



# The Grange Association

NEWS LETTER

SUMMER 1984

The Grange Association Spring Meeting was held on 5th March, 1984. Two officers from Lothian and Borders Police gave an illustrated talk on crime prevention, and traffic control, in The Grange. Nearly a hundred people attended, and there was a lively discussion on both subjects. Residents may find it helpful to be reminded that the police will provide a free crime prevention survey of any house if they are contacted at South Side Police Station, (667-3361).

The Children's Easter Party, held on 7th April, 1984, was attended by nearly 90 children. They were entertained by "Auntie Rainbow"; and Committee members, who organised games, etc. - thank all who helped, and/or contributed food, to make a most enjoyable afternoon.

On 14th May Mr. Desmond Hodges, Director of Edinburgh New Town Conservation Committee gave a fascinating illustrated talk on "Conservation in Edinburgh". The experience of other parts of the city which Mr. Hodges described suggests that the efforts of groups like The Grange Association are important and worthwhile.

## THE ANNUAL GENERAL MEETING

The A.G.M. will be held on Monday, October 29th, 1984, in Mayfield Church Lower Hall at 7.30 p.m. The Association is always anxious to welcome new members to the Committee; it is hoped that residents will not hesitate to contact present Committee members to volunteer themselves, or to suggest anyone else who might be interested in serving. Nominations, with the names of the proposer and seconder, and signed by the nominee, should be in the hands of the Secretary, Mr. G. Gretton, 52 Grange Loan, by Monday, 22nd October. Meanwhile, the Committee welcomes any news or

views concerning local needs or facilities. The principal members are:-

Chairman: Mrs. A. Miller, 29 Grange Loan. 667 4016  
Vice Chairman: Mr. R. Bartholomew, 1 Lauder Road. 667 3500  
Secretary: Mr. G. Gretton, 52 Grange Loan. 667 1156  
Treasurer/Membership  
Secretary: Mr. R. Cavaghan, 18 Tantallon Place. 667 6085

## CONSERVATION

In the last newsletter, the effect of the designation of The Grange as a conservation area was described. The Committee are now considering the implementation of the further conservation measures recommended in The Grange Report - A Case for Conservation. The Edinburgh District Council, as the planning authority, would be involved. The Committee have also been considering, with the District Council, the possibility of the Council seeking the Secretary of State's approval of a direction which would extend planning controls to some developments which do not presently require planning consent. The proposals are described in more detail in a Conservation Paper which the Committee will be issuing shortly, and on which residents will be invited to write comments.

## PLANNING

Ross's Garage, Causewayside: Consent for a hotel and public house has been refused, after many objections.

### Strathearn Terrace/Hope Terrace and Argyle Church Site:

The developers of the sheltered housing have submitted revised plans in each case. Plans for the latter site were refused as "overdominant"; but, for the former, plans which included slates on the visible roof elevations and a slight reduction in numbers were approved. Nevertheless the developers have appealed to the Secretary of State in both cases, and decisions are awaited. Stop Press: The Strathearn Rd/Hope Terrace appeal has been withdrawn by the developers who say they now intend to build the scheme given planning permission earlier this year.

Craigmount, Dick Place: An appeal has been submitted by Millers, who have permission for 140 sheltered housing units, for permission to substitute concrete tiles for natural slates.

Dunard, 121 Grange Loan: After outline consent was granted last year an application was made recently for a residential development which would divide the house into seven flats and construct 51 flats in the grounds around a central car park. The G.A. objected that there were to be too many flats and suggested positive steps should be taken to preserve the trees. This application has now been recommended for refusal on the grounds of overdevelopment, the layout of the parking and the landscaping proposals.

77 Mansionhouse Road: A further application to simultaneously extend and sub-divide the house to create three flats has been approved.

#### PARKING RESTRICTIONS IN THE GRANGE

After a lengthy campaign by The G.A., a recent meeting of the Highways sub-committee of Lothian Regional Council decided to propose (subject to public consultations) double yellow lines at a number of hazardous junctions in the Grange. There will be a delay of some months before the lines are painted.

Possible further restrictions on parking (to ease congestion) in Grange Road and some streets immediately outside the peripheral controlled zone are under consideration by the Highways Department.

The pedestrian and vehicular traffic on Grange Road apparently does not meet the criteria laid down for the provision of a green-man crossing. We have suggested some restrictions on parking in Grange Road, to improve the sight lines, and the provision of a pedestrian refuge in the centre of the road to increase pedestrian safety.

#### THE WESTERN RELIEF ROAD

The proposed new dual-carriageway, to relieve congestion and inconvenience on the existing approaches to the City from the West, particularly in Corstorphine, will bring fast traffic into Lothian Road opposite the Usher Hall. It is

to be completed by 1990.

Many amenity bodies, including The Grange Association, are concerned that the resulting traffic will cause serious congestion, and create new unforeseen problems of traffic management and parking throughout the City. In The Grange this would add to existing difficulties, and cause loss of amenity to all residents. The new road raises fears that it might be the first step towards driving a motorway right through the City, as has been done elsewhere, with the irreparable loss of our unique civic character and ambience.

For these reasons The Grange Association has pressed for the new road to be refused planning consent, but this has now been granted. We have written to our MP, Mr. Ancram, who is the responsible minister, to ask for a public enquiry, so that the issue may be aired in the context of the good of the whole City. It seems that Parliamentary Commissioners will be appointed to conduct an enquiry into the justification for, and building of the proposed road, and that this will take place in the autumn. The Cockburn Association is opposing the Provisional Order necessary for the construction of the road and The Grange Association is supporting the Cockburn's stance. We propose to continue to urge that priority should be given to the long-awaited City By-pass, to take traffic from the M8 to the A1. When the effect of this were seen, then consideration could be given to the need for a new approach from the West.

Further information from: Lothian Region Highways Dept. 19 Market Street (229 9292); and "Beware", Mrs. Pam Scott, 11 Hailes Street (228 1599) evenings.

#### WANTED (1) MUSICIANS

An orchestra which meets on Monday evenings, during the autumn and winter months, in the German Church, Chalmers Crescent, would welcome additional players, particularly strings and brass; and anyone who would like to play chamber music will find kindred spirits in The Grange. Further information from Mr. Douglas Falconer, 21 Mansionhouse Road, (667 3285).

## TREES IN THE GRANGE CONSERVATION AREA

July and August is the ideal time for pruning plum trees and also for any tree work necessary on ornamental cherries - an unlikely event. An occasional branch may require complete removal to let in more light. Do not lop off the ends of the branches because this will cause proliferation of long thin branches and/or severe die-back and also ruin the shape. Any person-with-a-saw can easily destroy a fine tree in no time.

The Planning Department must be given notification in writing of any tree work proposed in the area, but a phone enquiry may suffice initially if there is concern about the safety of a tree. Six weeks must then elapse before the work is carried out. A prompt inspection is arranged by a member of the Landscape staff, and usually also the district forestry officer when the work will be assessed; the applicant will receive suggested recommendations in writing, and also various leaflets relating to trees including a list of forestry contractors. (Tel. 225 2424 ext.6571 (landscape) ext.6628 (forestry)).

Mrs. Simpson also has various information and a short list of foresters and can probably recommend a good man to match your job; also available is a helpful diagram showing where to make your pruning cuts, (667 7747).

## V.A.T.

Residents are doubtless aware that, in the recent budget, VAT was imposed on alterations and additions to houses. They should, however, realise that house repairs and maintenance have always been taxed; new buildings and demolitions are zero-rated, as before.

The Grange Association Committee, believing this to be unfair, have been in intermittent correspondence, through one member, with our MP, Mr. Ancram, for some time. Now financial advantages are even more heavily weighted in favour of building-developers. Everyone who feels strongly about

this subject should write to their MP, and also the Cockburn Association, the Householders' Association, the Press, etc., and KEEP ON AND ON writing protests. Pressure from the public has already led to a concession which exempts alterations and repairs to listed buildings from V.A.T.

#### THE NON-POLITICAL STATUS OF THE GRANGE ASSOCIATION

Residents will have noticed the recent increase in literature from the political parties associated with the Council Elections on 3rd May. Some of them claim to be bringing influence to bear on issues with which The Grange Association is concerned. The Committee wish to make it clear that the Association has no political connections whatsoever; and that, in pursuing issues in the interests of the area and of the City, it does not lend its support to the activities of any representative of any political party or grouping. In the same context, spoken comments with political overtones, made at The Grange Association meetings, do not imply a political bias on the part of the Association. District and Regional Councillors, of any party should, however, be "lobbied" by residents if and when a need should arise. Since the election they are:- Councillor Eric Kean, 55 St. Albans' Road (District), 667 2233, and Councillor John Scott, 52 Liberton Drive (Region) 664 8685.

#### THE COCKBURN ASSOCIATION

Founded in 1875, the Cockburn Association is the watchdog organisation for the whole of Edinburgh. It is named after Lord Cockburn (1779-1854), the distinguished judge who did so much to preserve the amenity of Edinburgh. Everyone who enjoys the beauties of Edinburgh today owes an immense debt of gratitude to Lork Cockburn and the Cockburn Association, without whose tireless endeavours, over so long a period, Edinburgh would simply not be the superb city we now see.

The Cockburn Association is nowadays more active than ever. It publishes its own journal (free to members). It has its own offices at 15 North Bank Street. It has its own company (The Cockburn Conservation Trust), which buys, renovates and resells important old buildings which have fallen

into disrepair. The Grange Association is affiliated to The Cockburn Association, and we would warmly recommend all our members to consider joining. Annual membership costs £8.00.

WANTED: NEWSLETTER DISTRIBUTORS

The Committee is very much indebted to all the distributors who have, over the years, so conscientiously delivered a copy of the newsletters to every house in The Grange, three times a year, in all weathers. But some distributors have a heavy task. Ideally, one person for every, say, thirty houses would make things easier and deliveries speedier. Offers of help will be most gratefully received, with names to Miss Dickson, at Newington Library, 667-9972 (or 346-2725). Families, where there are one or two super-active young people, can provide a service without too much physical effort! But all help is most welcome.

FORTHCOMING PROGRAMME: SUMMER/AUTUMN 1984

Tuesday, 12th June: Guided Walk in The Grange. Fast walkers meet at 7 p.m. at the corner of Launder Road/Dick Place; slow walkers and latecomers will set off at 7.15 p.m. towards Mansionhouse Road.

Monday, 10th September: Living With Our Trees. An illustrated talk by John Byrom, Director of Landscape Studies, Department of Architecture, Edinburgh University and George Anderson, Royal Botanic Gardens, on trees in The Grange Conservation area. There will be an opportunity for discussion and questions afterwards. Mayfield Church Upper Hall, 8 p.m.

Friday, 21st September: Wine and Cheese Party, 8 p.m. Carlton Cricket Club Pavilion. Tickets from Committee members, or at door.

Monday, 29th October: ANNUAL GENERAL MEETING. (See page 1).

Saturday, 10th November: Illustrated Reminiscences on The Grange, 2.30 p.m. Mayfield Church Upper Hall. Tea.

A Suburban Railing Outing is being arranged by the Morningside Association, on Wednesday, 13th June. Trains will be departing from Waverley Station at 6.40 p.m. and 7.29 p.m. Tickets are £2.00 each, 50p. age 5-15. Application forms from Mrs. Graham, 55 Grange Loan or Mr. Cavaghan, 18 Tantallon Place.

LIFTS TO AND FROM MEETINGS

Mrs. Drucker (667-1709) is arranging a service. Please contact her if you can offer, or would like to receive help.





# The Grange Association

## CONSULTATION PAPER: CONSERVATION IN THE GRANGE

1. At the Annual General Meeting of the Association held on 1st November 1982, it was agreed that there would need to be consultation with all residents of the Grange before further steps were taken to help to conserve the special character of the area. This paper describes the step now proposed — the making of "an Article 4 direction" — and invites views on it. (A form is attached to the paper for this purpose.) If such a direction were to be brought into operation, the Grange would enjoy the same measure of protection from unsympathetic development as Trinity, the Blacket area, and many other areas of Edinburgh, do at present.

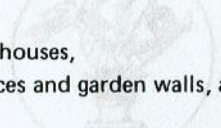
### Steps already taken

2. Edinburgh District Council designated the Grange as a conservation area on 30th June 1983. The main effect of **designation** is that planning consent is now normally required for the demolition of buildings in the conservation area if they have a capacity of more than 115 cubic metres. Additionally, all trees in the area are protected: there should be close liaison between residents and the Planning Department of the District Council before any proposed work on trees is undertaken.

3. The Grange Conservation Report, which was prepared by the conservation group of the Association, proposed a further conservation measure. This was that the District Council should adopt a series of **policies** which would influence their consideration of planning applications. These policies were set out as recommendations on page 73 in Chapter 10 of the Report. Briefly, their object is to ensure that any developments requiring planning permission should be sympathetic in style, scale and materials to the existing fine architecture of the area. They cover extensions to existing buildings, the sub-division of properties and free standing new development. The policies were approved at the Annual General Meeting of the Association held on 1st November 1982.

### The step now proposed

4. A third, and very significant, measure is the making by the District Council of a **direction under Article 4** of the Town and Country Planning (General Development) (Scotland) October 1981. Such a direction, which requires the Secretary of State's approval before it can take effect, would mean that some developments which, at present, do not require planning permission, would be brought within planning control. The categories of development which would be covered are, broadly:

- 
- a) small extensions to dwellinghouses,
  - b) the erection of small buildings in the gardens of dwellinghouses,
  - c) the erection, construction or alteration of low gates, fences and garden walls, and
  - d) painting of exterior stonework or brickwork.

More specifically, the legislation stipulates the limits, in terms of volume, height, position, distance from existing buildings and from boundaries, of small extensions and small buildings in gardens which can at present be undertaken without planning permission. These would, by means of the Direction, become subject to control in the same way as larger extensions and buildings already need consent. Extensions to flatted properties, and new buildings in the grounds of flats, already need planning permission whatever the size of the proposed development. The erection, construction or alteration of gates, fences and walls need planning permission at present if they are higher than one metre and are to be at the front of the property, or if they are higher than two metres and are to be placed anywhere else. Thus the Direction would only extend planning control in an area where it already exists. The Committee wishes to emphasise in particular that painting of exterior woodwork, such as doors and window frames, would continue to be free from control.

#### **The advantages of an Article 4 Direction**

5. The advantages of bringing such developments under planning control are that neighbours could be notified and they and other residents could have the opportunity to express their views before the District Council decided any application; and that the District Council would be guided by the policies described in paragraph 3 above when considering such proposals, in the same way as they will be guided by them when considering any other planning applications for development in the Grange. If, as a result of an Article 4 direction, an application for planning consent was required, no fee would be payable by the applicant (as applications in this category are exempt from planning fees).

#### **Making your views known**

6. Views are invited on whether, in the interests of the Grange as a whole, the developments described above should be brought under planning control. The Committee of the Association considers that the making of an Article 4 Direction would be a very useful further conservation measure, and support for this view from residents would be welcome. The Committee would, however, be glad to have any views and will ensure that all comments received are given full and careful consideration. It would be helpful if comments could be submitted to Mrs. Miller, Chairman of the Association, 29 Grange Loan, 667 4016, by **Friday 28th September**. Residents may wish to make their views known by completing the attached form and sending or handing it to any member of the Committee. Any enquiries should be addressed to Mrs. Miller or to Mr. Gretton, the Secretary, 52 Grange Loan, 667 1156.

## THE GRANGE CONSERVATION AREA

*(Please complete this form by ticking one box, commenting as necessary and signing it. Please then hand it or send it to any Committee member by 28th SEPTEMBER.)*

I have read the Consultation Paper issued by the Grange Association and consider –

- (i) that the District Council **SHOULD** make an Article 4 direction to bring all developments described in paragraph 4 under express planning control.

I have the following comments:

- (ii) that the District Council **SHOULD** make an Article 4 direction to bring all the developments described in paragraph 4 under express planning control **except** the following on which I have reservations:

(please describe these)

- (iii) that the District Council **SHOULD NOT** make an Article 4 direction to bring the developments described in paragraph 4 under express planning control. My reasons are:

Signed: .....

Name: .....

Address: .....

Date: .....

THE GRANGE CONSERVATION AREA

Please complete this form by ticking one box, completing as necessary and signing it. Please tick box 1 or box 2 to give Committee member by 25th SEPTEMBER 2011

I propose the Council should consider the Grange Conservation Area and consider -

(i) that the Council should consider the Grange Conservation Area in paragraph 4 under express planning control

(ii) that the Council should SHOULD make an Article 4 direction to bring all the development listed in paragraph 4 under express planning control except the following on which I have reservations:

(iii) that the Council should SHOULD NOT make an Article 4 direction to bring the development described in paragraph 4 under express planning control. If so, on the basis:

Signed: .....  
Name: .....  
Address: .....  
Date: .....