



The Grange Association

Covering The Grange Conservation Area

NEWSLETTER NUMBER 57

AUTUMN 1994

A SPECIAL GENERAL MEETING

A Special General Meeting (SGM) of The Grange Association will be held on Wednesday, 2nd November 1994, at 7.30 pm in the hall of St Catherine's – Argyle Church. The only business to be attended to at the SGM will be to alter the constitution so that:

- the Astley Ainslie Hospital Estate will be added to the Grange for the purposes of the objectives of the Association
- the financial year will be the calendar year
- the Annual General Meeting will be held in February or March each year.

FORTHCOMING EVENTS

Meetings will be held at 7.30 p.m. in the hall of St Catherine's – Argyle Church, unless otherwise notified on pre-meeting posters.

28 September 1994: A talk on Traffic Calming by John Russell, Dean of the Faculty of Environmental Studies, Edinburgh College of Art.

2 November 1994: Special General Meeting (see notice above) followed by a talk on the New Scottish Museum. Speaker to be announced.

15 February 1995: Annual General Meeting and forum for discussion.

15 March 1995: "Medicines from the Mind: news from the investigations at the 'once-powerful' Soutra medieval hospital" — Dr Brian Moffat.

6 May 1995: A tentative date for a garden or outdoor meeting.

A note from the Chairman

Ten Years of Conservation in the Grange — Exhibition and Survey

The Association is most grateful to committee members Michael Walsh, Mary Cunningham, Sheila Reid and Gerald France for all the work they put into mounting the exhibition at the AGM and subsequently transferring part of it to the Newington Library. The selection of photographs re-opened our eyes to the quality of the place in which we live. It showed perhaps that it is not easy to demonstrate on half a dozen screens the subtle character of the Grange, and particularly whether, overall, it has been enhanced or eroded over the last ten years. Nevertheless the display was generally thought to be well worthwhile and raised some lively comments – both pro and con.

More clear cut was the survey and questionnaire which repeated many of the questions asked ten years ago. Donald MacRae is to be warmly thanked for the time

he devoted to this and for the expert way in which he designed and analysed the questions. A summary report of his survey is included in this issue of the Newsletter. The exhibition and survey demonstrate that there is a continuing job to be done by the Association as the guardian of the Grange.

This view has received endorsement from the District Council in its support of our claim that we should be designated an "Outstanding Conservation Area".

Derek Lyddon

Planning Applications: 21 August 1993 to 11 August 1994

Over the past year there have been some important applications which affect the appearance and use of certain properties. The list below indicates the applications of particular interest to the Grange area. In addition there were 5 applications for conservatories and 7 for house alterations. A full list is available from the Secretary at a small charge to cover copy cost.

Applications not within The Grange Association area but judged to be of interest to residents are marked by an asterisk (*).

19 Blackford Road (A 01698 93) Alter and extend dwelling house. Refused. *In process of written appeal with Secretary of State.*

23 Dick Place (A 01800 93) Vehicular access. Approved.

Royal Bank of Scotland, Kilgraston Road (A 02082 93) Demolish annexe and garages; erect new accommodation building. Approved. *Objections lodged were partly accepted and scheme altered. Traffic and bulk of building remain of concern.*

Whitehouse Terrace (A02269 93) Extend hotel premises to form an entrance porch. Approved. *Subject to ratification by Secretary of State.*

17 Cumin Place (A 02270 93) Erect a dwelling house. Approved.

9 Relugas Road (A 02300 93) Extend dwelling house. Pending.

34 Mansionhouse Road (A 02435 93) Demolish existing and erect new garage. Approved.

84 Grange Loan (A 02587 93) Extend dwelling house. Approved.

27 Grange Loan (A 02694 93) Replace balcony; erect conservatory. Approved.

7a Kilgraston Road (A 02707 93) Alter and extend dwelling house. Approved.

5 Grange Loan (A 02758 93) Change use from shop to carry-out pizza shop. Refused.

5 St Thomas Road (A 02856 93) Certificate of lawfulness for kindergarten. Approved.

19 Grange Terrace (A 00010 94) Change use from offices to nursing home. Approved. *Conditions have been applied.*

58 Fountainhall Road (A 00112 94) Alter and extend dwelling house. Approved.

1 Hatton Place (A 00321 94) Erect garage. Approved.

***10 Argyle Place** (A 00360 94) Part change use from house in multiple occupation to house in multiple occupation of floors 2/3 and gallery and cafe on ground floor. Refused. *Contrary to interests of residential terrace.*

***1 Sciennes** (A 00429 94) Change of use from bookshop to seated dining extension to adjacent pizza/chip shop. Refused.

- 45 Charterhall Grove** (A 00448 94) Alter and extend dwelling house. Pending.
- *Canaan Lane** (A 00459 94) Widen vehicular entrance at Canaan Lane gate lodge. Approved.
- 23 Dick Place** (A 00802 94) Alter and extend dwelling house. Pending.
- 5 Grange Loan** (A 00819 94) Alter and change use from shop to flat. Approved.
- 129 Grange Loan** (A 00864 94) Alter and extend ground floor flat. Approved. *Concerns were expressed by neighbours regarding the proposals.*
- 42 Dick Place** (A 00896 94) Erect garage. Pending.
- 59 Grange Loan** (A 00993 94) Demolish hostel; refurbish building as dwelling and erect 11 flats with private garaging. Approved. *Resubmission as a result of earlier objections.*
- 12 Hope Terrace** (A 01056 94) Extend existing car park. Approved.
- South Oswald Road** (A 01161 94) Erect residential development in outline. Pending. *Application for change of use in outline proposal adjacent to Asiley Ainslie. Previous submission in 1990 for residential and private school.*
- 7 Findhorn Place** (A 01240 94) Part change use from residential to residential and nursery. Pending.
- Mayfield Car Sales** (A 01302 94) 64 Mayfield Road. Vary condition of consent relating to number of cars for sale and erect new portable office unit. Refused.
- 55a Grange Road** (A 01350 94) Part change use from residential to Buddhist Centre. Pending. *Personal consent sought during period of applicant's occupation of property.*
- 4a Sciennes Gardens** (A 01475 94) Form run-in. Pending. *Unauthorised work to front garden suspended pending outcome of planning application.*
- 30a Mansionhouse Road** (A 01512 94) Form off-street parking place. Pending.
- 1 Grange Loan** (A 01631 94) Change use from shop to hot food takeaway. Pending. *There are already a considerable number of similar units in the area and The Grange Association has made objections.*
- 133 Grange Loan** (A 01646 94) Remove planning conditions on 1994 consent granted for nursery. Pending.
- 2 West Relugas Road** (A 01714 94) Alter and extend dwelling house. Pending.
- 3a Palmerston Road** (A 01777 94) Alter and extend dwelling house. Pending.

Traffic Calming

The Royal Bank of Scotland has agreed to fund four traffic calming measures as part of the planning agreement granted to develop its management training facility at Esdaile College off Kilgraston Road. When the development starts, the traffic calming measures must be initiated. The four junctions are: Grange Loan/Blackford Avenue; Grange Terrace/Blackford Avenue; St Albans Road/Blackford Avenue; West Relugas Road/Blackford Avenue.

The measures currently proposed are change of priority at Grange Loan/Kilgraston Road and junction narrowing plus speed tables to reduce traffic speed.

Donald J R MacRae

The Grange Association Survey 1993

Summary Report

1. Introduction The committee decided to carry out a questionnaire survey to measure change since the survey published in 1982 and thus guide the committee in running the Association in the best interests of residents.

2. Method To provide a comparison with 1982, several questions were kept identical to the previous survey. New questions were designed and piloted by the committee. The questionnaire comprised two sides of A4 enclosed with the Newsletter and distributed to 3,250 Grange residents over a period of 10 days commencing 26th May, 1993. Respondents were invited to return the completed questionnaires to D J R MacRae (survey author) or the Newington Library.

3. The Response The total number of valid surveys completed, returned and analysed was 368 representing 11.3% of the total distributed. This compares to 148 analysed in the 1982 survey. The overall standard of completion was high. The responses were analysed by computer and draft results made available to the committee in August.

4. Results The data sheet giving numerical results is available from the author or the secretary.

5. Household Residents (questions 1, 2, 3, 4, 11): The average number of permanent residents per household at 2.28 has declined by 5% from 2.41 since 1982 but the similar figure for temporary residents has not changed. One-third of households are part of a larger household which has been sub-divided. This has increased from a 1982 level of 28%. Most Grange residents (39%) are aged between 40 to 65 years — an increase compared to the 1982 figure of 29%. The 18–39 age group represents 17% of the total compared to 27% in 1982. The average age of Grange residents has increased since 1982. The average number of years that residents have lived in the area is 16.4.

6. Cars (questions 5, 6, 7, 12): Grange residents keep 1.3 cars per household — an increase of 17% compared to the 1982 figure of 1.11. The largest group (39%) keep their cars in garages on the premises but this figure shows a marked decline from the 1982 figure of 53%. Half currently keep their cars in the driveway (23%) or in the street (27%) compared to a combined total in 1982 of 41%. The most popular use for cars is shopping (30%) followed by entertainment at 26%. About 18% use their car(s) for going to work. The overall increase in car ownership must be remembered when examining these figures. There are more cars in total and more are now kept in streets compared to 1982. Non-resident car parking is widespread. Sixty per cent of respondents reported that their street/road is used by non-residents for parking cars.

7. Gardens and Trees (questions 8, 10): Only 4% of respondents have neither a front nor back garden. Forty-seven per cent have a front garden and 49% have a back garden. The average number (mean) of trees per property is 4.95 — a decline of 4% compared to the 1982 figure of 5.17.

8. Traffic Issues (question 9): Strong attitudes were revealed on traffic issues. From four issues, slowing traffic speeds was the most strongly supported with 83% rating this issue important or very important. Reducing the volume of through traffic came next in importance with 82% rating this issue as important or very important. Sixty-five per cent thought preventing non-residents parking important or very important (rated third out of four issues). Extending controlled parking zones was rated four out of four but was still thought important or very important by 48% of respondents.

9. Grange Area Issues (question 14): Attitudes on five issues were recorded in question 14. Of the six, building on garden land recorded the strongest opposition with 87% against or strongly against. The second most strongly opposed issue was making gardens into parking places with 71% against or strongly against. The building of flats instead of houses came next with 60% against or strongly against. However, converting large houses into flats attracted an overall slightly negative response with only 34% against or strongly against and an overall score of 3.23 on a scale of 1 (strongly in favour) to 5 (strongly against). The majority seem neutral on this issue. Conserving the architectural interest of the area attracted a very strong response with 81% in favour or strongly in favour.

10. The Grange Association Activities (question 13): Respondents were asked to rate the importance to the Association of 8 activities ranging from social (eg talks on local history) to amenity (eg planning). Strong attitudes were recorded.

Planning and traffic issues were universally given significantly higher scores than the social activities indicating that respondents wish the Association to put its main efforts into campaigning for amenity issues as opposed to social activities. However, the social activities were still given positive responses indicating that respondents still wish the Association to organise social events.

The highest scores in the survey were recorded on planning and traffic issues. Monitoring planning applications scored 4.79 on the scale of 1 (not at all important) to 5 (very important) with a significant 83% rating this activity as important or very important.

Campaigning on traffic movement issues came next with a score of 4.70 with 96% (the highest recorded in the survey) rating this activity as important or very important. Next came campaigning on parking issues with a score of 4.63 with 92% rating this activity as important or very important.

Grange residents believe trees are important. Monitoring trees scored 4.47 (higher than any social activity) with 89% rating this activity as important or very important.

Social activities attracted overall favourable responses. Grange residents are interested in their area. Talks on local history returned the highest score of 3.78 for social activities with 64% rating this activity as important or very important. Next came talks on local architecture scoring 3.77 with 64% rating this activity as important or very important. Talks on Edinburgh scored 3.48 with 47% rating this activity as important or very important. Talks on gardening scored 3.39 (the lowest of the social activities scores) with 43% rating this activity as important or very important.

11. Association Membership (question 15): Almost three-quarters (72%) of respondents are members of the Association.

12. Conservation Area Designation (question 16): Almost two-thirds (62%) believe that the designation of the Grange area has been a success. Only 6% believe the designation has not been a success. However, a large 32% — almost a third of the total respondents — are unsure returning a response of don't know.

13. The Sample An important issue for any survey is to establish how representative the respondents are of the population sampled. The total number of survey respondents represents around 5% of the estimated total number of Grange residents and the actual number (368) of respondents was high. The percentage of respondents who are Association members is higher than for the whole Grange area indicating that the attitudes revealed may be more typical of Grange residents who are also Association members.

14. Conclusions The survey reveals strong attitudes on planning, traffic, conservation and tree-related issues. Residents are strongly supportive of efforts to monitor development, conserve architectural interest and introduce traffic management measures.

15. Acknowledgements The author wishes to thank the Grange residents who replied to the survey, the Newington Library for allowing the collection of the questionnaires, Maureen Kvebekk for arranging printing, the members of The Grange Association Committee for their constructive suggestions and his wife (Anne de Diesbach) for her much valued help in preparing the survey forms for computer analysis.

Donald J R MacRae

Reminiscences

Looking down on the Grange from Blackford Hill I notice that the allotments in Mortonhall Road form one of the few remaining pieces of open ground. Its rescue from the threat of building development over the years is worth celebrating, but my rejoicing is more personal: it lets me remember my father planting potatoes and tending cabbages there and trundling home the wheelbarrow laden with leeks and broccoli or the ingredients for a salad.

That allotment was in fact the last of three he maintained from the early days of the Second World War. Do the present inhabitants of Blackford House and Charterhall Grove realise that the ground they now live on kept not a few families in vegetables for many years? The gardeners moved in after the original house was reduced to rubble (not by a bomb — I understand that the building had become unsafe) and once they had erected wire-netting fences to keep out the rabbits, were soon digging and planting, hoeing and harvesting. These men may not have been fighting in North Africa or Normandy but they did respond to the poster “Dig for Victory”.

My mother must have been glad of the healthy additions to our food rations and encouraged my father to grow more. How he was offered another piece of ground in what is now Monkwood Court in Kilgraston Road I do not know. I suspect the owner of the large house and garden was also one of the ARP wardens centred at 6 Oswald Road. (Perhaps someone else remembers about that group?) The handsome gates behind which the rather dark and mysterious house stood were heavy for a small girl to open, the surrounding trees and bushes seemed a bit frightening to walk through, but the lower garden was open and sunny and the row of Dad's peas provided an extra snack as I picked enough for the family's meal.

Boiled leeks in a cheese sauce or spinach and a poached egg — we kept six hens in the back garden — made a good high tea in winter, while we would be enticed home in the long evenings of double summer time by the promise of lettuce and Marmite sandwiches. Ah! those games of kick-the-can in the forecourt of the garages at the end of West Savile . . . but the places where we played is another story.

Lorna Mill

Trees

Under the Town and Country Planning (Scotland) Act 1972, the intention to “uproot, fell or lop” any tree in a conservation area such as the Grange must be notified to the local authority. In this context a tree is defined as having a diameter greater than 75mm (about 3 inches) at a point 1.5m (about 5 feet) above the ground level. (Write to the Director of Planning, Edinburgh District Council, 1 Cockburn Street). If tree work on a significant scale is to go ahead, relevant committee members would greatly appreciate being informed by the owner. Chainsaws revving up do tend to start pulses racing in the Grange. Forewarning is very helpful.

Alistair Scott

Wanted

Is anyone a dab hand at line drawing? Would you like to contribute illustrations of Grange trees to a booklet now in preparation? Contact Alistair Scott 667 9577.

Birds in the Grange

- Are any of the Edinburgh swifts nesting in the Grange?
 - Have any of these been seen or heard — blackcap, garden warbler, whitethroat, house martin?
 - A barn owl was heard in the breeding season. Was there a nest in 1994?
- Information welcome. Speak to Dr Gerald France.

Membership

If the Association is to reflect and represent all the residents of the Grange it is important that membership is a high ratio of the population. Your committee is planning a membership drive in the next month or two. In the meantime do not hold back on outstanding subscriptions to the Treasurer.

The Grange Association Committee

- Derek Lyddon, 38 Dick Place (667 2266) **Chairman**
Gerald France, 67/6 Grange Loan (667 5891) **Secretary**
Marion Cantley, 59 Fountainhall Road (667 8074) **Treasurer**
Mary Cunningham, 18 Dick Place (667 4174) **Social**
Richard Ewing, 46a Dick Place (667 2724) **Planning**
Elsa Hendry, 146/6 Whitehouse loan (447 0368) (Co-opted) **Reminiscences**
Donald MacRae, 31 Blackford Road (667 2842) **Traffic**
Donald Millar, 8 Seton Place (667 5071) (Co-opted) **Planning**
Sheild Reid, 108 Findhorn Place (667 4876) **Social**
Lesley Robertson, 21 Blackford Road (447 5091) **Planning**
Dorothy Ryle, 33 Manshionhouse Road (667 1444) (Co-opted)

Community Council Liaison; Sciennes School Board

- Alistair Scott, 26 Dalrymple Crescent (667 9577) **Trees, Newsletter Editor**
Michael Walsh, 17 Tantallon Place (667 1708) **Social, Trees, Newsletter distribution.**