

Leamington Terrace, Gilmore Place Wednesday 13th July 2022

Euan Klein and Annie Pollock (Leamington Terrace), David Hunter (Gilmore Place), Marek Atter (Tollcross) and Councillor Margaret Graham walked down Leamington Terrace, across Gilmore Place and along Lower Gilmore Place to look at general street issues as part of a 'Meet the new Councillor' initiative organised by the Living Streets Edinburgh Group.

Leamington Terrace is part of the John Muir Way as shown in red on the map to the right.

Despite this, and the fact that we are in a conservation area, there is a lack of maintenance and quality control here, on a road that should be commemorated – and which attracts tourists.



We walked from the top of Leamington Terrace to Gilmore Place.

The following photos show problems we encountered –which we hope the Council will address.

Photo 1



The pavements are hot-rolled asphalt. Where excavations and repairs have been undertaken, the surfaces are in many cases rough as shown in this photo.

10 years or more ago, pavements at the bottom of the street were resurfaced, and they are in much better condition.

We understand that there are a lot of services underneath the pavements – and wonder if small unit paving slabs (e.g. 600 x 450mm or smaller) might be a better surface, thereby avoiding asphalt patching after lifting, which is so often the cause of unevenness as it breaks down.

Photo 2



Residents have noted the lack of double yellow lines at the dropped kerb crossing at Westhall Gardens. Because there is only a single yellow line, cars frequently park over the crossing.

This photo shows a parked car blocking the crossing, making it almost impossible for wheelchairs to cross.

It also blocks sightlines, when walking down from Bruntsfield Place.

Condition of the road in Leamington Terrace

Photo 3



Photo 4



Photo 5



Photo 6



Photos 3 and 4 look up towards Bruntsfield Place; photo 5 looks down towards Gilmore Place; photo 6 shows a typical example of the loose gravel surface from the road.

Condition of the road in Leamington Terrace and blocked gullies

See photos 3 to 6 (page 1) and 7 to 10 below

A 'temporary' overcoat repair was applied many years ago to Leamington Terrace (possibly 20-25 year ago). The surface is now breaking up and it is badly potholed, which is particularly hazardous to cyclists and those crossing the road.

Photos 3 to 6 above show the road condition along the Terrace.

The loose gravel from the road surface washes down the street, blocking gullies on its way. Residents have cleaned the street 4 times this year, and the greater part of 'litter' collected at the lower end of the street are bags of loose grit from the road.

Photo 7



Photo 8



Photo 9



Photo 10



Blocked gullies in Leamington Terrace:

Photos 7 & 8: The gully at the bottom of Leamington Terrace, reported as completely blocked in 2019, 2020, 2021 and lastly, July 2022. Photo 7 shows it as it currently is with road gravel tipping into it. Photo 8 shows it recently after a heavy fall of rain.

Photo 9: This is one further up the terrace, also blocked with gravel and litter.

Photo 10: Shows the build-up of gravel in the gutter, after cleaning only a few weeks ago.

When these gullies are blocked (and if there is heavy rainfall) the ground floor flats at no 10 can be flooded. This has already happened twice in the last couple of years.

We have also noted blocked gulleys in nearby streets and in Bruntsfield /Morningside.

Pavement hazards

Photo 11



Photo 12



Photo 13



Photo 14



Photo 11: Remains of a cut pole, left with a sharp cut end exposed.

Photo 12: A missing kerb in front of an access cover (by no. 22 Leamington Terrace)

Photo 13: A broken cover, Lower Gilmore Place

Photo 14: A poor pavement repair with trips at the edges, Lower Gilmore Place

All these could injure someone – for example children, someone with sight and/or with mobility issues, someone using a walking stick – indeed anyone not seeing the hazard...

Gilmore Place – lack of drop kerbs and other barriers

Photo 15



Photo 16



Photo 17



There is a lack of drop kerbs along Gilmore place.

These photos show a particular issue at road crossings and where there are bus stops at both sides of the road.

A wheelchair user would have to travel some distance to cross the road. Also the pavements are very narrow and frequently obstructed.

Gilmore Place and Lower Gilmore Place

Photo 18



Gilmore Place:
This shows a damaged sign pole outside children's nursery in Gilmore Place, now reported.

Large pavement slabs are broken and potentially dangerous.

Photos 19 & 20



Lower Gilmore Place:
Pavement parking and traffic signage blocking pavement. (Photo 20 is a screen shot).

Hedges and car parking – General in Leamington Terrace and Gilmore Place

Photo 21



Photo 22



Photo 23



Photo 24



There are many hedges to front gardens, which is great for privacy and reducing poor air quality. However, if not maintained and cut back to the property boundary, hedges reduce the pavement width and can be hazardous for all, especially people with sight impairment.

In both Leamington Terrace and Gilmore Place, several front gardens have have been surfaced to allow for car parking. This is a problem where the car projects over the pavement, particularly if the pavements are narrow and in poor condition. It forces people to walk in the road and is impossible for wheelchair users or people with walking frames.

Street Clutter – utility boxes, road works & signs, old police boxes etc.

Photo 25



Gilmore Place: a recently installed BT box, set c. 300mm away from boundary wall. This reduces the pavement and is now of insufficient width for wheelchairs to safely pass.
Also now covered in graffiti.

Photo 26



Sand bags from from road works signs left in the gutter.
It's the same with the actual signs too –there are several left at the bottom of Leamington Terrace from past works.

Photo 27



Lower Gilmore Place, an example of traffic signs blocking the pavement – and you can't even step off the kerb here!

Photo 28



Former police box in Leamington Terrace, overhanging the quite narrow footpath. It limits water flowing to the gully, currently blocked, at the end of the street. Unused, it has been in the street for decades.
It is getting painted, slowly, by a volunteer. Potentially useful? Or simply street clutter?

None of these problems are unique to the areas shown – these photos represent issues found throughout the City of Edinburgh, which make life hard for people with physical disabilities, parents with children in buggies and indeed for us all.