



The Grange Association

Covering the Grange Conservation Area

NEWSLETTER

SPRING 1989

A STATEMENT OF POLICY FOR THE GRANGE 1989

The report "The Grange, A Case for Conservation" was published in 1982; the Grange was designated a Conservation Area in 1983; and a Statutory Article 4 direction, giving the Council greater powers of planning control, was issued in 1986. However, the Committee concluded that, over the last five years, change in the Grange has been for the worse. Recent developments have not conserved or enhanced the character of the place.

We suggest that tighter controls are necessary. We would wish to see control policies published, and dealing, for example, with density, traffic and parking, building materials and mass, trees and vegetation. In the Grange Report there are 17 initial policies dealing with these issues; these should be incorporated in the Council's Local Plan. In addition the Committee recommends that the following points should be covered in the Local Plan and in development control policies as soon as possible:

INFORMATION FOR THE DEVELOPER: All intending developers should be made fully aware of the conservation and statutory status of the site. Copies of the Grange Report and full text of the Article 4 should be made readily available.

STATEMENT BY DEVELOPER: All planning applications should be accompanied by a conservation impact statement drawn up by the developer, giving an appraisal of the site and the way the proposals will meet the conservation policies set out by the Council, with a report on the impact they are likely to have on the density, traffic, mass, views and skyline.

COMPENSATION FOR DISTURBANCE: Where the development results in an increase in traffic or other consequences detrimental to the local environment, the developer should be asked to contribute to a fund to be set up to maintain and enhance the environment and to slow down cars.

SAFER STREETS: Agreement should be reached by the Highway Authority on a costed scheme for traffic management and slowing down cars, based on the work already done by the Committee, which can be carried out as and when funds become available. This is becoming urgent; there are too many accidents at junctions already without waiting for more to prove the point.

TOO MANY FLATS:The Grange now has too many flats; the community and the accommodation has become unbalanced. All new development should be for houses.

TOO MANY CARS ON THE STREETS: In all new developments and subdivisions, provision should be made to accommodate all cars off the street, provided that front gardens and existing garden walls are protected.

ANNUAL MEETING WITH PLANNING COMMITTEE REPRESENTATIVES: The Grange Association has responded twice to the Council's Policy Plan with suggestions on the lines of this note, but has received no reply. We would appreciate an annual meeting to review problems and progress.

THE ANNUAL GENERAL MEETING: If you were not present, read on:

The Annual General Meeting, held on 21st November 1988, in Mayfield Church Hall, was well attended. The Chairman, Mr Gavin Anderson, welcomed Mr Graham Duncan, Director of Planning for Edinburgh District Council, and Mr Stephen Dickson who accompanied him. They were present as observers from the Planning Department.

Mr Anderson then commented on **planning matters**. Developers were prone to alter plans ever after amendments had been made. Information about six proposed developments was given; four as noted in the *Newsletter* (Autumn, 1988), and at 36 Mansionhouse Road and 41 Blackford Road. None of these appeared completely satisfactory in a conservation area.

The **Neighbourhood Watch Scheme** is being set up by the Police in four separate parts of The Grange. (Note that this is a matter for the Police; our Association has distributed the questionnaires, and set up the initial meetings). It is not too late for other streets to be included in the scheme, and interested groups of residents should contact the Police for information and advice.

The **Traffic Survey** was described, and **last year's functions** were mentioned, (see previous *Newsletters*).

Mrs Isabel Simpson was thanked for her very much valued and expert efforts in overseeing the state of the **trees in The Grange**; on her retiral, this important conservation work is to be undertaken by Dr Peter Pitkin of the Nature Conservancy Council, a local resident. He may be consulted at the Nature Conservancy Council (Tel 554 9323; after April 447 4784), or at his house (Tel 447 3220).

Thanks to the interest of our local Community Council, the **Lauder Griffins**, or rather **Wyverns**, have become the responsibility of Edinburgh District Council, thus relieving our Association of the expense of upkeep. A watercolour of one of these historic pieces of sculpture has been presented to Newington Library.

Thanks were extended to Mayfield Church for making their halls available for our meetings. Resignations from the **Committee** of our Association were intimated, and new appointments were made (see list of members below). A proposal was approved to raise the **annual subscription** from 1st November, 1989; it will be £2, OAP concession £1.

A former Chairman of The Grange Association, Mrs Ann Millar, spoke on conservation in our district. Recent developments had not fully accorded with the recommendations of the original *Grange Conservation Report* (1982). Mr William Rae, Chairman of the Group which composed the Report, recalled that it had taken thirty-three months to produce it. Conservation status for The Grange had been only a qualified success. He was critical of the use of incongruous building materials and alien 'U.K.' designs in our area.

These points were repeated by various speakers in the audience. Copies of *A Statement of Policy for The Grange 1989* were available in the hall; most of the details on this were discussed, some (e.g. traffic) at length.

Mr Duncan, Director of Planning, addressed the meeting; he hoped that problems might be overcome through a liaison, with annual meetings, between the Association and his Department.

Mrs Leonard, taking over as Chairman of the Association, thanked Mr Anderson for his valuable work as Vice-Chairman and Chairman since 1986. She then described how insufficient controls still allow developers to press for new higher density and infill development. A conservation impact assessment should be established to shift some responsibility from the controlling authorities to the developers before application for planning permission is submitted. A motion was put to the Meeting; the terms of the *Statement* were unanimously approved. Mrs Leonard also welcomed the presence of the Planning Authorities, and looked forward to continued co-operation.

FORTHCOMING EVENTS

WEDNESDAY, 26 APRIL 1989. Grange Park, 38 Dick Place at 7.00 p.m. A panel of experts, including the Director of the New Town Conservation Centre, an architect, a stone consultant and a surveyor will discuss problems of "Maintaining Older Houses", and answer any questions.

A SATURDAY IN JUNE 1989. A visit to some local gardens. Tea will be available. Please meet at the corner of Dick Place and Lauder Road at 2.30 p.m.

PLANNING APPLICATIONS

Recently some applications have been lodged for the construction of conservatories in The Grange; these usually make characteristic extensions to properties, appropriate to their location.

15-17 Hatton Place — The Planning Sub-Committee has recommended refusal of planning permission for the laboratory development in the back gardens by

Edinburgh University, but the University is prepared to resubmit the application to the next Full Planning Committee meeting.

91 Grange Loan (Water Tower) — A further application has been lodged for a scheme of seven flats — two less than the earlier rejected development.

60-62 St. Albans Road — The Bank of Scotland propose to create additional car parking space by demolishing a summer-house and removing two mature trees (about 7-8 m. in height). The Association is objecting to the cutting down of the trees. There is alternative space for car-parking.

RECENT EVENT AND MISCELLANEOUS POINTS

The beautifully illustrated **lecture** on *Wildlife in the City* by Dr Andrew Brown of the Nature Conservancy Council, on 17 October 1988, impressed on a large and appreciative audience the need to develop an ecological conscience, in order to conserve our world-wide environment.

Birds: The Committee has been in contact with the Royal Society for the Protection of Birds about resuscitating the bird population of The Grange, which has been somewhat depleted following the recent large developments, and possibly by certain garden practices. The Society replied with some useful information and by inviting all committee members to send for their excellent free booklet *The Birds in Your Garden*. We would recommend that residents should also apply for it. It contains some attractive illustrations and informative notes including some good, very balanced advice on garden chemicals. Write to The Royal Society for the Protection of Birds, 17 Regent Terrace, Edinburgh EH7 5BN.

Sheltered Housing: Residents in sheltered housing may remember seeing an article in "The Scotsman" of Monday, 16 January 1989. It appears that anyone who is concerned about rising service costs should not hesitate to contact our Member of Parliament. The Committee has a few duplicated copies of the article which may be issued on request.

Satellite Dishes: Anyone thinking of installing outside equipment for new TV reception (officially called Microwave Antennae) is obliged to consult the Planning Department. The device may be best located in gardens; bushes and trees do not affect reception of the signal. A leaflet is available.

Members of The Grange Association Committee 1988/89

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Mrs Nicola Crosbie, 4 South Lauder Road (667 3980) (*Newsletter* Distribution).
Miss Caroline Fortescue, 5 Seton Place (667 1291) (*Newsletter* Editor).
Eric Hannah, 84 Findhorn Place (667 2279).
Mrs Ann Hepburn, 22 Mansionhouse Road (667 7767).
Professor Paul Jowitt, 22 Fountainhall Road (667 5696).
Dr Derek Lyddon, 38 Dick Place (667 2266).
Mrs Sofia Leonard, 12 St. Albans Road (667 2339) (Chairman).
Mrs Marjolin Marshall, 8b Mortonhall Road (667 3507).
Miss Marjorie Matheson, 6/2 Dalrymple Crescent (667 3234) (Treasurer).
Donald Miller, 8 Seton Place (667 5071).
Mrs Dorothy Ryle, 33 Mansionhouse Road (667 1444) (Secretary).