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# World Heritage Patrimoine mondial

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ORGANISATION DES NATIONS UNIES  
POUR L'EDUCATION, LA SCIENCE ET LA CULTURE

CONVENTION CONCERNING THE PROTECTION OF THE WORLD  
CULTURAL AND NATURAL HERITAGE

CONVENTION CONCERNANT LA PROTECTION DU PATRIMOINE  
MONDIAL, CULTUREL ET NATUREL

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20 – 30 June 2009 / 20-30 juin 2009

**Item 7 of the Provisional Agenda: State of conservation of properties inscribed on the World Heritage List and/or on the List of World Heritage in Danger.**

**Point 7 de l'Ordre du jour provisoire: Etat de conservation de biens inscrits sur la Liste du patrimoine mondial et/ou sur la Liste du patrimoine mondial en péril**

MISSION REPORT / RAPPORT DE MISSION

Old and New Towns of Edinburgh (United Kingdom) (C 728) / Vieille ville et Nouvelle ville d'Edimbourg (Royaume Uni) (C 728)

12-15 November 2008 / 12-15 novembre 2008

This mission report should be read in conjunction with Document:  
Ce rapport de mission doit être lu conjointement avec le document suivant:

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**REPORT OF THE UNESCO-ICOMOS REACTIVE MONITORING MISSION  
TO THE *OLD AND NEW TOWNS OF EDINBURGH* (UNITED KINGDOM)  
12 to 15 November 2008**

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## ACKNOWLEDGEMENTS

The members of the mission express their gratitude to the authorities of the United Kingdom, DCMS, the Scottish Minister for Europe, External Affairs and Culture, Historic Scotland, Edinburgh Planning Directorate, City of Edinburgh Council and Edinburgh World Heritage for their support, which considerably facilitated the work of the mission. Special thanks go to the staff of Historic Scotland - their assistance and availability throughout the mission is gratefully acknowledged.

## EXECUTIVE SUMMARY AND LIST OF RECOMMENDATIONS

As requested by the World Heritage Committee at its 32nd session (Quebec City, 2008), a joint UNESCO / ICOMOS reactive monitoring mission was carried out to the World Heritage property of the Old and New Towns of Edinburgh in accordance with **Decision 32 COM 7B.117**; The mission team concluded that the overall state of conservation of the site is satisfactory and that inscription on the List of World Heritage in Danger would not be required. The mission made the following specific recommendations for consideration by the National and local authorities and other stakeholders and for review by the 33rd session of the World Heritage Committee:

1. The mission team reviewed the **overall state of conservation** of the property and underlined that it is satisfactory and that World Heritage has been the focus of conservation. Without any question, a professional team is in place which proceeds according to the rules under Scottish and British law and that necessary legislation and regulations are in place and are regularly updated. The restoration status is convincing and the management adequate.
2. The mission commended the authorities for the **skyline study** by Colton & Moggridge, involving different stakeholders during the last years, which has become an important instrument for planning in relation to the World Heritage property;
3. The mission noted that the forthcoming update of the **management plan** in 2009 provides an opportunity to involve more stakeholders as partners in site management, in a more complex and encompassing way than before;
4. The mission states that the site has no **buffer zone**; however the 39 existing conservation areas cover not only the World Heritage property but also nearly all adjacent land and therefore enhance conservation of the World Heritage property. The mission recommends that the discussion on the establishment of a buffer zone could be linked to the update of the management plan;

The mission considered that the success of Edinburgh's commerce, economy and population growth has led to a considerable amount of **development projects** of which the following four were reviewed in detail: Caltongate project; St James centre; Haymarket and Leith Docks (see specific recommendations in section 5 of this report):

5. The mission also reviewed a number of **other issues** including:

the **Cowgate** site up for renewal after the fire in December 2002: the big efforts by the authorities and the developing company to find a right solution between reconstruction and modern design the historic volume are noted, despite concerns by local communities and conservation groups. The presented project

could become a good example of contemporary architecture in the historic surrounding by keeping the historic pattern of the volume and the facades without being “historical”;

the overall **traffic concept**: the mission recommended a holistic approach to traffic development in the World Heritage property and beyond including areas outside the World Heritage site;

6. In conclusion the mission notes that the World Heritage site is not in Danger, but recommends several areas for **improvements**. These include in addition to the recommendations above specifically:

- the overall smooth coordination and management of the property, including the City Council, Historic Scotland, and Edinburgh World Heritage ;
- the improved involvement of stakeholders to ensure transparency and particularly best practice consultation in masterplanning approaches ;
- to best use the approach of architectural competitions for certain projects to enhance design, quality and diversity;
- the awareness raising and information of all stakeholders about the clearly defined outstanding universal value of the World Heritage property, its integrity and authenticity as critical basis of all future developments

## **1 BACKGROUND TO THE MISSION**

### **1.1 Inscription history**

The site was nominated in 1994 and reviewed by ICOMOS in 1995. The advisory body noted specifically : “Edinburgh’s unique coupling of medieval Old Town and classical New Town, each of enormous distinction in its own right, has created a town of extraordinary richness and diversity, without parallel in anywhere in the world. Its aesthetic qualities are high, it had a profound influence on town planning in Europe and beyond in the 18th and 19th centuries, and it is generally recognized to been a major centre of thought and learning. Moreover, Edinburgh retains most of its significant buildings and spaces in better condition than most other historic cities of comparable value.”

The World Heritage Committee followed the evaluation by ICOMOS and the recommendation for inscription by the Bureau (June 1995) and the 19th session of the World Heritage Committee (Berlin, Germany, December 1995) decided to inscribe this property on the basis of criteria (ii) and (iv) as it represents a remarkable blend of the two urban phenomena: the organic medieval growth and 18th and 19th century town planning.

### **1.2 Inscription criteria and World Heritage values**

Following the inscription in 1995 and the Periodic Reporting Exercise for Europe in 2 005/2006 statements for significance have been prepared by the authorities, including for the Edinburgh World Heritage property. The World Heritage Committee at its 32nd session (Quebec City, Canada, July 2008) adopted the following statement (32 COM 8B.100):

## **Old and New Towns of Edinburgh, United Kingdom:**

The remarkable juxtaposition of two clearly articulated urban planning phenomena. The contrast between the organic medieval Old Town and the planned Georgian New Town provides a clarity of urban structure unrivalled in Europe. The juxtaposition of these two distinctive townscapes, each of exceptional historic and architectural interest, which are linked across the landscape divide, the “great area” of Sir Walter Scott’s Waverley Valley, by the urban viaduct, North Bridge, and by the Mound, creates the outstanding urban landscape.

The Old Town stretches along a high ridge from the Castle on its dramatically situated rock down to the Palace of Holyrood. Its form reflects the burgh plots of the Canongate, founded as an “abbatial burgh” dependent on the Abbey of Holyrood, and the national tradition of building tall on the narrow “tofts” or plots separated by lanes or “closes” which created some of the world’s tallest buildings of their age, the dramatic, robust, and distinctive tenement buildings. It contains many 16th and 17th century merchants’ and nobles’ houses such as the early 17th century restored mansion house of Gladstone’s Land which rises to six storeys, and important early public buildings such as the Canongate Tolbooth and St Giles Cathedral.

The Old Town is characterized by the survival of the little-altered medieval “fishbone” street pattern of narrow closes, wynds, and courts leading off the spine formed by the High Street, the broadest, longest street in the Old Town, with a sense of enclosed space derived from its width, the height of the buildings lining it, and the small scale of any breaks between them.

The New Town, constructed between 1767 and 1890 as a collection of seven new towns on the glacial plain to the north of the Old Town, is framed and articulated by an uncommonly high concentration of planned ensembles of ashlar-faced, world-class, neo-classical buildings, associated with renowned architects, including John and Robert Adam, Sir William Chambers, and William Playfair. Contained and integrated with the townscape are gardens, designed to take full advantage of the topography, while forming an extensive system of private and public open spaces. The New Town is integrated with large green spaces. It covers a very large area, is consistent to an unrivalled degree, and survives virtually intact.

Some of the finest public and commercial monuments of the New-classical revival in Europe survive in the city, reflecting its continuing status as the capital of Scotland since 1437, and a major centre of thought and learning in the 18th century Age of Enlightenment, with its close cultural and political links with mainland Europe.

The successive planned extensions from the first New Town, and the high quality of the architecture, set standards for Scotland and beyond, and exerted a major influence on the development of urban architecture and town planning throughout Europe.

The dramatic topography of the Old Town combined with the planned alignments of key buildings in both the Old and the New Town, results in spectacular views and panoramas and an iconic skyline.

The renewal and revival of the Old Town in the late 19th century, and the adaptation of the distinctive Baronial style of building for use in an urban environment, influenced the development of conservation policies for urban environments.

Edinburgh retains most of its significant buildings and spaces in better condition than most other historic cities of comparable value.

**Criterion (ii):** The successive planned expansions of the New Town, and the high quality of its architecture, set standards for Scotland and beyond, and exerted a major influence on the development of urban architecture and town planning throughout Europe in the 18th and 19th centuries.

**Criterion (iv):** The Old and New Towns together form a dramatic reflection of significant changes in European urban planning, from the inward-looking, defensive, wall medieval city of royal palaces, abbeys, and organically developed small burgh plots in the Old Town, through the expansive format Enlightenment planning of the 18th and 19th centuries in the New Town, to the 19th century rediscovery and revival of the Old Town with its adaptation of a distinctive Baronial style of architecture in an urban setting.

### **1.3 Integrity/authenticity issues at time of inscription**

ICOMOS in its evaluation at the time of inscription noted that the level of authenticity in Edinburgh is high. It retains its historic role as the administrative and cultural capital of Scotland and has preserved both its layout and its stock of high-quality buildings to a remarkable degree. The integrity issue was not explicitly covered.

The mission noted that integrity would be part of the future statement of outstanding universal value as defined by the 2005 Operational Guidelines. The current statement of significance adopted by the World Heritage Committee in June 2008 does not yet include the required parts on integrity, authenticity and management.

### **1.4 Examination of the State of Conservation by the World Heritage Committee**

The property was subject to several state of conservation reports to the World Heritage Committee for two major issues: the impact of the fire of 2002 and development projects.

In 2003 and in 2004 the World Heritage Committee (**28 COM 15B.101**) reviewed the situation concerning the blaze which affected parts of the Old Town area of Edinburgh (Cowgate) on 7 December 2002. Regarding the World Heritage property the damage was limited to less than 1% of the whole area, that is, 13 out of nearly 4,500 registered historic buildings.

In 2008, the Committee (**32 COM 7B.117**) reviewed a number of development projects in the Old and New Towns of Edinburgh and in particular the 'Caltongate', a 3.46 hectares site, Leith Docks, St James Centre development scheme, as well as an update on the Cowgate Fire site. The Committee requested a reactive monitoring mission and the decision forms the basis of the Terms of Reference of the mission.

### **1.5 Justification of the mission**

The mission was dispatched at the request of the 32nd session of the World Heritage Committee and its decision and the Terms of Reference are included in Annex 6.1.

## **2 NATIONAL POLICY FOR THE PRESERVATION AND MANAGEMENT OF THE WORLD HERITAGE PROPERTY**

### **2.1 National legislation and policy**

The mission considered the comprehensive legislative and administrative arrangements, covering the property including the Town and Country Planning (Scotland) Act 1997; Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997; Ancient Monuments and Archaeological Areas Act 1979; Town and Country Planning (Grand Development Procedure) (Scotland) Order 1992 (GDPO); City of Edinburgh District Council Order Confirmation Act 1991. The statutory notices from 1998 to 2006 all refer to the 1991 Act.

The mission was also informed about the role of Historic Scotland in relation to World Heritage properties. World Heritage is an international matter for which the Department for Culture Media and Sport (DCMS) takes the lead in the United Kingdom. Under the Devolution agreement with DCMS, Historic Scotland on behalf of Scottish Ministers acts as State Party in relation to Scottish World Heritage sites, including their management.

The mission was furthermore informed about planning processes in Scotland<sup>1</sup> and community engagement in the masterplanning process. Community consultation is encouraged through planning advice, but there is no mandatory public consultation prior to including a masterplan into the planning system. There are three approaches for the submission to the local planning authority:

- 1) Adoption as supplementary planning guidance (SPG): Development plans should set out the planning authority's distinctive vision for how its area will develop, and should identify areas or sites where masterplans will be required. To be adopted as SPG, the intention to prepare a masterplan should be explicitly signalled in the strategic development plan (SDP) or local development plan (LDP).
- 2) Endorsement as a material consideration: With design as a material consideration, a masterplan can be an effective way of ensuring that the local planning authority has sufficient information on which to make a decision.
- 3) Achieving planning consent and road construction consent (RCC): The masterplan may form the basis of a planning application and, ideally, achieve permission and RCC at the same time.

The mission was further informed that in many cases masterplans are prepared by the local authorities themselves. World Heritage, as well as design, is a material consideration within the Scottish planning system and masterplans for areas which include World Heritage sites are given careful consideration by Historic Scotland as to how they may impact on the Outstanding Universal Value, authenticity and integrity of a site.

Reviewing national legislation and policy, the mission considered that the protection arrangements are sufficiently effective. Legislation corresponds to international standards; there is no lack of legal protection of heritage – as far as heritage conservation can be regulated by law. In practice however, the mission states that in order to respond effectively to the growing development pressures the first steps towards the development of a masterplan has to be undertaken by the local authorities

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<sup>1</sup> Submission by the National Authorities to UNESCO on 2 December 2008 following a request from the mission team.

themselves; a separation between development of the masterplan (planning process) and of the project itself (development process) has to be executed strictly.

## **2.2 Institutional framework**

The United Kingdom (UK) ratified the World Heritage Convention in May 1984. The Department for Culture, Media and Sport (DCMS) is responsible for the UK's general compliance with the Convention, and for nominating sites in England. The administration in Scotland is responsible for selecting sites for nomination in Scotland. Responsibility for conservation of World Heritage rests with the devolved governments and is handled mainly by the relevant agencies, Historic Scotland for cultural and Scottish Natural Heritage for the natural heritage in Scotland.

The mission noted that the institutional framework is well developed and communication channels work well.

## **2.3 Management structure**

At the local level a large number of bodies are involved in the management of Edinburgh World Heritage property. These include local authorities, planners and development departments, government departments and agencies, as well as Historic Scotland and other bodies directly concerned with conservation. The management planning exercise is coordinated by a steering group and Edinburgh World Heritage, an NGO is a key partner in the process.

There are also a great number of local interest groups, representing different constituencies including local community, living and working in the property.

The mission noted that a steering group was set up in 1997, a site manager was employed on full-time basis and that the implementation of the management plan was effective since September 2005. The responsibility for over-seeing the implementation of the management plan and monitoring its effectiveness lied with the Edinburgh World Heritage Trust reporting to Historic Scotland and the City of Edinburgh Council.

The mission considered the management structure of the site and noted that there are many different stakeholders in management which may not be easy to understand for local communities. The mission noted that communication could be improved and could be addressed through the process of the preparation of the revision of the 2005 management plan, a process which has started.

## **2.4 Response to the recognition of values under international treaties and programmes**

The city of Edinburgh is also recognized as first UNESCO City of Literature which could enhance links between the tangible and intangible heritage.

# **3 IDENTIFICATION AND ASSESSMENT OF ISSUES**

## **3.1 Management effectiveness**

The mission reviewed with many different stakeholders the management effectiveness and noted that communication between these could be improved. The awareness

could be raised about requirements under the 1972 Convention and the different bodies, such as DCMS, Historic Scotland and Edinburgh World Heritage could work more closely to ensure an overall coordination, unified vision and successful management of the World Heritage property.

1. The mission noted that the forthcoming update of the **management plan** in 2009 provides an opportunity to involve more stakeholders as partners in site management, in a more complex way than before; the involvement of stakeholders at an early phase can ensure transparency, potentially prevent misunderstanding and could give a positive inputs for a development project based on local needs. Democratic planning processes generally save time and money.
2. The mission states that the site has no **buffer zone**; however the 39 existing conservation areas cover not only the World Heritage property but also nearly all adjacent land and therefore enhance conservation of the World Heritage property. The mission recommends that the discussion on the establishment of a buffer zone in practice could be linked to the update of the management plan.

### **3.2 Nature and extent of any threats to the property, taking into consideration the values for which the property was inscribed and specific issues outlined by the World Heritage Committee**

#### **Overall state of conservation**

The mission based on the Terms of Reference in Annex 6.1 reviewed the overall state of conservation of the property and recalled that the Old and New Towns were inscribed on the World Heritage List for their remarkable juxtaposition of two urban planning phenomena: the early mediaeval fishbone structure and layout of the Old Town, and the regular layout of the Enlightenment New Town. Edinburgh for many years pursued far-sighted town planning policies, which with an evolution of the city's skyline and urban space maintaining its significance.

The mission team considered that the **overall state of conservation** of the property is satisfactory and that World Heritage has been the focus of conservation. Without any question, a professional team is in place which proceeds according to the rules under Scottish and British law and that necessary legislation and regulations are in place and are regularly updated. The restoration status is convincing and the management adequate.

The skyline study to protect key views was presented in summary to the mission team, but no copy was provided, as it is in final consultation. The mission welcomed the skylines study as an important tool to review major development projects and noted that there was broad consultation on the study.

The mission commended the authorities for the **skyline study** by Colton & Moggridge, involving different stakeholders during the last years, which has become an important instrument for planning in relation to the World Heritage property;

## **Specific development projects**

The mission considered that the success of Edinburgh's commerce, economy and population growth has led to a considerable amount of **development projects** of which the following four were reviewed in more detail:

### **1. Caltongate project:**

The mission reviewed the part of the Old Town known as 'Caltongate', a 3.46 hectares site visible from the Calton Hill (North side of the Canongate) which is under redevelopment. The plans include housing (studios, luxury apartments in two residential buildings and town houses), offices, retail facilities, a conference centre, a new shopping area in the city and a 200 room hotel with about 26,000 sq ft.

The Edinburgh City Council granted consent for major elements of the Caltongate scheme just prior to the last session of the World Heritage Committee, which raised concerns. The mission was informed that in the case of Caltongate, the masterplan was prepared directly by the developer, Mountgrange, and that this was not unusual in the United Kingdom. The draft masterplan was provided to the Council and was reported to the Planning Committee on 9 March 2006 and was subject of a public consultation. After amendments it was approved as supplementary guidance by the Planning Committee on 5 October 2006<sup>2</sup>. The Council asked that, "the revision of the Masterplan take into account the character of the Old Town and the World Heritage Site Management Plan". The Masterplan was subsequently redrafted "to give emphasis to the World Heritage Site and the unique qualities of the World Heritage Site and the unique qualities of the Old Town and the Waverley Valley."

The mission was informed of opposition from a number of stakeholders including the Edinburgh World Heritage Trust, different parts of the Canongate Community Forum and a number of individual and NGOs which met with the mission team. Concerns were specially raised about the scale of the Canongate development and the urban form and spaces, which could impact negatively on views from Carlton Hill. Other concerns were raised about the relationship between the Old and New Towns and the continuity of urban patterns. Some of the stakeholders were of the view that the Caltongate development results in damage to the authenticity of the heritage, that the demolition of listed buildings undermines the outstanding universal value of the property and that social and cultural values of the Sailor's Ark and the Canongate Venture buildings to the area were not taken into account. Others raised concern about the quality of the architecture which may not enhance the Waverley Valley. Worries were also expressed that needs of the residents were not properly taken into account for this development, but for temporary populations (e.g. the hotel construction for tourists).

The mission reviewed the plans in detail on site and through several presentations by the city council and the developers. As indicated above, the project includes a five-star hotel, conference centre, houses, including social housing, shopping and office buildings. The mission reviewed specially the demolition of one listed building (category C listed), the rear of a second listed building (category C). The mission was informed that the masterplan had been prepared by the developer and was then revised through inputs from Historic Scotland and the City Council, also taking into account consultations with communities.

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<sup>2</sup> See [http://cpol.edinburgh.gov.uk/getdoc\\_ext.asp?DocId=88727](http://cpol.edinburgh.gov.uk/getdoc_ext.asp?DocId=88727)

The mission was informed that Historic Scotland and the City Council were supportive to the revised scheme.

The mission noted that the Caltongate site – a vast area in the historic centre - is the proper area and location for inner city development at an urban scale. In general there will be no major impact on the outstanding universal value of the property, for example through heights of single buildings. However, there are a number of issues which have to be carefully studied and solved during planning and project implementation to avoid any potential negative impact on the Outstanding Universal Value of the property, including the following:

- The mission raised the question of replacing of two registered buildings (C registered buildings of sailors arc and school building) and the overall preservation of the historic urban pattern (despite the fact that most of the area has been industrial in the past and did not follow the historic fishbone pattern); any destruction of listed buildings should be avoided in general, although in this case there might be better examples of the architecture in the immediate vicinity; concerning the pattern, the mission noted that the creation of a new opening and new street opening at Canongate, although this seems to be not a major issue due to its architectural integration;
- Revisions to the planning concerning public spaces had been made during the process already in 2008 (<http://www.caltongate.com/GetFile.aspx?ItemId=188>) with a new application to the City of Edinburgh Council for the residential component of the scheme and the connection between the Royal Mile and the main Caltongate complex. It stated: “The new application responds to heritage and community concerns by connecting the new Public Square to the Canongate through a series of arches which result in retaining the residential use and facade of the upper levels of the tenements.” Concerning public spaces in-depth consultation and mapping processes with local community groups could have achieved even better results;
- The mission considered that the additional new buildings (project by Malcolm Fraser) at the corner of Jeffrey street and the additional building Eastern Market Street raise concern; in this context it has to be stated that the interactivity between the urban structure and the open space and the view into the urban landscape is an important factor in Edinburgh’s World Heritage site which needs to be preserved; The mission considered that the current project at the corner of Jeffrey Street does not take the view axis fully into account and reduces the people’s experiences of the open space at this point; This is of concern due to the topography and setting of Edinburgh as the overall landscape has contributed to the specific pattern forming part of the Outstanding Universal Value of the property.
- The mission noted specifically that more attention be given to public space following the social structure and socio-cultural needs of the inhabitants and local communities;
- The mission noted that the approach of the masterplan prepared directly by the developer may have led to tensions. Despite the subsequent consultation process and revisions to take into account the character of the Old Town and the World Heritage Management Plan, this may not be fully the case. In the implementation of the project, special care should therefore be taken to

ensure highest quality of design and in particular to enhance the linkages in the urban landscape for example by improving the design at Jeffrey Street (see above), by ensuring that public space addresses the need of the communities and that important views are preserved.

In summing up, the mission recommends to redesign the project in the following parts:

- Integration of the two listed buildings. Even if their architectural quality could be discussed they are still under legal protection! Listed as C-buildings, this third category of monuments allows an adaption according to new requirements and functions;
- Redesign of the town quarter Jeffrey street/Eastern Market Street to keep the interactivity between the urban structure and the open space and important views in the urban landscape;
- Consideration of redesign of public spaces as above mentioned and any impacts on views from Carlton Hill be carefully reviewed.

## **2. St James Centre:**

The mission carefully reviewed the St James Centre development scheme on-site and with review of documents and presentations by the developer, as well as comments by other stakeholders. The mission noted that this dark coloured 1970s building in a prominent position in the New Town has a negative impact on the property and its integrity, and that this issue was already noted at the time of the inscription of the site. The development scheme is in the planning phase and envisages the regeneration of the immediate area. It also tends to improve the interconnectivity between the surrounding areas. The skyline study has been used to improve the planning of the area and no higher or larger towers originally suggested by the developers will be part of this project. The mission welcomed that the skyline study had already been taken into account.

The mission concluded that the demolition of the existing building of the 1970s at the St James Centre, which is really a visual barrier in the city enables a new vision for the area, which can contribute much more to the scale and grid of the historic centre. During the ongoing planning process there will be the possibility of a fine tuning of the project and the mission recommends that continuity throughout the process be ensured.

## **3. Haymarket:**

The mission also reviewed on-site and in meetings with the developer (Tiger Developments) the Haymarket site which is a key area of traffic connectivity just outside of the boundaries of the World Heritage property.

The mission also met with stakeholders with some concerns about impacts to the social structure through the hotel development, the consultation process, in which the height of the building grew from 10 to 12 to 16 and then 17 storeys, although residents were consulted only on the 12-storey proposal. Many stakeholders were concerned about the height of the proposed structure and the materials proposed to be used (concrete cladding). The mission also noted that the height of the hotel building (61 m and 17 storeys) was analyzed by using the skyline study by Colton & Moggridge and considered as a prominent addition to the skyline of Edinburgh. However the mission came to different conclusions than the analysis presented:

The mission noted that the quarter is a centre of traffic in particular due to Haymarket station which is a main commuter station, so that from several town planning aspects a higher density is reasonable in the sense of reducing private traffic. Obviously the town quarter with a simple architecture needs a new sign which could contribute to quality contemporary architecture. However, the area of Haymarket is a sensible location, as one of the major gateways to the city and border of the World Heritage site. Comparing the former Masterplan with the current project a positive development could be seen, due to creating public spaces and corridors including the railway connection.

However, the height of the planned hotel building has to be reduced due to its major visual impact on the World Heritage site. The mission disagrees with the view presented by the city authorities using the skyline study that the proposed hotel tower would be an asset addition and improvement of the skyline of the city. The mission was of the view that because of the function as sign, signal building and gateway location the quality of design has to be exceptional and has to be fully integrated into the existing skyline and should not dominate over St Margaret's church towers (which would be the case from several key views). From the mission's point of view the Haymarket issue shows simply the misuse of the skyline study.

Furthermore the mission was informed during its visit that the Haymarket project was called in by the Scottish Ministers, which will allow for the review of the project. - After the completion of the mission, UNESCO was informed that the Directorate for Planning and Environment Appeals will handle the inquiry. The inquiry will take place during 2009; however no specific timetable was available concerning the inquiry or the decision.

#### **4. Leith Docks:**

The mission had an on-site visit of Leith Docks and extensive discussions with the developer of the area (Forth Ports) of the proposed development at Leith Docks site on the River Forth. This area is located about 2.5 km from the World Heritage property at the old port for Edinburgh. The mission was informed that the owner of the port due to the relocation of activities to other sites in their ownership could move port activities. The project has been developed into a concept and the mission looked specifically on potential impacts of developments of towers which could, if realized create a new skyline to compete with the skyline of the World Heritage property. The mission therefore recommended taking the relationship of the World Heritage property and the links to the docks and the river into account.

The mission noted that Leith Docks is one of the biggest development projects ever carried out in Scotland with 18,000 units planned. The division into different villages is based on the skyline study and all listed buildings will be preserved. Due to the volume of the project, it is unquestionable that there would be an impact on the city and the surrounding area, but because of the distance of more than 2,5 km to the World Heritage property there will be no major and direct impact on the values of the site including through building materials, colours or lighting in general. However indirect effects may be possible due to the establishment of a "third" centre in addition to the new and old towns. Discussions with stakeholders revealed the need for adjusting the project to include more public spaces, adequate dwellings and address ecological issues including energy, transport and green space. Intention and status of the project are in some parts contradictory in these areas.

The mission recommended giving special emphasis on these needs and considerations during the further development of the project.

The mission also reviewed a number of **other projects** including:

- 5. Cowgate site/South Bridge:** The mission recalled that a blaze affected parts of the Old Town area of Edinburgh (Cowgate) on 7 December 2002 and that a report was provided to the World Heritage Committee in 2004. The damage was limited to less than 1% of the whole area, to 13 out of nearly 4,500 registered historic buildings. From the World Heritage point of view, South Bridge can be seen as a link between the Old and New Towns;

The mission visited the Cowgate fire site and noted that the proposals to re-develop the site (currently empty) have advanced. The mission noted the big efforts by the authorities and the developing company to find the right solution between reconstruction and modern design taking into account the historic volume are noted, despite concerns by local communities and conservation groups; The mission was informed of the wish of ICOMOS UK to entirely reconstruct the old building creating a new interior and had to disagree with this approach already from the scientific point of view. The mission however recommended to carefully taking into account proper volumes and scale of this re-development and its integration into the town quarter as shown by the presented plans which “translate” the historical pattern of the facades into contemporary architecture.

- 6. Princes Street and Quatermyle:** The mission was informed briefly about the re-development of Prince’s Street, the main shopping street of the New Town, and Quatermyle in the south of the World Heritage property based on an analysis of its original layout and form.

The Princes Street Development framework was approved as a policy document by the Planning Committee in October 2007 to regenerate the shopping street. The mission did not review this project on-site has however no major concerns about the generation of the area based on information received.

The mission briefly reviewed the Quatermyle project and mission noted that the Quatermyle scheme granted in 2003 for a mixed use development, secured the 19<sup>th</sup> century hospital buildings and proposes office and housing development. The mission considered however that due to the scale of such a development social impacts need to be carefully considered and development has to be adapted to local needs.

- 7. Traffic concept:** The mission was not informed in detail on the traffic planning and development and considered that this was an important issue for the World heritage property as a whole. The mission noted that the tramway project was as such a positive development and could be based on experiences in other major cities, including World Heritage cities or districts. The mission specifically encouraged the authorities to take into account the linkages between the different projects and between projects in the World Heritage area (e.g. Caltongate) and outside (e.g. Leith Docks) and their traffic connectivity to avoid major secondary impacts on the values and integrity of the site.

## **4 ASSESSMENT OF THE STATE OF CONSERVATION OF THE PROPERTY**

### **4.1 Review whether the values and the conditions of integrity/authenticity are being maintained**

The mission concluded that the values for which the site has been inscribed and its overall authenticity and integrity has been maintained despite considerable development pressures. However to maintain its current state of conservation, joint action to create more awareness among stakeholders including local communities, business and developers needs to be enhanced. Edinburgh World Heritage as an NGO is well placed to play a greater role in this regard beyond the management of the property by the authorities.

The mission specifically considered that the skylines study (Colvin & Moggridge) was an important and proactive tool to protect important views in compliance with the Operational Guidelines and to ensure the visual integrity of the World Heritage property and its skyline. This tool can be used to assess any new developments and specifically high-rise buildings in the future.

The mission recommended that for any future development projects proper consultation would be required and well planned and should not be development driven, but should be based on the clearly defined outstanding universal value of the property and its integrity and authenticity, as well as properly identified needs.

### **4.2 Review any follow-up measures to decisions of the World Heritage Committee**

In addition to the state of conservation report to the World Heritage Committee at its 33<sup>rd</sup> session in June 2009 (Seville, Spain, 2009), it would be necessary to complete the statement of significance adopted by the World Heritage Committee at its 32<sup>nd</sup> session (July 2008) with the conditions of authenticity and integrity as well as management.

The World Heritage area covers 450 ha and does not have a buffer zone.

The mission recommended that discussions on the buffer zone as well as integrity and authenticity statements could be part of the process for the revision of the management plan in 2009.

## **5 CONCLUSIONS AND RECOMMENDATIONS**

The mission team concluded that the overall state of conservation of the site is satisfactory and that inscription on the List of World Heritage in Danger would not be required. The mission made the following specific recommendations for consideration by the National and local authorities and other stakeholders and for review by the 33<sup>rd</sup> session of the World Heritage Committee:

7. The mission team reviewed the **overall state of conservation** of the property and underlined that it is satisfactory and that World Heritage has been the focus of conservation. Without any question, a professional team is in place which proceeds according to the rules under Scottish and British law and that

necessary legislation and regulations are in place and are regularly updated. The restoration status is convincing and the management adequate.

8. The mission commended the authorities for the **skyline study** by Colton & Moggridge, involving different stakeholders during the last years, which has become an important instrument for planning in relation to the World Heritage property;
9. The mission noted that the forthcoming update of the **management plan** in 2009 provides an opportunity to involve more stakeholders as partners in site management, in a more complex and encompassing way than before;
10. The mission states that the site has no **buffer zone**; however the 39 existing conservation areas cover not only the World Heritage property but also nearly all adjacent land and therefore enhance conservation of the World Heritage property. The mission recommends that the discussion on the establishment of a buffer zone could be linked to the update of the management plan;
11. The mission considered that the success of Edinburgh's commerce, economy and population growth has led to a considerable amount of **development projects** of which the following four were reviewed in detail:

**Caltongate project:** The Caltongate site, a vast area in the historic centre, is the proper area and location for inner city development at an urban scale. Concerning building heights there will be no major impact on the outstanding universal value of the property. But there are a number of issues which have to be studied and solved during planning and before the final implementation of the project. In this sense the mission asks to address the following problems in order to avoid impacts on the outstanding universal value, authenticity and integrity of the property:

- the question of replacing two registered buildings (C registered buildings of sailors arc and school building) and the preservation of the historic urban pattern (despite the fact that most of the area has been industrial in the past and not historic fishbone pattern) ;
- the problem of the additional new buildings (project by Malcom Fraser) at the corner of Jeffrey street and the additional building Eastern Market Street; in this context it has to be stated that the interactivity between the urban structure and the open space and the view into the urban landscape is an important factor in Edinburgh's World Heritage site which needs to be preserved;
- re-design of public spaces following the social structure and socio-cultural needs of the inhabitants and local communities;

**St James centre:** the demolition of the existing building of the 1970s which is really a visual barrier in the city enables a new vision for the area, which can contribute much more to the scale and grid of the historic centre. During the ongoing planning process there will be the possibility of a fine tuning of the project and the mission recommends that continuity throughout the process be ensured.

**Haymarket:** the quarter is a centre of traffic in particular due to Haymarket station which is a main commuter station, so that from several town planning aspects a higher density is reasonable in the sense of reducing private traffic. Obviously the town quarter with a simple architecture needs a new sign which

could contribute to quality contemporary architecture. However, the area of Haymarket is a sensible location, as one of the major gateways to the city and border of the World Heritage site. Comparing the former Masterplan with the current project a positive development could be seen, due to creating public spaces and corridors including the railway connection. The height of the planned hotel building has to be reduced due to its major visual impact on the World Heritage site. Because of the function as sign and gateway location the quality of design has to be exceptional. In this sense height and design of the central hotel building has to be modified.

**Leith Docks:** Leith Docks is one of the biggest development projects ever carried out in Scotland with 18,000 units planned. The division into different villages is based on the skyline study and all listed buildings will be preserved. Due to the volume of the project, it is unquestionable that there would be an impact on the city and the surrounding area, but because of the distance of more than 2,5 km to the World Heritage property there will be no major and direct impact on the values of the site, last but not least concerning building materials, colours, and lighting. However indirect effects may be possible due to the establishment of a “third” centre in addition to the new and old towns. Discussions with stakeholders revealed the need for adjusting the project to include more public spaces, adequate dwellings and address ecological issues including energy, transport and green space. Intention and status of the project are in some parts contradictory in these areas. The mission recommended giving special emphasis on these needs during the further development of the project.

12. The mission also reviewed a number of **other issues** including:

the **Cowgate** site up for renewal after the fire in December 2002: the big efforts by the authorities and the developing company to find a right solution between reconstruction and modern design the historic volume are noted, despite concerns by local communities and conservation groups. The presented project could become a good example of contemporary architecture in the historic surrounding by keeping the historic pattern of the volume and the facades without being “historical”;

the overall **traffic concept:** the mission recommended a holistic approach to traffic development in the World Heritage property and beyond including areas outside the World Heritage site;

13. In conclusion the mission notes that the World Heritage site is not in Danger, but recommends several areas for **improvements**. These include in addition to the recommendations above specifically:

- the overall smooth coordination and management of the property, including the City Council, Historic Scotland, and Edinburgh World Heritage ;
- the improved involvement of stakeholders to ensure transparency and particularly best practice consultation in masterplanning approaches ;
- to best use the approach of architectural competitions for certain projects to enhance design, quality and diversity;
- the awareness raising and information of all stakeholders about the clearly defined outstanding universal value of the World Heritage property, its integrity and authenticity as critical basis of all future developments

The mission recommends the following Draft Decision for consideration by the Secretariat and ICOMOS for the forthcoming 33rd session of the World Heritage Committee and suggests that it be reviewed and revised during the preparation of the state of conservation reports:

**Decision: 33 COM**

The World Heritage Committee,

1. Having examined document *WHC-08/33.COM/7B*,
2. Notes the results of the joint World Heritage Centre/ICOMOS reactive monitoring mission to the property (November 2008);
3. Urges the State Party to take into account the specific recommendation by the joint World Heritage Centre/ICOMOS reactive monitoring mission and specifically addressing improvements for the Caltongate and Haymarket developments;
4. Welcomes that the St James Centre project improves the integrity of the World Heritage property with the demolition of a building block impacting on the values of the site;
5. Further welcomes the skyline study as an important tool in future development and planning of the site to protect important views in compliance with the Operational Guidelines;
6. Requests the State Party to submit to the World Heritage Centre, by **1 February 2010**, a report on the state of conservation of the property taking into account the recommendations of the joint World Heritage Centre/ICOMOS reactive monitoring mission to the property, for examination by the World Heritage Committee at its 34th session in 2010.

## **6 ANNEXES**

- 6.1** Terms of reference
- 6.2** Itinerary and programme
- 6.3** Composition of mission team
- 6.4** List of people met
- 6.5** Maps
- 6.6** Photographs and other graphical material
- 6.7** List of key documents submitted to the mission team

## ANNEXES

### 6.1 Terms of reference

#### Terms of Reference for the reactive monitoring mission to the World Heritage property of the Old and New Towns of Edinburgh (United Kingdom)

1. As requested by the World Heritage Committee at its 32nd session (Quebec City, 2008), carry out a joint UNESCO / ICOMOS reactive monitoring mission in accordance with **Decision 32 COM 7B.117**;
2. Review the overall situation of the **Old and New Towns of Edinburgh World Heritage property** of with regard to the state of conservation of the site in its widest urban context, its integrity and authenticity, and how current construction projects may affect the Outstanding Universal Value of the property;
3. Discuss with national and local authorities how the existing high-rise buildings and any construction plans affect the Outstanding Universal Value of the site; and more specifically new developments around the property;
4. Discuss with relevant authorities, local institutions, organizations and other stakeholders the protection of the historic urban landscape and its visual integrity and in particular the impact of the Caltongate development as well as the outline proposals for Leith Docks, St James centre, South Bridge (fire site) and other projects on the outstanding universal value, integrity and authenticity of the property;
5. Consider policies to protect the World Heritage property, its environment and views, and their effective implementation and discuss opportunities for enhanced conservation and management;
6. Prepare a detailed report by **15 December 2008** for review by the World Heritage Committee at its 33rd session (Seville 2009) considering the Operational Guidelines, as well as the recent Statement of Significance (Decision **32 COM 8B 100**), the desired state of conservation, and timeframes for any corrective action which may be required, and submit the report to the World Heritage Centre in electronic form (not exceeding 10 pages) including recommendations;

### 6.2 Itinerary and programme

Day 1: Wednesday 12 November 2008
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19:45 Tuesday 11.11. - Prof Wehdorn Arrives

08:25 Dr Rossler Arrives

**09:00 Welcome and Introduction - Gatehouse Suite, Edinburgh Castle**

**09:05** - Key Players: Historic Scotland, City of Edinburgh Council and Edinburgh World Heritage

**09:20** - Timetable/Meeting Formats/Logistics

**09:30** - Overview of WHS, Views from Castle

**10:00 Key Viewpoints of the City - Minibus from Esplanade**

**CG, SW, PM**

<b>11:00</b>	<b>Walking Tour - Quartermile (Coffee), Grassmarket, Cowgate Fire Site, Royal Mile</b>	<b><u>CG</u>, SW, PM</b>
<b>12:30</b>	<b>Arrive At Parliament</b>	
<b>12:45</b>	<b>Meeting Linda Fabiani, Minister for Europe, External Affairs and Culture - at Parliament</b>	<b><u>CG</u>, SW, DH, PM</b>
<b>13:20</b>	<b>Leave Parliament</b>	
<b>13:45</b>	<b>Welcome from David Anderson, Director of City Development, Edinburgh Council - Waverley Court</b>	<b><u>CG</u>, SW, PM</b>
<b>13:50</b>	<b>Lunch - Waverley Court</b>	<b><u>CG</u>, JM, PM, SW</b>
<b>14.30</b>	<b>Scene Setting - Waverley Court</b>	<b><u>CG</u></b>
<b>14:35</b>	- The State Party	<b>PM</b>
<b>14:40</b>	- The Scottish Planning System	<b>JMk</b>
<b>15:00</b>	- Edinburgh (CEC)	
<b>15:20</b>	- Edinburgh: living history, sustainable future	<b>DA</b>
<b>15:40</b>	- The Planning Process and the Edinburgh	<b>WHS AH</b>
<b>16:00</b>	- Heritage Roles and Responsibilities (HS)	<b>MC, SW, LBa</b>
<b>16:20</b>	- Edinburgh World Heritage	<b>AW</b>
<b>16:25</b>	- Discussion/Q&A	
<b>16:40</b>	- Overview of Sites (CEC)	<b>WG/BC</b>
<b>17.00</b>	<b>Sir Terry Farrell, Design Champion for Edinburgh</b>	<b><u>CG</u></b>
<b>17:30</b>	<b>Close -Inspectors to Hotel and return to City Chambers</b>	<b>AM</b>
<b>18:30</b>	<b>City of Edinburgh Council Reception - City Chambers</b> - Welcome - Lord Provost George Grubb	<b>As Invited</b>
<b>20:00</b>	<b>Return Inspectors to Hotel</b>	<b>MO/AM</b>

Day 2: Thursday 13 November 2008
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<b>09:00</b>	<b>Presentations/Site Visits 1- Waverley Court/On Site</b>	<b><u>CG</u></b>
<b>09:05</b>	- Caltongate – CEC Presentation	<b>BC</b>
<b>09:35</b>	- St James Centre – CEC Presentation	<b>AS</b>
<b>09:55</b>	- HIS	<b>AM</b>
<b>10:00</b>	<b>Walk to Caltongate</b>	<b><u>CG</u></b>
<b>10:15</b>	<b>Caltongate Site Visit and Developer Presentation</b>	<b><u>CG</u>, DM</b>
<b>11:15</b>	<b>Walk to St James Centre Site Visit via Calton Hill and Princes Street, Blocks 6 and 7a</b>	<b><u>CG</u></b>
<b>12:00</b>	<b>St James Centre Site Visit and Developer Presentation</b>	<b><u>CG</u></b>
<b>12:30</b>	<b>lunch - St Andrews Square - Discussion of Princes Street Regeneration, Tram, St Andrew Square</b>	<b><u>CG</u>, SW</b>
<b>13:45</b>	<b>Walk or Taxi to Waverley Court</b>	<b><u>CG</u></b>

<b>14:00 Meeting Elected Members - Waverley Court</b>	
<b>14:20 Stakeholder Meetings - Waverley Court</b>	<b>MC, LBa</b>
<b>14:30 - St James Centre</b>	
<b>15:00 - Caltongate</b>	
<b>16:30 Close, Travel to EWH, Charlotte Square</b>	<b><u>CG</u></b>
<b>17:00 Meeting with EWH - Current roles and involvement in Development</b>	<b>MC, IBa</b>
<b>18:00 Edinburgh World Heritage Trust Presentation and Reception</b>	<b>JG, MC, SW, AM, IBr, IW, WG, DW</b>
<b>20:00 Dinner then Return to Hotel</b>	<b><u>CG</u></b>

Day 3: Friday 14 November
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<b>08:45 Collect Inspectors from Hotel</b>	<b>AM/MO</b>
<b>Presentations/Site Visits 2 - On Site</b>	<b><u>CG</u></b>
<b>09:00 - Haymarket</b>	
<b>09:05 - CEC Presentation</b>	<b>WG/BC</b>
<b>09:20 - Developer Presentation</b>	
<b>09:35 - HIS</b>	<b>AM</b>
<b>09:45 - Site Tour</b>	
<b>10:00 Minibus - wider viewpoints} to Leith Docks</b>	
<b>11:00 - Leith Docks</b>	
<b>11:05 - CEC</b>	<b>LN</b>
<b>11:20 - Developer</b>	
<b>11:35 - HIS</b>	<b>AM</b>
<b>11:45 - Site Tour</b>	
<b>12:30 Return to Waverley Court</b>	<b><u>CG</u></b>
<b>13:00 Lunch - Waverley Court (with Planning Committee)</b>	
<b>14:30 Meeting Elected Members - Waverley Court</b>	
<b>15:00 Stakeholder Meetings - Waverley Court</b>	<b>MC, LBa</b>
<b>15:05 - Haymarket</b>	
<b>15:45 - Leith Docks</b>	
<b>16:30 - Other Stakeholders - All Sites</b>	
<b>17.30 Discussion - Visit Overview, Q&amp;A - Waverley Court</b>	<b><u>CG</u></b>
<b>18.30 Close - Return Inspectors to Hotel</b>	<b>AM/MO</b>

Day 4: Saturday 15th November 2008
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06.25 Prof Wehdorn Departs, flight at 06.25 (BA1433)

**10:00 Press Briefing**

**13.00 Lunch (if required)**

**14:00 Close**

**LIST**

<b>Name</b>	<b>Initials</b>	<b>Organisation</b>
Dr Mechtild Rossler	<b>MR</b>	<b>UNESCO</b>
Prof Manfred Wehdorn	<b>MW</b>	<b>ICOMOS</b>
Peter Marsden	<b>PM</b>	<b>DCMS</b>
Jim Mackinnon	<b>JMk</b>	<b>SG Planning Directorate</b>
John Graham	<b>JG</b>	<b>Historic Scotland</b>
Malcolm Cooper	<b>MC</b>	
Susan Williamson	<b>SW</b>	
Jim Macdonald	<b>JM</b>	
Miles Oglethorpe	<b>MO</b>	
Andrew Martindale	<b>AM</b>	
Debbie Mays	<b>DM</b>	
Steven Robb	<b>SR</b>	
Laura Bailie	<b>LBa</b>	
Lesley Brown	<b>LBr</b>	
David Henrie	<b>DH</b>	
Michael Norbury	<b>MN</b>	
Luke Wormald	<b>LW</b>	
Alan Henderson	<b>AH</b>	<b>City of Edinburgh Council</b>
Dave Anderson	<b>DA</b>	
Will Garrett	<b>WG</b>	
Barbara Cummins	<b>BC</b>	
Dorothy White	<b>DW</b>	
Andy Sykes	<b>AS</b>	
Laura Nichol	<b>LN</b>	
Adam Wilkinson	<b>AW</b>	<b>Edinburgh World Heritage</b>
David Hicks	<b>DH</b>	
COREGROUP	<b>CG</b>	
Malcolm Cooper	<b>MC</b>	
Andrew Martindale	<b>AM</b>	
Will Garrett	<b>WG</b>	
Adam Wilkinson	<b>AW</b>	
Laura Bailie	<b>LBa</b>	
Lesley Brown	<b>LBr</b>	
Luke Wormald	<b>LW</b>	

**6.3 Composition of mission team**

The reactive monitoring mission team was composed of

**Expert from ICOMOS International:**

Prof Manfred Wehdorn (Austria)

**UNESCO expert:**

Dr Mechtild Rössler  
Chief Europe and North America, UNESCO World Heritage Centre

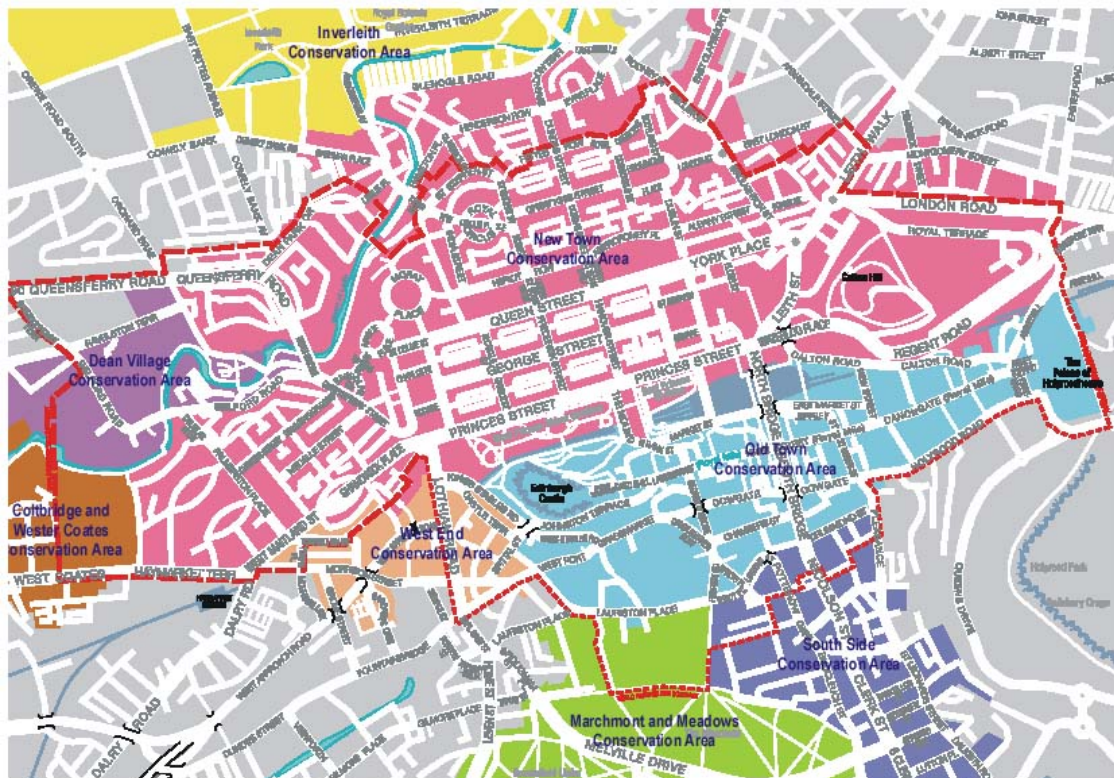
#### 6.4 List of people met

<b>Name</b>	<b>Organisation</b>
<b>Anderson, Dave</b>	<b>City of Edinburgh Council</b>
<b>Bailie, Laura</b>	<b>Historic Scotland</b>
<b>Bell, Elaine</b>	<b>Scottish Government Planning Directorate</b>
<b>Brown, Lesley</b>	<b>Historic Scotland</b>
<b>Cooper, Malcolm</b>	<b>Historic Scotland</b>
<b>Cummins, Barbara</b>	<b>City of Edinburgh Council</b>
<b>Garrett, Will</b>	<b>City of Edinburgh Council</b>
<b>Graham, John</b>	<b>Historic Scotland</b>
<b>Henderson, Alan</b>	<b>City of Edinburgh Council</b>
<b>Hicks, David</b>	<b>Edinburgh World Heritage</b>
<b>MacDonald, Jim</b>	<b>Historic Scotland</b>
<b>Mackinnon, Jim</b>	<b>Scottish Government Planning Directorate</b>
<b>Marsden, Peter</b>	<b>DCMS</b>
<b>Martindale, Andrew</b>	<b>Historic Scotland</b>
<b>Mays, Debbie</b>	<b>Historic Scotland</b>
<b>Nicholson, Lisa</b>	<b>Historic Scotland</b>
<b>Nicol, Linda</b>	<b>City of Edinburgh Council</b>
<b>Norbury, Michael</b>	<b>Historic Scotland</b>
<b>Oglethorpe, Miles</b>	<b>Historic Scotland</b>
<b>Robb, Steven</b>	<b>Historic Scotland</b>
<b>Sykes, Andy</b>	<b>City of Edinburgh Council</b>
<b>White , Dorothy</b>	<b>City of Edinburgh Council</b>
<b>Wilkinson, Adam</b>	<b>Edinburgh World Heritage</b>
<b>Williamson, Susan</b>	<b>Historic Scotland</b>
<b>Wormald, Luke</b>	<b>Historic Scotland</b>

## 6.5 Maps



"The World Heritage property" (Boundaries believed to have been modified slightly.), From *Nomination dossier 1994*.

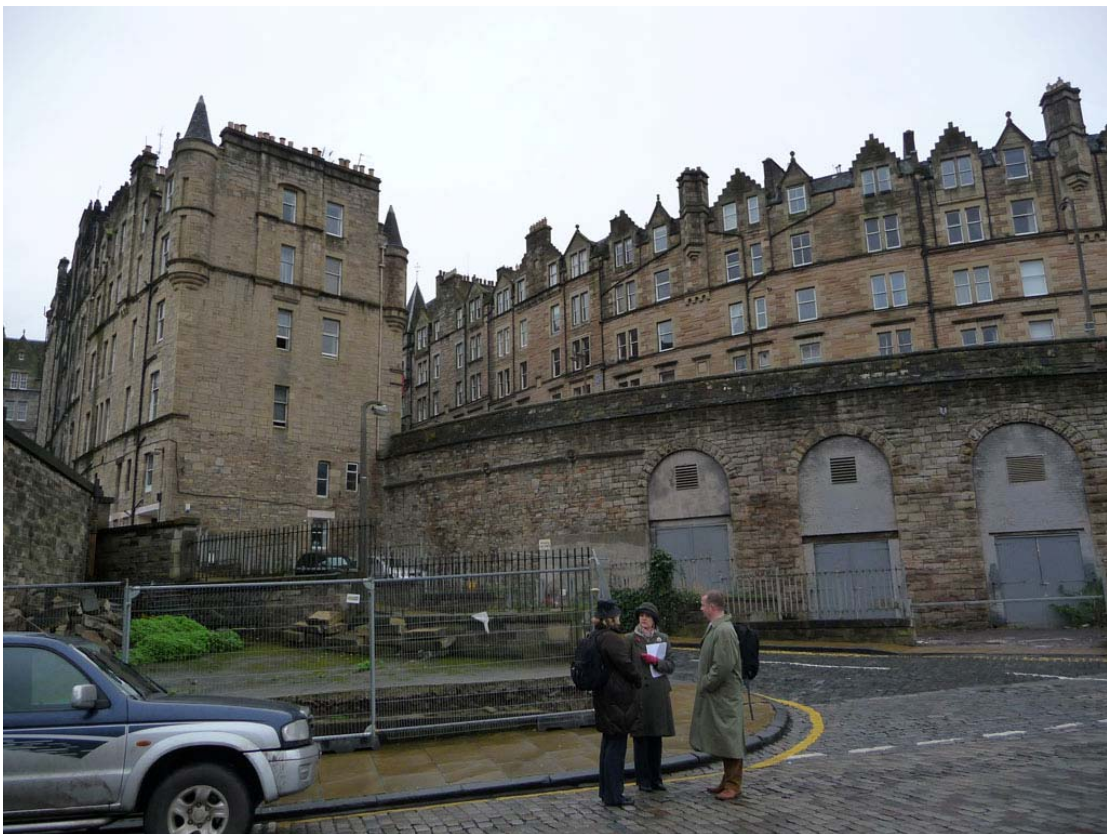


"The World Heritage Site and its Conservation Areas." Appendix VI. Fig. 1, from *Management Plan for the Old and New Towns of Edinburgh World Heritage Site, Final Draft April 2005*

## 6.6 Photographs and other graphical material



The Cowgate site



The mission team inspects the development site at the corner of Jeffrey Street



The Caltongate development (on the fence « Help us UNESCO »)



St Andrew's square : a positive development in the inner city ;



Edinburgh skyline: protecting important views



Leith Docks

## **6.7 List of key documents submitted to the mission team**

### **1. Policy and Guidance**

- The Scottish Government (October 2008) Scottish Planning Policy: SPP 23 – Planning and the Historic Environment
- Historic Scotland (October 2008) Scottish Historic Environment Policy
- Historic Scotland (October 1998) Memorandum of Guidance on listed buildings and conservation areas 1998

### **2. Master planning**

- The City of Edinburgh Council (March 2007) Finalised Edinburgh City Local Plan – Written Statement
- DCMS (2008/2009) Joint UNESCO/ICOMOS Missions to Bath (5-7 November) and Edinburgh (12-15 November) – Masterplan Clarification

### **3. Presentations [ppt]**

- Marsden, P. (2008) *World Heritage – The UK Context*
- Cooper, M. (2008) *Historic Scotland*
- Historic Scotland (2008) *Scotland's Planning System*
- Farrell, T. (2008) *UNESCO Mission Edinburgh*
- Historic Scotland and The City of Edinburgh Council (2008) *Presentation showing the context of development sites in Edinburgh*

#### **City of Edinburgh Council**

- Cummins, B. (2008) *Developments in the Edinburgh World Heritage Site*
- (2008) *Leith Docks*
- Garrett, W. (2008) *Edinburgh Skyline and the protection of key views*
- 
- (2008) *Caltongate*
- (2008) *The Planning Process & The Edinburgh World Heritage Site*
- (2008) *St James Quarter*
- (2008) *Haymarket Goods Yard redevelopment proposals*
- Anderson, D. (2008) *UNESCO Visit Edinburgh: living history, sustainable future*

#### **Developers**

##### *Haymarket:*

- Tiger Developments (June 2008) *Planning Hearing* (pdf)

##### *Leith Docks:*

- (2008) *Regenerating Leith Docks: A Framework for Development, Forth Properties*

### **4. Notes**

- Notes from UNESCO Mission Stakeholder Meeting, 13 November 2008 at 2.30 pm, Waverely Court
- Notes from UNESCO Mission Stakeholder Meeting, 14 November 2008 at 3.00 pm, Waverely Court

## **5. Information brochures**

### ***State Party***

- Historic Scotland & The City of Edinburgh Council (2008) Joint UNESCO-ICOMOS Reactive Monitoring Mission to Edinburgh, 12<sup>th</sup> – 15<sup>th</sup> November 2008, Pre-mission Briefing

### ***NGO***

- ICOMOS UK (2008) ICOMOS-UK Submission to the UNESCO/ICOMOS Mission to the Old and New Towns of Edinburgh World Heritage Site

### ***Development***

- Henderson Global Investors (September 2008) St. James Quarter
- Regenerating Leith Docks: A Framework for Development – Planning and Design Statement
- Mountgrange, Caltongate [CD included]

### ***General***

- Edinburgh World Heritage 07 08, Annual Review

## **6. Maps**

### ***High Buildings Policy:***

- Map 43: Height Zones – Central Core
- Map 39: Conservation Factors – Sieve Analysis Summary

## **7. CDs**

### ***State Party***

- The City of Edinburgh Council (October 2008): St James Quarter Development Brief (April 2007) & Caltongate Masterplan (October 2006) [2 documents]

### ***NGOs***

- Various information from AiA and Jump group concerning the UNESCO/ICOMOS Expert Mission to Edinburgh (14 November 2008) Leith Docks
- SoCo Hotel and Mixed Use Development (September 2008) Edinburgh Design Statement & Heritage Report [2 documents]
- AiA (Art in Architecture) and Archigram, Edinburgh – A Symposium on the City in the 21st Century