

DOUNE TERRACE GARDEN REPLACEMENT RAILINGS PROPOSAL

FEASIBILITY STUDY OCTOBER 2023

Revision B 2nd May 2024

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for

Doune Terrace Railings Restoration Group

PREFACE

The remit for this Feasibility Study was discussed at a meeting held on 8th September 2023, attended by Elizabeth Dorrian Landscape Architect and members of the Doune Terrace Railings Restoration Group. Also in attendance and offering advice and guidance were Silke Schneider of Edinburgh World Heritage Trust and Edward Eastham of Taft Architects, agents for the Listed Building Consent granted in 2022 in relation to this project.

1.0 INTRODUCTION

Location: Doune Terrace, Edinburgh

Proposal: To install replica cast iron railings along the street boundary of Doune Terrace Garden over a length of approximately 150m. Works will include repairs to the existing, original stone base. The existing hawthorn boundary hedge will be affected by the works.

Body putting forward the proposals: The Doune Terrace Railings Restoration Group comprising a number of local residents.

Background to proposals: A timeline of events and documents is included in **Appendix One**.

Landowner: Moray Estates

Body responsible for maintenance: Moray Feu Gardens Management Committee

Context: Doune Terrace Garden is an extension of Moray Bank Gardens on the northern edge of the Dean Valley and within the Edinburgh New Town.

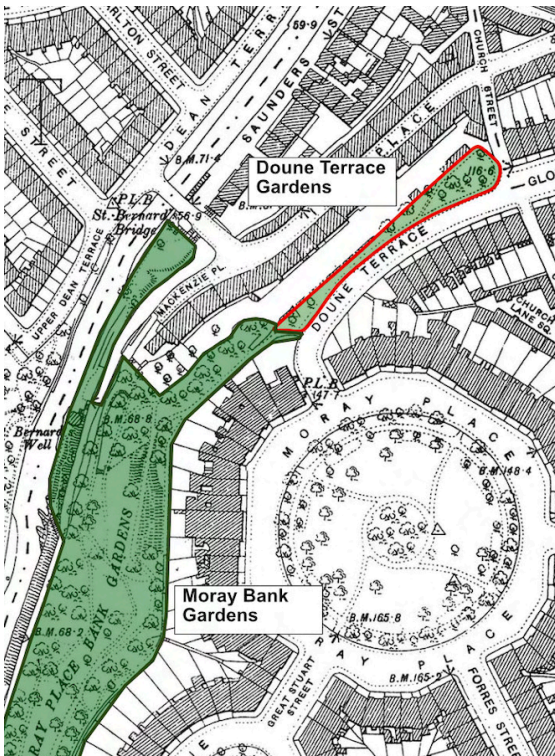
The Edinburgh New Town Gardens contribute significantly to the essential character of the New Town Conservation Area.

John Byrom's 'The Care and Conservation of Shared Georgian Gardens' (6) identifies two types of Edinburgh New Town Garden; gardens within planning grids, and grid edge gardens. The Dean Valley gardens, including Doune Terrace Garden, are grid edge gardens, sited in more picturesque and informal locations.

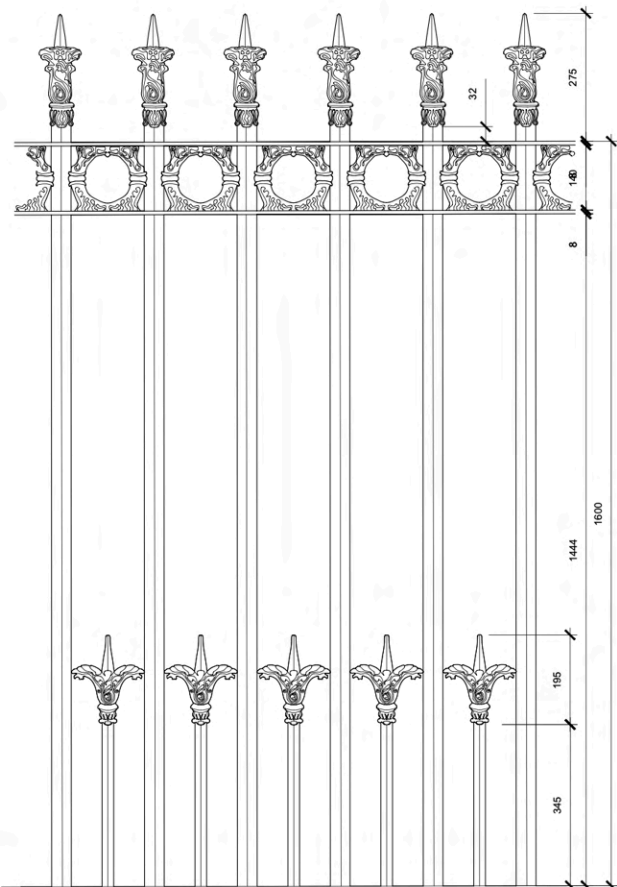
Statutory designations: Doune Terrace Garden is within the *Edinburgh New Town Conservation Area*. All trees within a Conservation Area are covered by *Tree Preservation Orders*, hedges are not. The garden is also within the boundary of the *Local Biodiversity Site*, Water of Leith - Roseburn to Dean Gardens. All New Town Gardens are included in the *Inventory of Gardens and Designed Landscapes in Scotland*.

The boundary of *Edinburgh World Heritage Site* covers the very edge of Doune Terrace Garden and includes most, but not all of, the street boundary. *Edinburgh World Heritage Trust's* jurisdiction covers the whole of Doune Terrace Garden.

Planning Status: Listed Building Consent has been granted for the proposed work of stonework repair and railing installation.



Extract of plan from Listed Building Application, Taft Architects



Style of railings to be replicated based on original design.
Extract of drawing from Listed Building Application, Taft Architects

2.0 REFERENCE DOCUMENTS

2.1 Dean Valley designed landscape Conservation Statement: Peter McGowan Associates 2015 (2)

The three Dean Valley gardens of Belgrave Crescent Gardens, Dean Gardens and Moray Bank Gardens - including Doune Terrace - are covered by the Conservation Statement.

The purpose of the Conservation Statement is to - amongst other things - “..address issues affecting the common aspects of the three gardens and river valley landscape **as they affect the public realm of walkways, streets and paths** and to develop management policies for the whole site area”.

The location and shape of Doune Terrace Garden is such that it very much affects the public realm.

2.1.1 Observations from the Conservation Statement relevant to Doune Terrace

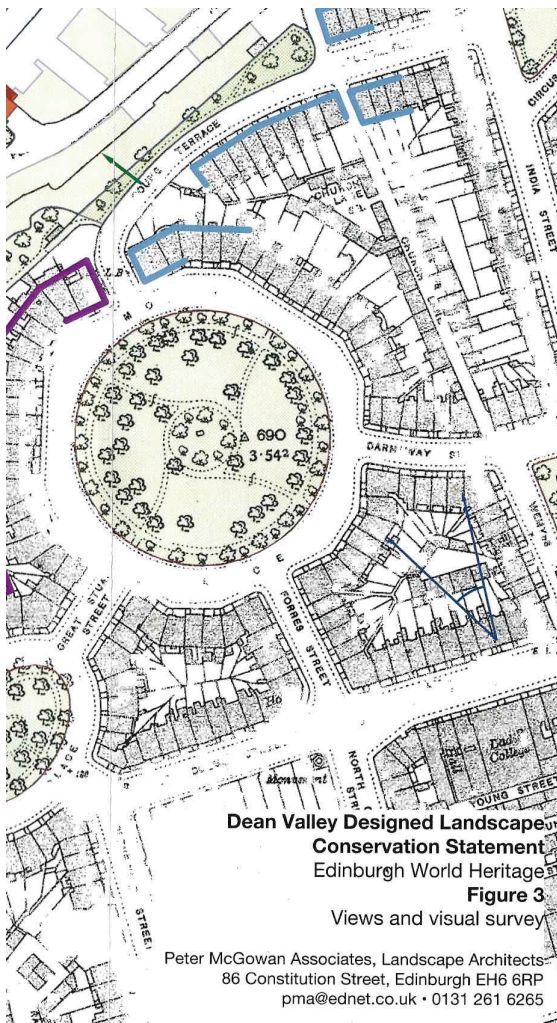
In Section 4.2 it is noted that the continuous development of the Randolph/Ainslie/Moray terraces creates a wall “that prevents any interaction between the (public) squares and streets with the (Dean) valley..” and that a glimpse view at Doune Terrace is identified as being the only “significant” view. This viewpoint is classified as a narrow view depicted historically, but not visible today (shown on Fig 3 of the Conservation Statement, see extract).

Trees on the bank below the arched retaining wall that supports and forms the north boundary of Doune Terrace Garden are cited as blocking the view from this Doune Terrace Garden viewpoint or *clairvoie* .

There is no mention of the boundary hedge but from public street view it is the hawthorn hedge which primarily obscures this view.

Section 4.3 of the Conservation Statement describes ‘Spaces, gardens and planting’. Doune Terrace Garden is described as a “narrow, unkempt and unappealing area, heavily shaded by tree cover with a few shrubs that was never laid out to the same standard as the main garden; the only part of the Moray Bank/Doune gardens with a street frontage so publicly visible”.

NOTE: a number of positive changes have been made to the garden since this report but it is still incoherent as a garden space, and if revealed would have a negative impact on the public street.



Extract from Figure 3, Dean Valley designed landscape, Conservation Statement - Peter McGowan Associates showing location of identified 'narrow view' or '*clairvoie*' from Doune Terrace



Existing hawthorn hedge in leaf - September 2023



Weldmesh fence on garden-side of existing hawthorn hedge

Section 4.5 of the Conservation Statement deals with Enclosure and Containment. Doune Terrace Garden is noted as having modern weld-mesh fencing replacing railings which is considered “out of character with the gardens and river valley landscape”. Hedges are recorded along a number of street boundaries including Doune Terrace. “Visually they are a barrier to views into the gardens for adjoining residents and other street users and are unlikely to have been intended in the original design.” The point is also made that hedges in this situation are a high maintenance item requiring frequent trimming but also that they impede maintenance of railings (where present).

There is a presumption against the existing hawthorn hedge and a positive aspiration to replace the weld mesh fence with cast iron railings.

2.1.2 Conservation Policies and Proposals

The Conservation Statement provides concluding policies and actions. For Doune Terrace Garden this is specifically as follows;

- consider an improvement programme to re-open the *clairvoie* view, restructure tree cover to open up canopy, remove sycamores, and diversify species, improve paths, remove inappropriate hawthorn hedge and restore iron railings.

2.2 Dean Valley designed landscape: Biodiversity Scoping Study (4)

This document was prepared to accompany the Conservation Statement of 2015. Many of the recommendations in the Conservation Statement involved clearance of vegetation from ivy to mature trees and the biodiversity report provides habitat context for these proposals.

Section 4.1 Nature of Proposals notes that some of the proposals in the Conservation Statement “would have direct effects (both positive and negative) on biodiversity features, whilst others may have indirect effects.”

The Conservation Statement action for Doune Terrace Garden noted above is highlighted in the Biodiversity Scoping Document as having implications for biodiversity, particularly with reference to restructuring tree cover, and removal of the hawthorn hedge. The hawthorn hedge is listed in Target Notes relating to the Phase 1 Habitat Survey.

The report states that in order to maximise opportunities for biodiversity and avoid adverse effects any **projects will require biodiversity to be an integral part of the planning process.**

An example given is that views can be opened up by selective removal of trees rather than widespread clearance of vegetation; in other words, *compromise may be necessary.*

2.3 Dean Valley Second Phase Feasibility Study (5)

LUC's report identifies replacement of missing railings along Doune Terrace as "Necessary" and puts the anticipated cost of replacement and repair of stone base as £47,000.

The study also has a photograph of 'View 21' (*clairvoie* as identified in the Conservation Statement) and states that it "now shows the hedge boundary to Moray Bank Gardens and large trees along the embankment."

The study reinforces the outcomes of the Conservation Statement but specifically refers to the hedge in the context of loss of view.

3.0 CONCLUSIONS FROM REFERENCE DOCUMENTS

Preceding reports and studies identify the existing weld-mesh fence and hawthorn hedge as inappropriate in the context of Edinburgh New Town Conservation Area and Edinburgh World Heritage Site.

The three aspects to this are:

- the loss of the narrow viewpoint, or 'glimpse view',
- the material used for and the style of fence,
- the likelihood that a hedge was not part of the original design intent and is a barrier to a view of the garden.

The Biodiversity Scoping Study tempers proposed designed landscape conservation actions with concerns about biodiversity loss and favours compromise.

Glimpse view: Restoring the "significant but not special" view could be judged as having a lesser place in the works covered by this feasibility study in that removal of the hedge would only be part of the process needed, with mature trees on the bank below the gardens cited as the main cause of this blocked view (McGowan 2015).

Railings: Replacing the fence with replica cast iron railings is a well-documented conservation aim throughout previous reports and the fact that it has been granted Listed Building Consent demonstrates that it is considered by City of Edinburgh Council to be in line with its policies in relation to the Edinburgh New Town. Indeed the 'Report of Handling' forming part of the consent states that 'The proposed repair of the stone coping wall and reinstatement of the original design for the cast iron railing represents 'conservation gain' and will enhance the special architectural character and historic interest of the listed boundary and the special character and appearance of the Conservation Area. The proposals are acceptable with regard to Section 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.'

Edinburgh World Heritage Trust is very supportive of the proposal to install replica cast iron railings and have provided a grant towards the work. The Trust has communicated with Moray Estates about the project.

The Moray Estates as landowner have indicated that they will support any solution agreed with the Moray Feuars.

Hedge species recommended for formal hedging in 'The Care and Conservation of Shared Georgian Gardens' by John Byrom

Common Beech
Common Holly
Common Yew
Holm Oak
Oval Leaf Privet
Shrub Honeysuckle

Hedge: The Conservation Statement (McGowan 2015) states that hedges generally (not specific to Doune Terrace) are “unlikely to have been intended in the original (gardens) design” and the actions for Doune Terrace includes “remove the inappropriate hawthorn hedge”.

Somewhat to the contrary, John Byrom’s ‘The Care and Conservation of Shared Georgian Gardens’ 2018 states that formal hedging was used to “emphasise the geometry of the garden’s railed enclosure” and to “help screen out the distractions and dust of the surrounding streets” i.e. on boundaries.

The existing hedge provides a screen when in leaf, obscuring views into the garden and contributing to the loss of the *clairvoie*. On the other hand, it offers seasonal privacy for garden-users and screens the bicycle store and hides the somewhat incoherent layout of the garden from public view.

It would seem to be impossible to prove one way or another as to whether a hedge was part of the original layout of Doune Terrace Garden but the existing hawthorn hedge is certainly a modern addition; hawthorn is not listed by Byrom as a recommended hedge species for Georgian gardens.

Hawthorn is a species not generally chosen for an urban street boundary due to its informal appearance and also due to overhanging growth being hazardous, catching clothing and potentially scratching passers by. Hawthorn does support wildlife however.

The Biodiversity Scoping Study (Bell 2016) is ambiguous in its reference to removal of the hawthorn hedge at Doune Terrace but states that to ‘avoid adverse effects any projects will require biodiversity to be an integral part of the planning process.’

This is an approach supported across all City of Edinburgh policies and should be applied to this project, remembering the word *compromise*.

The Listed Building Consent (LBC) has no mention of hedge removal, only removal of the weld mesh fence. The hedge would be considered a private hedge in planning terms with no specific guidance attached, but if hedge removal is to go ahead advice should be sought from the planning authority.

Options for dealing with the hedge are explored in **Appendix Two**.

4.0 CONSULTATION AND LOCAL RESPONSES

The Listed Building Application process is a public procedure, informing people of proposals and allowing support for or objections to the proposed work to be made known to and taken into consideration by the planning authority. The officer's report on the Listed Building Application notes that there were zero contributors to the public consultation associated with the application *i.e. no members of the public put forward objections.*

The group has also sent out a letter to residents of Doune Terrace and to two properties on neighbouring Moray Place. Around 40 letters were delivered. Feedback was invited and only five responses were received; one conveyed support and four expressed objections.

The matter of cost, details of implementation, and how to deal with the hedge - all raised by objectors - are covered by this report. The matter of the carbon footprint of the project has not been quantified, but it is correct to say that any construction work, especially involving metalwork, has a high carbon footprint and the 'greener' approach would be to *not* carry out the project.

The chair of Moray Feu Gardens Management Committee has replied to a request for maintenance information in relation to the existing hedge with advice that the committee has not been party to the brief for the feasibility study and are not willing to contribute information.

To conclude, there have been a small number of objections from the local community and there is a lack of constructive communication with the Moray Feu Gardens Management Committee.

5.0 METHODOLOGY

It is recommended that funds are sought for the full project prior to commencement. Installing shorter lengths of railing over a long period as funds allow will result in a discordant appearance and carries a risk of an incomplete project if funds cannot be found. There are no obvious staging sections within the sweep of the railings.

5.1 Existing hedge

The existing hedge will need to be cut back or removed prior to installation of the railings. Refer to **Appendix Two** for options, but it is recommended by this study that the existing hawthorn hedge be completely removed and a new mixed species, substantially evergreen hedge planted.

Work to remove the hedge should be carried out from within the garden; damage to the stone base is more likely if accessing from the street.

Protective boards should be laid over the garden path and a small digger used to dig out roots once the hedge has been substantially cut back.

5.2 Existing fence

The existing weld mesh fence would need to be removed upfront to allow removal of the existing hedge. This could be done in stages to reduce overall impact and security concerns, but as referred to above, it should be done as a rolling programme, not a stop-start project as funds allow.

A compromise would be to cut the existing hawthorn hedge right back, allowing installation of the railings, then remove the weldmesh fence to allow access for digging out hedge roots prior to planting the new hedge.

5.3 Stonework Repairs and Railing Installation

The Listed Building Application outlines installation proposals but more detail is given here.

Firstly, the stone base will be repaired according to a schedule which has been drawn up following a detailed survey. Existing holes for receiving the posts will be cleaned out.

New railings will be cast from moulds that are based on the original section of railing remaining at the east end of Doune Terrace. A few bars or panels were often deliberately left in place as a reference when mass railing removal was carried out during the second world war. It is possible that a local foundry such as Ballantines still have a record of the original pattern or mould. This is the preferred method as using a surviving piece of casting has some drawbacks; the new casting will be slightly smaller than the original as molten iron shrinks as it cools, and if the old casting is weathered it may create a new casting with inferior detail and surface finish (ref. Maintenance and Repair Techniques for Traditional cast Iron, Historic Scotland 2013 (1)).

The proposal is to fit the railings in to the existing holes in the stone base and bed in with lead.

Lengths of railing will need to be supplied and installed in stages to avoid problems with storage on site. Although not recommended, it may also be necessary to phase the work according to available budget. Sections of the public pavement will need to be closed off corresponding with the railing length being installed.

A skilled blacksmith will need to be employed, one used to working with cast iron; some filing and adjustment of the castings may be required on release from the foundry. Casting flaws are common in traditional cast iron work and it is important to fill these before painting in order to prevent corrosion.

Painting: The most effective method for painting the new railings will be to apply the coatings before the railings are brought to site. This ensures a controlled environment in terms of moisture, wind and temperature and ensures that all surfaces are properly coated such as the underside of bars.

There are a number of coating systems available. A decision as to whether the system should be traditional or modern is the first one to be made. This should be done in consultation with the body responsible for maintenance. Using a modern gloss paint in future touch-ups may be incompatible with more traditional oil-based paints if used at the initial installation.

The traditional system would consist of oil-based top coats over a red, lead primer. Traditional paint suppliers should be consulted.

A modern system might consist of;

- Two coats of a metal rich primer (often zinc based)
- One coat of micaceous iron oxide or other build coat
- Two coats of gloss paint

There is a length of existing railings still in place and these will need to be prepared and re-painted; in some places this may be back to primer coat.

On-going maintenance: It is recommended by HES that an annual check of railings be carried out, checking for chipped or deteriorating coatings, including the underside of surfaces.

Signs of corrosion should be checked for where the posts are fixed into masonry. Touching up should be done with paint compatible with the original paint system.

6.0 COSTS

6.1 Cost of railings and stonework repair

Budget costs were put together in 2022 for stonework repairs, fabrication of railings, installation and painting.

Professional Fees	£ 8,500
Masonry repairs	£ 10,000
Fabrication and installation of primed railings	£152,000
Painter work	£ 15,000
Contingency	£ 9,500

TOTAL	£195,000 plus VAT
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The cost was put together with the assistance of a QS and a railing specialist but they remain as *budget* costs and will need to be firmed up at tender stage.

6.2 Cost of hedge replacement

The cost of removing the existing hedge and fence, plus the supply and planting of a new hedge is estimated to be in the order of:

£ 19,000
plus VAT

This figure includes protection of existing garden path surface, access by small digger for removing roots of existing hedge and digging trench for new hedge, removal to tip of fence, posts, concrete and vegetation, compost for hedge trench, supply and plant 1000 plants (double staggered row). The costed plants are yew, beech and privet at a height of 90-120cm, of which yew is the most costly.

This cost is based on the work being carried out in one operation and will need to be adjusted if work is phased.

7.0 REFERENCES

- 1 Davey, Ali March 2013
Maintenance and Repair Techniques for Traditional Cast Iron
Historic Scotland, National Conservation Centre
- 2 Peter McGowan Associates, Landscape Architects July 2015
Dean Valley designed landscape
Water of Leith, Dean Village to Stockbridge
Conservation Statement
Edinburgh World Heritage
- 3 MacKay, Colin WS July 2016
Land ownership issues Proposed Dean Valley
Renovation project
Dean Valley Regeneration Limited
- 4 Sue Bell Ecology July 2016
Dean Valley designed landscape Biodiversity
Scoping Study
Dean Valley Regeneration Limited
- 5 Land Use Consultants September 2018
Dean Valley Walkway - Second Phase Feasibility
Study Report
Dean Valley Regeneration Limited
- 6 Byrom, John 2018
The Care and Conservation of Shared Georgian
Gardens
The Word Bank in Association with Edinburgh
World Heritage Trust

APPENDIX ONE

Timeline of Events and Documents

Historic Timeline of Actions to Re-instate Doune Terrace Railings

Reinstatement of the railings on Doune Terrace is part of the agreed actions of the Conservation Statement of the Dean Valley Designed Landscape dated 2015. The meetings below capture the whole plan, of which the railings are one part previously agreed.

Date	Where	Attendees	Purpose of Meeting	Outcome
12/2011	Danish Cultural Centre	<ul style="list-style-type: none"> •Joan Sewell, Historic Scotland •Peter McGowan, Conservation landscape architect, Garden History Society Scotland •2 Councillors •Council officials •Local residents – Doune Terrace, Gloucester Place, Moray Place 	To explain what a Conservation Management Plan of a Designed Landscape was and why it was necessary.	Moray Feu (MF) commissioned a LUC to carry out a Conservation Management Plan for Moray Feu Gardens
1/2013	Stockbridge Library	<ul style="list-style-type: none"> •Colin Mitchell-Rose, Chair MF •Peter Burman, Chair of Garden History Society for Scotland •David Jamieson, Head of Parks and Green Spaces, City of Edinburgh Council •Chris Lewis, Edinburgh Green Spaces Trust •Helen Brown, Chief Executive, Water of Leith Conservation Trust •Ron Hill, Trustee of Water of Leith Conservation Trust •Catherine Middleton, Historic Scotland •Jenny Bruce, Planning Officer Natural Heritage, City of Edinburgh Council •Jenny Hargreaves, Senior Natural Heritage Officer, City of Edinburgh Council •Alvin Barber, Bridges and Structures, City of Edinburgh Council •Adam Wilkinson, Director of Edinburgh World Heritage •Fiona Rankin, architect, Edinburgh World Heritage •Marion Williams, Director of the Cockburn Society 	Stakeholder meeting to agree who would lead on creating a Conservation Statement of the Dean Valley Designed Landscape	K Taylor and A Kerr appointed by stakeholders to take the project forward

		<ul style="list-style-type: none"> •Euan Leitch, Deputy Director of the Cockburn Society •David Perry, Chair of Dean Village Association •Professor Colin Bird, Chair of Ann Street and Upper Dean Terrace Association •Pam Barnes, Convenor of Trustees of the Dean Gardens •Jessica Pearson, Dean Terrace •Earl of Moray (apologies) •Andrew Howard, Moray Estates (apologies) •Colin Mitchell-Rose, Chair of Moray Feuars Committee •Sue Jarvie, Moray Feuars •Mrs Grant •Representatives from Dean Terrace •Fiona Devlin, Park Development Officer, City of Edinburgh Council •Kate Kelly, India Place Allotments •Carol Duncan, Housing Officer, City of Edinburgh Council •Matthew Edgar, RMJM Architects, Edinburgh •Melissa Simpson Gardens & Designed Landscape Department, National Trust for Scotland(apologies) •Kristina Taylor, Vice-Chair of Garden History Society for Scotland •Nicolas Boyes of Nicolas Boyes Conservation, contractors for conservation repair of St Bernard's Well •Jocelyn Cunliffe, Conservation Architect for St Bernard's Well project •Andrew Kerr, Ann Street •Judy Crichton, Belgrave Gardens Committee 	
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3/2013	Edinburgh Academy	<ul style="list-style-type: none"> •Chaired by Heriot Currie, public attendees 	1 st Public Meeting to present project to the public, explain the remit of stakeholders and answer questions	No outcomes - meeting to inform public about proposed commissioning of Conservation Statement
5/2013	Historic Scotland	<ul style="list-style-type: none"> •Julie Candy (HS) •Catherine Middleton (HS) •Martin Ross(Grants HS) •Peter McGowan (GHSS) •Kristina Taylor (Minutes) 	<p>Historic Scotland offering 50% grant towards a Conservation statement of the Dean Valley Designed Landscape</p> <p>Note, The Moray Feuars donated £500 to the Project (the Conservation Statement)</p>	<p>1.Scope and limits of the landscape discussed and agreed</p> <p>2.Peter McGowan to be commissioned for Conservation Statement of Dean Valley overseen by Edinburgh World Heritage</p> <p>3.Copy lodged in Stockbridge library</p>
10/2013	Stockbridge Library	<ul style="list-style-type: none"> •Andrew Kerr DVRL •Doune Terrace Residents and non- Doune Terrace attendees 	<p>Meeting specifically set up for Doune Terrace Residents to discuss replacement of hedge and re-instatement of railings on Doune Terrace as part of Community engagement.</p> <p>Multiple other community engagement meetings held on other aspects of the Dean Valley Project</p>	Difficult tone within meeting, affecting ability for discussion which led to no conclusion
9/2014	George Hotel	<ul style="list-style-type: none"> •200 public attendees 	New Town Gardens Conference, organised by Historic Scotland and Garden History Society	Explaining context of Moray Feu gardens as one part of all the whole New Town Gardens designated in HS Inventory of Designed Landscapes.
2/2015	Stockbridge Library	<ul style="list-style-type: none"> •Stakeholders as above. 	Stakeholders meeting – resolution to ‘approve the objectives and proposed actions set out in section 9 (including restoration of the railings) of the Dean Valley Conservation Statement and authorise the Steering Group to liaise and work with Edinburgh World Heritable and the City of Edinburgh Council	Dean Valley Conservation Statement approved and DVRL asked to take forward project.
10/2015	Edinburgh Academy	<ul style="list-style-type: none"> •Mrs CW Dickson •Pamela Russell •John Fulton •Peter Ranson •Grace Durham •Dr Clive Preston •Rory O’Riordan •Ronald Duff •Jane Duff •William Nimmo Smith •Bryan Wade •Samantha Huber •Andrew MacDonald •Oliver Goodman •J Ozaniec •William Balfour •Anne Treacy •Kirstie Lawson 	<p>Public meeting - update on the intention and progress made by the Steering Group.</p> <p>Group formed as a committee and newly formed Limited Liability company named Dean Valley Regeneration Limited.</p> <p>Purpose - to carry out certain works within the Dean Valley designed landscape (including restoration of the Doune Terrace railings) with the remit to manage the landscape and restore the natural beauty of the area.</p>	Feedback the discussion and queries to the DVRL committee

		<ul style="list-style-type: none"> •Elizabeth Dorrian •DD and PM Quinn •Rachel Green •Ian G Scott •Niall Kennedy •Colin Bird •Simon Hunter •Marcos Martin •Dmitri Ross 		
2016	DVRL committee	•Number of meetings with key stakeholders	Dean Valley Biodiversity Scoping document fundraised and commissioned – Doune Terrace hedge included.	Document distributed to stakeholders; copy lodged in Stockbridge library
2017	DVRL committee	•Number of meetings with key stakeholders	Dean Valley 1st phase Feasibility Study Fundraised and commissioned	Study distributed to stakeholders; copy lodged in Stockbridge library
2018	DVRL committee	•Number of meetings with key stakeholders	Dean Valley 2nd phase Feasibility Study Fundraised and commissioned Doune Terrace railings and hedge included.	Study distributed to stakeholders; copy lodged in Stockbridge library

August 2021: Request by Edinburgh World Heritage (EWH) to Moray Estates for permission to reinstate railings on boundary of Doune Terrace Gardens. Agreement given to EWH from Moray Estates.

2021 - The Moray Feu Gardens Committee chair, Martha Vail Barker asked Duncan Wylie (as representative from the Doune Terrace Railings Restoration Group) to not pursue the railings works during the bicentenary celebrations over 2022. Request agreed and actioned.

March 2022: Community Public Realm Project Funding Grant awarded by EWH to repair of original stone coping and installation of missing railings. Document signed by community group representative.

2022 - Listed buildings consent obtained for stonework repair and railing installation. No objections received during process.

Early 2023 - Duncan Wylie had informal discussions with Andrew Dixon (acting Chair of the MFGC) to try to gain consensus and move the project forward following completion of bicentenary events.

2022-2023 Doune Terrace Railings Restoration Group comprises of – Duncan Wylie, Ruth McIntyre, Kristina Taylor, Duncan Brookes.

June 2023 – Meeting with Andrew Dixon and Ken Dixon (representing MFGC) with Duncan Wylie, Duncan Brookes and Ruth McIntyre (representing Doune Terrace Railings Restoration Group). Purpose of the meeting was to provide an additional update to the MFGC.

July – August 2023 The Railings Group planned to send letters to all residents/owners/tenants on Doune Terrace to canvas their views on the proposals to reinstate the railings. The need to obtain all contact details (held by MFGC) was unnecessary as the data was obtained independently.

Letters delivered to over 40 residents/owners/tenants of Doune Terrace and to two properties on neighbouring Moray Place with copy to MFGC (AD). Railings Group received four objections.

Sept 2023 – Meeting with Railings Group members, Architect, Edinburgh World Heritage and Landscape Architect to agree ongoing consensus between Doune Terrace residents and professional bodies. Consultants advised on criteria for Feasibility Study which would include objections raised in response to canvassing.

October 2023 – Detailed Feasibility Study completed.

APPENDIX TWO

Options for dealing with hedge

A1.0 INTRODUCTION

It is the design intention of the group initiating the work that the existing hedge be completely removed and replaced. This will allow working space, but also meets the policy action from the Conservation Statement of removing the 'inappropriate hawthorn hedge'.

The letter distributed to local residents by the group stated the intention to replace the hedge 'with a new evergreen hedge more sympathetic to wildlife...' but it is also important in design conservation terms to replace the hedge with one of a more appropriate species selected from the list in John Byrom's book.



The existing hawthorn hedge along Doune Terrace Garden boundary
Growing over the stone base

A2.0 CONCERN FROM RESIDENTS

Only five residents replied to the project information letter sent out by the group earlier this year. One letter was fully supportive of all aspects of the proposals. Four of the responses were (amongst other things) against removal of the hedge, citing a combination of it: spoiling visual amenity; adversely affecting biodiversity, and; resulting in a lack of privacy within Doune Terrace Garden.

These points raised are addressed here.

A2.1 Visual Amenity - the hedge provides a pleasant green edge to the street during the months when it is in leaf. There are also flowers and fruits in Spring and Autumn, albeit in limited abundance due to the necessary cutting regime.

The hedge is much less appealing in winter months after leaf fall when spiny branches are revealed. The leaf loss also reveals the weld-mesh fence and the internal layout of the garden which, despite improvements, still lacks coherence. The small internal fenced seating area is also revealed more in winter; the low timber and netting fence does not stand up to scrutiny in terms of Conservation Area design. The presence of the bicycle store is more conspicuous in winter too.

A2.2 Biodiversity - Hawthorn does offer good habitat value; The Woodland Trust advises that it can support 'hundreds' of species with its leaves, flowers and berries.

A2.3 Privacy - garden users would indeed be very exposed to the street on removal of the existing hedge and prior to a new hedge becoming established but in the longer term there would be *year-round* privacy should evergreen species be used; an improvement on the existing situation.

A3.0 EXPLORING OPTIONS

New railings cannot be fitted without, at the very least, cutting back the existing hawthorn hedge. The hedge currently grows out over the stone base into which the railings will be fitted.

Options for dealing with the hedge are:

- A) Cut back the existing hawthorn hedge to give clear working space, allowing it to re-grow after installation of the railings. Some hedge plants are as close as 150mm to the stone base and would need to be quite severely pruned.
- B) Remove the hedge completely and replace
- C) Remove the hedge completely and do not replace

A3.1 Analysis of options

A) Cut back existing hawthorn hedge

A benefit of cutting back rather than replacing will be that the strongly established root system should re-grow above-ground vegetation fairly rapidly. The inside edge of the hedge would not need to be cut back, and as such will offer some continued screening and amenity as well as continuity in biodiversity provision.

This option would keep a hedge with biodiversity value, but does not address the conservation concerns of it being the 'wrong' species.

A notable disadvantage with allowing the hawthorn hedge to re-grow is that, due to the closeness of the existing hedge to the railing base, it will be very difficult to maintain the hedge with no room to access for cutting. The hedge would subsequently grow through the new railings, substantially obscuring them, except in winter after leaf fall. Clipping of a hedge when it has grown through railings is likely to lead to damage to the railings or paintwork.

B) Remove hedge completely and replace

This option provides the opportunity to introduce more characteristically typical species, to use a number of different species within the hedge (always a recommendation for improved biodiversity), to introduce evergreen species for increased screening, and to position the hedge so that maintenance in relation to the new railings is easier. It also removes the hazard of spiny branches over-hanging the public pavement.

The boundary of Queen Street gardens with Heriot Row is an example of the use of a privet hedge - a species listed as appropriate for use in Georgian gardens - planted on the garden-side of the cast iron railings.

Along a significant length of the railings, the hedge is set back from the boundary and is kept clipped 300mm back from the railings, thus overcoming the potential problem of damage to the railings during hedge maintenance.

The 'inner' side of the hedge is on average 900mm back from the railings, indicating that 900mm would be needed along the Doune Terrace Garden in order to plant a new hedge.



Existing Privet hedge on Heriot Row illustrating how the hedge is set back to allow maintenance

This amount of space is in fact available from the line that the new railings will take, up to the existing line of the weld mesh fence and the width of the internal path will not be affected.

The main disadvantage of this option is the loss of privacy, amenity and biodiversity whilst a new hedge grows.

Suggested species for a new hedge

The Royal Horticultural Society has carried out a review of available scientific evidence relating to species that can be used in hedging. It offers advice on how to select species for different purposes, from air pollution capture to flood mitigation, but also points out that any species will have multiple benefits.

If a replacement hedge is planted and the twin aims of fitting in with typical Georgian planting and habitat value are to be met, the ideal would be a hedge using a mix of species.

Species listed by John Byrom (6) as recommended for formal hedging:

Common Beech	<i>Fagus sylvatica</i>
Common Holly	<i>Ilex aquifolium</i>
Common Yew	<i>Taxus baccata</i>
Holm Oak	<i>Quercus ilex</i>
Oval Leaf Privet	<i>Ligustrum ovalifolium</i>
Shrub Honeysuckle	<i>Lonicera nitida</i>

Species from this list highlighted by RHS as good for wildlife;

Common Beech	<i>Fagus sylvatica</i>
Common Yew	<i>Taxus baccata</i>
Privet spp	<i>Ligustrum spp</i>

The new hedge could therefore be one of these three species, or ideally (although not the Georgian approach) a mix of these three species.

Hedge maintenance

It is not known how often the existing hawthorn hedge is cut during the year; this information has not been given by the Moray Feu Gardens Management Committee. The Royal Horticultural Society (RHS) advise that a hawthorn hedge be cut twice a year. Maintenance advice from the RHS on the three species listed above is Beech and Yew, once a year and Privet twice a year. Therefore this would not be an increased maintenance burden.

Cutting a hedge containing the three species listed would be less hazardous for maintenance operatives; the branch formation would be easier to cut and there would be no spines.

C) Remove hedge completely and do not replace

Given that there is no evidence that a hedge was originally part of the design, the simplest option will be *not* to replace the hedge.

This would offer the first stage of restoring the *clairvoie* as noted in the Conservation Statement.

The absence of a hedge would reveal the garden strip to the public street. This may have been an original design intention but if done today it would have a negative outcome because the existing garden layout has no coherence.

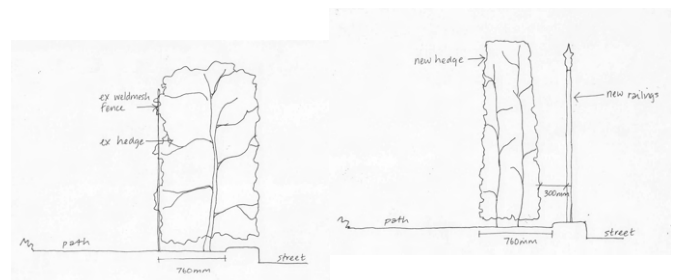
Informal screen planting (needing more space than a clipped hedge) would be restricted to each end of the boundary where there is more space between railings and path, leaving the majority of the boundary exposed.

If the hedge were not replaced, the ideal would be to undertake a programme of restructuring of planting within the garden and improve the garden's appearance for public enjoyment from street view. As a consequence however, privacy for garden-users would be lost.

It would be necessary to discuss this option with the Moray Feu Gardens Management Committee; they would need to be fully on board with any re-structuring of the garden and the ongoing maintenance associated with it. Funding of the implementation of any such plan would also need to be agreed on.

A4.0 CONCLUSION

It is recommended that Option B is carried out; removal of existing hedge and replacement with a mixed species, substantially evergreen hedge set back from the new railings.



Typical cross section of existing hedge and proposed hedge