



Roslin

Conservation Area Character
Appraisal & Management Plan

MIDLOTHIAN COUNCIL
JUNE 2021

Contents

Introduction	2
Historical Development and Significance	5
Townscape & Landscape Analysis	9
Assessment	14
Management Plan	16
Appendix 1: Listed Buildings	20

Introduction

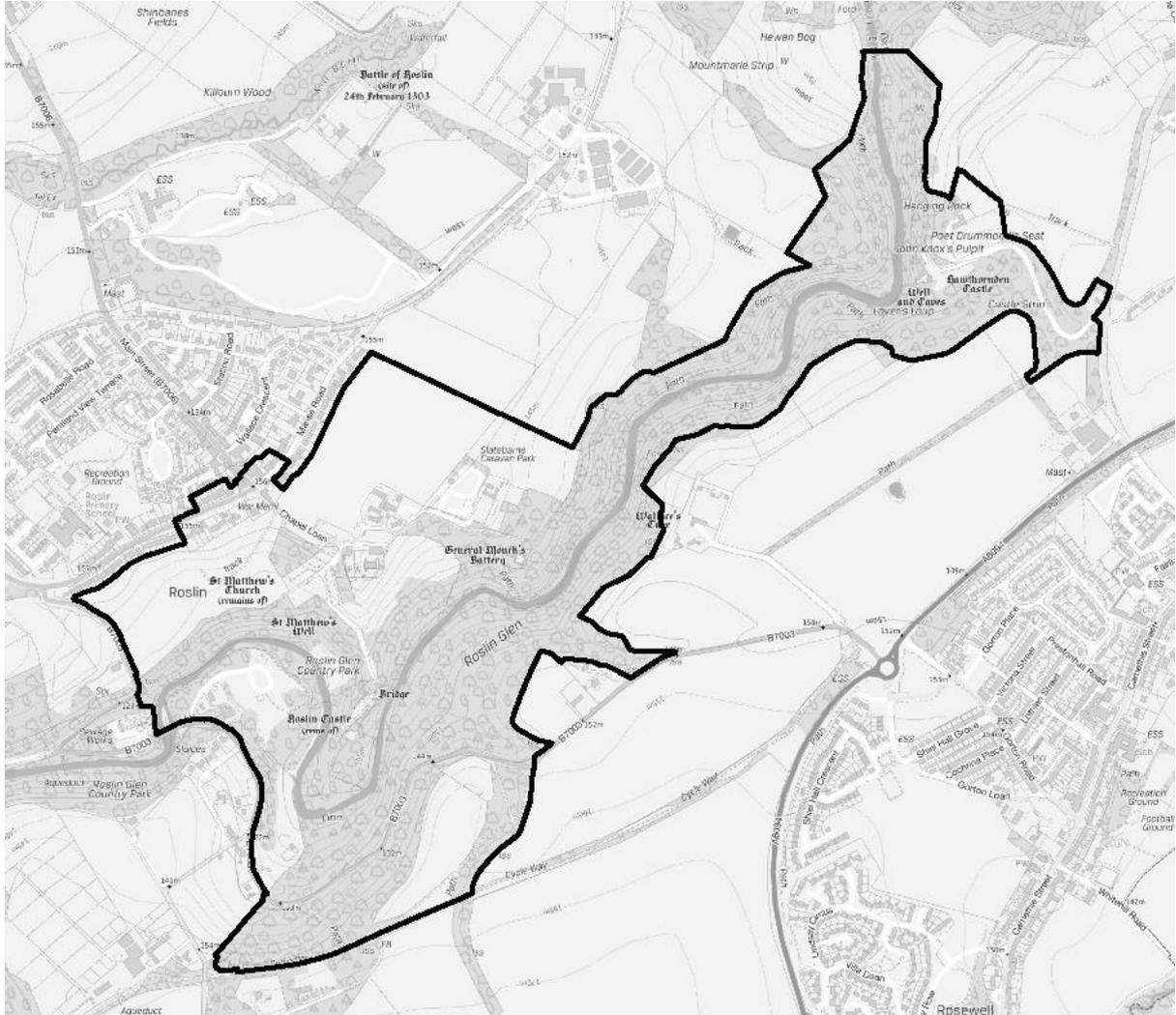
1. Conservation areas are areas of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve and enhance. Under Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Midlothian Council is required to determine which parts of their administrative area should be designated as conservation areas.
2. When a Conservation Area has been designated, it is the duty of Midlothian Council to pay special attention to the character or appearance of the Conservation Area when exercising powers under planning legislation. The character of a Conservation Area is not a simple matter of style, it is a combination of street layout, building density, scale and form, and landscape character.
3. Conservation area appraisals are a non-statutory form of planning guidance recommended as part of the ongoing management of conservation areas. The purpose of this Conservation Area Character Appraisal and Management Plan (CACAMP) is to:
 - Highlight the significance of the area in terms of townscape, landscape, architecture and history;
 - Provide a framework for conservation area management and for managing change within the conservation area; and
 - Confirm the importance of the designation of the area.

The CACAMP will define how change is managed within the Conservation Area, identifying specific opportunities for enhancement and it will inform planning decisions in the Conservation Area. The purpose of conservation area designation and this CACAMP is not to prevent change. The aim is to identify the key characteristics of the historic environment and establish a context within which change can continue in a way which enhances historic character.

4. Roslin is located 7 miles south of Edinburgh and 2 miles north east of Penicuik, to the east of the A701 (the original Edinburgh to Dumfries trunk road). It has a population of approx. 1,750. The village of Roslin sits on high ground north of the River North Esk, which passes through the steep sided wooded glen known as Roslin Glen.
5. Roslin Conservation Area was designated in 1972 and comprises three areas of distinct character – the south-east side of the village, Rosslyn Chapel and its setting, and Roslin Glen. The boundary was reviewed and the Conservation Area re-designated in 1996. The Conservation Area boundary overlaps in parts with the following designations:
 - North Esk Valley Special Landscape Area;
 - Roslin Glen and Hawthornden Castle Designed Landscape;
 - Battle of Roslin Inventory Battlefield site;
 - Roslin Glen Site of Special Scientific Interest (SSSI); and
 - Roslin Glen Country Park.

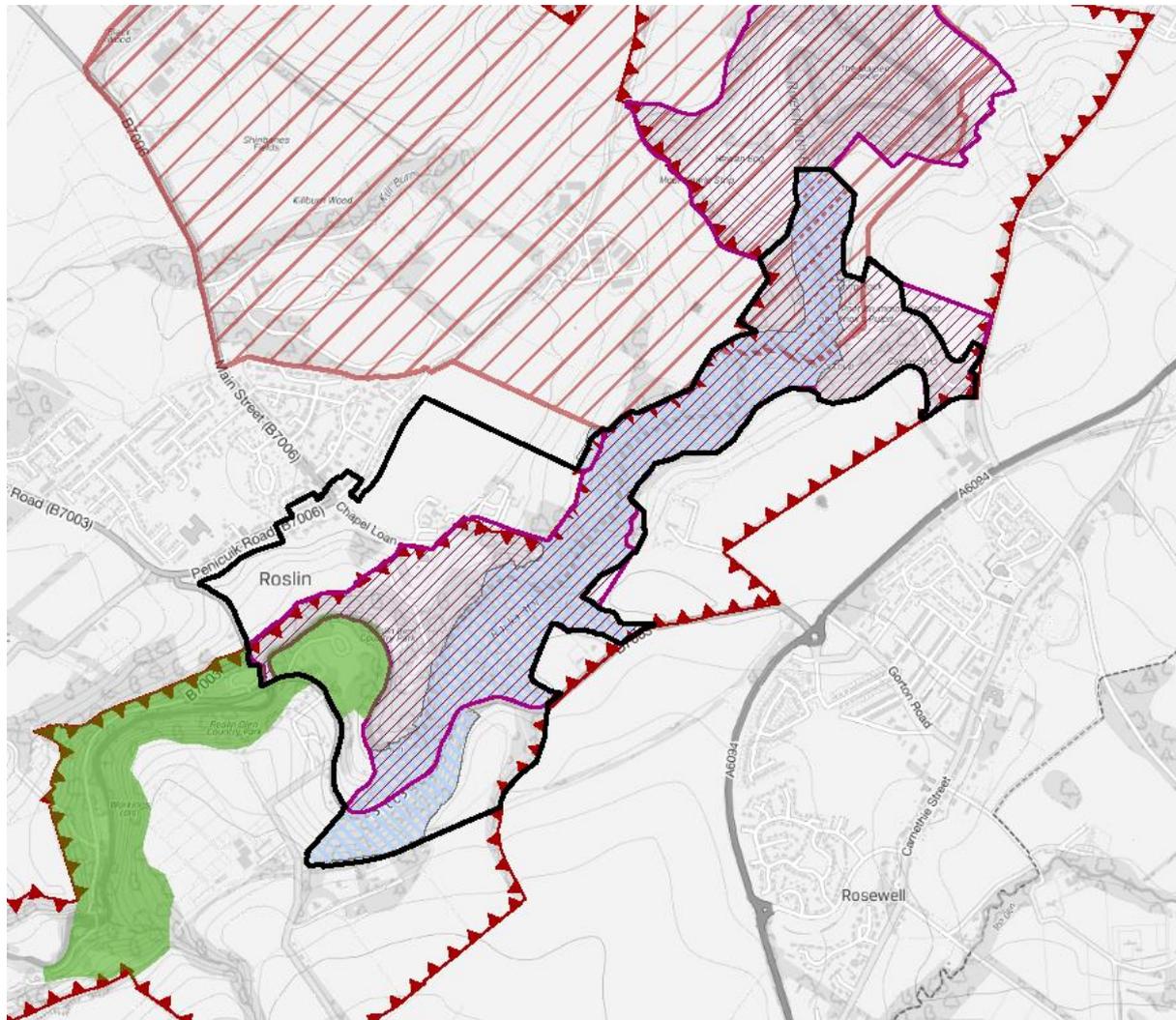
Roslin Conservation Area Character Appraisal & Management Plan

Figure 1: Roslin Conservation Area



Roslin Conservation Area Character Appraisal & Management Plan

Figure 2: Roslin Conservation Area and Other Designations



-  Roslin Conservation Area
-  Roslin Glen Country Park
-  Roslin Glen and Hawthornden Castle Designed Landscape
-  Roslin Glen Site of Special Scientific Interest (SSSI)
-  North Esk Valley Special Landscape Area
-  Battle of Roslin Inventory Battlefield site

Historical Development and Significance

Origins of the Settlement

6. Roslin village originated as a Pictish settlement in 3rd Century AD. The Barony of Roslin was granted to the St Clair family in 1070. The family still owns land in the area including Rosslyn Chapel and Roslin Castle. In 1303 the area to the north east of the current village was the site of a battle (now known as the Battle of Roslin) in the First War of Scottish Independence.
7. Roslin Castle is located on a rocky promontory above the River North Esk. The original castle on this site was replaced following the 1303 Battle of Roslin. The earliest sections of the existing castle date back to the early 1300s, with sections from 16th and 17th centuries. Parts of the castle are ruinous and the East Range of the Castle is currently self-catering holiday accommodation. Rosslyn Chapel was founded in 1446 as a collegiate church by William Sinclair, 1st Earl of Caithness. Its architecture is particularly significant, and internationally acclaimed. Hawthornden Castle, which is located on the south bank of the River North Esk downriver from Roslin Glen, is a tower house built in 1638 with a ruinous 15th century tower.



Roslin Castle



Rosslyn Chapel



Hawthornden Castle

8. Roslin Glen is a steep sided wooded glen on either side of the River North Esk. Roslin Glen Country Park lies within the Glen, focused on the former carpet factory and gunpowder works sites. The eastern most section of the Country Park is also covered by the Conservation Area designation. A significant part of the Glen is designated as a Site of Special Scientific Interest. From the early 1600s the Glen was laid out with riverside walks centered on Rosslyn Chapel, Roslin Castle and Hawthornden Castle. The Glen, studded with natural and antiquarian features, became popular with tourists from the 18th century onwards.
9. In 1456 King James II granted Roslin a charter making it a Burgh of Barony with the right to a market cross, a weekly market and an annual fair. The foundations of the cross are buried under the crossroads of Main Street, Manse Road, Penicuik Road and Chapel Loan, and metal studs in the pavement near the Original Rosslyn Hotel mark its location.



Metal stud showing location of market cross



Roslin Crossroads

10. The village in its current form grew in the 1800s as a mining village, although little of the village is included in the Conservation Area. The crossroads at the centre of the original village are included in the Conservation Area, and can be seen on the Roy Lowland Map of 1752-55 surrounded by a few buildings.



Extract from Roy Lowland Map 1752-55

Archaeological & Historical Significance

11. Rosslyn Chapel, Roslin Castle and Hawthornden Castle are the main focus of the Conservation Area. They are all linked together by the landscape of Roslin Glen with its scenic beauty. Roslin Glen as a cultural landscape particularly developed during the 18th and 19th centuries, epitomising the Scottish Romantic landscape portrayed by numerous artists, historical and literary figures. The poet William Drummond of Hawthornden settled here, and both poetry and place inspired Robert Burns, Lord Byron, Sir Walter Scott, William and Dorothy Wordsworth, and artists Alexander Nasmyth and William Turner. The work of Sir Walter Scott helped to popularise Roslin as a visitor destination following the publication of "The Lay of the Last Minstrel".



Roslin Castle by William Turner



Hawthornden Castle by Robert Andrew Riddell

12. Collegehill House, which is the neighbouring property to Rosslyn Chapel, was built around 1660 and served as the village inn until 1866. The innkeeper, who was also Custodian of the Chapel, hosted a number of famous visitors including Dr Samuel Johnson, James Boswell, Alexander Nasmyth, Robert Burns and William and Dorothy Wordsworth. Many left their signatures etched on the window panes, and these have been preserved. From 1866 to 2002 it was the home of the Earl of Rosslyn's factor and stewards of the Chapel. It is now in the care of Rosslyn Chapel Trust and is used for self-catering holiday accommodation.

Roslin Conservation Area Character Appraisal & Management Plan



Collegehill House (1910)



Collegehill House (2020)

13. The water power from the river and local supplies of coal supported the industrialisation of the Glen in the 18th century. In the early 18th century Roslin was famous for its bleachfield on the river bank. The bleachfield site later became the site of Richard Whytock's carpet factory when it had to relocate from Lasswade in 1868. His world famous tapestry carpets were manufactured at the Roslin factory for nearly 100 years. The site is now the car park for the Roslin Glen Country Park and lies within the Conservation Area.



Whytock's Carpet Factory (1933)



Roslin Glen Country Park (2020)

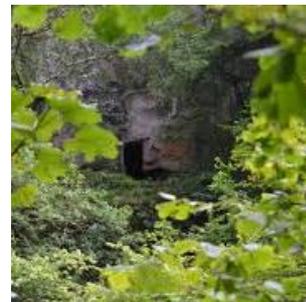
14. The area has been associated with the St Clair family since the 11th century. William de Sancto Claro came to England with his cousin William the Conqueror in 1066, and moved to Scotland following the grant of lands and the Barony of Roslin by King Malcolm Canmore. The first castle was built around 1070, and was replaced by a castle on the site of the current Roslin Castle in the early 14th century. Rosslyn Chapel was founded by William St Clair in 1446, with the village of Roslin developing to house the artisans commissioned to build the chapel. The Chapel and Castle are still in the ownership of the St Clair family (the Earl and Countess of Rosslyn) and both buildings are in the care of the Rosslyn Chapel Trust.



Rosslyn Chapel



Roslin Castle



Wallace's Cave

15. There are three Scheduled Monuments in the Conservation Area – Rosslyn Chapel (burial ground, buried remains of nave and remains of St Matthew's Church), Roslin Castle and

Wallace's Cave (cave and rock carvings). Wallace's Cave is located in a cliff face above the River North Esk. It is believed to be where Alexander Ramsay of Dalhousie and his troops hid from the English army, which had captured Edinburgh in 1338. There is no evidence of a connection to William Wallace (despite the name). In a nearby recess in the cliff face there are a series of rock carvings of prehistoric date. These rock carvings are a well-preserved and rare occurrence of pre-historic (possibly Bronze Age) rock art in eastern and lowland Scotland, still in their original setting.

16. Close to the remains of St Matthew's Church and the original graveyard of Roslin, is St Matthew's Well. The Well is a natural spring, which for centuries was the source of fresh water for the village. In the 1880s, due to contamination of water from the Well, a new supply for the village was created by connection to the Moorfoot pipe of the Edinburgh Water Trust. Given the name of the Well and its location close to the ancient chapel of St Matthew, it is possible that it was a 'Holy Well' where pilgrimages may have been performed.

*"I never passed through a more delicious
dell than the Glen of Roslin"*

Dorothy Wordsworth, 1803

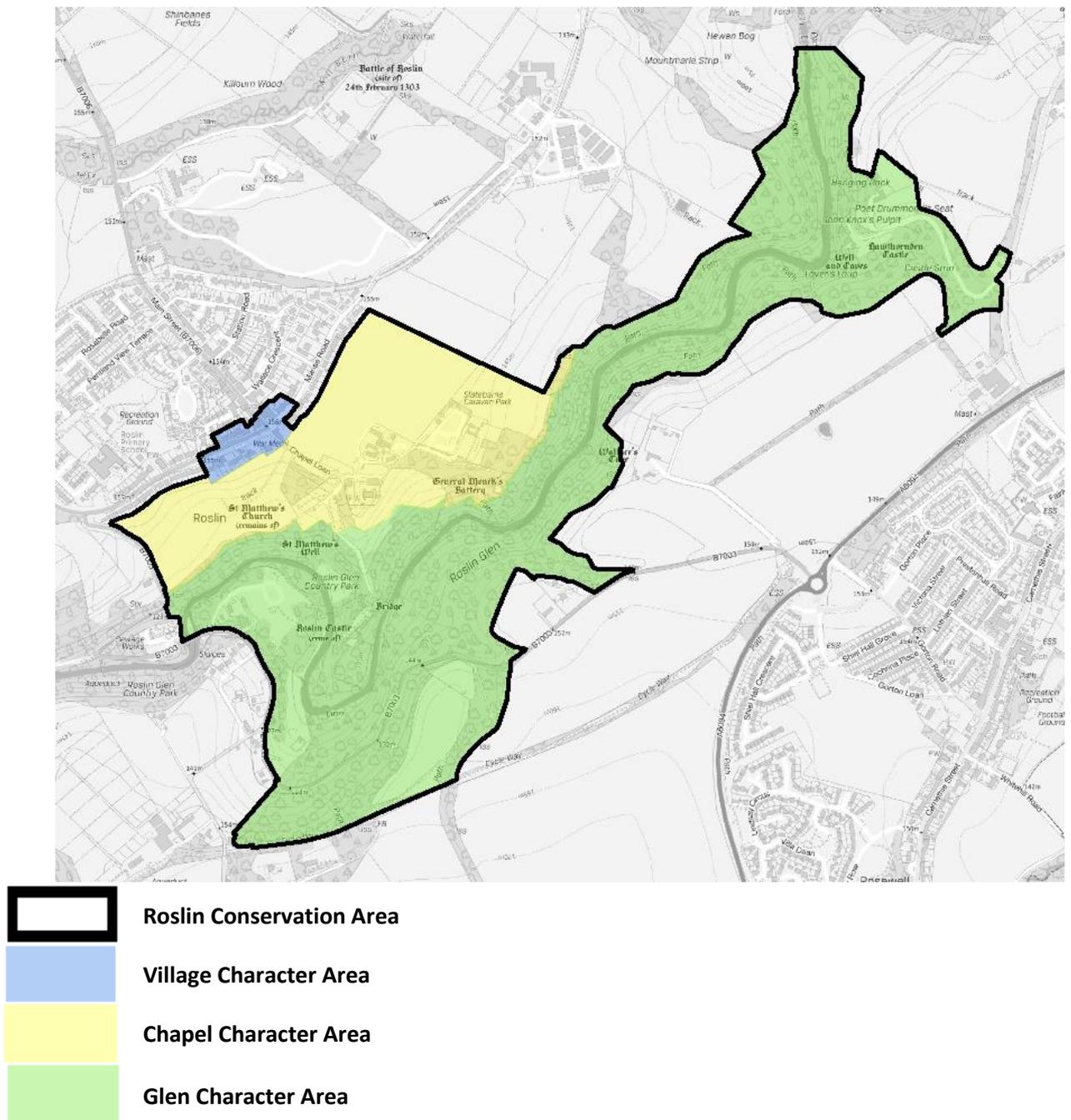
*O'er Roslin all that dreary night
A wondrous blaze was sene to gleam . . .
It glared on Roslin's castle rock,
It ruddied all the copse-wood glen
'Twas seen from Dryden's groves of oak
And seen from caverned Hawthornden . . .*

From The Lay of the Last Minstrel, Sir Walter Scott, 1805

Townscape & Landscape Analysis

17. Three different character areas can be identified in Roslin Conservation Area – the village, the chapel (and surrounding area) and the glen (including Roslin Castle and Hawthornden Castle). These character areas are simply a means of describing areas of common characteristics (architectural, historical and layout) within this appraisal. They have no administrative, legal or other significance.

Figure 3: Roslin Conservation Area Character Areas



Architectural Quality & Built Form

18. The built form of the village character area developed around the crossroads which form the junction of Chapel Loan, Manse Road, Main Street and Penicuik Road. The architecture is mainly Victorian built of sandstone and slate, comprising larger buildings on the north-eastern and north-western corners (both hotels) and residential scale buildings. The residential properties on the northern side of Penicuik Road are set closer to the road, with small front gardens and comprise terraced or semi-detached properties. On the south side of Penicuik Road and Manse Road, the properties are set back from the street. There is a grassed area separating the properties from Penicuik Road, which was formerly the village green. The village war memorial is located in this greenspace, close to the crossroads. The properties on the southern side of Penicuik Road are mainly Victorian detached villas with large front and rear gardens, complemented by some infill development from the early 1900s and a modern villa at the corner with Chapel Loan.



Penicuik Road



House on Penicuik Road



1 Chapel Loan



Chapel Cross Guesthouse

19. The built form of the chapel area is naturally dominated by Rosslyn Chapel. Upon leaving the village via Chapel Loan, the character immediately changes from village scale urban to rural, largely because of the hedgerows and mature trees lining the lane and because of the open fields on both sides. The car parks for the Chapel are well screened behind the established hedgerows. There is no dominant architectural character – the Chapel dates from the 1400s, Collegehill House dates from the 1600s, the visitor centre is a 21st century addition, and the buildings at Slatebarns Farm are a mix of traditional Victorian farm buildings, the late 18th century Category B listed Rosebank Cottage and 20th century additions. The character of this area is rural, with very limited built development.



Chapel Loan



Rosslyn Chapel and Visitor Centre



Slatebarns

20. The glen area is characterised by the deeply incised wooded and largely undeveloped river gorge. The only built structures are Roslin and Hawthornden Castles, and the few remaining structures at the former carpet factory. Although the River North Esk experienced significant industrial development in the 19th century, the section that lies within the Roslin Conservation

Roslin Conservation Area Character Appraisal & Management Plan

Area downriver of the bleachfields/carpet factory site has remained undeveloped except for the two castles.



Country Park Car Park

Former Factory Building

Industrial Remains at Carpet Factory site

Materials

21. The buildings in the Conservation Area are primarily of sandstone masonry construction. The masonry finishes on the principal facades are mainly rough pointed ashlar, often snecked and with a form of tooling to the face. Side and rear facades are a mixture of rubble masonry and brick with render. Some buildings have decorative and detailed finishes such as carved window and door surrounds. Roofs are finished in slate, with most appearing to be Welsh slate. Whilst some original windows and doors have been replaced, the majority retain the original style and character. Windows are mainly timber framed sash and case with two panes, although other patterns are present. Doors are mainly traditional style timber panelled doors.



Villas on Penicuik Road

Hotels at Roslin Cross

22. Roslin Castle is built of squared, coursed pink sandstone rubble. There are slate and lead roofs and mainly sash, or fixed windows, some with astragals. Rosslyn Chapel is built of ashlar sandstone (cream and grey) with deeply carved sandstone dressings. Windows are stained glass and leaded. The roof is barrel vaulted. Hawthornden Castle is built of pink sandstone rubble with ashlar dressings. It has a slate roof and cast iron rainwater goods. The glazing patterns are of various dates, including some from 18th century with thick astragals, and a row of 19th century dormers. The windows are mostly 12 pane timber sash and case, with some nine and four pane also. Colledgehill House was built in 1660, with alterations taking place in the 1760s and early 1800s. It was fully refurbished in 2002. Its walls are dressed sandstone blocks, now covered with harl and lime wash. The roof is pantile with slate run-off.



Collegehill House



Hawthornden Castle



Roslin Castle

Setting and Views

23. The landscape setting for this Conservation Area is dictated by the deeply incised wooded gorge of the River North Esk. The gorge supports a mixed deciduous wood with ground flora characteristic of ancient woodland. Roslin Castle, Rosslyn Chapel, Hawthornden Castle and the village of Roslin sit on elevated ground above this glen. Much of the Conservation Area lies within the Glen, which is a nationally designated historic designed landscape, a Site of Special Scientific Interest (SSSI) and a Country Park. The Glen also sits within the locally designated North Esk Valley Special Landscape Area and contains designated Local Biodiversity Sites and a Scottish Wildlife Trust Reserve.



Steep rocky side of Glen



Panoramic view of Glen



River North Esk in Roslin Glen

24. Within the Glen, views are found looking across and up to Hawthornden Castle, and from Roslin Castle along the Glen. Additional views are gained from the castles and from the paths which extend below them. There are numerous views over the tree canopy into the surrounding countryside from other high level walks along the Glen.
25. The Glen is largely hidden from view when in the village or on Chapel Loan. The views from these areas are of rolling countryside, with significant tree cover, agriculture and some low density development. The fields between the village and the glen are of particular landscape importance as they form a contrast, emphasising the edge between the densely wooded glen and the village. These fields are also prime agricultural land. All the buildings on this well-defined edge to the village, including modern development outside the Conservation Area are an important element to the setting of Roslin Glen and the Conservation Area.



Views across the Glen



Public Realm, Open Space and Trees

26. The public realm in the Conservation Area consists of the roads and footways in the village, the narrow lane (Chapel Loan) which provides access to Rosslyn Chapel, Roslin Castle and Slatebarns, and part of the Roslin to Rosewell road (B7003) with its narrow footway. The roads and footways are tarmac. The paths leading along the Glen largely follow those depicted on the 1854 Ordnance Survey map. Significant local paths within the Conservation Area include the Minstrel Walk, which runs between Chapel Loan and Powdermill Brae, the path which leads from Chapel Loan to cemeteries, Roslin Castle and Country Park, and the Jacob's Ladder path.
27. Part of the western boundary of the Conservation Area is formed by a path and steps between the upper and lower sections of the B7003 (Powdermill Brae). These steps are known locally as "Jacob's Ladder" and were originally created by the local Scout Troop in 1913 for workers travelling between the village and the Carpet Factory. The steps were restored by the community in 1989, and remain used by walkers.



Jacob's Ladder Steps



War Memorial



Penicuik Road



Roslyn Chapel Visitor Centre

28. Open space within the village section of the Conservation Area is limited to the former green between the road and the houses on the south side of Penicuik Road. This area is now simply a strip of close mown amenity grassland punctuated by driveways to the houses. It is also where the village war memorial is located, which is framed by two flowerbeds and public benches. The semi-mature trees, planted as a linear feature along the space parallel with the road, provide an important contribution to the setting of the buildings and the overall character of this part of the Conservation Area.
29. Much of the Conservation Area is covered by mixed deciduous woodland. Significant parts of the Glen are covered by semi-natural ancient woodland, consisting mainly of oak, ash, beech, sycamore, hazel, holly, scots pine and hawthorn. Other parts of the gorge woodland which characterises deeply incised valley of the River North Esk are of more recent origin, but add significantly to the character, biodiversity and cultural value of the Glen and the Conservation Area. There are also trees within the Conservation Area that are listed on the Woodland Trust Ancient Tree Inventory. These are the Roslin Yew (veteran tree), the Roslin Sweet Chestnut (ancient tree), a veteran Sweet Chestnut, and veteran Common Yew and a veteran Common Sycamore.

Assessment

Significance

30. The area covered by Roslin Conservation Area is of significant historical and cultural importance, not just within Midlothian, but also internationally. This significance dates back to at least the 13th century when Sir Henry St Clair, 3rd Baron of Rosslyn became the first St Clair to live at Rosslyn. The barony was first awarded to William St Clair (cousin of William the Conqueror) in 1070. The oldest surviving part of the castle dates from the early 1300s. The castle was severely damaged in 1544, leading to the construction of much of the current castle in the late 1500s. Rosslyn Chapel was founded by the 11th Baron of Rosslyn in 1446, and is a premier example of Scottish Gothic architecture. It is a building of international renown and significance, attracting visitors from across the world.
31. Roslin Glen is an outstanding landscape that became the archetypal Scottish romantic landscape with its majestic scenery, waterfalls and ruined castles perched on high rocky outcrops. The densely wooded and deeply incised valley of the River North Esk is particularly dramatic and strongly contained in the Roslin Glen area. A strong sense of naturalness and seclusion can be experienced in the valley, despite the proximity of settlements and transport corridors.

Condition

32. Overall, Roslin Conservation Area is in good condition. This applies to all of the character areas within the Conservation Area. Within the village character area the buildings have mostly retained original features including windows and doors, and more recent changes such as the planting of trees on the open space and the modern villa at the junction of Penicuik Road and Chapel Loan have complemented the character of the Conservation Area. Within the chapel character area, modern additions such as the visitor centre, as well as the restoration of Collegehill House and the steading conversion at Slatebarns respect and enhance the character of the Conservation Area, whilst maintaining the very low density of development and the separation of the cluster of buildings around the Chapel from the village, which is a key component of the character of the area. The glen character area is also in good condition overall with both castles being actively cared for, and the woodland areas being managed.

Opportunities

33. For a Conservation Area in overall good condition such as Roslin, the main opportunities relate to the ongoing preservation of its character and original buildings features. In particular for Roslin, this includes maintaining the very low density of development in the Chapel and Glen areas, undertaking ongoing and proactive woodland management in the Glen, ensuring that the provision of access for visitors to and around the area continues to be sensitively managed, and maintaining the separation of the village from the chapel area.
34. There may be some value in reviewing the boundary of the Conservation Area at some point in the future to include more of the historic core of the village, for example Manse Road, Main Street, Station Road and further along Penicuik Road. These areas are worth consideration for their historic/architectural interest and for their contribution to the setting of the Chapel and Glen character areas. The properties on the south side of Manse Road and Penicuik Road are particularly relevant to the setting of the chapel and glen areas.

Challenges

35. A major challenge for most conservation areas is the potential for small incremental changes to buildings and the public realm to have a cumulative negative impact on the area. This has been largely avoided to date in the Roslin Conservation Area, but care is needed to ensure negative incremental changes are avoided.
36. Roslin Conservation Area has, so far, also avoided intrusive modern development which has had a negative impact on the character. The modern development which has occurred has been sensitively designed, and therefore complements the character of the Conservation Area. Again, care is needed to ensure any future development is also sensitively designed and also complements the character of the Conservation Area. The almost undeveloped character of the Glen requires careful protection.
37. On-going management of the effects of the large number of visitors accessing the Conservation Area, particularly Rosslyn Chapel and Roslin Glen is required. Recent new car parks for the Chapel have been carefully designed to blend with the surrounding open fields, but care must be taken to ensure that development does not encroach further onto this vital undeveloped space between the village and the Chapel/Slatebarns. Maintaining and improving pedestrian access throughout the Conservation Area is important, and whilst the physical geography of the area will limit accessibility to some members of the public, particularly those with mobility challenges, opportunities to increase accessibility are encouraged.
38. The most notable public realm feature of the Conservation Area is the open space that used to be the former village green. There are also the metal studs in the pavement near the original Rosslyn Hotel marking the location of the village market cross. Other than these the existing public realm has no particular historic significance or character. Any future changes will need to respect and enhance the character of the Conservation Area. The same applies to signage and display boards.

Management Plan

39. The purpose of this Conservation Area Management Plan for Roslin Conservation Area is to set out the actions required to maintain and enhance the elements which contribute to the special architectural and historic interest of the Conservation Area, as described in the Conservation Area Character Appraisal above. This Management Plan is intended to inform the actions of Midlothian Council and other stakeholders, including property owners and occupiers, in relation to the built environment within Roslin Conservation Area. It explores the issues facing the Conservation Area, opportunities for enhancement and building repair and maintenance.

Issues Facing the Conservation Area

40. The key issues facing the Conservation Area are:
- the need to avoid cumulative negative impact from incremental changes to individual buildings, the public realm and open spaces;
 - managing the effects of the large numbers of visitors to the Chapel and Glen; and
 - Maintaining the separation of the village from the Chapel/Slatebarns, and the undeveloped character of the Glen.

Opportunities for Enhancement

41. Most of the traditional buildings in Roslin are built of relatively thick, solid stone walls pointed in lime mortar. This traditional method of building enables the structure to ‘breathe’ as it is able to accommodate varying moisture levels by taking in and then evaporating moisture. These buildings usually have good ventilation under the floor and air movement is encouraged by open flues and through roof spaces. Breathing buildings are comfortable and healthy to live in. Repairing traditional buildings with modern materials such as cement mortar, gypsum plaster, modern formula paints and replacement windows will frequently lead to problems with damp, stone decay and rot in timbers.
42. The following sections provide information on construction methods and materials used locally, and expectations for the repair and restoration of traditional buildings in the conservation area.

Roofs and Chimneys

Original roof pitches and coverings should be preserved. Roof coverings are usually natural slate (most commonly Welsh or Scottish in Midlothian) which gives a distinctive character and texture to roofs that substitutes cannot easily replicate. When repairing or reroofing, the preferred option is to use matching slate.

The detailing of roof lights, dormers, copings and flashing is equally important to the overall appearance of the roof and any change of materials should be avoided. Repair and restoration of dormer windows should match the original design, materials and profiles closely. Original chimney stacks (stalks) and pots should be maintained where possible. Lead should usually be used to repair or replace dormer window flashings, roof valley gutters and skew gutters.

Masonry Walls

Traditional masonry walls are built with two 'skins' of stone and lime mortar. The core between the skins is filled with broken stone, lime mortar waste and rubble. The outer layer or face is either random rubble (to take harl or smooth lime render) or ashlar (stone blocks with smoother or textured face built with fine joints). The inner skin is rubble with wider joints and lime mortar. Horizontal timber laths are fixed to the inner face to take two or three coats of lime plaster. The cavity between the laths and the stone face allow air movement and the evaporation of any moisture in the wall. Original masonry surface coverings such as harling should be kept. Pointing should use a lime mortar and should be correctly carried out.

Moisture in the base of walls can be reduced by lowering ground levels, improving drainage around the buildings, replacement of cement mortar with lime mortar and ensuring underfloor ventilation is functioning effectively. Stone repairs should be carried out using matching stone and lime mortar. Reconstituted stone is not an appropriate finishing material in the Conservation Area. Using a mortar analysis service, such as that offered by the Scottish Lime Centre, can help identify suitable mortar for repairs and maintenance.

Windows and Doors

Original door and window openings possess the correct proportions for a building and should be retained to preserve the architectural integrity of the buildings. Original mullions should also be retained.

Additional window opening should be of an appropriate size and proportion, and should not spoil symmetry.

Most original windows in traditional buildings are either sash and case or casements. Repair or restoration of traditional windows is preferred over replacement, and replacement with windows in other materials such as aluminium or uPVC is not recommended or supported. Any replacement windows on the front and all sides of a traditional building in the Conservation Area which is visible to the public should match the original in every detail, including materials, design, opening method and paint finish.

Any original glazing should be investigated for its historic importance, and retained if merit is established (for example, Crown glass). Where existing glazing has no special merit, it may be possible to insert modern narrow section double glazing or vacuum double glazing into the existing frames and astragals with minimal effect on the original profile.

Traditional doors are normally timber and panelled. Rear doors are usually plainer in style. Original doors should be retained and restored wherever possible. Where replacement is unavoidable, new doors should be timber and traditional in style, with door hardware in keeping with the character of the building.

External Details

A wide range of details contribute to the character of a conservation area, and it is important that these are not lost. Important details include rainwater goods, external pipework, finials and stone details such as skews, cornices, balustrades, door and window surrounds and other ornamentation. Stone walls and metal railings should be retained.

Satellite dishes will usually not be permitted on principal or public elevations or above the ridge line of the roof unless there are technical reasons for such a location. Equipment should be placed in unobtrusive locations to minimise their impact.

Streetscape and Street Furniture

Any future works to the public realm in the Conservation Area should use suitable materials (for example yorkstone, granite setts and whinstone kerbing). Detailing should be in keeping with existing traditional styles. Street signage should be carefully located and kept to the minimum amount possible.

Trees

Under Section 172 of the Planning (listed Buildings and Conservation Areas) (Scotland) Act 1997, trees in conservation areas are given some protection. Anyone proposing to cut down or carry out work on a tree in a conservation area is required to give the planning authority six weeks' notice. The purpose of this requirement is to give the planning authority an opportunity to consider whether a Tree Preservation Order should be made in respect of a tree. Further information and a link to relevant application forms is available at www.midlothian.gov.uk.

Midlothian Local Development Plan 2017

43. Midlothian Local Development Plan Policy ENV 17 Conservation Areas will apply to development within or adjacent to a conservation area where planning consent is required.

Policy ENV 19 Conservation Areas

Within or adjacent to a Conservation Area, development will not be permitted which would have any adverse effect on its character and appearance. In assessing proposals, regard will be had to any relevant Conservation Area Character Appraisal.

New buildings, extensions and alterations

In the selection of site, scale, choice of materials and design, new buildings, and extensions and alterations to existing buildings, must preserve or enhance the character and appearance of the Conservation Area. Materials appropriate to the locality or structure affected, will be used in new building, extensions or alterations. Care in the design of replacement windows and doors will be required on the public frontage of buildings.

Demolition

Demolition to facilitate new development of part or all of a building or structure that makes a positive contribution to a Conservation Area will only be permitted where it can be shown that:

- A. The structural condition of the building is such that it cannot be adapted without material loss to its character to accommodate the proposal; and*
- B. The Conservation Area will be enhanced as a result of the redevelopment of the site; and*
- C. There is no alternative location physically capable of accommodating the proposed development.*

Where demolition of any building or other structure within a Conservation Area is proposed, it must be demonstrated that there are acceptable proposals for the immediate future use of the site which enhance the character or appearance of the Conservation Area.

Detailed plans for an acceptable replacement building must be in receipt of planning permission before conservation area consent will be granted for demolition and redevelopment. Conditions will be applied to the planning permission to ensure that demolition does not take place in advance of the letting of a contract for the carrying out of a replacement building or alternative means of treating the cleared site having been agreed.

These requirements may not apply in circumstances where the building is of no architectural or historic value, makes no material contribution to the Conservation Area, and where its early removal would not detract from the character and appearance of the Conservation Area.

For information on permitted development rights in Conservation Areas and other restrictions on development go to www.gov.scot or www.midlothian.gov.uk.

Tourism

44. Managing the effects of visitors to the area, including Rosslyn Chapel and the Country Park, requires stakeholders to work together. Liaison between key organisations and the community will ensure that the benefits of these assets are maximised, and any challenges are dealt with effectively. The purpose of conservation area designation and this CACAMP is not to prevent change. The aim is to identify the key characteristics of the historic environment and establish a context within which change can continue in a way which enhances historic character. Tourism in Roslin makes an important contribution to the Midlothian economy, but the on-going sustainability this requires careful management of the effects of visitor numbers.

Roslin Conservation Area Appraisal & Management Plan

Appendix 1: Listed Buildings & Scheduled Monuments

Listed Buildings

Address	Description	Category	Ref No.
Rosslyn Castle, excluding Scheduled Monument SM1208 <i>(note spelling differs from usual Roslin spelling for castle)</i>	Late 15th century castle with later additions and alterations, set around a courtyard. Comprises the ruinous remains of late 15th century gatehouse and 16th century gateway to the north range; the remains of a late 15th century west range and rectangular plan tower; the east curtain wall and east range (built 1597) and modified and embellished in 1622; a later 15th century bridge, which was largely reconstructed in 1597 with substantial later repairs. The east range only is listed, the remaining elements designated as a scheduled monument (see separate designation record).	A	LB13026
Rosslyn Chapel (Episcopal), former Collegiate Church of St Matthew, including vaults, burial ground memorials and boundary walls, excluding Scheduled Monument SM6458	Initial structures of an unfinished cruciform-plan church. 1446 with later alterations and additions. Full-height 5-bay gothic chancel with projecting, lower flanking aisles linked by flying and salient buttresses between bays with pyramidal finials and crockets, with a further 2-bay buttressed projection to E. Lower level sacristy to E and later vestry of chamfered square-plan added to W end, 1861 2; beginnings of the E transept walls to W. Cream ashlar sandstone with deeply carved sandstone dressings; grey ashlar sandstone to vestry. Profusely decorated with crockets, niches, and gargoyles. Moulded base course; cill course to traceried windows at ground continuous around door; columned mullions to aisle windows; carved floral hood moulds with mask terminals with further carved foliate motifs around arch; each buttress with richly carved pedestal and canopy (statues now missing); eaves cornice with floreate bosses to aisles; string course at impost level to transept windows, continuous around windows as hood mould with floreate bosses beneath; evenly disposed carved motifs around margins of transept windows; eaves course with heraldic shields and gargoyles. Vestry with set back angle buttresses, upper levels with stepped pyramidal canopies over figures; smaller canopied figures to chamfered angles; hood moulds over door and flanking windows; rose window to W; thick blocking course above floreate bossed cornice with geometric and foliate blind fretwork; trefoil detail to parapet above.	A	LB13028

Roslin Conservation Area Character Appraisal & Management Plan

<p>Hawthornden Castle, including gatepiers, boundary walls, wellhead drinking fountainhead, outbuilding and caves</p>	<p>Five-bay castle style L-plan tower house, built in 1638, and a ruinous 15th century tower, set around a triangular courtyard. It is built on a steep rock promontory above the River North Esk. The northeast range is a 1638 restoration of an earlier 15th century building. The northwest range was built in 1638. An attic and stair were added in the 19th century. The main block is three storeys high (on a laigh, or basement, floor) with a garret. It is built of pink sandstone rubble with ashlar dressings. There is a band course and eaves course to the southeast elevation of northwest range and a round tower to the north angle with string and eaves courses. It has crow stepped gables.</p>	<p>A</p>	<p>LB13023</p>
<p>Rosebank Cottage (formerly stables) and boundary wall, Roslin</p>	<p>Quadrangular classical former stable block. Late 18th century with later alterations and additions. Single storey 4-bay ranges to SW and NW (single storey, pitched range, formerly farrier's shed, to NE) with 2-storey, single bay pavilions with tall Diocletian windows at S, W and N angles. Squared sandstone rubble with polished and droved ashlar dressings (brick to parts of NE addition). Base course; band course between ground and 1st floor to pavilions; eaves course; raised margins to openings; channeled quoins.</p>	<p>B</p>	<p>LB13027</p>
<p>Custodian's Office (Stables to Old Inn) including boundary walls and adjoining gateway to Roslin Chapel, Roslin</p>	<p>1 1/2 storey, 3-bay traditional rectangular-plan office with lower single storey, 2-bay addition set back to left, with flat roofed block to angle, and wall with pedestrian gateway to right. 18th century with later alterations and additions. Squared sandstone rubble; long and short surrounds to openings with relieving arches and heavy, block lintels; droved long and short quoins. BOUNDARY WALLS: high coped rubble boundary wall enclosing Rosslyn Chapel and burial ground. Pedestrian gateway set to W of stable: architraved gateway with geometric carved decoration and similarly decorated and pediment with carved fragment (probably from Rosslyn Castle) set above; deep set, boarded door with decorative iron hinges.</p>	<p>B</p>	<p>LB13030</p>

Roslin Conservation Area Character Appraisal & Management Plan

<p>Collegehill House, formerly the Old Inn, including boundary walls and gateway, Roslin</p>	<p>2 storey, 3-bay traditional L-plan house with flat-roofed square-plan porch to re-entrant angle at rear. Dated 1660 with later alterations and additions. Sandstone rubble with harled wing to W; rough stone margins to windows and raised cills to harled block; date inset over lintel. BOUNDARY WALL AND GATEWAY: pointed-arched pedestrian gateway adjoining house to E. High rubble boundary walls.</p>	<p>B</p>	<p>LB13029</p>
<p>Hawthornden Castle Lodge</p>	<p>Single storey lodge to Hawthornden Castle. Early-mid 19th century with later alterations and additions. Originally rectangular-plan with canted bay to S angle, since extended NW and NE. Squared sandstone rubble (random rubble to NE addition; harled NW addition) with shaped rubble, chamfered surrounds to windows; base course; raised, painted cills to windows; eaves course. Fixed diamond-paned, zinc pointed-arch windows; 2-pane timber sash and case windows to addition; grey slate piended roof; slate to additions; substantial ashlar coped stack to centre ridge of original lodge; cast-iron rainwater goods.</p>	<p>C</p>	<p>LB44142</p>
<p>Roslin Cemetery, including gates, gatepiers and boundary walls, excluding Scheduled Monument SM6458</p>	<p>Late 19th- early 20th century with some headstones dating from the late 18th century. Two walled and gated graveyards on ground falling to SW and separated N-S by a track which leads to Rosslyn Castle. UPPER GRAVEYARD: smaller; snecked, bull-faced sandstone boundary walls with stepped, castellated cope to N and shaped rubble cope to remainder. Square-plan banded bull-faced and ashlar gatepiers with polished ashlar cornice and obelisk cap. Decorative wrought-iron gates. Contains predominantly headstones from late 19th and 20th century. LOWER GRAVEYARD: larger; snecked bull-faced sandstone boundary walls and shaped rubble cope. Square-plan bull-faced gatepiers with polished ashlar cornice and stet obelisk caps. Lower graveyard contains predominantly headstones, some wall-monuments, with several dating from the late 18th century (earliest, 1782). Single storey 2-bay bull-faced sandstone, crowstepped gabled CARETAKER'S HUT to SW boundary wall: chamfered ashlar bipartite window to each bay. Grey slate roof; red clay stack to N gablehead; cast-iron rainwater goods.</p>	<p>C</p>	<p>LB44178</p>

Roslin Conservation Area Character Appraisal & Management Plan

<p>Roslin Glen Hotel, Penicuik Road, Roslin</p>	<p>2-storey, 4-bay baronial revival hotel with single storey rendered and timbered addition to NE. Archibald Sutter, 1868. Wallhead stack to centre and full-height, 3-light canted window to outer right. Stugged and snecked ashlar sandstone with stugged, droved and polished dressings. Base course; string course between ground and 1st floor of canted block; chamfered reveals to windows; dormers to 1st floor windows; long and short quoins. 4- and 2-pane timber sash and case windows; mullions to tripartite windows to NE and to bipartite window to SE; small-pane windows to addition. Purple slate roof; grey slate, piended roof to addition; ashlar skews; terracotta, barleysugar cans flanking plain cylindrical can to wallhead stack to SE; ashlar coped gablehead stack to SW and to NW; cast-iron rainwater goods.</p>	<p style="text-align: center;">C</p>	<p style="text-align: center;"><u>LB44177</u></p>
<p>The Original Roslyn Hotel, Main Street, Roslin</p>	<p>2-storey, 6-bay hotel with single storey, 4-bay separate addition to E. 1857 with later addition to E, dated 1892. Stugged ashlar sandstone; stugged and snecked ashlar sandstone to addition; base course; raised, painted and droved margins to windows; strip quoins to 3-bay block to right; quoins to angles of block to left. 12-pane timber sash and case windows; small-pane porch and 8-pane fixed horizontal window to addition. Grey slate roof; piended slate roof to addition; ashlar coped stacks; ashlar skews; cast-iron rainwater goods.</p>	<p style="text-align: center;">C</p>	<p style="text-align: center;"><u>LB44175</u></p>

Roslin Conservation Area Character Appraisal & Management Plan

Scheduled Monuments

Title	Description	Ref No
Rosslyn Chapel, burial ground, buried remains of nave and remains of St Matthew's Church, Roslin	<p>The monument is the burial ground and buried remains of the nave associated with Rosslyn Chapel, dating to the 15th century, and the remains of the late medieval church of St Matthew's. The remains around Rosslyn Chapel survive exclusively as buried remains. St Matthew's chapel is visible as the standing remains of two buttresses and grass-covered footings.</p> <p>The scheduled area is in two parts, one of which is irregular on plan, the other rectangular, to include the remains described above and an area around them within which evidence relating to the monument's construction, use and abandonment is expected to survive, as shown in red on the accompanying map. The scheduling extends up to but does not include the boundary walls and Chapel of Rosslyn.</p>	SM6458
Rosslyn Castle, Roslin <i>(note spelling differs from usual Roslin spelling for castle)</i>	<p>This monument consists of the remains of a medieval castle built by the St Clair family. It mostly dates to the mid-15th century with a later residential block. It is located on a promontory bounded on three sides by the River North Esk. To the north, the promontory has been isolated by the cutting of a very deep gap through the connecting ridge. This gap is spanned by a masonry bridge.</p> <p>The medieval remains are fragmentary but show that this was a very significant and complex castle. The scheduled area is irregular on plan to include the remains described above and an area within which evidence relating to the monument's construction, use and abandonment is expected to survive</p>	SM1208
Wallace's Cave, cave and rock carvings	<p>The monument comprises an artificial cave of unknown date, popularly known as 'Wallace's Cave', and a series of rock carvings of prehistoric date in a nearby recess or shelter.</p> <p>The cave and the carvings are sited about 50m apart, in a precipitous cliff face in Roslin Glen. This cliff face of sedimentary rock, at this point up to 30m high, forms the eastern side of the gorge cut by the River North Esk. The carvings are located in a shallow recess in the cliff, some 10m above the river. The cave lies S of and roughly 8m higher up the cliff face than the carvings.</p> <p>The rock carvings are highly unusual and well-preserved. The carvings are likely to be Bronze Age in date; they share affinities with some Irish Bronze Age rock art.</p>	SM6825