What is special about Penicuik Conservation Area?
The historic centre of Penicuik is focussed on the High Street, Bridge Street, The Square, John Street, West Street and Croft Street. It is a Conservation Area with a number of listed buildings in recognition of their historic and architectural importance.

A map showing the core of the Conservation Area with the boundary of the scheme and the grant eligible buildings is shown overleaf.

Penicuik has a unique history. It was originally founded on mining but expanded with the development of the paper making industry. Agnes Campbell established paper making in 1709 and in the middle of the 18th century Charles Cowan set up the Cowan Valleyfield Mills. The industry flourished and the town was developed as a planned settlement in 1770 by Sir James clerk of Penicuik.

The papermaking mills closed in 1960's.

In recent years the town has expanded to the north and with nearby out of town shopping centres the commercial centre of Penicuik has declined.

There remains however a distinctive and attractive historic core with traditional local sandstone buildings, some dating from the late Georgian and Victorian eras.

The aim of the scheme is to enhance the character of the historic core of the town to ensure that the historic buildings are repaired and restored for future generations to enjoy.

What are the main elements of the Penicuik TH/CARS?
The aim is to offer grants towards:

- A repair programme for historic buildings to include priority projects, a small grants scheme and a shop front enhancement scheme
- The grant eligible properties are marked on the attached plan
- The scheme will also include:
  - Community engagement through training opportunities in traditional construction skills and through education programmes relating to the history and heritage of the town.
  - Public realm improvements to the High Street, Bridge Street and The Square.

What grants are available?
The grants will be available for the repair and restoration of:

**High priority projects**
- 33 High Street (Town Hall), 22 High Street (The Storehouse), 2-4 The Square (2, 3, 4 &4A), 1, 5, 7 & 9 Bridge Street, 3A-E Bridge Street. Pilkington Building (includes 22, 26, 28, 30, 32, 34 Bridge Street and 1, 2, 3, 4, 5, 6, 7 Parkend).

**Medium Priority Projects**
- 2-4 West Street, 5-7 High Street, 13 High Street (Old Crown Inn), 15-23 High Street, 2-4 High Street, 6-10 Bridge Street, 24-26 High Street, 28-30 High Street, 2 John Street, 17-18 The Square, 19-20 The Square, 21 The Square, 23-24 The Square and 25-27 The Square.

**Reserve projects**
- 6-8 West Street, 10 West Street, 2 Croft Street (forms building with 14 West Street), South Kirk Hall, 32 West Street, 1 West Street, 3-5 West Street, 7 West Street, 9-11 West Street, 29-31 West Street, 10-12 The Square, 15-16 The Square, 28 The Square, 1 High Street, 3 High Street, 9 High Street, 35 High Street, 14-20 High Street (shopfronts only), 34 High Street, 4-6 John Street, 8-10 John Street, 12 John Street, 14/14a High Street, 16-18 John Street, 20-22 John Street, 24-26 John Street, 2 Bank Street, 4-6 Bank Street, 4 Bridge Street, 6 Bridge Street and 18-20 Bridge Street.
Penicuik Townscape Heritage (TH) & Conservation Area Regeneration Scheme (CARS)

Plan of the area

Key
- Proposed CARS/TH Boundary
- High Priority Projects (Public Realm)
- High Priority Projects (Buildings)
- Medium Priority Projects (Public Realm)
- Medium Priority Projects (Buildings)
- Reserve Projects (Shop Fronts)
- Reserve Projects (Buildings)
The grant scheme is aimed at local residents and businesses within the Penicuik TH/CARS boundary to assist with the repair of the historic core of the town.

What work is eligible for grant?
It is intended that the TH/CARS scheme will protect and preserve the historic character and original details by undertaking work to roofs, stonework, gutters and downpipes, chimneys, windows, doors and shopfronts.

The grant rate would be a maximum of 75% towards the cost of eligible work. The cost of eligible work can include fees when professional advice is used and VAT where it cannot be reclaimed.

It should be noted that all grants are discretionary and subject to the availability of funds. The inclusion of a building within the scheme does not give any automatic right to a grant.

All work must be carried out with respect for the character and structure of the building. For guidance, see Historic Environment Scotland’s “Advisory Standards of Repair”, available on their website www.historicenvironment.scot

What works will not be grant aided?
Grants are not payable toward routine maintenance, internal decoration (unless it is as a result of eligible repair work), conversions, extensions or renewal of services. These may be carried out at the same time but the costs must be kept separate from those of repairs.

Are there any conditions attached?
Grants are at the discretion of funders subject to the following conditions:

- Planning Permission, Listed Building Consent and Building Warrant must be obtained from Midlothian Council before grant approval can be given.
- Owing to the nature of the work it is advisable to seek professional advice, preferably from an architect with experience of historic buildings. Professional fees are eligible for grant aid.
- A professional consultant’s report may be required to justify the scope of the works.

Contracts for the work will be awarded by competitive tender. Usually three independent quotations are required. These need to be submitted with the grant form.

Conditions may be attached to the offer of a grant covering the standard or workmanship. These conditions must be complied with if the grant is to be paid.

Work must not have started before the scheme has been approved and a written offer of grant is made and accepted.

While eligible works are in progress, there should be adequate insurance cover on the property and when the works are executed.

The work must be available for inspection at the start, during progress and on completion.

Retention of historic features will be a requirement of any grant.

Work must be carried out in full as per the agreed schedule and/or drawings.

Grant aided work must not be subject to any alteration within 5 years.

Grants in whole or in part may be recovered if the building is sold within 10 years of the award of the grant.

How do I apply?
For advice and application forms, contact the Penicuik TH/CARS Project Manager at the following address:

**Penicuik TH/CARS Project Manager,**
**Penicuik Town Hall, 33 High Street, Penicuik EH26 8HS**
**Mobile No: 07500 891392**