

Planning Committee

10am Thursday 6 December 2012

Edinburgh Colonies: Conservation Areas

Item number

Report number

Wards

Leith, Craigentinny/Duddingston, Leith Central,
City Centre, Inverleith, Sighthill/Gorgie,
Fountainbridge/Craiglockhart

Links

Coalition pledges

[P40](#)

Council outcomes

[CO19](#)

**Single Outcome
Agreement**

[SO4](#)

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Executive summary

Edinburgh Colonies: Conservation Areas

Summary

The purpose of this report is to advise Committee of the outcome of the consultation exercise on the designation of Edinburgh's Colonies as conservation areas. This report provides details of the consultation and recommends the designation of all Colony developments as conservation areas, with the exception of the Leith Links (Industrial Road) Colony group.

Recommendations

It is recommended that the Council:

- a. designates the following conservation areas: Pilrig Model Buildings (Shaw's Place) Colony Conservation Area, the Rosebank Cottage Colony Conservation Area, the Stockbridge(Glenogle Park) Colony Conservation Area, the North Fort Street (Hawthornbank) Colony Conservation Area, the Abbeyhill Colony Conservation Area, the Dalry Colony Conservation Area, the Lochend (Restalrig Park) Colony Conservation Area, and the Slateford (Flower) Colony Conservation Area;
- b. agrees that the Leith Links (Industrial Road) Colony group is not taken forward for conservation area designation at the present time pending further assessment; and
- c. agrees that the motion by Councillor Buchan is discharged.

Measures of success

The designation of the Colony conservation areas and the future protection of their character and appearance.

Financial impact

This report has no financial implications.

Equalities impact

There is no relationship between the matters described in this report and the public sector general equality duty. There is no direct equalities impact arising from this report.

Sustainability impact

The proposed conservation area designations will protect the built environment.

Consultation and engagement

An extensive consultation was carried out with local communities.

The main part of the consultation took the form of an exhibition, which was displayed in Fountainbridge, Stockbridge, McDonald Road and Leith libraries. Open Evenings were also held at each venue which provided an opportunity for visitors to discuss the proposals with Council officers. These were well attended with up to 50 people at each session.

The exhibition and Open Evenings were advertised by a mail shot to all residents of the Colonies, posters in the local areas, on Twitter and online. Local and city wide amenity groups, and local councillors, were also notified. The project was featured on the STV Local website.

The letter to the residents provided a link to the draft report and an online survey. A short film containing interviews with Colony residents and Professor Richard Rodger, the author of *Edinburgh's Colonies*, was also available online.

Background reading / external references

Report to Planning Committee of 30 June 2011.

Report to Planning Committee of 11 August 2011.

Report to Planning Committee of 14 June 2012.

Link to Colonies film:

http://www.youtube.com/watch?v=c7apSEtnE&feature=player_embedded

Report

Name of report

1. Background

- 1.1 On 14 June 2012, the Planning Committee approved assessments of the historic and architectural character of the Edinburgh Colonies in relation to their potential for designation as conservation areas as a draft for consultation (Appendix 1). This report provides details of the consultation and considers the proposed designations in the light of the responses received.
- 1.2 This report recommends the designation of the majority of the Colonies developments as conservation areas. The only exception is Leith Links (Industrial Road) which is of more marginal architectural and historic interest and will be subject to further assessment.
- 1.3 On 30 June 2011, a motion by Councillor Buchan was remitted from the City of Edinburgh Council to the Planning Committee. The motion was that Council:

“1) notes that some colony developments in the city have statutory protection through listing and or conservation area status whilst others currently have no such protection;

2) agrees that a planning protection review of the various colony developments would be advantageous and agrees to provide funding for such a study to be made available to allow an assessment to be made on the levels of protection that exist for this very particular form of development.”
- 1.4 The Planning Committee, on 11 August 2011, considered the motion alongside a report by the Director of City Development advising that a review of the Colonies be carried out in 2012. The Committee resolved to note the report but not to discharge the motion at that time.
- 1.5 The Planning Committee, on 14 June 2012, approved assessments of the historic and architectural character of the Edinburgh Colonies in relation to their potential for designation as conservation areas as a draft for consultation.

2. Main report

The Edinburgh Colonies

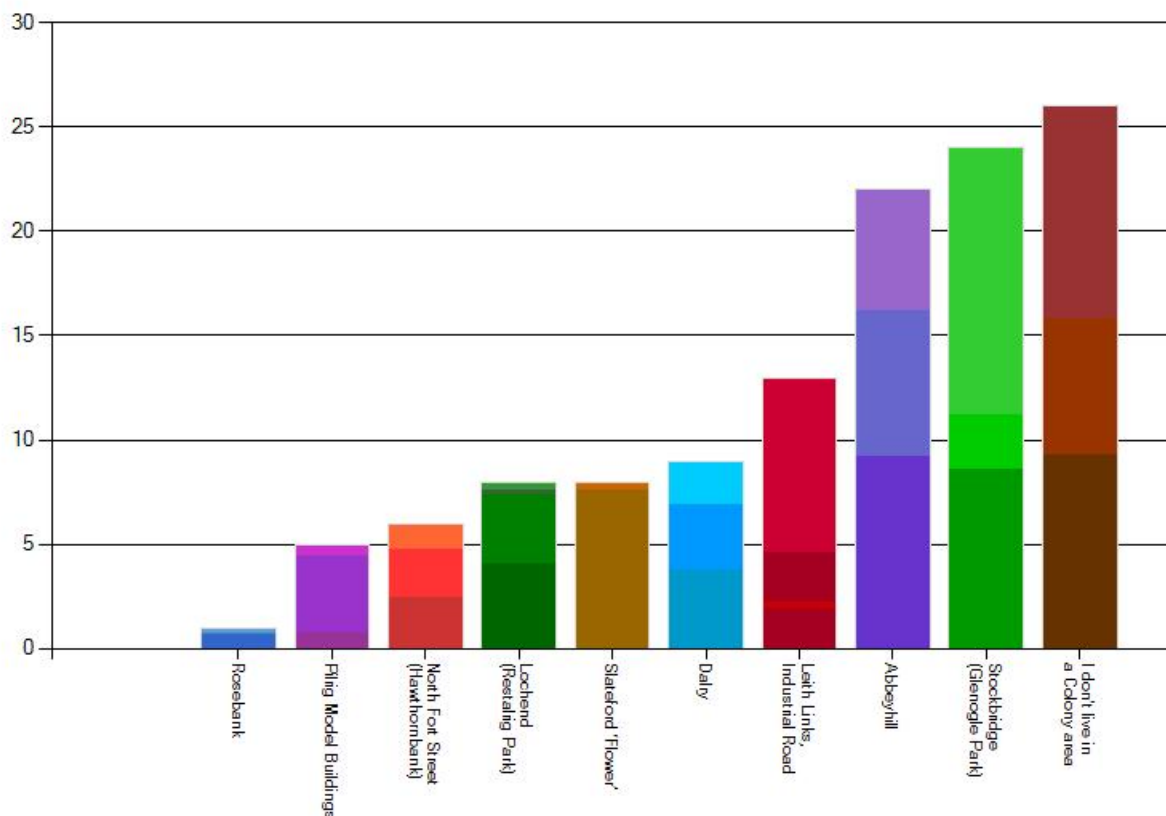
- 2.1 The Colony developments in Edinburgh are model dwellings built in the second half of the 19th century to provide improved living accommodation for the working class. They were built as double flats, upper and lower, with the upper flat's front door on the opposite side to the lower flat's front door, allowing each flat to have a front garden.
- 2.2 The appraisals indicate that the Colonies were a radical experiment in home-ownership based on the principles of mutuality and participation. They are a monument to the co-operative housing movement and are recognised as important in histories of working-class housing in Britain. As well as having an interesting social history, the Colonies are of architectural interest. The cottage style of the two storey terraces with upper flats often reached by outside stairs is unique in the Scottish cities. However, it was important to assess the views of the Colony communities, prior to making any decision on conservation area status.
- 2.3 There are ten Colony developments in Edinburgh, five of which are either listed, in a conservation area or both. The remaining five have no statutory protection. These are summarised below:

Colony development	Listed	Conservation area	Date
Pilrig Model Buildings, Shaw's Place	Category B	-	1850-1851
Rosebank	Category B	West End	1857
Stockbridge (Glenogle Park)	Category B	Inverleith	1861-1875
North Fort Street (Hawthornbank)	-	-	1865
Abbeyhill	-	-	1867-1877
Dalry	Category B	-	1867-1870
Lochend (Restalrig Park)	-	-	1868/1880
Slateford 'Flower'	-	-	1877-1883

Leith Links, Industrial Road	-	-	1868
Shandon <i>The Shandon Colonies are currently a conservation area and did not form part of the current project.</i>	-	Shandon	1884 -1903

Consultation

- 2.4 The main part of the consultation took the form of an exhibition, which was displayed in Fountainbridge, Stockbridge, McDonald Road and Leith libraries. Open Evenings were also held at each venue which provided an opportunity for visitors to discuss the proposals with Council officers. These were well attended with up to 50 people at each session.
- 2.5 The exhibition and Open Evenings were advertised by a mail shot to all residents of the Colonies, posters in the local areas, on Twitter and online. Local and city wide amenity groups, and local councillors were also notified. The project was featured on the STV Local website.
- 2.6 The letter to the residents provided a link to the draft report and an online survey. A short containing interviews with Colony residents and Professor Richard Rodger, the author of *Edinburgh's Colonies*, was also available online. The video was viewed 500 times in the four weeks of the consultation.
- 2.7 Responses were received by both direct e-mail contact and through the online survey. A total of 126 responses were submitted to the online survey. The following chart shows the responses by area:



- 76% of respondents were in favour of designation, with 14% not in favour and 10% registering a don't know vote.
- 84% of respondents were in favour of the additional controls which result from conservation area status and 16% were not in favour.

2.8 This indicates an overall high level of approval for both conservation area status and the additional controls.

2.9 The results for approval of conservation area designation for the individual Colony developments are included in the following table:

Area	In Favour of Conservation Area	Not In Favour of Conservation Area	Don't Know	Total Responses
Pilrig Model Buildings, Shaw's Place	4	0	1	5
Rosebank	1	0	0	1
Stockbridge(Glenogle Park)	17	2	5	24

North Fort Street (Hawthornbank)	5	0	1	6
Abbeyhill	13	9	0	22
Dalry	8	1	0	9
Lochend (Restalrig Park)	6	1	1	8
Slateford 'Flower'	10	0	0	10
Leith Links, Industrial Road	8	4	2	14
Not in a Colony	25	1	1	27
Total	97	18	11	126

2.10 These results indicate that in all cases a majority are in favour of conservation area designation, but with a relatively high proportion not in favour in Abbeyhill. A number of the reasons given for objecting to the designation in Abbeyhill relate to concerns about controls over adapting the interiors of the properties. However, unlike listed buildings, conservation area status would not result in any additional controls over internal alterations.

2.11 Responses to the consultation are detailed at Appendix 2. The majority of these are supportive of the proposed conservation area designations. The main concerns relate to the potential additional costs of carrying out work in conservation areas. Costs for repair and replacement work are likely to be higher. However, this will result in improvements to the architectural character of the area and, potentially, to the value of the properties.

2.12 Respondents also raised issues relating to parking, the condition of street surfaces and waste collection. These comments will be passed to the relevant Local Neighbourhood Team for consideration.

2.13 The Cockburn Association welcomes the attention being paid to the Edinburgh Colonies as a very distinct and successful building type within the city and supports the creation of conservation area status for each group. It also commends the collaboration between the local authority and two universities in creating the document and exhibition. It considers that the internal plan of the listed Colonies should always be protected. However, It is not considered universally appropriate to apply such a restriction to the relatively modest interiors of the Colonies. Applications for listed building consent for internal

alterations in the Colonies will continue to be considered on their merits.

- 2.14 The Flower Colony Area Residents Association fully supports the proposal that all of Edinburgh's Colonies should be conservation areas. The Association considers that the railway line which adjoins the Slateford (Flower) Colonies should be included in the proposed conservation area. Conservation area status for the railway line would not have any material effect and, therefore, this is not recommended.
- 2.15 The Cockburn Association and the Flower Colony Area Residents Association consider that there should be more flexibility for garden sheds in the Colonies. This is also the main point made in a response by Spokes, the Lothian Cycle Campaign Group. The appraisal has been amended to remove the size restriction on garden sheds which was included in the Colony guideline annexe to the appraisals. This now specifies that proposals for garden sheds will be considered on their merits.
- 2.16 The comments have not resulted in any significant change to the text of the appraisals. The boundary of the Stockbridge Colony area has been amended in terms of comments received.

Criteria for Designation of a Conservation Area

- 2.17 The statutory definition of a conservation area is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. The Scottish Historic Environment Policy specifies that it is the character or historic interest of an area created by individual buildings and open spaces and their relationship one with the other which the legislation covering conservation areas seeks to preserve.
- 2.18 The principles of selection for designation as a conservation area are broadly as follows:
- areas of significant architectural or historic interest in terms of specific listed buildings and/or ancient monuments;
 - areas of significant architectural or historic interest in terms of building groupings, which may or may not include listed buildings and/or ancient monuments, and open spaces which they abut;
 - areas with features of architectural or historic interest such as street pattern, planned towns and villages and historic gardens and designed landscapes; and
 - other areas of distinctive architectural or historic character.
- 2.19 In designating a conservation area, consideration also has to be given to the reasons why it is felt that it should be protected. These may include:

- its special architectural and historic importance;
 - its distinct character;
 - its value as a good example of local or regional style;
 - its value within the wider context of the village or town; and
 - its present condition and the scope for significant improvement and enhancement.
- 2.20 The designation of a conservation area must, therefore, be based on the historic and architectural interest of an area. Conservation area status is not intended to act as a means of controlling development.

Assessment

- 2.21 The Colonies, therefore, meet a number of the criteria specified in the Scottish Historic Environment Policy for designation of a conservation area in terms of building groupings, street pattern, distinct character, value as a good example of a local style within the wider context of city, present condition and the scope for improvement and enhancement.
- 2.22 The results of the public consultation indicate that, in the case of each Colony area, the majority of residents are in favour of conservation area designation and the additional planning requirements that would follow from designation.
- 2.23 The Leith Links (Industrial Road) Colonies have been the subject of a more recent intervention of red brick terraced houses in one of the blocks and have a significant number of non-original doors and windows. They are also not a development by the Edinburgh Co-operative Building Company which was responsible for the main grouping of Colonies in Edinburgh. This reduces both their historic and architectural interest and makes them more marginal for conservation area status. It is, therefore, recommended that a more detailed evaluation of their condition and relative merit as a stand-alone development is made, together with further consultation with the local community, prior to considering their designation.

Implications of Conservation Area Status

- 2.24 Designation as a conservation area results in a number of additional requirements:
- the permitted development rights which allow any improvement or alteration to the external appearance of a flatted dwelling that is not an enlargement are removed;

- conservation area consent is required for demolition;
- alterations to windows are controlled in terms of the Council's policy;
- special attention must also be paid to the character and appearance of the conservation area when planning controls are being exercised. Most applications for planning permission for alterations are, therefore, advertised for public comment and any views expressed must be taken into account when making a decision on the application; and
- notice is required to fell or severely lop trees within the conservation area.

Next Steps

- 2.25 The next step would be the formal designation of the conservation areas by legal notice in a newspaper circulating in the area. Subject to approval this would be implemented by the end of January 2013. A separate character appraisal will be prepared for each conservation area. In addition, all Colony residents would receive a letter enclosing details of the designation and the effect of this on their property.

3. Recommendations

- 3.1 It is recommended that the Council:
- a. designates the following conservation areas: Pilrig Model Buildings (Shaw's Place) Colony Conservation Area, the Rosebank Cottage Colony Conservation Area, the Stockbridge(Glenogle Park) Colony Conservation Area, the North Fort Street (Hawthornbank) Colony Conservation Area, the Abbeyhill Colony Conservation Area, the Dalry Colony Conservation Area, the Lochend (Restalrig Park) Colony Conservation Area, and the Slateford (Flower) Colony Conservation Area;
 - b. agrees that the Leith Links (Industrial Road) Colony group is not taken forward for conservation area designation at the present time pending further assessment; and
 - c. agrees that the motion by Councillor Buchan is discharged.

Mark Turley

Director of Services for Communities

Links

Coalition pledges	P40 Work with Edinburgh World Heritage and other stakeholder to conserve the city's built heritage
Council outcomes	CO19 Attractive places and well maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards in the maintenance of infrastructure and public realm.
Single Outcome Agreement	SO4 Edinburgh's communities are safer and have improved physical and social fabric.

Appendix 1: The Edinburgh Colonies: Historic and Architectural Character Appraisals.

Appendix 2: Consultation Responses.

Appendix 1

ASSESSMENT OF HISTORIC AND ARCHITECTURAL INTEREST



The Edinburgh Colonies:

Historic and Architectural Character Appraisals

Contents

Introduction

Edinburgh's Colonies

The Edinburgh Co-operative Building Company

Location of the Colonies

The Pilrig Model Dwellings (Shaw's Place)

Rosebank Cottages

Stockbridge Colonies (Glenogle Park)

Hawthornbank Colonies (North Fort Street)

Abbeyhill Colonies

Dalry Colonies

Restalrig Park (Lochend Colonies)

Slateford, North Merchiston Park (Flower Colonies)

Leith Links (Industrial Road) Colonies

Colony Guidelines

Implications of Conservation Area Status

References

INTRODUCTION

The housing problem in 19th century Edinburgh was concerned with the growth of the working-class population. During the 19th century, Edinburgh went through a period of rapid industrialisation. This, coupled with severe rural poverty, resulted in a major population influx into the city. In 1811, the population of Edinburgh was recorded at 103,143 and by 1881 this had risen to 222,059.

An epidemic of cholera in the early 1830s spread rapidly and affected all ranks of the population. It was most virulent in densely populated areas and highlighted an increasing problem. Housing and public health were closely linked, with improvements in housing standards viewed as a critical step in the health of the public. Improved accommodation was also seen as a way of ameliorating overcrowding, as well as the resultant moral and sanitary problems.

Around the mid 19th century, Edinburgh was also affected by a recession, the result of which was that between 1825 and 1860 virtually no new houses were built. Reports on the Old Town of Edinburgh in the 1840s, documented that the area had the most unsanitary living conditions of any other city in Britain at the time. It was reckoned that *'overcrowding in the Blackfriars area was four times greater than in prison cells' in this period*. The Edinburgh News went so far as to describe Old Town houses as *'chambers of death'*. In 1850, it was noted at the Reform Association that *'the unclean heart of Edinburgh would not be gutted out until it was planted all around with new houses.'*

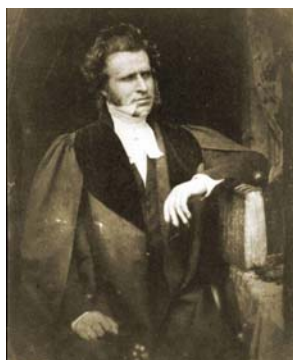
The collapse of tenements on Edinburgh's High Street on the 24th November 1861, when 35 people were killed and a further 100 injured also brought the issue of the condition of buildings in the Old Town into sharp public relief.



The Victorian improvement schemes in the Old Town, in which the older tenements were replaced with new buildings, often in a Baronial style, were seen as a solution to the problem. However, the redevelopment which they involved reduced the amount of accommodation available. The natural result was that already overcrowded houses were further sub-divided – *‘crowded together, destitute of water and soil pipes, of ventilation, and almost of light, the influence of such dwellings on the inhabitants could only be physical and moral degradation’*.

Various societies and companies were formed to meet the housing needs of the working classes. Support from public figures and demonstrations of model artisan housing at the Great Exhibition all improved public awareness. The housing issue was further highlighted by the work of social reformers at the time such as Sir Edwin Chadwick (1800–1890), noted for his work to reform the Poor Laws and improve sanitary conditions and public health. In 1844, Freidrich Engels wrote in his book, *The Condition of the Working Class in England*, of how *‘from their smoky beehives ten stories high, the unwashed look down upon the open squares and gardens of the wealthy.’* This publication and Marx’s *The Communist Manifesto* and increasing fears of social unrest, increased concern for the welfare of the working class amongst the middle and upper classes.

Edinburgh's interest in housing problems began early in the 1840s, at about the time that the first efforts were made in the country as a whole to raise public concern. The Reverend Dr. (1808-1883) and the Reverend Dr. Thomas Chalmers (1780-1847), ministers of the Free Church of Scotland, were prominent local campaigners for improved housing conditions.



The Reverend Begg, leader of the Free Church of Scotland, considered that *‘man must in any circumstance remain depraved and miserable, and that the most important physical remedy for the woes of man is comfortable and wholesome dwelling’*. He called for a complete revolution of working class housing. In order to do this, he believed that workers should club together savings (saved from not visiting the public house) and buy land around the edge of towns, with the

aim of building their own houses using the skill they had between them. This would mean that they became their own landlords, avoiding the old system where rent was high but the accommodation was poor. Begg considered that every obstacle should be removed for spontaneous house-building of the

working classes to enable them to secure a '*thoroughly comfortable and commodious house*'.

The initiative of another local minister led to the formation of the Edinburgh Lodging House Association in 1841. Its first building, a renovated lodging house in West Port, was opened in 1844 to accommodate 70 men; three years later it was augmented by a second establishment in Rattray's Close, Cowgate.

EDINBURGH'S COLONIES

The Colonies developments in Edinburgh are model dwellings built in the second half of the 19th century to provide improved living accommodation for the working class. They were built as double flats, upper and lower, with the upper flat's front door on the opposite side to the lower flat's front door, allowing each flat to have a front garden. Characteristically, each flat originally had four rooms, a separate external toilet and a garden.

Tenement building, possibly due to its association with the contemporary squalid character of the Old Town, was unpopular with Scottish housing reformers. There was a deliberate movement to find a working-class housing pattern which broke with the urban tradition and gave every family a front door and its own garden ground.

The concept was pioneered in Edinburgh with a scheme by Patrick Wilson for the Pilrig Model Dwellings Company, which had been formed in 1849 by the Rev. William Gordon Blaikie to build housing for the working classes. Started in 1852, the Pilrig Model Dwellings were a partly philanthropic venture on a site just on the Edinburgh side of the boundary with Leith. They were known as The Pilrig Model Buildings until 1896, when they were renamed Shaw's Place, Street and Terrace after James Shaw, house agent.

In 1857, James Gowans appointed Alexander MacGregor, an Edinburgh Architect, to design the exterior of Rosebank Cottages, 'flatted cottages for the better class of mechanics', which were developed from the Pilrig system.

Later developments across the city were built by the Edinburgh Cooperative Building Company Limited, founded in 1861.

It is suggested that the term Colony derives from the fact that the developments were outside of the city when they were first built or that they were Colonies in the sense of a community of similar people (artisans). The emblem of the Edinburgh Co-operative Building Company was a beehive and it is also suggested that the term derives from the act of workers acting together for the common good, like bees.

THE EDINBURGH CO-OPERATIVE BUILDING COMPANY

'It is a clear moral gain when men unite successfully to raise themselves out of the socially debasing circumstances in which they have been forced to exist. There is a strong inducement to be temperate, economical and industrious, in order that they may fulfil their obligations to the Company. A training in self-government is going on, the full value of which it must take years and prolonged experience to fully estimate'.

H. G. Reid, Housing the People, 1895

In 1861, many builders in Edinburgh were locked out of work due to a dispute about working hours. A strike aimed at reducing working hours from ten to nine hours was resolved through an agreement for a nine hour day, and the workers returned to work. However, they were only let on site if they signed an agreement to keep to the previous longer working hours. This resulted in over 1,200 stonemasons and joiners in Edinburgh being denied access to construction sites across the city for more than three months.

This dispute led to the formation of the Edinburgh Co-operative Building Company Ltd (ECBC) which was founded by seven Edinburgh stonemasons (David Rintoul (Chairman), James Ogilvie (Treasurer), James Collins, James Colville (Manager), William Mill (Secretary), James Earshman and Jake Syme) as a Limited Liability Company in July 1861.

The main aim of the Company was specified as *'building in all its branches... every description of house property'*. However, the intention was to use their collective practical skills as builders and joiners to build *'comfortable and respectable houses'* for rent or sale at reasonable prices for working people. Houses for those who *'prefer privacy of self contained dwellings with private gardens to homes in common stair tenements'*.

The Company was created as a joint-stock limited liability company and began by accumulating £10,000 for site and building costs by selling £1 shares (which could be bought in five instalments). The finished houses were to be sold or rented, allowing the Company to recoup money to invest in more housing and pay shareholders a dividend. The Company was considered a sound investment due to the shortage of good quality affordable housing.

The first houses at Stockbridge cost between £100 and £130 to buy and a mortgage scheme was established to allow *'every facility for acquiring the Company's property'*. A house could be secured by a £5 deposit, and property investment companies loaned the balance to be paid back in instalments of £13 per annum for 14 years on security of the title deeds. This compared very favourably to the annual rent at the time of £11 per annum for an Old Town flat and enabled workers on modest, but regular incomes to be rehoused in better homes.

By the time of the Company's first anniversary in April 1862, it had accumulated over 341 registered shareholders, largely made up of local tradesmen and others sympathetic to their aims. The aim of the Company was to build good quality affordable accommodation and central to its mission was a co-operative spirit that was reflected in its adoption of the beehive motif.

The Edinburgh Co-operative Building Company developed in the tradition of the many Model Dwelling Companies in Victorian Britain that aimed to improve the housing conditions of the working classes by building new homes, whilst at the same time receiving a competitive rate of return on any investment. This principle of philanthropic intention with capitalist return was given the label "five per cent philanthropy".

The first development by the Company was at Glenogle Park (the Stockbridge Colonies). The foundation stone was laid on 23 October 1861 by the Reverend Dr James Begg, who noted that the development marked 'a turning-point in the history of Edinburgh'. The design of the houses, inspired by the Pilrig and Rosebank developments, was distinctive, with smaller ground floor houses (the low doors) entered from their own small gardens on one side of the terrace, and the larger upper floor houses (high doors) entered by an outside stair on the other side of the block. By having the stairs at right angles to the building, the upstairs houses also had their own small garden. The terraced style of the Colonies also allowed building costs to be kept low through shared foundations and roofs. The external stair access to the upper flats was also estimated to reduce building costs by £42, saved internal space and was easier to build than an internal stair.

The Company specified that the houses at Stockbridge were to be '*substantially built with stone and lime and roofed with slate, and exclusive of chimney tops, not to exceed forty-six feet*'. It was also made a condition of purchase that it was '*unlawful to convert, or permit to be converted, any of the dwelling houses into sheebens or brothels or to have any cow house, pig house, or manufactory*.' James Begg in a letter to the Scotsman on March 8, 1862 noted that '*the working men would soon build their own houses if obstructions were removed*' and implored the 'friends' of housing improvement to go down to Stockbridge to see the houses the workmen are building.

The interior of the houses provided a standard of facilities which were exceptional in working class tenements of the period. The lower flats had one bedroom and the upper flats two bedrooms, each had a parlour and kitchen, with storage for coal, and an indoor toilet. Other basic provisions which were provided included a kitchen range for cooking and heating water, a sink and tub with space for a mangle, gas lighting, fireplaces in most rooms, water and

sewage disposal, and a water tank in the roof. These provisions were a significant step forward in housing improvement.

In a promotional pamphlet of 1885, the Edinburgh Co-operative Building Company Ltd asks the question, *'How do the Company's houses compare, as regards healthiness, with other portions of the city?' They then print the answer: 'Death rates were lower – by about one third – in ECBC properties compared to housing in either Edinburgh or Leith.'*

The Edinburgh Co-operative Building Company flourished in the 1860s building on sites on the periphery of the city usually in locations central to industry, where demand was high and land was cheap. Multiple sites also allowed phasing of construction to take place, meaning skilled workmen could be employed year round. By 1872, the Company employed some 250 workmen and had built nearly 1000 homes.

In October 1873, a testimonial of admiration for James Colville, the first manager of the Edinburgh Co-operative Building Company and one of its first directors noted that: *'notable amongst his many endeavours stands out the Working Men's houses erected in and around the city by the Company of which he is manager, a work which is yet unparalleled in the country, and for which he is chiefly, if not entirely, to be credited.'*

By the mid 1870s, the cost of land was becoming expensive and the scale of building was cut back. In 1902, D.W. Kemp, one of the Directors of the Company notes in a letter that the *'golden times (for the Company) have passed'*. Designs also changed with the external stair abandoned. The Company was also involved in an unsuccessful conventional housing project at Barnton Terrace and by the 20th century was in decline. The Company continued as a co-operative until 1945, when it became an ordinary building contractor.

The houses began as an experiment, the success of which far exceeded expectations. The developments at Stockbridge and elsewhere in Leith and Edinburgh housed over 7000 people at one time, and all of them remain today.

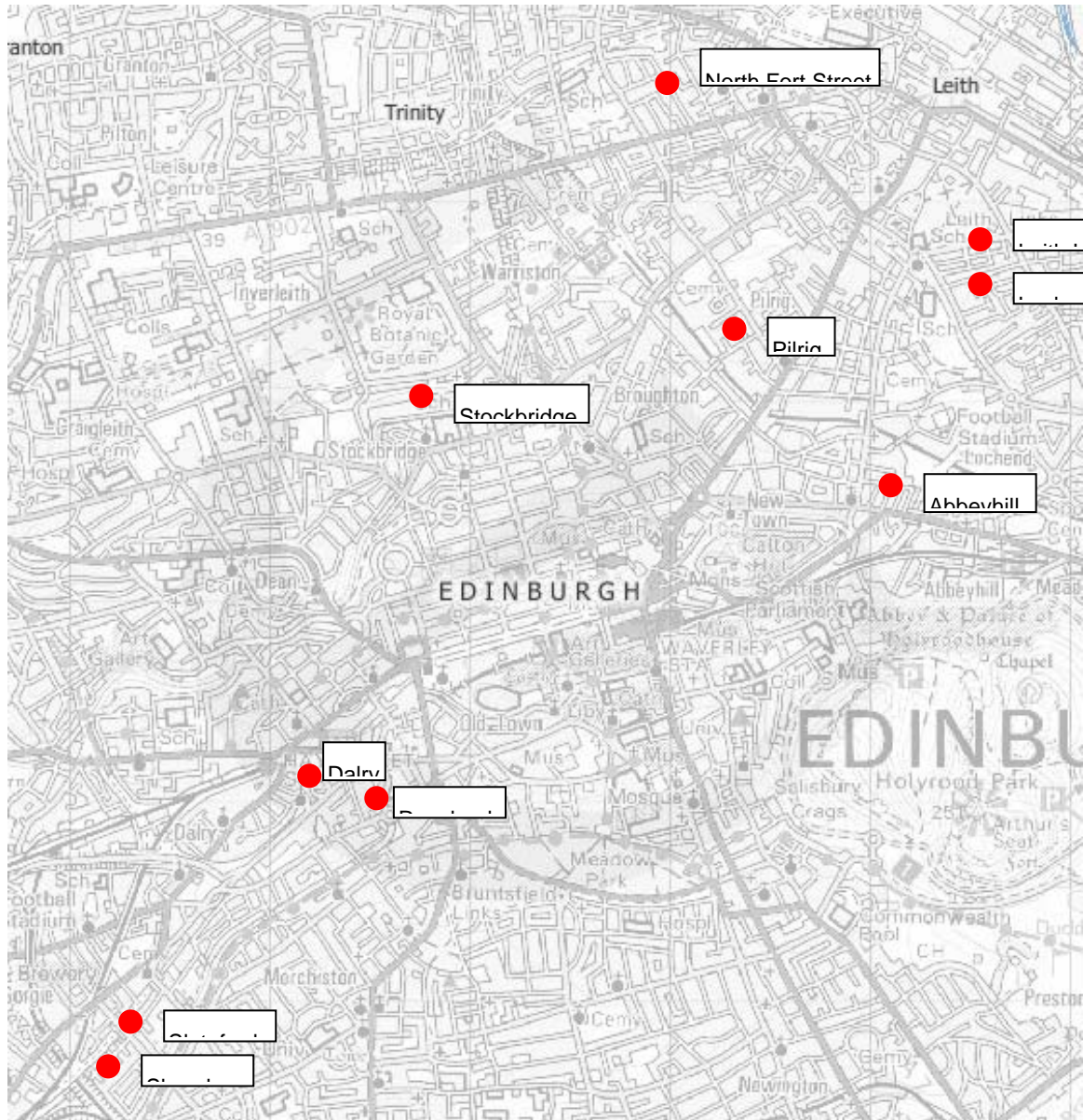
The Colonies were a radical experiment in home-ownership based on the principles of mutuality and participation. They are a monument to the co-operative housing movement and are recognised as important in histories of working-class housing in Britain. As well as having an interesting social history, the Colonies are of architectural interest. The cottage style of the two storey terraces with upper flats often reached by outside stairs is unusual in the Scottish cities. The overall scale of the layout, the high quality workmanship and the detailed control of their design cannot be matched in this type of housing anywhere else in Scotland.

The form of the colony developments, with their intimate setting and pedestrian emphasis contributes a sense of identity and community that is unique in Edinburgh. They continue to be a popular lifestyle choice and most have very active community groups which organise a range of events within their areas. In the Abbeyhill Colonies, residents hold an annual 'Colony of Artists' event now consisting of twenty or so exhibitions.

LOCATION OF THE COLONIES

There are ten examples of traditional colony housing in Edinburgh

Colony development	Listed	Conservation area	Date
Pilrig Model Buildings, Shaw's Place	Category B	-	1850-1851
Rosebank	Category B	West End	1857
Stockbridge (Glenogle Park)	Category B	Inverleith	1861-1875
North Fort Street (Hawthornbank)	-	-	1865
Abbeyhill	-	-	1867-1877
Dalry	Category B	-	1867-1870
Lochend (Restalrig Park)	-	-	1868/1880
Slateford 'Flower'	-	-	1877-1883
Leith Links, Industrial Road			1883
Shandon	-	Shandon	1884 -1903



THE PILRIG MODEL DWELLINGS (SHAW'S PLACE)



Introduction

The Pilrig Colonies are located to the north-east of the city centre, close to Leith Walk. The development is bounded by Spey Terrace to the east and the Inchkeith Court flats to the south. The west of the site is currently a brownfield site with no development in place. The gardens of houses off Dryden Street form the north boundary of the site.

Statutory Designations

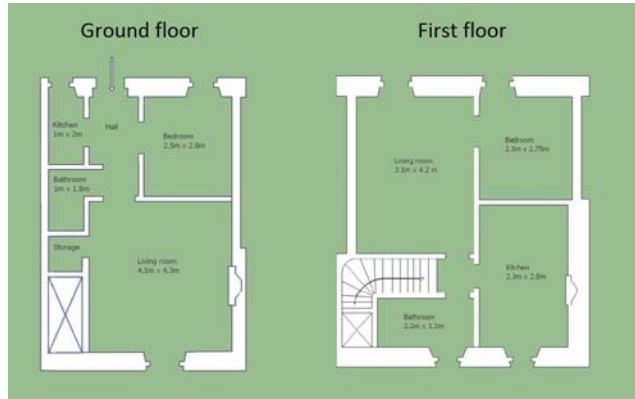
The development is listed at Category 'B' and described as historically important.

Historical Background

The Pilrig Model Dwellings Company was formed in 1849 having been devised by the Rev William Gordon Blaikie and inspired by the Rev William Mackenzie with the aim of building housing for the working classes. Patrick Wilson was appointed as architect for the project. The site was described as

“open, well-aired, and in the neighborhood of many workshops, the ground also being obtainable at moderate charge”.

Each house had a minimum of two rooms, a scullery and access to a water closet; the latter being exceptional at the time in houses of this type. Henry Roberts, the architect known for his work on model dwellings for workers, provide the following comparison: *“visiting the working classes, I have often to ascend long and dark stairs, or to descend into damp cellars where it is felt to be a calamity to have the sense of smell. In visiting these model houses (at Pilrig), the sensation is quite the opposite”.*



On completion the development proved very popular and was six times oversubscribed. This was attributed to the quality of the accommodation, the opening of the tram line along Leith Walk and thriving local industry.

Townscape and Architectural Character

The development is located on a very slight north facing slope between Leith Walk and Rosebank Cemetery. It is surrounded by typical Edinburgh tenement housing to the north and east, with a modern block of flats to the south and a disused site to the west. As a result of the surrounding land uses, there are no significant views out to the surrounding area. This provides a sense of enclosure, giving the Colonies an almost village type feel.

The development consists of forty-four dwellings, the first 16 (the east and west blocks - 1-7, 8-14, 15-21 & 22-28 Shaw's Street) completed in 1850, the remainder (the north and south blocks - 1-9 & 10-18



Shaw's Terrace and 1-8 & 9-10 Shaw's Place) the following year. The buildings are arranged in four two-storey symmetrical blocks built around a central court. They are designed to provide separate flats on each floor approached from different sides, those on the ground floor entered from one side with the upper level accessed on the opposite side. The access stairs to

the upper flats are internal, unlike the external stair accesses that were common in later Colony developments.

The elevation to Spey Terrace is embellished with decorated door surrounds, bipartite windows and pedimented gables to the end bays. The arched pend to 10-18 Shaw's Terrace includes a keystone at both ends with the date 1862. Construction materials are squared sandstone rubble with ashlar margins and slate roofs.

There are two narrow access roads from Spey Terrace, the most northerly of these includes an area of rare original horonized stone pavement. Access to individual houses is by footpaths immediately in front of the buildings.

The predominant use is residential. Green spaces are restricted to the garden ground of the houses and original railings have been removed throughout the development.

Conclusions

The Pilrig Colonies are Statutorily Listed at Category 'B'. There is a relatively low number of non-original features (c30% of windows and c25% of doors are non-original).

They are of significant historic and architectural importance as the earliest form of Colony architecture in Edinburgh. Conservation area status will provide recognition of the unique built form and group value of the development, and its significance in the history of social housing. It is recommended that they be designated as the Pilrig Colony Conservation Area.

ROSEBANK COTTAGES



Introduction

The Rosebank Cottages are located to the south-east of the city centre. They are bounded on the north by the West Approach Road, on the west by the rear of buildings on Grove Street, on the east by Gardner's Crescent and to the south by Rosemount Buildings.

Rosemount Buildings are located immediately south of Rosebank Cottages. They date from 1860, were designed by William Lambie Moffat and are listed Category 'B'. Rosemount Buildings were one of the first housing schemes to break with the strong Edinburgh tradition of stone building. The building was mentioned by Henry Roberts, the London housing expert in his paper to the Glasgow meeting of the National Association for the Promotion of Social Science in 1860. They consist of a three-storey, near square-plan quadrangle of model industrial housing with four-stage square corner towers in polychrome brick.

Statutory Designations

The Rosebank Cottages are Statutorily Listed at Category 'B' and are included in the West End Conservation Area.

Historical Background

Gardner's Crescent stands on the site of the earlier Gardener's Hall which was bought by William Gardner in 1821. The development dates from 1826 and was designed by R & R Dickson. It was built as a unified scheme, an outlier of Edinburgh's New Town. The intention was to form a facing matching crescent forming a symmetrical circus with a central gated garden. However, the proposals were affected by railway proposals on the land immediately to the north of the Rosebank Cottages (now the line of the West Approach Road) and the circus was never completed.

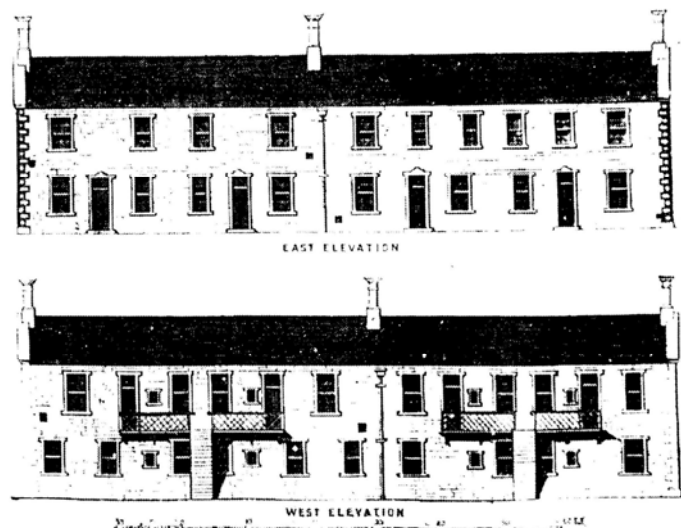
In 1857, James Gowans, a notable Edinburgh architect and builder, appointed Alexander MacGregor to design the exterior of Rosebank Cottages, '*flatted cottages for the better class of mechanics*', which were developed from the Pilrig system.

The accommodation within each flat comprised a living room, two bedrooms, a scullery and a water-closet. In 1885, Gowans provided the following comments on Rosebank Cottages: *"The idea that I had was to get working men into small self-contained houses, where they would have their own door to go in by, every room being independent of the others, having a door from the lobby for privacy, and having a little green attached to each house."*

The design of the Pilrig Colonies, and more particularly the Rosebank Cottages directly influenced the form of housing developed by the Edinburgh Co-operative Building Company.

The innovative design for the Rosebank Cottages was featured in the Builder, a well-respected architectural periodical of the time, in 1857, which provided the following description of the Cottages:

'A distinct and independent entrance; secondly a plot for bleaching or for flowers; thirdly a water-closet; fourthly a scullery with washing rubs, bath and hot water; fifthly a separate access to each apartment from the lobby; and sixthly, ample provision of ventilation and for warming small bedrooms, which have no fireplaces.'



Townscape and Architectural Character

The Rosebank Cottages consist of 36 two-storey buildings in three rows each of six blocks, on a compact site containing an upper and lower flat each with access to a garden. The rows are truncated toward the north by an asphalted access road forming a cul-de-sac at the west side. This is the only vehicular road and the individual units are served by footpaths.

They are constructed of squared rubble with rustic quoins, raised margins to openings, slated roofs and pedimented gables. The external stairs are embellished with decorative geometric-patterned ironwork handrails to steps and balconies.

One of the key distinctive features that helped achieve this unique building design was the inclusion of the external staircase that provided access to the upper floor flats and allowed for more internal space. Each house was specifically designed to be self-contained with its own front door, rooms that were separate and offered privacy and individual gardens.

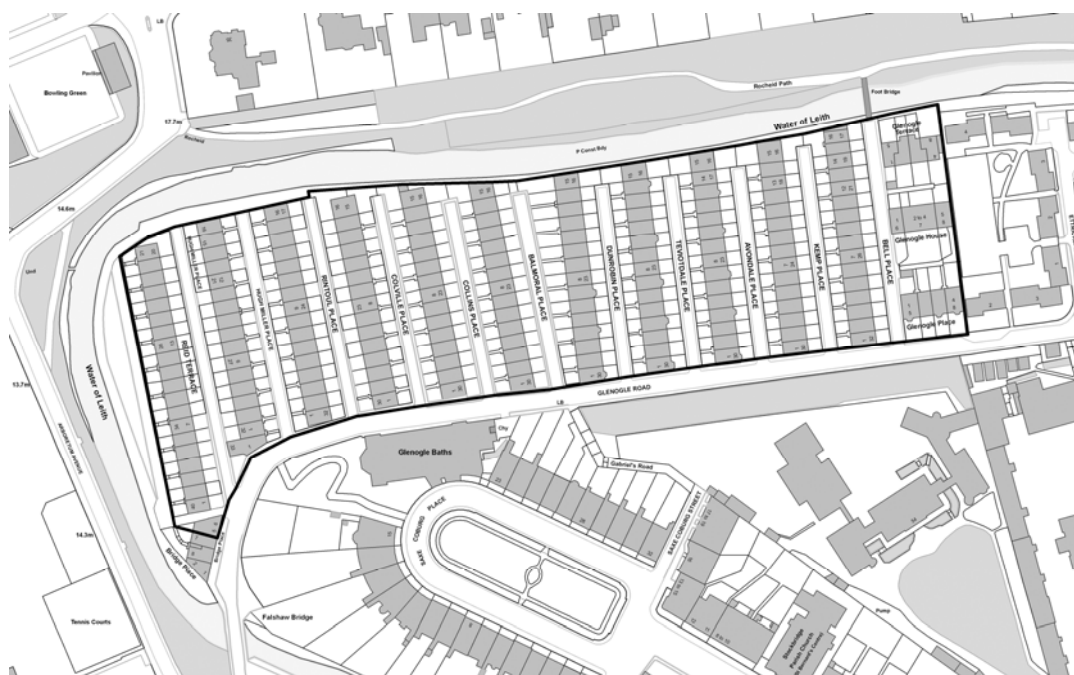
The adjoining Gardner's Crescent is elevated almost a storey above Rosebank Cottages and are confined on all boundaries. This provides the Cottages with a strong sense of seclusion and enclosure.

Conclusions

The Rosebank Cottages are Statutorily Listed at Category 'B' and are included in the West End Conservation Area. There is a relatively low number of non-original features (c15% of windows and c35% of doors are non-original).

They are of significant historic and architectural importance as an early Colony project and the main inspiration for the form of development adopted by the Edinburgh Co-operative Building Company. It is recommended that they be removed from the West End Conservation Area and are designated as the Rosebank Cottages Conservation Area.

STOCKBRIDGE COLONIES (GLENOGLE PARK)



Introduction

The Stockbridge Colonies are situated to the north of the New Town. They have a boundary with Glenogle Road to the south and the Water of Leith separates them from Inverleith Park and the Royal Botanic Gardens to the north and west.

Reid Terrace was named for Hugh Reid in 1861, and Hugh Miller Place followed in 1862, both of whom were closely associated with the early days of the Edinburgh Co-operative Building Company. Three of the original seven stonemason subscribers to the Company were honoured in Rintoul Place (1863) for David Rintoul, first chairman of the Co-operative, Colville Place for its first manager, James Colville, and Collins Place, named in 1866 for James Collins, chairman in that year. Bell Place (1867) was named for David Bell, joiner, who followed Collins in the chair. In 1868, Glenogle Place was named and Glenogle Park was chosen as the neighbourhood name, possibly in compliment to James Haig of the family of distillers (who were the land superiors), as he lived in Glenogle, Perthshire. In the same year Kemp Place was named for William Kemp, Governor of the Poors House and active in the Co-operative as its Vice President. Glenogle Terrace followed Glenogle Place in 1869. Avondale Place (1869) and Teviotdale, Dunrobin and Balmoral Places are named for Scottish places. Bridge Place was named for the

wooden footbridge beside the ford in Water Lane which was replaced by the iron Falshaw Bridge, named for the Lord Provost who opened it in 1877.

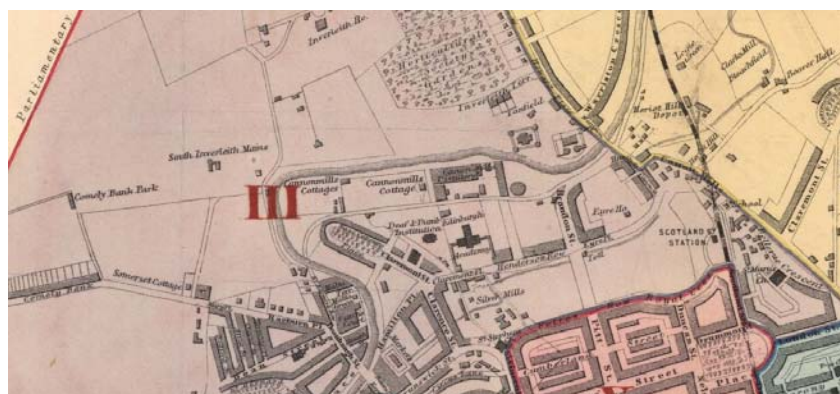
Statutory Designations

The Stockbridge Colonies are included in the Inverleith Conservation Area and are listed at Category 'B'. The following buildings are included in the listing: 1-8 Bridge Place, 1-40 Reid Terrace, 1-33 Hugh Miller Place, 1-32 Rintoul Place, 1-30 Colville Place, 1-30 Collins Place, 1-30 Balmoral Place, 1-30 Dunrobin Place, 1-30 Teviotdale Place, 1-30 Avondale Place, 1-30 Kemp Place, 1-32 Bell Place, 1-8 Glenogle Place, 1-8 Glenogle House, 1-8 Glenogle Terrace.

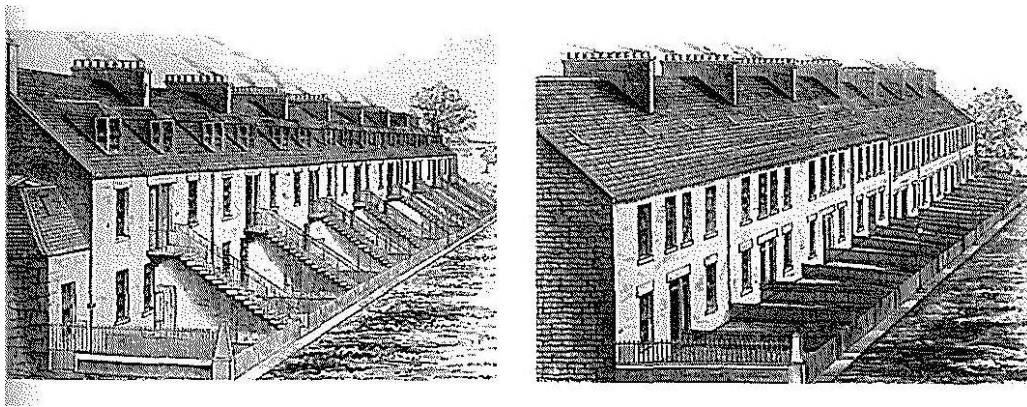
Historical Development

The Stockbridge Colonies were the first development by the Edinburgh Co-operative Building Company with the foundation stone of the first row being laid on 23rd October 1861. No architect is given, and the original design for the development is believed to have been by James Sutherland, a director of the Company.

The site was a riverside haugh (a low-lying meadow in a river valley) known as The Whins or Distillery Haugh. It was acquired in successive sections from



James Haig's Canonmills whisky distillery. It was a good flat site for building and close to employment opportunities in Stockbridge and Canonmills. However, the proximity of the river, which at the time was an open sewer, resulted in problems of '*fetid emanations*' and potential flood risk.



The site was feued in small lots and the development progressed from west to east. By 1865, Reid Terrace, Rintoul, Hugh Miller and Colville Places had been built; the rest of the Colonies followed in phases with the majority of the development completed by 1875. Later work to complete the northern ends of Dunrobin, Balmoral and Teviotdale Places on the site of the Company's building yard were not completed until the 1900s. By this time building regulations required bathrooms to be included in the houses, rather than just the water closet as in the earlier houses (the double sinks in the earlier houses could be used for washing people as well as clothes). Stone plaques on the gable of Collins Place and the wall of 17 Dunrobin Place commemorate these dates.

The houses and street were originally lit by gas and iron ranges provided cooking facilities with coal stored under the external stair, in a hall coal cupboard, or under the kitchen floor (in the lower houses). Shops were included at Bridge Place, and a grocery shop remained at the end of Hugh Miller Place until the 1980s.

Glenogle House, 1-8 Glenogle Place, dates from the late 18th century and was originally known as Keif House. It was extended and divided into six separate houses as part of the Colonies development in 1875.

Townscape and Architectural Character

The Stockbridge Colonies consist of a group of eleven long rows of terraces, running perpendicular to Glenogle Road, with three shorter rows to the east, running parallel to Glenogle Road. The terraces incorporate upper and lower houses with an average of sixteen dwellings on each level. Access to the lower and upper units is from opposite sides of the building. The external stone stairs giving access to the upper house is a particular feature of the development.

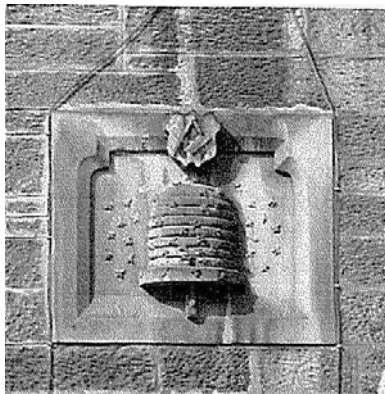


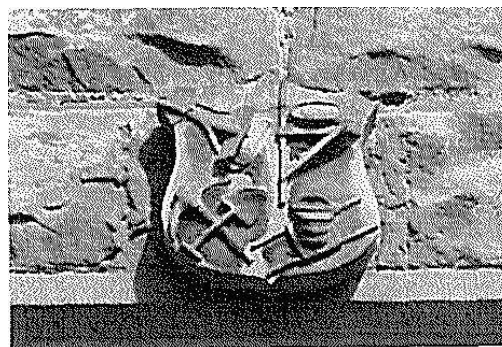
The buildings are characterised by their cottage style architecture and uniform use of sandstone and slate. A number of variations to the original design are evident. The original buildings were flat fronted, however, bay windows were first introduced at Collins Place and were adopted as features on Avondale, Teviotdale, Dunrobin and Glenogle Places. There are larger double-fronted houses at the river end in some of the terraces and the stairs were internalised at Glenogle Terrace.

The private gardens are a key feature of the development. The majority retain their original dwarf stone boundary walls (mostly stripped of the original railings) and clothes poles.

The cobbled streets, the entrances to which are marked by obelisk piers, are accessed from the south on Glenogle Road and form culs-de-sac to the north. Each terrace provides a view northwards to foliage on the Water of Leith.

The original carved stone plaques displayed in the area are important historic and architectural features of the buildings.





Conclusions

The Stockbridge Colonies are Statutorily Listed at Category 'B' and are included in the Inverleith Conservation Area. There is a very low number of non-original features (c5% of windows and c10% of doors are non-original).

They are of significant historic and architectural importance as the earliest Colony development by the Edinburgh Co-operative Building Company. It is recommended that they be removed from the Inverleith Conservation Area and are designated as the Stockbridge Colonies Conservation Area.

HAWTHORNBANK COLONIES (NORTH FORT STREET)



Introduction

The Hawthornbank Colonies are located approximately two miles north of the centre of Edinburgh. They are bounded to the west by the rear boundary walls of the rear gardens of Dudley Avenue, to the east by North Fort Street, to the north by Dudley Bank and to the south by Fort Primary School. The main road serving Hawthornbank is North Fort Street linking to Ferry Road, which is the main route into the city, south of the site, and the A901, to the north.

Statutory Designations

None.

Historical Development

The Colonies were one of the earliest residential developments in this area. They date from 1863-64 and were built adjoining the road formerly known as Fort Street. Over the years further residential schemes were introduced into the area, creating a more built-up part of Leith. Fort Street was then split up to become what is known today as North Fort Street and South Fort Street, with the change in name occurring as it crosses Ferry Road.

The Edinburgh Cooperative Building Company Directors Report of 1864 noted: '*At Leith Twenty-Four House, of a class much superior to any this*

company has hitherto built, have been erected. Now, however, they are finished, their excellence will soon commend them to the Public, and your directors are hopeful for the future.'

Townscape and Architectural Character

The development is characterised by two two-storey unified stone terraces facing one another across a narrow street. The inner side of each terrace has an external stair leading to the front doors of the first floor flats. The exterior facing flats have a ground floor front door. Both upper and lower flats have a small



garden attached, which in a limited number of cases has been shortened and paved over to allow for car-parking space. Vehicular access is located centrally between the terraces from Hawthornbank Place, and the individual houses are accessed by footpaths.

Traditional slated oriel dormers were an original feature of the development and the majority remain, however, there are a limited number of more modern box dormers. A significant number of the original timber windows have been replaced in uPVC, and the railings have been removed from the stone boundary walls. Street surfaces consist of a mix of original cobbles and tarmac.

Conclusions

The Hawthornbank Colonies have no statutory protection. There is a relatively high level of number of non-original features (c80% of windows and c35% of doors are non-original). This has resulted in a degree of loss of architectural authenticity. However, this has not seriously affected the overall integrity of their architectural importance and they are historically significant in terms of the development work by the Edinburgh Co-operative Building Company. Conservation area status provides the opportunity to limit any further erosion of architectural detailing. It is recommended that they be designated as the Hawthornbank Colonies Conservation Area.

ABBEYHILL COLONIES



Introduction

The Abbeyhill Colonies are located to the east of Edinburgh city centre immediately to the north of London Road, which is a main access to the city centre from the east. They are bounded to the west by Easter Road, to the north by Rossie Place and to the east by the Meadowbank Shopping Centre.

The Colonies form a rectangular site and are composed of seven streets: Maryfield, Maryfield Place, Alva Place, Lady Menzies Place, Regent Place, Waverley Place and Carlyle Place (West to East).

Statutory Designations

None.

Historical Background

The Edinburgh Co-operative Building Company (ECBC) acquired one acre of land at Abbeyhill from Lady Menzies in 1866. The significant interest



Abbeyhill Area 1828

shown in housing in the area encouraged the acquisition of a further two acres in 1867, and six more in 1868. Development at Abbeyhill was phased from west to east, with the site completed in 1877.

The development of the Waverley/Easter Road rail connection, in 1868, and the Leith and Abbeyhill Station for passengers, in 1869, indicates the growth of the area's popularity and occupancy. The station closed in 1964 and part of the original railway line still exists behind Carlyle Place amongst overgrown foliage.

London Road Foundry at Abbeyhill specialised in metal casting and provided employment to many residents of the area. There were also employment opportunities in the nearby breweries of Croft-An-Righ and St.Annes. Railway employment concentrations were high on completion of Abbeyhill Station.

The Bohemian families of Beithich, Haulfauss, Laiche and Hurch were part of a concentration of glass cutters and engravers at Abbeyhill in 1871. This tradition of artisan residency continues with a number of artists currently making their home in the Abbeyhill Colonies. The residents hold an annual 'Colony of Artists' event, now consisting of twenty or so exhibitions.

Townscape and Architectural Character

The Colonies are located in a predominantly urban area surrounded by amenities such as shops, pubs, cafes, and restaurants. Meadowbank Stadium is 0.5 miles to the east and Holyrood Park is 0.6 miles to the south. The Artisan Pub on London Road is listed at Category 'C'.



The Colonies have a linear street pattern of seven two storey blocks, separated by gardens and roads, and running perpendicular to London Road and Rossie Place. There are a total of 285 units on a site of approximately 3.4 hectares, giving a density of 84 units per hectare.

The development is set down at a lower level from London Road, with pedestrian access only down steps from London road on five of the streets. This provides a strong boundary and gives an impression of separation from the busy London Road and internal views are most dominant.

Rossie Place provides the only vehicular access to the five eastern streets, with access from London Road restricted to pedestrians. Maryfield and Maryfield Place have a one-way system for vehicles, with only one point of access from London Road.

Wall construction materials consist of coursed square rubble sandstone, with dressed and decorated detailing to the surrounds of openings to Lochend Road. The pitched roofs are finished in slate, however, the original form of number of original roofs is affected by large box dormers. The external stairs maintain their original ornate ironwork balustrades, and road surfaces their traditional stone setts.

A significant number of the original doors and sash-and-case windows have been replaced with non-original features in materials such as uPVC. The original stone dwarf-wall garden boundaries have also been stripped of their original cast iron railings and replaced with a variety of enclosures and hedging.

Conclusions

The Abbeyhill Colonies have no statutory protection. There is a relatively high level of number of non-original features (c70% of windows and c40% of doors are non-original). This has resulted in a degree of loss of architectural authenticity. However, this has not seriously affected the overall integrity of their architectural importance and they are historically significant in terms of the development work by the Edinburgh Co-operative Building Company. Conservation area status provides the opportunity to limit any further erosion of architectural detailing. It is recommended that they be designated as the Abbeyhill Colonies Conservation Area.

DALRY COLONIES



The Dalry Colonies are located to the west end of the city centre, close to Haymarket and east of Dalry Road. The development includes eight streets: Lewis Terrace, Walker Terrace, Douglas Terrace, Cobden Terrace, Argyll Terrace, Bright Terrace, Atholl Terrace and McLaren Terrace and Breadalbane Terrace.

Four of the streets were named for politicians, all prominent in the Anti-Corn Law League: Duncan McLaren, MP for Edinburgh 1865-81; his brother-in-law John Bright MP; their leader Richard Cobden MP; and their colleague Sir Samuel Walker MP. Lewis Terrace was named for Bailie David Lewis, editor of the weekly Reformer, the newspaper of the Advanced Liberals led by McLaren, and the others take their name from places in Scotland.

Statutory Designations

The Dalry Colonies are listed at Category 'B'.

Historical Background

The Dalry Colonies date from 1868 and 1870, and were primarily built to house Caledonian Railway workers. The site and much of the surrounding land was originally owned by a local family. This was subsequently split and sold on in eight separate lots, one of which was purchased by the Edinburgh Co-operative Building Company. The site's location close to a mineral depot and the Caledonian Railway line made the land relatively inexpensive.

The first eight rows of the Dalry Colonies were built in 1868, in blocks of four flats each sharing one water tank located in a cavity wall between the two upper flats in the block. The last row, Breadalbane Terrace, was added in 1870.

A plaque on the site reads *ERECTED BY THE EDINBURGH CO-OPERATIVE BUILDING COMPANY LIMITED JAMES COLVILLE MANAGER 1870*. James Colville was a mason and may be considered to be the architect.

Townscape and Architectural Character

The development forms a rectangular site and consists of four terraced rows lying north-east/south-west divided north-west/south-east by Dalry Place, and the single half row Breadalbane Terrace to the south-west. Breadalbane Cottage (17 and 18 Breadalbane Terrace) is a freestanding block and was built slightly later. Walker and Lewis Terraces are built-out as shops to Dalry Road.

Each terrace is two-storey and attic comprising four 4-bay blocks; each block containing four houses, two-up and two-down. The lower houses are entered by paired doors on the north-west and the upper houses by paired doors accessed by a single cantilevered platt and forestair on the south-east with wrought-iron railings, which are more decorative at Walker and Lewis Terraces. The terraces are accessed by cobbled footpaths from Dalry Place.

The architectural treatment is simple with squared, snecked and stugged sandstone, bull-faced to the gable ends. Roofs are slated with canted dormers on the south east slopes, and some canted dormers and modern, boxed-out dormers on the north-west slopes. The four-pane timber sash and case windows and panelled doors with rectangular fanlights are all largely retained.

The original railings have been lost from the original stone dwarf boundary walls which enclose the gardens. Vehicle run-ins have been formed and the wall removed in a small number of gardens for car parking. A number of good original pine cone finialled drying poles survive. There are also areas of residual horonized paving.

Decorative stone panels on the Dalry Road gables of Walker and Lewis Terrace, that on Lewis Terrace depicting the Edinburgh Co-operative Building Company's beehive emblem, are important historic features of the development.

Conclusions

The Dalry Colonies are Statutorily Listed at Category 'B'. There is a relatively low level of number of non-original features (c20% of windows and c45% of doors are non-original). The development retains its overall integrity and they are historically significant in terms of the development work by the Edinburgh Co-operative Building Company. Conservation area status will provide recognition of the unique built form and group value of the development, and its significance in the history of social housing. It is recommended that they be designated as the Dalry Colonies Conservation Area.

RESTALRIG PARK (LOCHEND) COLONIES



Introduction

The Lochend Colonies are located in Leith in the east of Edinburgh. They form a compact, rectangular shaped area of development bounded by Hermitage Park to the south, Ryehill Avenue to the east, Upper Hermitage to the north and Lochend Road to the west.

The development includes seven terraces: Oakville Terrace, Elmwood Terrace, Beechwood Terrace, Ashville Terrace, Thornville terrace, Woodbine Terrace and Woodville Terrace (with a facade on Lochend Road).

Statutory Designations

None.

Historical Background

The 1849-53 Ordnance Survey map shows the site as undeveloped open country side with Lochend Road passing to the west. The '*most eligible ground*' for the construction was acquired by the Edinburgh Co-operative Building Company in 1868. The Directors of the Company provided the following description of the acquisition:

"It is within ten minutes walk of the centre of Leith, commands an extensive view of Edinburgh and the Forth, and surrounding country, and is so well

adapted to the requirements of that fast increasing burgh that the directors have commenced operations by laying the foundations of thirty two houses."

It was also noted that the '*great number of practical men in the building trade who are purchasers maybe adduced as a guarantee to the general public of the superior class of material and workmanship expended on them (the buildings)*'.

Building progressed from west to east with the streets being completed in stages in the following order: Woodbine Terrace – 1868, Woodville Terrace – 1869, Thornville Terrace – 1870, Ashville Terrace – 1873, Beechwood Terrace – 1878, Elmwood Terrace – 1878 and Oakville Terrace – 1882.

The five year gap in construction, between 1873 and 1878, was due to a general recession in the Edinburgh building trade and the Edinburgh Co-operative Building Company's venture into middle class housing in the Barnton area.

Townscape and Architectural Character

The Restalrig Park (Lochend) Colonies have a linear street pattern, with lanes and streets running perpendicularly to the spine road formed by Woodville Terrace, which also bisects the blocks into near symmetrical units. The buildings are constructed in five rows of sixteen uniform two storey blocks, with the exception of Oakville Terrace which consists of sixteen self contained houses accessed from only one side. The perpendicular accesses are formed by narrow pedestrian lanes between the blocks fronting Lochend Road, Woodbine Terrace and Thornville Terrace. The remaining perpendicular accesses are roads wide enough for single sided vehicular parking.

There is only one entrance to the development from Lochend Road and the site has well defined boundaries on all sides formed by the walls and hedges of adjoining housing. This results in an enclosed street structure of culs-de-sac with restricted permeability which, along with the relatively small scale of the buildings and gardens, and the limited vehicular access provides a secluded and intimate sense of place with no external views. Setted streets are a feature of the Restalrig Colonies.

There is a clear distinction between the two most westerly blocks, on Lochend Road and Woodville Terrace, which were built with original dormers and external stairs, and the other blocks in the development in which the stairs are internal and there is no evidence of original dormers. This change of design is related to a gap of some five years in the development of the site.

The frontage of the block to Lochend Road is also finished in a more embellished style, with decorated window surrounds and double height bay

windows. The bay windows and flat facades alternate on the Lochend Road frontage with the double storey bays both sides of the access road to the site emphasising this as a gateway. Access to the upper flats (from the east) is twinned with two front doors sharing one open stone built stair case with an ornate cast iron balustrade. This contrasts with the plain metal railing to the external stair on Woodbine Terrace.

Oakville Terrace, built 1880-82, consists of sixteen individual houses with a stone ground floor and slate mansard upper floor. This design was adopted as it forms the eastern boundary of the site and access was only available from one side.

Wall construction materials consist of coursed square rubble sandstone with dressed and decorated detailing to the surrounds of openings to Lochend Road. The pitched roofs are finished in slate, however, the original form of a number of original roofs is affected by large box dormers. There is still evidence of traditional stone setts on road surfaces.

A significant number of the original doors and sash-and-case windows have been replaced with non-original features in materials such as uPVC. The original stone dwarf-wall garden boundaries have also been stripped of their original cast iron railings and replaced with a variety of enclosures and hedging. A number of decorative cast iron clothes poles remain.

Conclusions

The Lochend Colonies have no statutory protection. There is a relatively high level of number of non-original features (c75% of windows and c65% of doors are non-original). This has resulted in a degree of loss of architectural authenticity. However, this has not seriously affected the overall integrity of their architectural importance and they are historically significant in terms of the development work by the Edinburgh Co-operative Building Company. Conservation area status provides the opportunity to limit any further erosion of architectural detailing. It is recommended that they be designated as the Lochend Colonies Conservation Area.

SLATEFORD, NORTH MERCHISTON PARK (FLOWER COLONIES)



Introduction

The Slateford (Flower) Colonies are located approximately two miles west of Edinburgh city centre, due South of Gorgie. The area is bounded by Slateford Road to the north, Harrison Road to the east, Harrison Gardens to the south, Harrison Place tenement buildings to the South-East, and Merchiston Grove tenement buildings to the west. The Shandon Colonies Conservation Area is located in close proximity to the south east.

The former Caledonian Railway Line and North Merchiston Station were located to the south-east of the site. This area now comprises a footpath, heavily planted with trees and thick foliage. St Michael's Parish Church lies to the north-east, the building is category 'A' listed, dates from 1881-3 and was designed by John Honeyman. Its 41 metre high tower forms a local landmark.

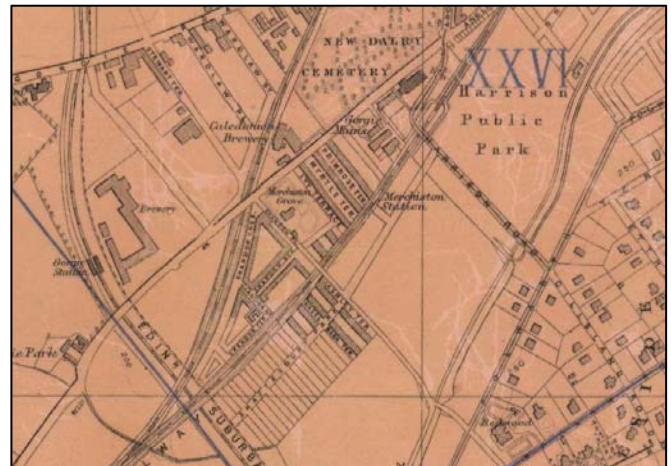
The development was originally named North Merchiston Park, however, it is better known as the "Flower Colonies", as each terrace is named after a flower. The development consists of seven terraced streets (Violet, Laurel, Primrose, Myrtle, Ivy, Lily and Daisy Terraces).

Statutory Designations

None.

Historical Development

In 1877, the Edinburgh Co-operative Building Company purchased the site from the Merchant Company. This followed a year of negotiations which centred around whether shops should be allowed on the site. It was close to areas of employment, whilst the proximity to a railway line, which formerly ran to the south-east, reduced the overall cost of the site.



The development was constructed in phases from 1878 to 1883 with a total of 159 houses completed - Violet (12 houses), Laurel (12 houses), Primrose (36 houses), Myrtle (38 houses), Ivy (42 houses), Lily (11 houses), Daisy (8 houses):

1878 - thirty six buildings had been built and twelve were in progress

on Primrose Terrace and Myrtle Terrace.

1879 - the twelve buildings were completed and twenty were in progress.

1880 - those twenty buildings were completed and a further twenty four on Laurel and Violet Terrace were in progress.

1881 - the twenty four had been completed, eighteen buildings completing Myrtle Terrace had also been built and twenty-two buildings on Ivy Terrace were in progress.

1882 - the twenty-two buildings on Ivy Terrace had been built and eight buildings on Daisy Terrace were in progress.

1883 - Daisy Terrace had been completed and ten buildings on Lily Terrace were approaching completion.

Townscape and Architectural Character

The seven rows of the Flower Colonies vary in length, with groups of between eight and forty-two houses on each terrace. The form of the Flower Colonies is more irregular than other Colony developments. The three long terraces (Primrose, Myrtle and Ivy) run perpendicularly to Slateford Road and are separated from two short terraces (Laurel and Violet) to the north east which run parallel to Slateford Road, by a commercial building and a four-storey

tenement block on Slateford Road. Another two short terraces (Daisy and Lily) are located to the south-west of the longer blocks.

The site which divides the two segments of Colonies was Gorgie Mains Farm at the time when the development was constructed (1878-83). In 1933, it became a biscuit factory and is now used for industrial warehousing.



The buildings are complemented by the profusion of mature trees, small gardens, and stone boundary walls. The stone boundary walls provide definition to the street layout and create a clear distinction between public and private spaces. The terraced rows are separated by narrow cobbled stone lanes and footpaths which form culs-de-sac and provide vehicular access and limited parking.

The site was developed in a number of phases, which is demonstrated in changes to the form of the buildings. These include variations in window and door surrounds and additional floors. The external access stair to the upper flats was also abandoned at Slateford for a more conventional internal stair and bay windows were introduced. Plaques representing the various building trades and the Company's beehive emblem are displayed at the end of the terraces facing Slateford Road.

The former bleaching green, a small open space at the north-east of the area, is privately owned by the residents of Violet Terrace and provides a focal point for activities in the summer months.

Conclusions

The Flower Colonies have no statutory protection. There is a relatively high level of number of non-original features (c70% of windows and c40% of doors are non-original). This has resulted in a degree of loss of architectural authenticity. However, this has not seriously affected the overall integrity of their architectural importance and they are historically significant in terms of the development work by the Edinburgh Co-operative Building Company. Conservation area status provides the opportunity to limit any further erosion of architectural detailing. It is recommended that they be designated as the Flower Colonies Conservation Area.

LEITH LINKS – INDUSTRIAL ROAD COLONIES



Introduction

The Leith Links Colonies are located to the south of Leith Links and East Hermitage Place and west of Restalrig Road. The streets which form the immediate boundaries are: Industrial Road (north), Somerset Place (west), Summerfield Place (east) and Rosevale Terrace (south). The development consists of eight parallel rows (Cochrane Place, Elm Place, Fingzies Place, Rosevale Place, Parkvale Place, Noble Place, Lindean Place) of two storey terraced blocks running perpendicular to the south of Industrial Road.

Statutory Designations

None.

Historical Background

The development was initiated by the Industrial Building Society in 1868 and was the final phase of the redevelopment of the grounds of Hermitage House. However, the Society was affected by financial problems and the development was completed by the local Leith building company of A and W Fingzies (the spelling



Fingies and Finzies is also given). The final phase of development was completed in 1878.

Building progressed from west to east. The first group of streets appeared in the Post Office Directory of 1869 - including Cochrane Place, named for the then owner of Hermitage House and Elm Place, probably named for trees in the gardens of the House. The second group of streets appear in the



Post Office Directory of 1872 – Noble Place, named for Grace Noble, wife of Fingzies the builder and Waverley Place, which was renamed Lindean Place in 1969. The final group of streets, occupying the site of Hermitage House, included Parkvale Place (1875), Rosevale Place (1878) and Fingzies Place (1878). Industrial Road was named for the Industrial Building Society.

Townscape and Architectural Character

The development follows a typical Colonies pattern of two storey terraces, with access to the lower and upper flats from opposite sides of the buildings, and small gardens for each house. In this case the access stairs to the upper floors are internal.



The buildings are constructed in stone with slate roofs and originally had wooden window sash and case windows (a number of which have been replaced in uPVC). The ten year phasing of the development resulted in variations of detailing in items such as window and door surrounds. A large section of Elm Place consists of a more modern two storey terraced block in brick.



The most westerly five terraces take vehicular access by Somerset Place and Fingzies Place from East Hermitage Place, and have good circulation by way of Industrial Road to the north and Rosevale Terrace to the south. The three most easterly terraces are culs-de-sac to the south.

Conclusions

The Leith Links Colonies have no statutory protection. There is a relatively high level of number of non-original features (c65% of windows and c40% of doors are non-original). This has resulted in a degree of loss of architectural authenticity and a large section of the block at Elm Place consists of a more modern brick terraced block. This has resulted in a loss of authenticity and they are also not by the Edinburgh Co-operative Building Company which reduces their historical significance.

It is recommended that they are not taken forward for conservation area designation at the present time pending further assessment.

COLONY GUIDELINES

The plain and disciplined architecture of the Colonies means that even minor alterations can affect the appearance of a whole terrace. These guidelines provide detailed advice on alterations to the Colony buildings.

Roofs

Re-slating should be carried out using second hand slate. It is important to ensure consistency in the texture and grading and that the slates match the colour, size, thickness and surface texture of the original materials as closely as possible. Concrete tiles or artificial slate should never be used in conjunction with, or as a replacement for real slate. The introduction of slate vents is not appropriate.

Dormer Windows

New dormers are only acceptable when in the style of the traditional bay type, with dimensions, windows and other details to match those already existing on a particular terrace.

Where a new dormer is to be set on a roof which already has several of the original type, it should line through, and follow as closely as possible the established spacing of those existing. New dormers should always match the original style on the terrace.

Dormer windows are not acceptable for historic, architectural and technical reasons in Rosebank Cottages, or in other Colony developments which were originally built without dormers.

Roof Lights

Traditional roof-lights are preferable to the building of any new dormer window. Traditional style cast iron roof-lights which do not project above the level of the slates are required. They ***should not be grouped together and*** should be longer vertically than horizontally and should not normally exceed 1000mm x 800mm.

Stonework

The external walls should be retained in stone and any repairs carried out in natural stone to match. They should not be painted, cleaned or faced as this is not traditional and is damaging to the stonework, allowing moisture to build up between the outer material and the existing stonework underneath.

Re-pointing should be carried out carefully. The mortar mix used should never be hard cement based and should be softer than the stonework to allow evaporation of moisture through the joints rather than the stonework. An ideal mortar mix would be hydraulic lime and sand in a 2:5 ratio, mixed with a little water. A cement: non-hydraulic lime: sandmix can also be used in a 1:2:8 ratio. Specialist advice should be taken on best practice.

External Stairs

Stair railings should be retained or repaired to match the original design and painted black. Stair-treads should be repaired in natural stone to match existing.

Doors

Original doors should be retained and repaired if possible, or replaced to match the original type exactly. Flush panelled doors (flush doors with planted mouldings to suggest panelling) or modern 'stock' panelled doors are not acceptable. New doors made specially to match the original doors should be used where possible. Second hand salvaged doors are cheaper than new and can be used if they are of the correct type.

A wide range of colours is permitted for the painting of doors. Advice on appropriate colours is available from Planning.

Windows

The retention of traditional windows is important to preserve the character of all historic buildings. The original timber and glass are part of the historic fabric of the building and should be retained if possible. The original windows in the Colonies are timber sash-and-case. The historic and architectural character of buildings is diminished when these windows are replaced with modern types. The loss of original astragals which divide windows into small panes also has a detrimental affect on the Colonies' historic character. The addition of astragals where not original is equally damaging.

Repair of original windows is almost always possible and makes sense, because of the high quality of the original timber and the cost of specially made new windows.

Original windows can be overhauled and draught-proofed with comparative ease. If considering replacement windows, these should match exactly the original design in timber, without the use of non-original features such as 'horns' on the sashes, or modern "stock mouldings" for astragals.

Windows should always be painted off-white, for unity.

Modern UPVC or aluminium windows are inappropriate and not acceptable.

Gardens

The original cast-iron clothes poles are a special feature of the Colonies, and should always be kept.

Garages or car run-ins are not appropriate in the gardens and no extensions will be allowed to the buildings.

Proposals for garden sheds will be considered on their merits. They should be of an appropriate scale in relation to the small gardens of the Colonies.

Garden Walls must be retained and railing restoration is encouraged.

Interiors (Listed Buildings only)

Original detailing, such as cornices, doors and architraves, and fire surrounds often survive. These features contribute to the historic and architectural character of the houses, and should be retained.

Implications of Conservation Area Status

Designation as a conservation area has the following implications:

1. The permitted development right which allows any improvement or alteration to the external appearance of a flatted dwelling that is not an enlargement is removed.
2. 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.
3. Within conservation areas the demolition of unlisted buildings requires conservation area consent.
4. Alterations to windows are controlled in terms of the Council's policy.
5. Trees within conservation areas are covered by the Town and Country Planning (Scotland) Act 1997. The Act applies to the uprooting, felling or lopping of trees 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 week's notice of the intention to uproot, fell or lop trees. Failure to give notice renders the person liable to the same penalties as for contravention of a Tree Preservation Order (TPO).

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Appendix 2: Consultation Responses

Pilrig Model Buildings, Shaw's Place

SURVEY QUESTIONS	CONSULTATION RESPONSES	COUNCIL RESPONSES
Do you support making the Edinburgh Colonies conservation areas?	To ensure the protection of external features, garden spaces and roadways between.	Support noted.
	Lived there for 24 years and would like them preserved	Support noted.
	I like the idea of the Colonies being preserved as they are but don't like the idea of it costing me money if I want new doors/windows in the future. Would be good if grants were available.	Conservation area status would result in potential additional costs for owners. There are currently no grants available.
Certain types of work (such as new windows, doors, fences and roof alterations) require planning permission in a conservation area to protect the special architectural character. Do you support this?	Provided some financial support can be offered for cost difference	Conservation area status would result in potential additional costs for owners. There are currently no grants available.
Are there any other issues which you think are important in the Colony areas of Edinburgh?	Deteriorating roadways at Pilrig Colonies.	This issue will be passed to the Neighbourhood Team for consideration.
	Never been consulted by the Community Council in 24 years and find their assumptions about what colony residents "think and feel" rather ill-informed and arrogant.	Noted.

	Concerned about the condition of the two roads that lead into the Pilrig Colonies of Spey Terrace – these remain un-adopted by Edinburgh City Council. The two roads are deteriorating rapidly, thereby detracting from the character of the colony cluster. Would like to propose that City of Edinburgh Council considers adopting these roadways.	This issue will be passed to the Neighbourhood Team for consideration.
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Rosebank

Do you support making the Edinburgh Colonies conservation areas?	They have a unique character in Edinburgh	Support noted.
Certain types of work (such as new windows, doors, fences and roof alterations) require planning permission in a conservation area to protect the special architectural character. Do you support this?	To avoid changes that alter the character of the buildings.	Support noted.
Are there any other issues which you think are important in the Colony areas of Edinburgh?		

Stockbridge (Glenogle Park)

Do you support making the Edinburgh Colonies conservation areas?	To increase protection and appreciation	Support noted.
	Too many bureaucratic hindrances to improving the property in terms of modern methods of maintenance.	Objection noted.
	If the conservation area status means that there will be more protection of original exterior and interior features of the houses, then this can only be a good thing.	Support Noted. Conservation area status will result in additional controls for external alterations, but not for internal work. However, the Stockbridge Colonies are presently listed and within the Inverleith Conservation Area and the proposals in this report will not result in any additional controls.
	Any moves towards preserving and protecting these areas of Edinburgh's architectural and historical heritage are to be welcomed.	Support noted.
	They are such a beautiful and fantastic place to live and should stay that way. Once original features are gone, they are gone forever therefore all home owners buying into the area should be committed to preserving the historical character of the buildings. This would mean that people moving in do really care about the place which creates a great community.	Support noted.
	Restrictions on alterations may prove excessive and the costs of meeting regulations may prove excessive.	Conservation area status will result in additional controls for external alterations, and potential increased costs. However, the Stockbridge Colonies are presently listed and within the Inverleith Conservation Area and the proposals in this report

		will not result in any additional controls.
	I support this if conservation planning act on their powers and don't just say that they can't fight if someone does not do what they are supposed to do.	Support Noted.
	We are already B listed and part of the Inverleith Conservation Area so I need to know exactly what this proposal will mean and how it will affect the residents, beyond the schedules already in place.	The Stockbridge Colonies are presently listed and within the Inverleith Conservation Area and the proposals in this report will not result in any additional controls.
	I'm in favour of more controls over change to buildings etc	Support noted.
	Very important the history is preserved	Support noted.
	There is a consistency in the places which adds to their looks and charm.	Support noted.
Certain types of work (such as new windows, doors, fences and roof alterations) require planning permission in a conservation area to protect the special architectural character. Do you support this?	Because it is for the betterment of the area.	Support noted.
	Owners are unable to use modern materials which are superior to those permitted which are more expensive and for instance, less efficient in terms of energy conservation.	The Stockbridge Colonies are presently listed and within the Inverleith Conservation Area and the proposals in this report will not result in any additional controls.
	Maybe but depends on how it is done. Double glazing should not be opposed.	Slim profile double glazing is considered acceptable in terms of Council guidance for listed buildings.
	Some window improvements can be good e.g. slim	Slim profile double glazing is considered acceptable

	double glazing in timber sash and case windows. These are unobtrusive and energy efficient. The changes to the gardens are very obtrusive. The council needs to be consistent and practical.	in terms of Council guidance for listed buildings.
	In the past, grants were available for the restoration of buildings, which was of course a major incentive to improvement. If any grants could be made available to encourage reinstatement of original fittings and features, this would be a great bonus.	There are currently no Council grants available for building conservation work.
	I feel some types of work should be subject to planning permission - eg changes to the external appearance. I feel that some go too far (eg wooden frames for windows which are not particularly hardy for bathrooms).	Noted. Timber frames are a requirement in terms of Council Guidance in conservation areas. However, the Stockbridge Colonies are presently listed and within the Inverleith Conservation Area and the proposals in this report will not result in any additional controls.
	There has already been some erosion of the architectural integrity of these areas, e.g. some original front doors have been removed and replaced with cheap doors in unsuitable styles.	Noted
	A lot of original features have already gone and everything left should be saved. It's not amazing Georgian architecture but it is well worth saving	Noted.
	In a high density area such as colonies, changes to eg doors, windows have a significant impact so having to obtain permission would help to control this.	Support Noted.
	Some of the 1960s (+ early 19070s) roof extensions, out to outer wall are ugly and over powering and detract from the consistency of scale which is an	Noted.

	attractive and friendly aspect of the Colonies.	
Are there any other issues which you think are important in the Colony areas of Edinburgh?	Large number of badly neglected properties and long term empty mean that the area is being dragged down. People are reluctant to sell as they see them as a future cash cow rather than homes to be lived in.	Noted.
	Better enforcement of existing protection (LBC) to prevent inappropriate alterations, such as loss of Scottish slates on one property within a terrace in stock bridge colonies recently.	Noted.
	The council must accept that new technologies can be beneficial and that residents have a right to maintain their properties in a cost effective manner.	New technology is acceptable where it does not affect the historic or architectural importance of the conservation area.
	Style of street lighting; Colour and size of setts replacement; condition of pavements.	This issue will be passed to the Neighbourhood Team for consideration
	Notes that the red line for the Stockbridge Colonies shown omits part of Bridge Place and also Glenogle Place, Terrace and House. Also suggests running the boundary along the south side of Glenogle Road.	Noted. The boundary has been amended to take account of this point.
	I think that the matter of gardens should be addressed ie that there is a certain percentage of permeable ground so that rain doesn't have to run off, leading to flooding. We are very privileged to each have a garden and they need to be maintained as such and not converted to a parking space or concrete block.	The formation of a hardstanding requires planning permission.
	I am very concerned about owners knocking through upstairs and downstairs colonies to create larger	The amalgamation of residential property does not require planning permission, but may require listed

	properties. I have recently been approached by my upstairs neighbour who was looking to do this. I would like reassurance that planning permission would be refused in these cases as to create larger more expensive properties would go against not just the historical architectural character but also much of what the colonies stand for. i.e. affordable social housing and creating close communities.	building consent.
	The Stockbridge Colonies work brilliantly as a place to live and though it's really important to preserve them it must never become a museum. The atmosphere and visual environment is really suffering at present with ever-increasing clutter of plastic boxes and bins in the tiny gardens.	This issue will be passed to the Neighbourhood Team for consideration
	Parking especially at junction of colonies streets and Glenogle Road	This issue will be passed to the Neighbourhood Team for consideration
	There is a serious problem with sound insulation between the upper and lower properties made worse by disturbance and removal of the deadenings and increased traffic as a result of open-plan alterations.	The issue of sound transfer is being considered by Building Standards.

North Fort Street (Hawthornbank)

Do you support making the Edinburgh Colonies conservation areas?	Important to keep character of the area.	Support Noted.

	Financial implications to keep character. Agree in principle but may be costly to replace "like for like" features, might be helpful to have grants available.	Conservation area status would result in potential additional costs for owners. There are currently no grants available.
	It would help retain the architectural character of the houses.	Support Noted.
	It is such a unique and pleasant place to live.	Support Noted.
	There could be a value by indicating the special nature of colony housing e.g protecting the roads. In principle supports conservation status. I think it is in the interest of the colonies to have the outside looking the same.	Support Noted.
Certain types of work (such as new windows, doors, fences and roof alterations) require planning permission in a conservation area to protect the special architectural character. Do you support this?		
Are there any other issues which you think are important in the Colony areas of Edinburgh?	Most have been listed, architectural character, sense of community, neighbourhood. Families who have lived there for generations, street parties.	Support Noted.
	That the council do their bit by ensuring that surrounding developments (new) & improvements are in keeping with the colonies in scale & appearance.	Noted.
	I think it is important for the Council to consider the availability of Grants to assist owners in carrying out	Grants are currently not available for conservation work.

	work in line with any conservation demands.	
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Abbeyhill

Do you support making the Edinburgh Colonies conservation areas?	When you consider the mess that the council have allowed to be made to other buildings in Edinburgh why should colonies have special protection because they are full of middle class artists ?.	Noted. The presence of artists is not relevant to conservation area status.
	Homes should be able to change to suit the requirements of those living in them - rather than staying as they were needed over a hundred years ago	There is no planning permission requirement for internal alterations.
	We love living in the colonies but do not feel they all need to be turned into museums.	Noted.
	It would preserve the character of the buildings. The sash casement windows look proportionally much better.	Support Noted.
	I think the area has already lost a lot of its original historic charm due to the design of many of the modern dormer windows which have been allowed over the decades. These will not change and so I think the new status will not improve the look of the area and will instead have negative consequences making it difficult and more expensive for owners to improve and maintain their properties.	A number of the buildings in the Colonies have been the subject of more modern interventions in terms of the replacement of original windows and doors, the addition of dormers and removal of original railings. These changes do not significantly detract from the concept and overall quality of the Colonies.
	To protect the historic nature of the Colonies. Much	Support Noted.

	damage has been done to the Colonies by the Council not protecting them sooner.	
	I feel they should be protected as of historic importance.	Support Noted.
	Not particularly lovely area, do not see the point. Relatively low cost housing, inappropriate to make residents bear excessive costs.	Noted.
	These buildings are a special part of the built heritage of Edinburgh and deserve to be given the recognition of conservation area status.	Support Noted.
	The original historic fabric in the Abbeyhill colonies is already greatly altered: the vast majority of roofs already have dormer windows, many have box-style attic extensions. Similarly, a great number of flats have had their internal layout changed. Given that other colonies around Edinburgh are already listed areas it seems unnecessary to create additional conservation areas. It is hard to see what benefits a conservation area status would bring to the Abbeyhill colonies from a conservation perspective and easy to see what the disadvantages would be to the owners, as it would considerably increase the cost of maintaining the properties.	A number of the buildings in the Colonies have been the subject of more modern interventions in terms of the replacement of original windows and doors, the addition of dormers and removal of original railings. These changes do not significantly detract from the concept and overall quality of the Colonies.
	Having lived in the colonies for almost 30 years part of the joy for us is the creativity and diversity of styles in which residents have adapted their homes and gardens. We have our renowned 'Colony of Artists' for example, and we wouldn't like to see this sort of creativity or people's individuality stifled. In addition the continuity of appearance has long been lost in	Objection Noted.

	Abbeyhill and this measure is unlikely to reinstate that appearance.	
Certain types of work (such as new windows, doors, fences and roof alterations) require planning permission in a conservation area to protect the special architectural character. Do you support this?	It is too late as quite a few of the houses already have modern extensions.	A number of the buildings in the Colonies have been the subject of more modern interventions in terms of the replacement of original windows and doors, the addition of dormers and removal of original railings. These changes do not significantly detract from the concept and overall quality of the Colonies.
	Most of the windows in Abbeyhill don't have sash & case windows. Restricting windows to sash & case won't significantly change the appearance of the area.	A number of the buildings in the Colonies have been the subject of more modern interventions in terms of the replacement of original windows and doors, the addition of dormers and removal of original railings. These changes do not significantly detract from the concept and overall quality of the Colonies.
	Would have concerns about any retrospective actions. Would be helpful if financial support/grant aid could be accessed.	There would be no retrospective requirements.
	The details are important in maintaining the character of the area of distinctive buildings.	Support Noted.
	Windows and doors using modern materials can make a huge difference to condensation / dampness.	Timber windows would be a requirement within the conservation areas.
	It seems too restrictive. We are a growing family and would for instance like to have the ability to put in velux windows in future.	Appropriate skylights would remain acceptable.

	The original window and door design fit the buildings much better.	Support Noted.
	Many people simply don't care about the history of the buildings and without the need for planning permission will do whatever they want.	Support Noted.
	Think it will make the already complicated process of making repairs to these flats and also organising communal repairs even more time consuming, expensive and difficult and in the end properties are more likely to come into disrepair and remain in disrepair.	Conservation area status would have no affect on the organisation of common repairs.
Are there any other issues which you think are important in the Colony areas of Edinburgh?	The colonies require regular street cleaning of a more manual kind, due to the narrowness of the streets it really requires a street cleaner with a brush and a barrow.	This issue will be passed to the Neighbourhood Team for consideration
	Personally I think they should be listed to protect them even more. The gardens need to be protected as well and not allowed to be used as driveways. Railings and walls should be retained and replaced if missing - perhaps the Council should provide grants to householders to fix this problem	Support Noted.
	A particular issue affecting the Abbeyhill colonies is the excess of parked cars on the very narrow streets and sidewalks. Unmetered parking attracts non-resident parking in excessive numbers.	This issue will be passed to the Neighbourhood Team for consideration
	Grants would be helpful (these should be means-tested) as this would encourage people to care for their properties.	Grants are currently not available for conservation work.

	On Maryfield Place I feel there is a problem with parked cars.	This issue will be passed to the Neighbourhood Team for consideration
	Maintenance cost will be presumably be higher - access to funding/assistance would be beneficial. Also good to be supported in finding appropriate contractors to carry out the work & guidance in where to find required materias.	Grants are currently not available for conservation work. The Council does not recommend contractors.
	Have owned a colony flat in Abbeyhill since 1990, which has been rented out since 1998. I am in favour of all colonies being given conservation status not least because they represent the kind of sociable, walkable neighbourhoods we should be valuing and replicating in all new urban residential development in Scotland. Their evolution is also a fine example of "bottom-up" collective action to address a housing need, which has as much relevance now as it did a century ago.	Support Noted.

Dalry

Do you support making the Edinburgh Colonies conservation areas?	To support keeping the character of the colonies	Support Noted.
	They are unique to Edinburgh and it would be appropriate to conserve the identity of them, providing they are still practical for modern living for	Support Noted.

	the residents.	
	Am a resident of only one year but I moved to area specifically because of its unique character and quality. The area has a rich, vibrant sense of community and history which deserves to be protected and enjoyed by future generations.	Support Noted.
	To protect the integrity and character of the original motives and purpose of the colonies	Support Noted.
	B-listed status is already sufficient to protect the character of the Dalry colonies. Conservation status would just make life difficult and expensive for those who live here - e.g. having to get permission to lop parts off a tree is ridiculous.	Only severe lopping of a tree requires to be notified.
	The colonies in Edinburgh are an important record of social housing and should be retained as much as possible. This needs to cover more than just windows and doors, but the nature of the colonies, ie the close terraces with the outdoor space, and the surrounding settings of the colonies.	Support Noted.
	Edinburgh is an incredible place to live and I'd be devastated if it were to lose its charm. Preserving areas like the colonies are vital to preventing this.	Support Noted.
	Good social architecture worth preserving and indeed modelling on	Support Noted.
Certain types of work (such as new windows, doors, fences and roof alterations) require planning permission in a conservation area to protect the special architectural character. Do you support this?	So long as they are sensibly applied they help prevent damaging unsympathetic alteration. They have to recognise the needs of current residents and technological developments (such as energy saving).	Noted.

	In the colonies there have been some unfortunate alterations that have spoiled the aesthetic appeal of the little terraces, including ugly box shaped dormers which jar on the eye. Victorian style bay windows would be fine.	Noted.
	The restrictions listed in the character appraisals document are sensibly balanced. If you want to do extensive alterations to your house then you should go live somewhere else.	Support Noted.
Are there any other issues which you think are important in the Colony areas of Edinburgh?	In our colonies anti-social behaviour on Dalry Place that runs between the colonies is an issue that needs to be addressed. Especially excessive drinking leading to rowdy behaviour and people urinating in our lanes.	This issue will be passed to the Neighbourhood Team for consideration
	Traffic and parking: Stockbridge (Where my son lives) and the colony in Dalry - the state of the surface of the paths between the terraces. Most of them are very poor, unsightly and dangerous.	This issue will be passed to the Neighbourhood Team for consideration
	It would be nice to see the preservation and upkeep of the cobbled streets in the terraces as some (especially Bright Terrace Dalry) are in a sad and dilapidated condition, spoiling the overall colony experience.	Conservation area status will assist in retaining original street surfaces.
	Information regarding what measures can/should be taken to improve/upkeep the buildings - e.g. what kind of paintwork, stonework, etc. can and should be used.	The Council provides detailed guidance on these issues.

	I really like the idea of shared resources in communal living environments. There are many resources--tools, washing machines, internet, power generation--that could be shared to promote improved efficiency and community spirit.	Noted.
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Lochend (Restalrig Park)

Do you support making the Edinburgh Colonies conservation areas?	Because they are proof of a time and history in Edinburgh of a decision to make things better and that it worked. I have lived in Pilrig colonies and Restalrig, they are a pleasant place to live, it feels like walking back in time, a time where children played on the street, neighbours knew each other and care for each other. They are beautiful and well built and they should stay that way.	Support Noted.
	Because they are worth conserving -it will last longer than any of the new blocks of flats built around Restalrig colonies (where I live)	Support Noted.
	I value the colonies and feel that more controls should be put in place to retain the character of the colonies. However, from the information presented I am not clear if conservation status will put in place the necessary controls.	Support Noted.
	I feel the time is absolutely wrong! changes have been made as time has gone, half of them have blighted the area. The original character remains & allows individual expression - very important to	A number of the buildings in the Colonies have been the subject of more modern interventions in terms of the replacement of original windows and doors, the addition of dormers and removal of original railings.

	character of the residents & Scottish people in general.	These changes do not significantly detract from the concept and overall quality of the Colonies.
	Because the colony areas are special & deserve to be conserved as far as possible.	Support Noted.
Certain types of work (such as new windows, doors, fences and roof alterations) require planning permission in a conservation area to protect the special architectural character. Do you support this?	Up to a point: bespoke wooden window frames and doors are costly. I would not like the Colonies to become only the dwellings of the comfortably off. I love the social mix of neighbours as much as the architecture.	Conservation area status would result in potential additional costs for owners
	I support the need for greater control over development in the colonies to retain the character of the colonies. However, I believe the requirement for planning permission for all alterations will potentially impose unnecessary burden on both the council and residents.	Conservation area status would result in potential additional costs for owners
Are there any other issues which you think are important in the Colony areas of Edinburgh?	Parking is an issue that the Council is trying to resolve also rubbish dumping next to recycling areas.	Noted.
	I would hate to see the Colonies become such rarefied "conservation" pieces of architecture that buying property there because the prerogative of the well off. That is not what the Colonies were originally built for.	Conservation area status is unlikely to significantly increase property prices.
	The appraisal does not highlight the fact that the Restalrig colonies retains cobbles on the street surfaces rather than tarmac. These are in a very poor state of repair. Many of the residents are concerned	The appraisal has been amended to include this point.

	that the cobbles will be removed and replaced with tarmac. Reducing the speed limit to 20mph should be considered for all the colonies for safety.	
	Many residents are elderly & would be unable to fund replacement windows & doors to meet requirements. Will the Council apply for Lottery Funding to meet costs.	Conservation area status would result in potential additional costs for owners. There are currently no grants available for conservation work.
	My major concern is that the cobbled road surfaces are fully retained, and not patched with tar.	There is a presumption in favour of retaining cobbles.

Slateford 'Flower'

Do you support making the Edinburgh Colonies conservation areas?	Because they are unique to Edinburgh and lovely communities to live in. Their charm should be protected for future generations.	Support Noted.
	To protect and prevent further erosion of their important character	Support Noted.
	To preserve and protect the integrity of the colonies as buildings and as excellent and somewhat unique examples of earlier housing construction co-ops. Also to raise awareness of the history of the colonies.	Support Noted.
	They are a unique housing development with great character and history - they deserve conservation so they are not lost. Interestingly many of the urban eco-buildings share many of the same attributes of the	Support Noted.

	colonies. We need to preserve our heritage so that we can learn from the living past..not lose them and only have b&w pictures to remember them by. They are also great houses to live in.	
	Argues that bicycle use and cottage gardening is in keeping with village character, and in order to maintain that character there must be storage space. There is little appropriate storage space inside the housing, and a shed of maximum height 1.5m and maximum capacity 2.25 cubic metres will not be enough to keep all our bikes safe, as well as keeping tools for the upkeep of the garden.	The report has been amended to remove the size restriction on garden sheds and to note that proposals for garden sheds will be considered on their merits.
Certain types of work (such as new windows, doors, fences and roof alterations) require planning permission in a conservation area to protect the special architectural character. Do you support this?	Too many poor alterations and substitutions are happening	Noted.
	These houses have stood the test of time and things like the windows/shutter combo are just as eco-efficient as double-glazing. Slate roofs are excellent long-lived roof cover and tend to be cheaper in the long-term. In this case the traditional is in many ways better than the modern, temporary approach to building.	Support Noted.
Are there any other issues which you think are important in the Colony areas of Edinburgh?	Conservation areas in general need to be reinforced by regular leafleting of residents as to their restrictions. There have been several pvc replacement windows in the Shandon Conservation area recently - probably done in ignorance rather	Noted.

	than flouting.	
	Maybe grants and window replacements that are not UPVC - but unlikely in today's financial climate.	There are currently no grants available for conservation work.
	These are unique housing areas - more needs to be made of their innovative design and their effectiveness in providing high quality affordable, liveable accommodation in a vibrant city like Edinburgh	Support Noted.
	<p>Would like to see the railway line running behind the colonies become part of the conservation area.</p> <p>Objects to any size restriction for garden sheds.</p>	<p>The railway line is not proposed for inclusion in the conservation as it no immediate connection with the Colony development.</p> <p>Garden sheds require planning permission in flatted properties, such as the Colonies. The size restrictions detailed are advisory and shed of a greater size may be acceptable.</p>
	As a resident of Myrtle Terrace in the N. Merchiston Flower Colonies, this area should link up all three parts of these Colonies. This would thereby include the tenement flats on Slateford Road and interesting industrial sites like The Biscuit factory opposite Primrose Terrace	The proposed boundary includes these properties.

Leith Links, Industrial Road

Do you support making the Edinburgh Colonies conservation areas?	Yes, but not all of them. Makes sense for the Stockbridge or London Road colonies which are of significance and reasonably unspoiled. It seems a bit pointless in colonies which have already seen	A number of the buildings in the Colonies have been the subject of more modern interventions in terms of the replacement of original windows and doors, the addition of dormers and removal of original railings.

	decades of uncontrolled development. The industrial road colonies are already beyond conservation with a whole row replaced in the 80's with cheap brick and many uncontrolled and unmaintained internal and external modifications.	These changes do not significantly detract from the concept and overall quality of the Colonies.
	At present I have neighbours who are tenants of Port of Leith and many other houses in the area are also rented. These absent owners don't always care, at present, about keeping their properties in a state of good repair. Port of Leith are the worse when there is a communal repair required they do nothing. It is left to the house owners to get estimates etc and when it comes to payment you have to constantly chase them for money.	Noted
	I love them as housing but also the close knit sustainable communities that it provides. There are unique and loveable.	Support Noted.
	I don't think it helps people who live there, to be told what they can or cannot do by people who live elsewhere. Obviously, no-one wants no limitless development, but this not the New Town	Noted.
	I am happy as things are and do not council busy bodies telling me what colour, I can or cannot, use to paint my front, just an example	Noted.
	It would be good to preserve as much of the colonies character as possible, ie, uniform doors and windows for aesthetic and historic reasons. It gives our community a unique identity.	Support Noted.

	<p>Some colonies were already conservation areas when residents purchased properties, they knew this at the time and were prepared to accept the limitations that conservation protection brings. Purchasers of colony properties which are not currently conservation areas will have restrictions thrust upon them which may have adverse effects on the saleability of these properties. In addition they may also find that improvements to their property such as replacing windows and doors will have a monetary penalty as meeting conservation regulations will invariably be more expensive. In the current economic climate, with the housing market flat, this is patently unfair.</p>	<p>Conservation area designation will result in increased control over alterations and likely increases in the cost of repairs.</p>
	<p>The requirements of conservation go against current government legislation, re energy & current economic climate.</p> <p>Costs will be prohibitive.</p> <p>The fiasco of the CEC Planning Statutory Notices, makes this idea seem ludicrous!!!</p>	<p>There is no immediate conflict between conservation area status and energy efficiency requirements.</p> <p>Conservation area status would result in potential additional costs for owners.</p> <p>This is not relevant to the current issue.</p>
	<p>1) To protect/enhance their unique contribution to social co-operative housing history.</p> <p>2) To protect & enhance their unique neighbourhood environment.</p>	<p>Support Noted.</p>
	<p>Unique housing, socially important. Believe all colonies should have been given conservation status years ago!</p>	<p>Support Noted.</p>

Certain types of work (such as new windows, doors, fences and roof alterations) require planning permission in a conservation area to protect the special architectural character. Do you support this?	I think that this is appropriate in areas that require conservation. However I would not agree with the rules being applied retrospectively, particularly in areas where the council has already given tacit agreement to changes incompatible with conservation status.	There would be no retrospective requirements.
	To protect character of the colonies. Without this changes will be made over years which will detract from architectural heritage - in our street already porches, roof balconies, PVC windows and doors.....	Support Noted.
	I am a tenant renting a property, I can't see this being an issue and it would help to maintain the aesthetics. I think it should also be critical that owners maintain a garden and not concrete it over.	Support Noted.
	People have been modifying the colonies since they built more than 100 years. I just wish the council would stop wasting money and instead reopen Waterworld	Noted.
	Where the colony is currently a conservation area, and the bulk of original features are intact, it is reasonable to continue the protection provided. Where a colony has already lost many of its original features, it would appear to be an exercise in futility to try to "turn the clock back" and impose conservation status, in the vain hope that lost features will somehow be reinstated.	A number of the buildings in the Colonies have been the subject of more modern interventions in terms of the replacement of original windows and doors, the addition of dormers and removal of original railings. These changes do not significantly detract from the concept and overall quality of the Colonies.
	For the reason of uniformity and to promote the unique character of the colonies and community.	Support Noted.

	This is needed to stop any further decline and overtime, help them to gain more of the original design.	Support Noted.
	Would like to see the restriction on garden sheds relaxed and suggests a height restriction of 1.8 or 2 metres, and a floor areas of 2 or 3 square metres.	The report has been amended to remove the size restriction on garden sheds and to note that proposals for garden sheds will be considered on their merits.
Are there any other issues which you think are important in the Colony areas of Edinburgh?	<p>The colonies are very important as family communities. Adequate policing, family facilities such as recreational and medical facilities should be a much higher priority than historic conservation. Also much more important than historic conservation is basic building conservation, it is ridiculous that historic conservation is being tabled seriously before dealing with the basics. I.e. our neighbours building is falling with water coming in and walls crumbling and rotten dormer timbers.</p> <p>The culverts in Industrial Road are mostly collapsed and under maintained.</p>	<p>Noted.</p> <p>This issue will be passed to the Neighbourhood Team for consideration</p>
	It sometimes feels the residents of Leith Links colonies are treated like second class citizens by Edinburgh City Council. Any issues are never address satisfactorily or take far too long. At present it is over 3 weeks since my wheelie bin has been emptied yet residents in Lochend Road who also have wheelie bins have had theirs emptied twice.	This issue will be passed to the Neighbourhood Team for consideration
	Concerned that the colonies will not be considered on an individual basis and that what is decided for one	The Colonies have been considered individually.

	<p>colony will be the same decision for all.</p> <p>Concerned that the financial implications for residents, who may suddenly find themselves in a conservation area, may not be considered.</p> <p>Concerned that the use of modern materials for the likes of doors and windows will not be allowed, even if used in such a way as to maintain the appearance of traditional construction methods and appearance.</p> <p>Concerned that issues down to the size and capacity of a garden shed, cast iron washing posts and the type of fencing will require planning permissions.</p>	<p>Conservation area status would result in potential additional costs for owners.</p> <p>Conservation area status would result restrictions on doors and windows.</p> <p>Garden sheds require planning permission in flatted properties, such as the Colonies. The size restrictions detailed are advisory and shed of a greater size may be acceptable.</p>
	Perhaps improved re-cycling areas - the ones we have are very messy.	This issue will be passed to the Neighbourhood Team for consideration
	Bin lorries regularly hit and damage the walls, can small bin lorries be used??	This issue will be passed to the Neighbourhood Team for consideration
	I think it very important that all the various colonies of Edinburgh are given Conservation area status. It is a fairly large area a significant element in the Edinburgh colony housing. There may be objections from residents on purely cost grounds. some form of grant would be helpful. Given the difficult economic climate.	Support Noted. Grants are currently not available for conservation work.

Not in a Colony Area

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<p>Do you support making the Edinburgh Colonies conservation areas?</p> <p>YES 25</p> <p>NO 1</p> <p>DON'T KNOW 1</p>	<p>It will be good to protect these areas so they are kept for future generations.</p>	<p>Support Noted.</p>
	<p>Part of the city's heritage</p>	<p>Support Noted.</p>
	<p>Because of their historic significance as an artisan led co-operative movement which was highly successful both architecturally and socially. They are an important testimony to working class social history in Edinburgh. People still love these houses 150 years after the first ones were built, thus vindicating the original vision of the housing reformers who proposed them, of 'Happy Homes for Working Men'. They are classic and have stood the test of time. How much of today's utilitarian housing will be much loved in 150 years? Because they are still much needed affordable housing in what are now city centre areas.</p>	<p>Support Noted.</p>
	<p>These are a very historic part of Edinburgh history and culture, they also demonstrate the historical living with in Edinburgh and are a very attractive part of Edinburgh life. These areas should be protected and maintained so that future families and owners and visitors to the city can really capture life within the city. Definitely worth preserving.</p>	<p>Support Noted.</p>
	<p>They are an important reflection of the period in which they were built, both socially and architecturally</p>	<p>Support Noted.</p>

	interesting and significant.	
	They are a very important part of Edinburgh's Social and Political history.	Support Noted.
	Edinburgh's Colonies are important for their architectural and social history. They are unique and should be preserved. They are a hidden oasis in the city of Edinburgh.	Support Noted.
	They are part of our architectural history and should be preserved.	Support Noted.
	It is important to preserve history.	Support Noted.
	Very important for a unique social development	Support Noted.
	Important historical social housing for Edinburgh.	Support Noted.
	A Significant contribution to the architectural heritage of Victorian Edinburgh	Support Noted.
	Most of us would agree that development is often cost-driven, and fails to look at the whole picture. Redevelopment of buildings and gardens is often insensitive, leading, literally, to a hardening of the environment. (Green spaces are really important!) While basic services may need updating, it is always sad to see sound features such as timber doors and windows lost, both because a) In general, they still suit the environment. b) They took such skill to build in the first place - why waste that?	Noted.
	I have conducted extensive research and published several books on housing, The colonies areas are a	Support Noted.

	unique commentary on the progression of a housing type pioneered by the Edinburgh Cooperative Building Company and are unparalleled anywhere else in the UK. They are as distinctive a housing type as the New Town terraces, and offer a form of accommodation widely appreciated and in a community and neighbourhood setting that we are constantly told is desirable..	
	They are a social asset (people like living in them) and also an important part of the working class history of the city. They have heritage and housing value.	Support Noted.
Certain types of work (such as new windows, doors, fences and roof alterations) require planning permission in a conservation area to protect the special architectural character. Do you support this? YES 26 NO 1	Yes, this is needed keep them looking good.	Support Noted.
	Will be needed to protect them from bad alterations which will spoil their look	Support Noted.
	Because it preserves the original character, and supports the continuation of the artisan craftsmanship necessary to produce it. Thus keeping these skills alive, and people in jobs. Assistance can be forthcoming from Historic Scotland.	Support Noted.
	The character of these areas should be preserved as this demonstrates the communities and helps to preserve the areas, Edinburgh has a great	Support Noted.

	community around the colonies and they are great examples of this and represent the communities of past this needs preserving as it fully adds to the character and pleasant area.	
	To protect the architectural integrity	Support Noted.
	Preserves Edinburgh's Colonies unique historical architecture. Prevents inappropriate alterations to the character of the buildings and surrounding neighbourhood. Idiots shouldn't be able to paint their front door purple.	Support Noted.
	It is important to keep the buildings as close to original as possible.	Support Noted.
	Important to protect the integrity of the original scheme	Support Noted.
	Preserves the historical and architectural integrity of these areas. Stops awful cheap intrusions.	Support Noted.
Are there any other issues which you think are important in the Colony areas of Edinburgh?	Parking seems to be a problem, maybe they would benefit from cycle parking in the more commercial ones like Abbeyhill. The big bins are also very unsightly, block the pavements and spoil views up the streets	This issue will be passed to the Neighbourhood Team for consideration
	Retains the character and unity of appearance	Support Noted.
	Maybe grants to put back railings would help improve them.	Grants are currently not available for conservation work.
	I think people may need pointing in the direction of what grants and specialised services that may be	

	necessary for conservation.	
	Edinburgh's Colonies seem to constantly be threatened by inappropriate new developments across the city. Edinburgh Colonies Conservation Areas may help to protect these important historic buildings.	Support Noted.
	Upgrading of surrounding paths, fences, gardens, pavings.	This issue will be passed to the Neighbourhood Team for consideration
	Cornhill Terrace by Leith Links was also built by the Co-operative Building Society, and, like them, still has a strong community spirit. However like the original colonies, it has suffered some erosion of features. I would like to see it included in the conservation area.	Cornhill Terrace is not a Colony style grouping of buildings.