protect the key views of the conservation area. New development should protect the setting of individual buildings and the historic environment as a whole. Additional planting with trees of an appropriate species and scale would reinforce the tree cover and benefit the overall character of the conservation area.

Traditional materials should be used in repair and new build. Modern substitutes generally fail to respect the character of the area. The stone boundary walls and railings are a key feature within the conservation area, and they should be repaired and reinstated where appropriate. Original architectural features should be preserved wherever possible.



Greenhill Terrace

The effect of through traffic and parking on residential streets is a significant issue for local residents and the quality of the historic environment.

There may be continuing pressures to develop or redevelop sites for housing at greater heights and density than those prevailing. One of the principal purposes of this appraisal is to promote the submission of proposals for new development which would harmonise sensitively with the key elements forming the established character of the conservation area, and actively to discourage those which would not.

Boundary Changes

The Merchiston and Greenhill Conservation Area was originally designated on 25 May 1986, and amended in March 1996. No amendments to the current boundary are proposed.

Role Of The Public

It is essential that property owners accept their maintenance responsibilities. The emphasis should be on the repair rather than replacement of original features, as these contribute to the conservation area's character as a whole. Alterations or additions should be sympathetic to the original style and of an appropriate scale.



GENERAL INFORMATION

Statutory Policies

The Central Edinburgh Local Plan (1997) includes the Merchiston and Greenhill areas of the city within a broad 'Housing and Compatible Uses' policy allocation, in which the primary concern of the Plan is to safeguard existing residential character and amenities. Consequently, effect on residential amenity will be the determining consideration for all development proposals, including changes of use.

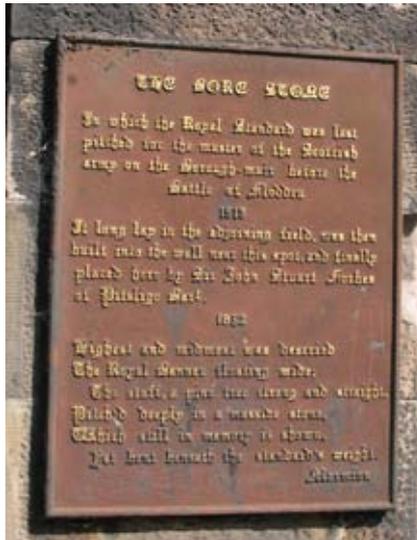
The Local Plan contains relevant policy advice on a range of matters. In relation to proposals within the conservation area, for example, development will only be allowed where all features that contribute to the special character and appearance of the area are retained. Development proposals in the conservation area are required to take into account the area's special interest and how its character and appearance may be preserved or enhanced.

There are a significant number of listed buildings within the Merchiston Greenhill Conservation Area and the Local Plan includes policies which seek to ensure that proposals affecting listed buildings are considered for their effect on their character, including their setting. An important consideration is that alterations, extensions or changes of use should not diminish the architectural integrity of the building.



Supplementary Guidelines

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



Implications of Conservation Area Status

Designation as a conservation area has the following implications:

- Permitted development rights under the General Development Order are restricted. Planning permission is, therefore, required for stonecleaning, external painting, roof alterations and the formation of hard surfaces. The area of extensions to dwelling houses which may be erected without consent is also restricted to 16m² and there are additional control over satellite dishes.
- Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the planning authority can seek approval of the Scottish Executive for Directions that restrict permitted development rights. The Directions effectively control the proliferation of relatively minor alterations to buildings in conservation areas that can cumulatively lead to erosion of character and appearance. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals. The Merchiston and Greenhill Conservation Area is currently covered by the full range of Article 4 Directions:

Class 1	enlargement, improvement or other alteration to a dwelling house
Class 3	provision or alteration of buildings or enclosures within the curtilage of a dwelling house
Class 6	installation, alteration or replacement of a satellite dish
Class 7	construction or alteration of gates, fences, walls or other means of enclosure
Class 30/33	local authority development
Class 38	water undertakings
Class 39	development by public gas supplier
Class 40	development by electricity statutory undertaker
Class 67	development by telecommunications code system operators

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

References

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J. Gifford, C. McWilliam & D. Walker. Buildings of Scotland: Edinburgh., Penguin, 1984.

